



FOR SALE

Peyton Easley, SIOR, CCIM
713.379.8161 (o)
713.806.3451 (c)
peyton@titantexas.com

Marti Grizzle
281.750.1384 (c)
marti@titantexas.com

Jared Gillespie
713.497.9656 (c)
jared@titantexas.com

15250 Hillcroft Avenue
MISSOURI CITY, TX 77489





1235 NORTH LOOP WEST, SUITE 500 | HOUSTON, TX 77008 | WWW.TITANTEXAS.COM

15250 HILLCROFT AVENUE MISSOURI CITY, TX 77489

Property Features

- 52,000 SF with 3,000 SF of office
- +/- 6 Acres
- Clear Height: 16 ft
- Eave Height: 29 ft
- 3 Phase Power, 480V
- 100% HVAC
- Built in 2021
- Directly off of Fort Bend Toll Road near Beltway 8

Listing Price: \$8,000,000 (\$154/SF)

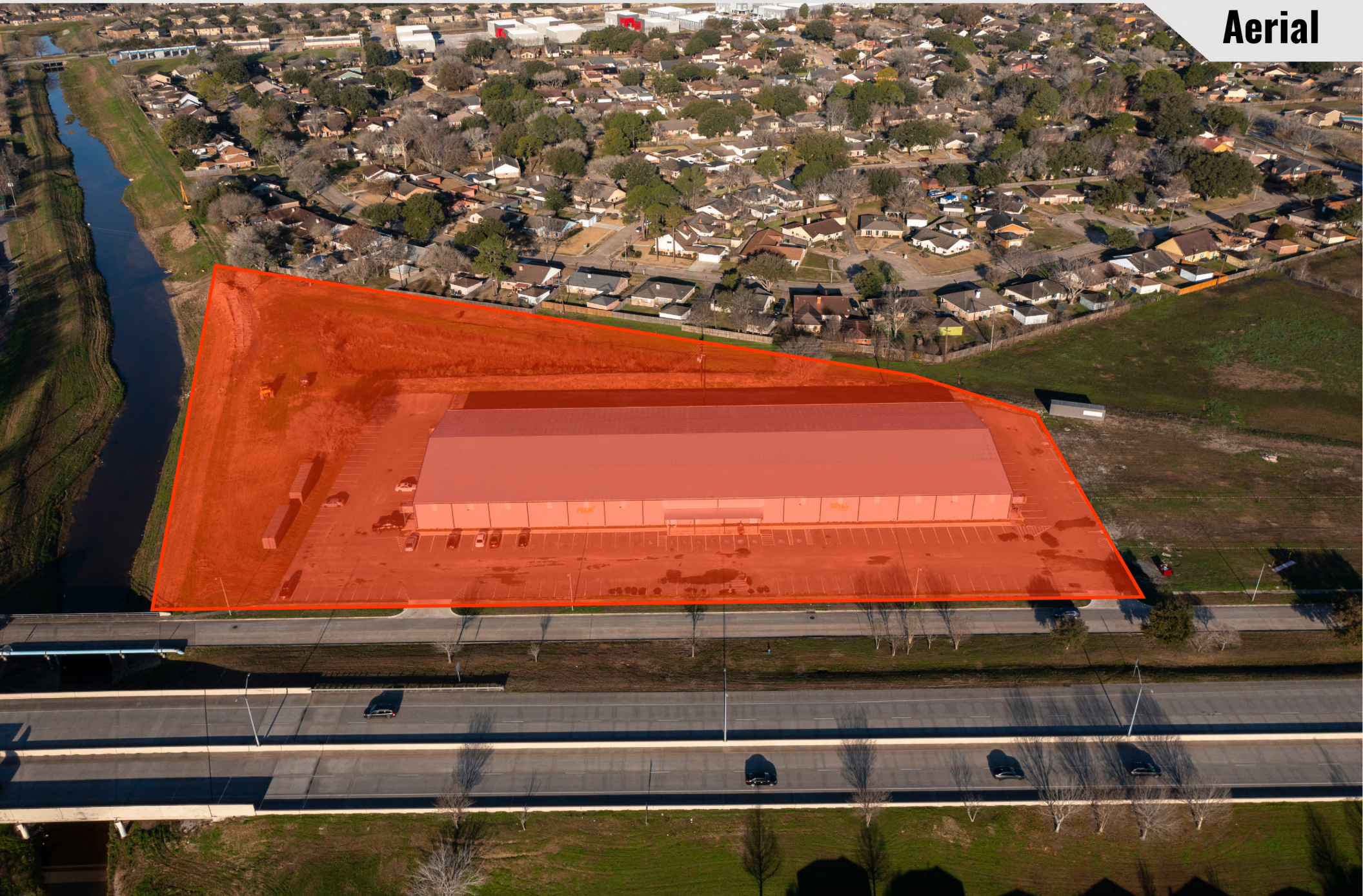
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Aerial



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Potential Layouts

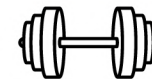
Flexible Sports & Recreation Facility. The existing 52,000 SF sports complex offers a versatile footprint for a variety of athletic, training and recreation concepts.



