



# PAD SITE

FOR GROUND LEASE

SWC OF W. AIRPORT BLVD. & SPECTRUM LN. STAFFORD, TX 77477

## PROPERTY OVERVIEW



### 11111 W AIRPORT BLVD, STAFFORD, TX 77477

Atlas Real Estate is excited to present a unique ground lease opportunity on this 0.67-acre pad site within The Grid, a dynamic mixed-use development in Stafford, Texas. This vibrant community features a blend of retail, office, entertainment, multi-family, and hospitality spaces, all designed with inviting public areas and walkable streets.

Strategically located off I-59 with over 200,000 vehicles passing by daily, this prime location is sure to attract attention!

ASKING LEASE RATE  
**\$90,000/YEAR**

Contact Agent for More Information.

**Zain Momin**  
CEO/Broker - Atlas Real Estate

Direct: 832-755-6561  
[Zain@atlasretx.com](mailto:Zain@atlasretx.com)

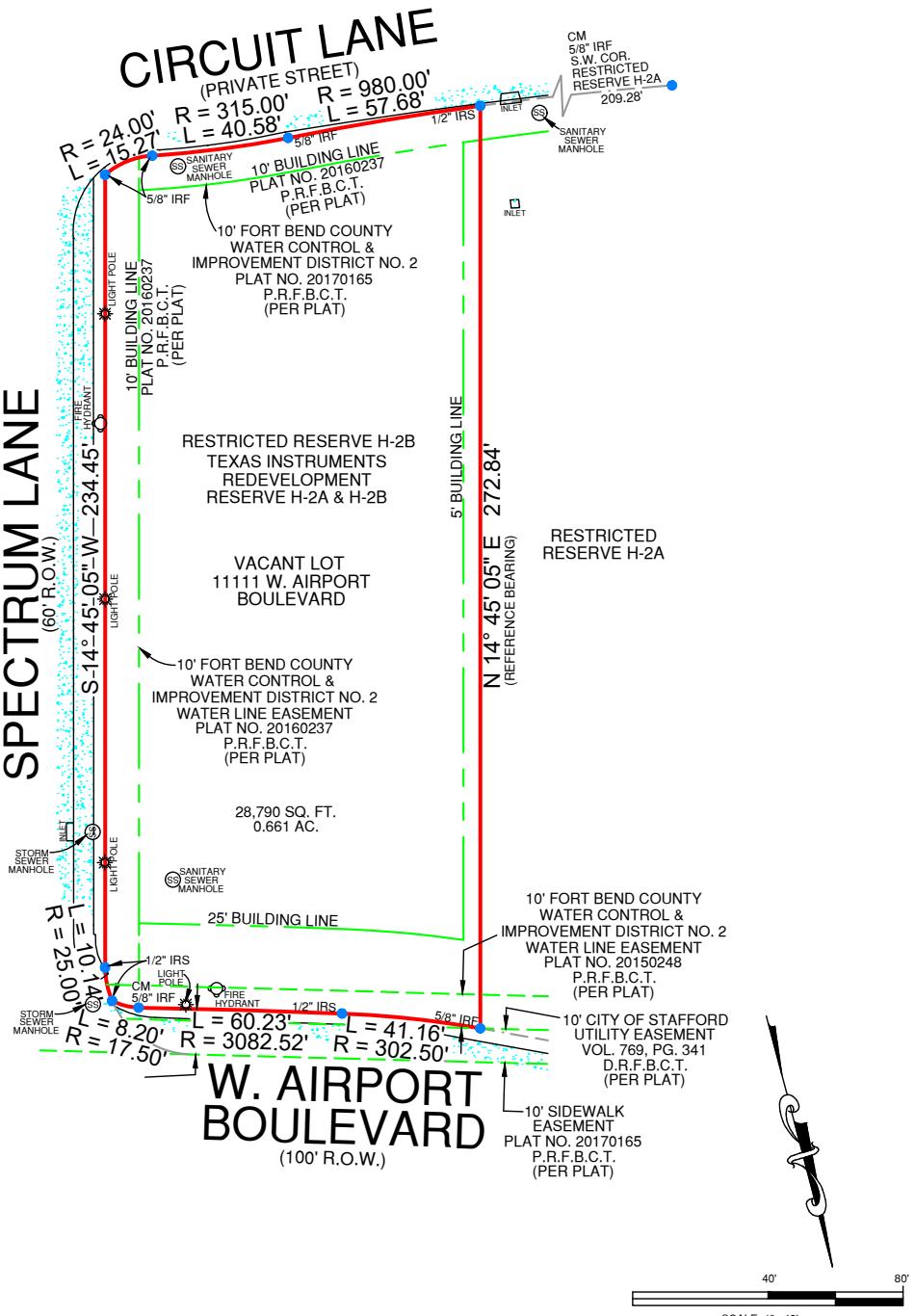


# AERIAL MAP



# PROPERTY DETAILS

- Address: 11111 W Airport Blvd, Stafford, TX
- Size: 0.6609 AC
- Lease Type: Ground Lease
- Lease Term: 15+ Years + Renewal Options
- Asking Lease Rate: \$90,000/year
- SWC of W. Airport Blvd. & Spectrum Ln.
- Located in Fort Bend County
- Easy access from I-69 off via W. Airport Blvd.
- 186,784 VPD on I-69 (TxDOT 2020)
- Directly next to the 380 unit 1879 at the Grid multi-family building



# 11111 W AIRPORT BLVD, STAFFORD, TX

5 MILE RADIUS

## Demographics



Population (2024)  
**417,425**



Population (2029)  
**453,747**



Annual Growth  
(2024-2029)  
**1.70%**



Median Age  
**36.6**



Average Household  
Income  
**\$73,841**



Median Household  
Income  
**\$52,063**



Bachelor's Degree or  
Higher  
**27%**

## Consumer Spending



Education & Daycare  
**\$300M**



Health Care  
**\$500M**



Transportation &  
Maintenance  
**\$1.2B**



Household  
**\$1.1B**



Food & Alcohol  
**\$900M**



Apparel  
**\$200M**



Entertainment, Hobbies  
& Pets  
**\$700M**

## Income Distribution



Average Household Income  
**\$73,841**



Median Household Income  
**\$52,063**



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## FOR GROUND LEASE

FOR MORE INFORMATION ABOUT THIS PROPERTY,  
PLEASE CONTACT:

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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.*

### 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>Atlas Real Estate</u><br>Licensed Broker /Broker Firm Name or Primary Assumed Business Name | <u>9014932</u><br>License No. | <u>zain@atlasretx.com</u><br>Email | <u>(832) 755-6561</u><br>Phone |
| <u>Zain Momin</u><br>Designated Broker of Firm   | <u>0737030</u><br>License No. | <u>zain@atlasretx.com</u><br>Email | <u>(832) 755-6561</u><br>Phone |
| <u>Zain Momin</u><br>Licensed Supervisor of Sales Agent/ Associate                             | <u>0737030</u><br>License No. | <u>zain@atlasretx.com</u><br>Email | <u>(832) 755-6561</u><br>Phone |
| <u>Zain Momin</u><br>Sales Agent/Associate's Name  | <u>0737030</u><br>License No. | <u>zain@atlasretx.com</u><br>Email | <u>(832) 755-6561</u><br>Phone |

Buyer/Tenant/Seller/Landlord Initials

Date