

FOR SALE

Southeast Corner of Texas Parkway (FM 2234) and Buffalo Run, Missouri City, Texas 77489
±1.07 Acres of Land

partners
PARTNERSREALSTATE.COM



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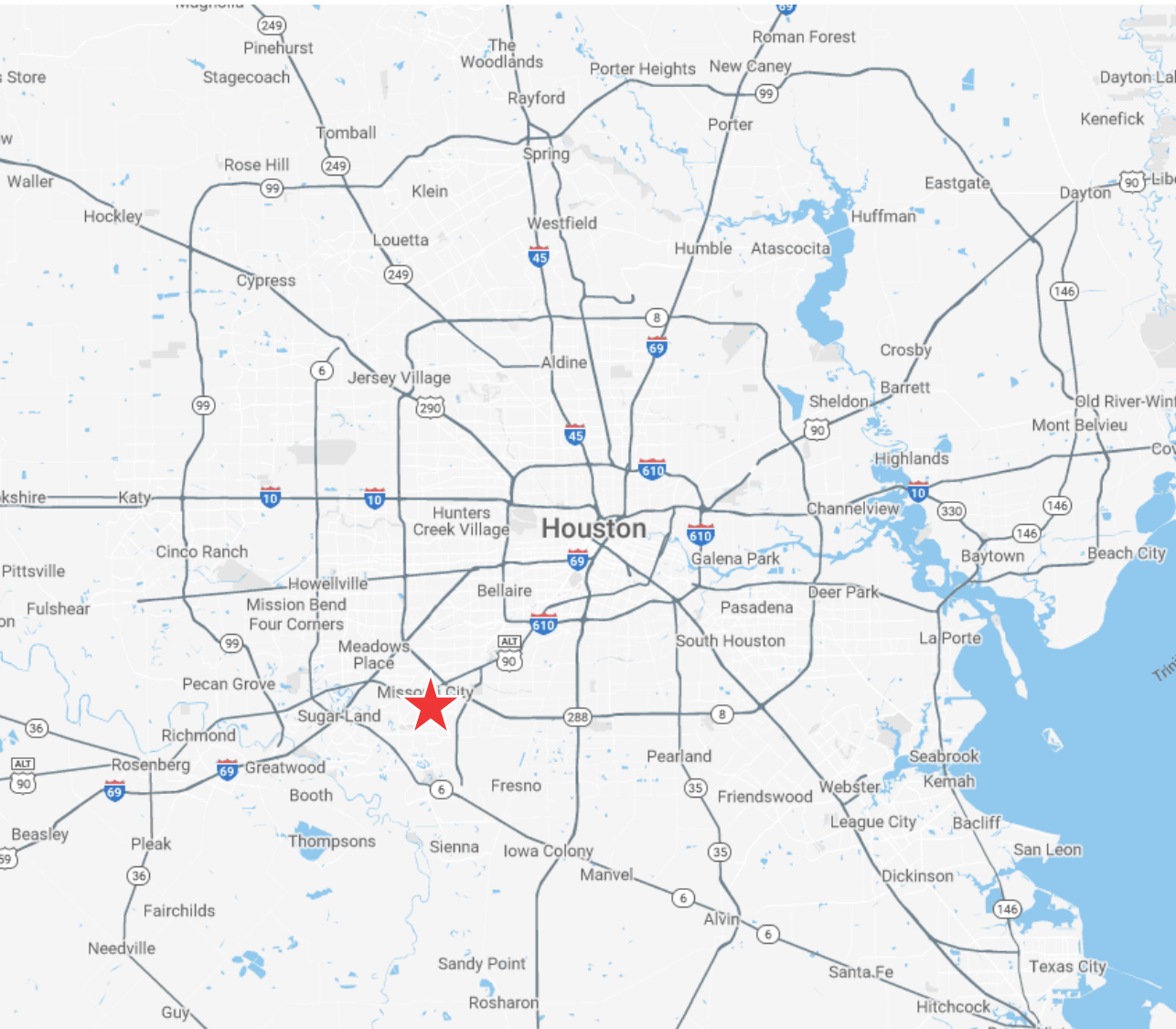
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PROPERTY FEATURES

- Southeast hard corner of Texas Parkway (FM 2234) and Buffalo Run
- ±260' of frontage on Texas Parkway
- Utilities available through Blueridge West MUD
- ±34,000 vehicles per day on Texas Parkway
- Surrounded by several long established master-planned residential communities
- Minutes away from Beltway 8, Highway 90, Fort Bend Toll Road, and Highway 59
- **Sale Price: \$599,000 (\$12.85/SF)**
\$625,000 (13.41/SF)
- Area retailers include:



Little Caesars Pizza

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ARCOTT PLACE

±120 Homes

Hunters Park

±150 Homes

SITE

Stafford Run

±27,000 Homes

Hunters Point

±9,000 Homes

Red Star Dental

TW'S
CHRISTIAN
CHURCH

PRINCETON
ACADEMY

KinderCare
LEARNING CENTERS

FORT BEND COUNTY
LIBRARIES
Enriching Lives & Expanding Minds

DISCOUNT
TIRE

HCC

UNIVERSITY
OF NORTHERN IOWA

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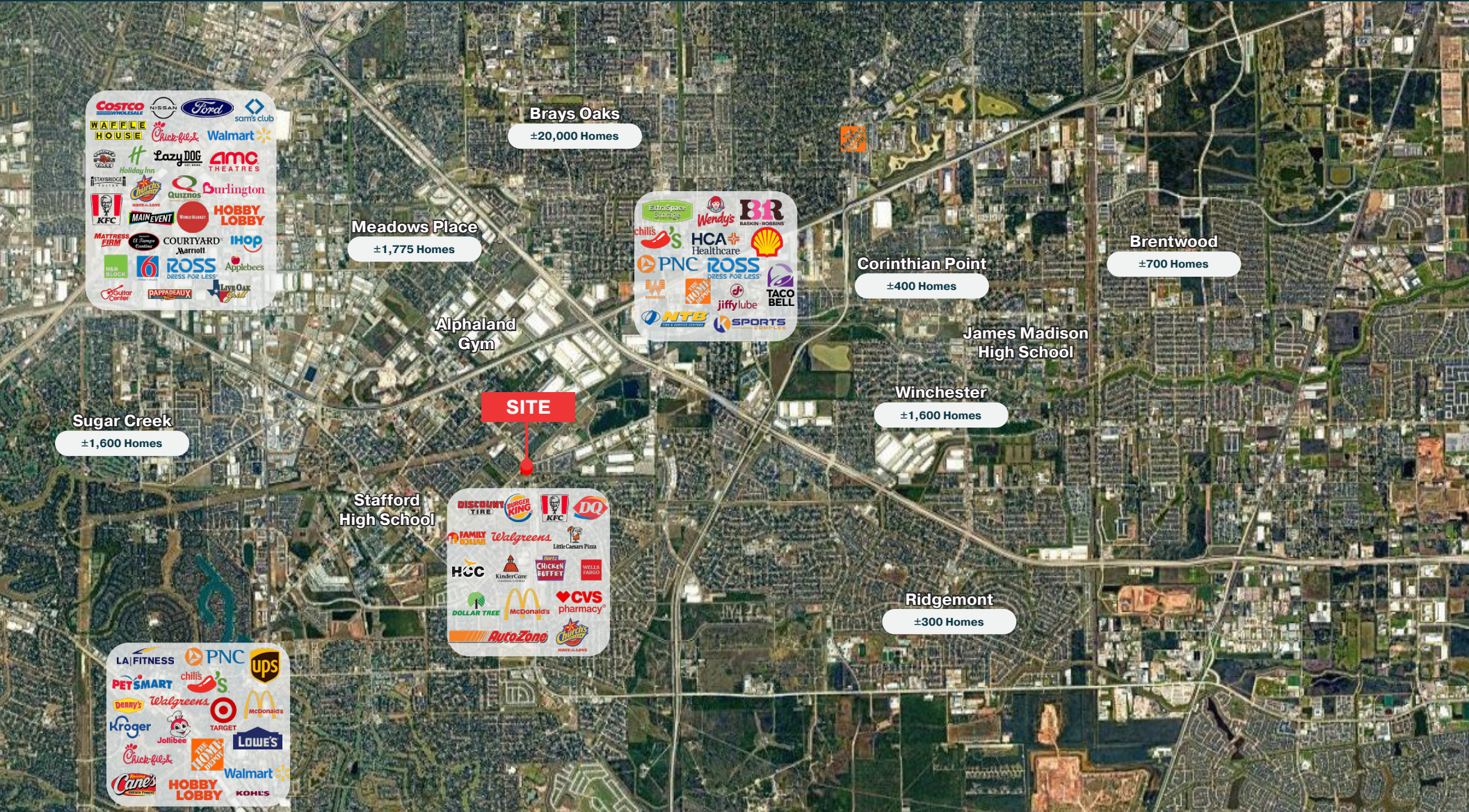
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SITE

Brays Oaks
±20,000 Homes

Meadows Place
±1,775 Homes



Corinthian Point
±400 Homes

Brantwood
±700 Homes

James Madison High School

Winchester
±1,600 Homes



Stafford High School

Ridgemont
±300 Homes

Sugar Creek
±1,600 Homes



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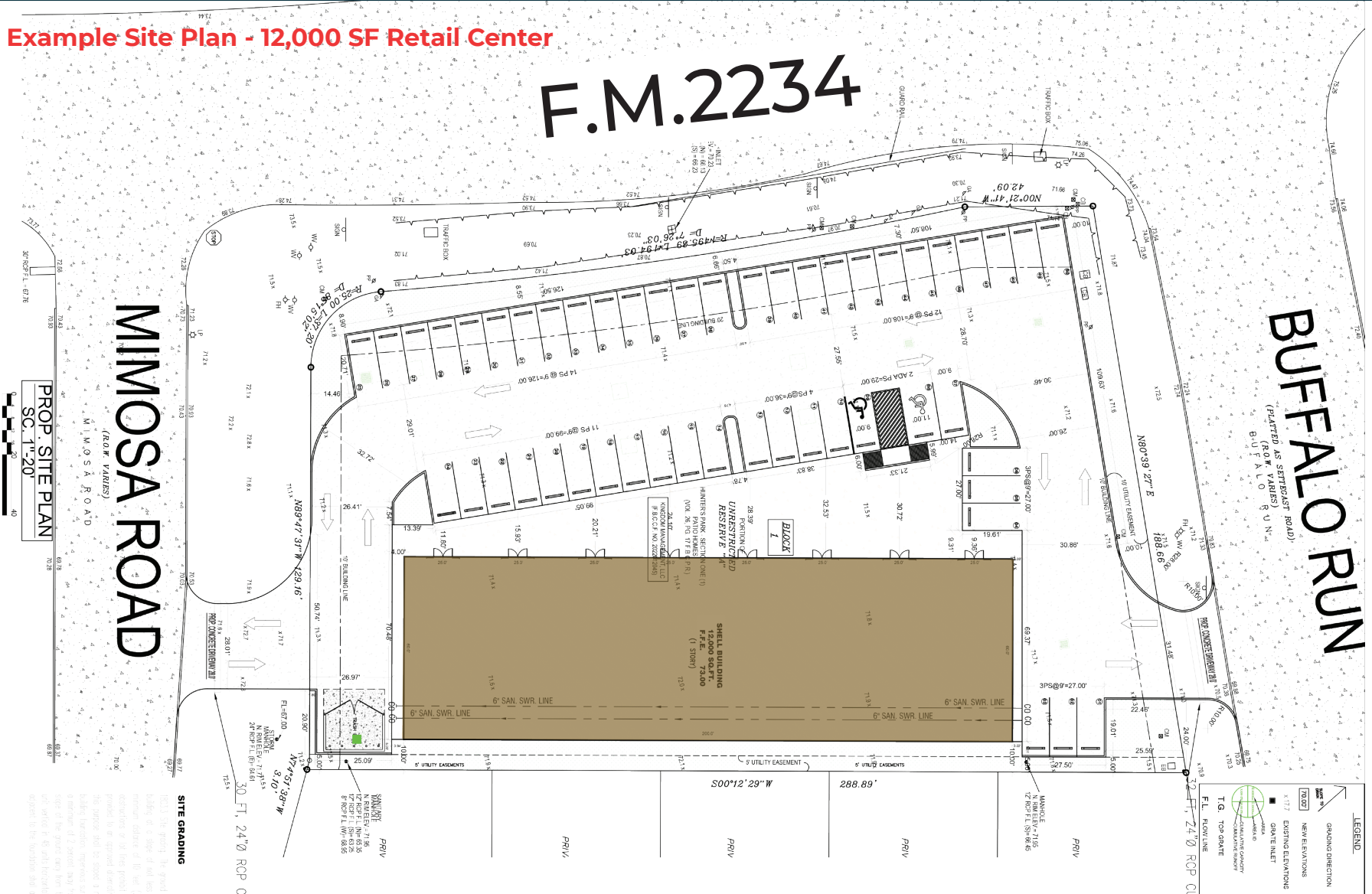
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Example Site Plan - 12,000 SF Retail Center

F.M.2234



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POPULATION	1 MILES	3 MILES	5 MILES
2010 Population	10,562	99,046	287,629
2024 Population	12,334	111,491	322,820
2029 Population Projection	13,961	127,612	354,842
Total Businesses	506	4,663	16,765
Total Employees	3,791	32,900	114,721
HOUSEHOLDS			
2024 Households	4,059	39,405	114,118
2029 Household Projection	4,692	45,816	126,966
Owner Occupied Households	3,031	24,160	64,338
AVERAGE HOUSEHOLD INCOME			
Avg Household Income	\$99,929	\$94,409	\$101,960
Median Household Income	\$73,281	\$70,359	\$76,511
HOUSEHOLD SIZE			
1 Person Households	665	9,783	31,723
2 Person Households	1,374	12,004	34,438
3 Person Households	854	7,042	19,306

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners	90033949	<u>licensing@partnersrealestate.com</u>	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	<u>jon.silberman@partnersrealestate.com</u>	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Land	498101	<u>travis.land@partnersrealestate.com</u>	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A.J. Williams	695104	<u>aj.williams@partnersrealestate.com</u>	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____