INDOOR SOCCER



PICKLEBALL



TRAINING
FACILITY



GYMNASTICS

Disclaimer: Images shown are AI-generated conceptual renderings intended for illustrative purposes only.





Concessions + Office

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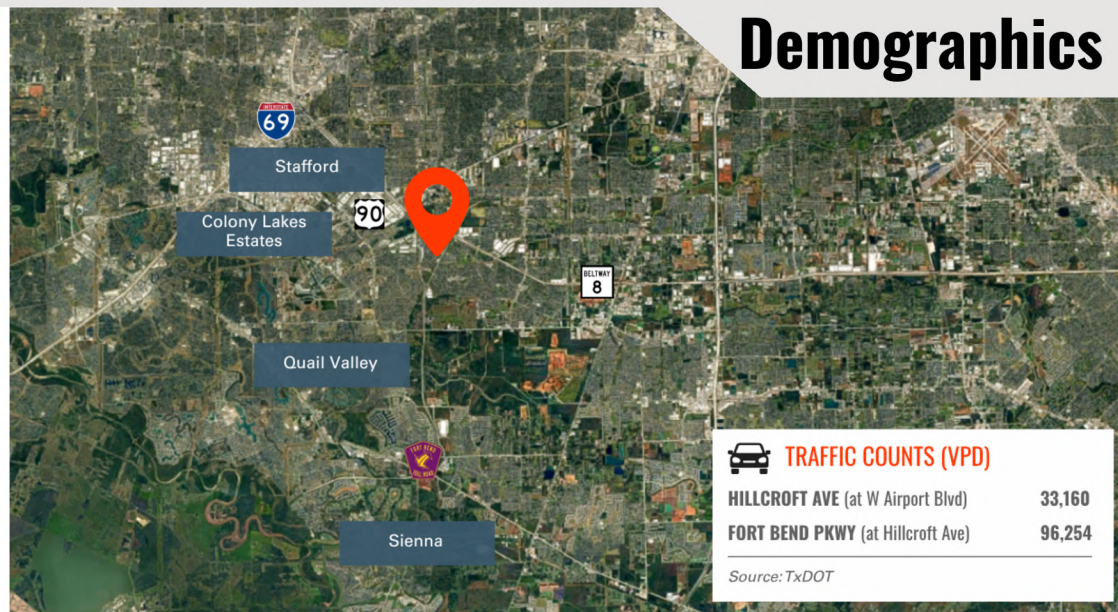
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Location Highlights

Located at **15250 Hillcroft Ave in Missouri City**, this 52,000 SF sports complex sits within a growing southwest Houston market with strong household demographics and convenient regional access. Missouri City has approximately **77,000 residents**, a **\$94,390 median household income**, and an **81.8% owner-occupied housing rate**, supporting a stable residential base for youth sports, training programs, leagues, fitness concepts, and recreation-oriented owner-users.

The property also benefits from proximity to **Beltway 8, US 90A and the Fort Bend Parkway**, providing connectivity throughout Missouri City, Stafford, Sugar Land and the greater Houston area. Missouri City projects significant long-term growth and highlights access to a workforce of more than **1.5 million people across Fort Bend and Harris counties**.



Demographics



307,831

5-MILE POPULATION



52,936

POPULATION UNDER 35
WITHIN 3 MILES
(46.7% OF POPULATION)



\$92,308

5-MILE AVERAGE
HOUSEHOLD INCOME



\$3.1B

5-MILE TOTAL
CONSUMER SPENDING

Population	1 Mile	3 Mile	5 Mile
2025 Total Population	14,607	113,236	307,831
Population Under 35	-	52,936	-
2025 Households	4,862	37,133	104,731
Average Household Income	\$81,802	\$78,978	\$92,308
Population Growth 2025-2030	2.6%	2.0%	1.9%
Total Consumer Spending	\$144.4M	\$1.1B	\$3.1B

WHY THIS LOCATION?



STRONG & GROWING MARKET

307k+ residents within 5 miles and consistent population growth.



YOUNG & ACTIVE DEMOGRAPHIC

Nearly 47% of the 3-mile population is under 35, driving demand for sports, fitness and recreation.



PREMIUM ACCESS & CONNECTIVITY

Minutes to Fortbend Pkwy, BW 8, and US 90A with strong traffic counts and visibility along Hillcroft Ave

Aerial Map





FOR MORE INFORMATION, CONTACT:

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

<u>Titan CRE, LLC dba Titan Commercial</u>	<u>9012707</u>	<u>peyton@titantexas.com</u>	<u>(713)379-8160</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Peyton Easley</u>	<u>633342</u>	<u>peyton@titantexas.com</u>	<u>(713)806-3451</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Peyton Easley</u>	<u>633342</u>	<u>peyton@titantexas.com</u>	<u>(713)806-3451</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov