

20417 S UNIVERSITY BLVD | MISSOURI CITY, TX 77459

SUBLEASE OPPORTUNITY



INSITE EFS



PROPERTY DETAILS

OVERVIEW

Offering	Educational space for sublease
Building Area	Approx. 17,727 SF
Land Area	2.0 AC
Year Built	2007, renovated in 2014
APN	0089-00-000-0431-907
Zoning	PD (Planned Development) Commercial; <u>Ordinance</u>
Parking	50 spaces

PROPERTY HIGHLIGHTS

- 4 outdoor play areas with 3 covered pavilions and a basketball court.
- Monument signage along University Blvd
- Two points of access allowing for easy site access and circulation
- Located next to Missouri City's Shopping Center, anchored by Target and Home Depot
- Lease Term expires December 31, 2041

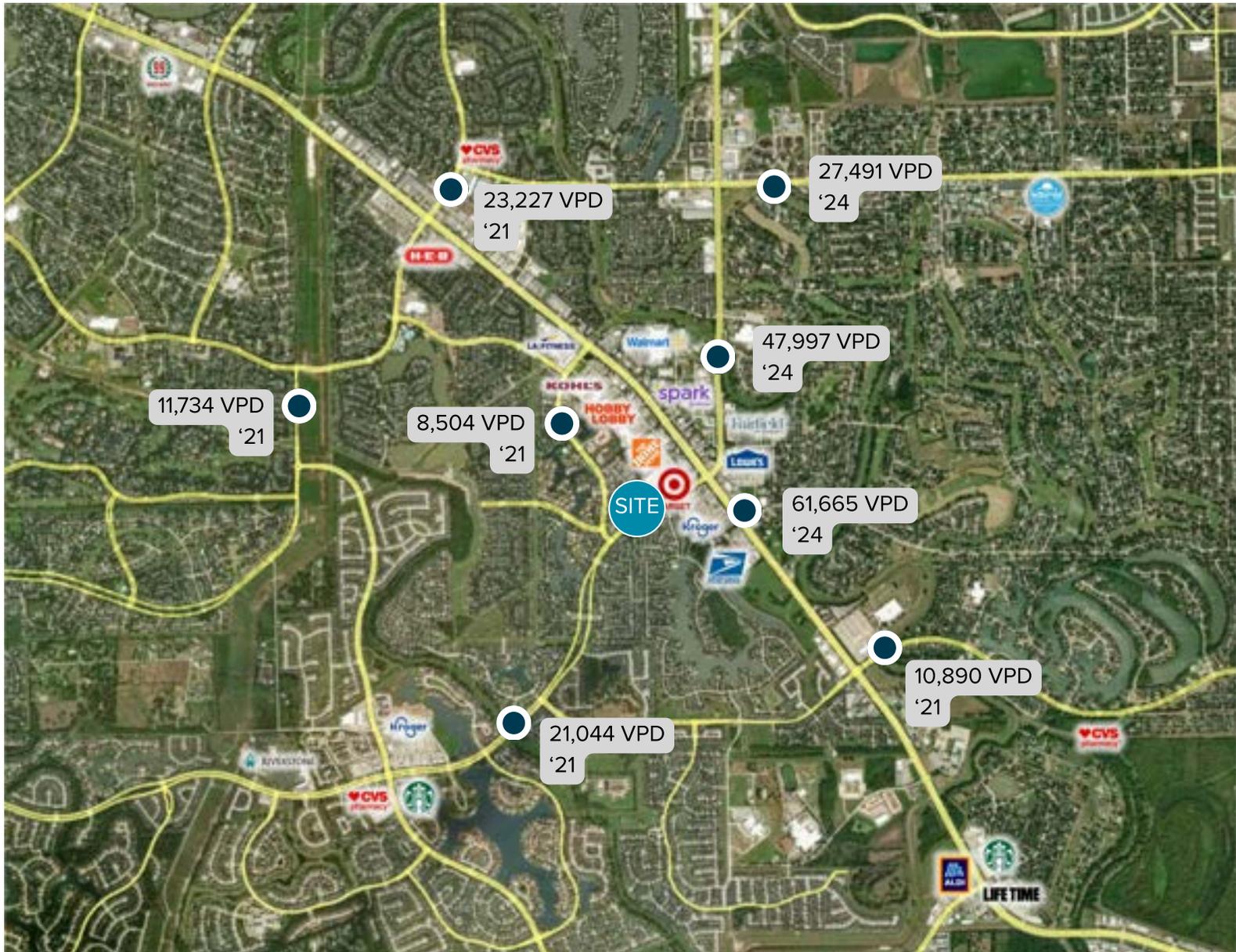
OFFERING

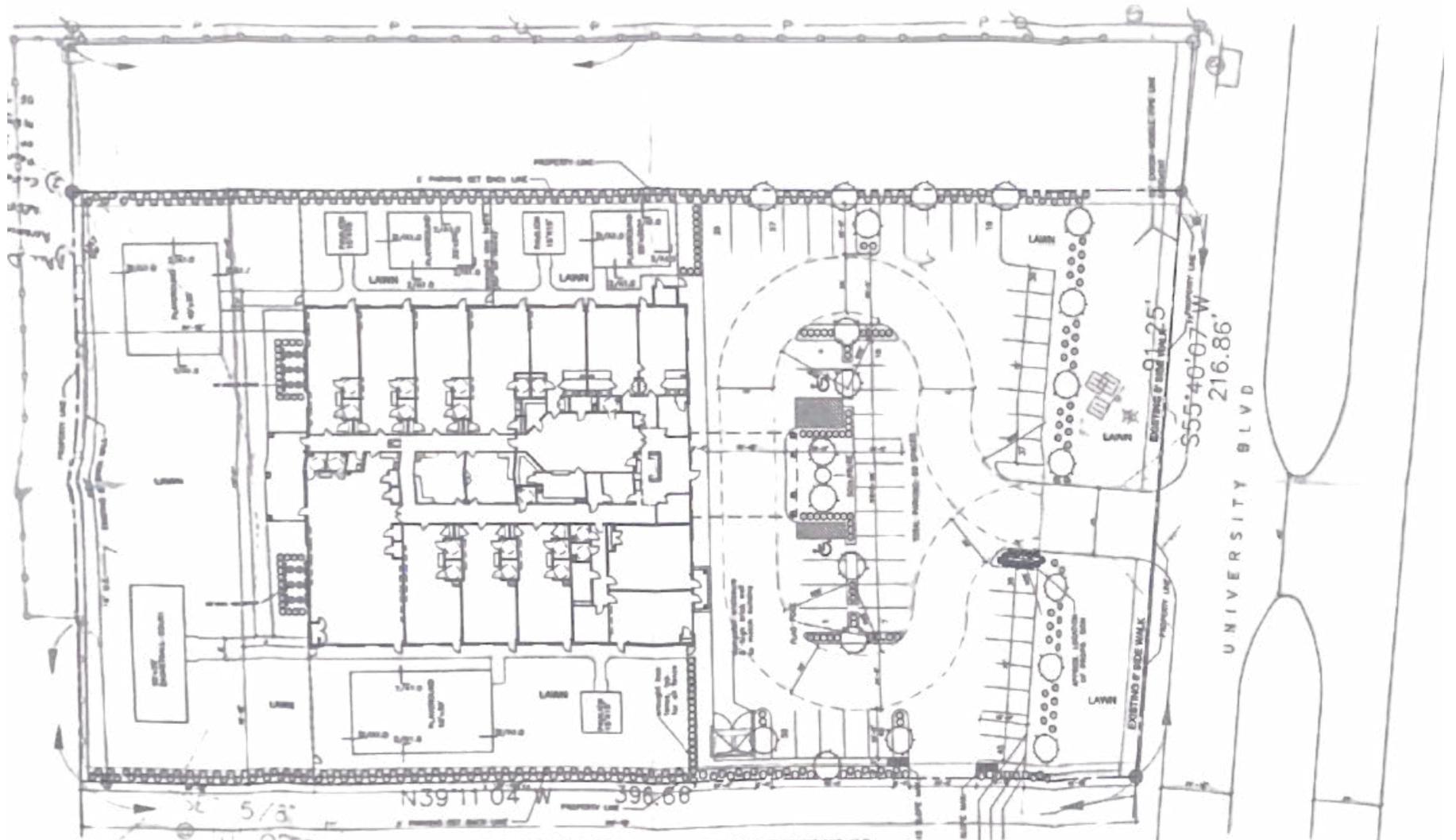
InSite EFS, LLC is offering a plug and play sublease opportunity at 20417 University Blvd in Missouri City, Texas. The ±17,727 SF, single-story commercial building sits on approximately two acres and is currently a preschool-level education campus.

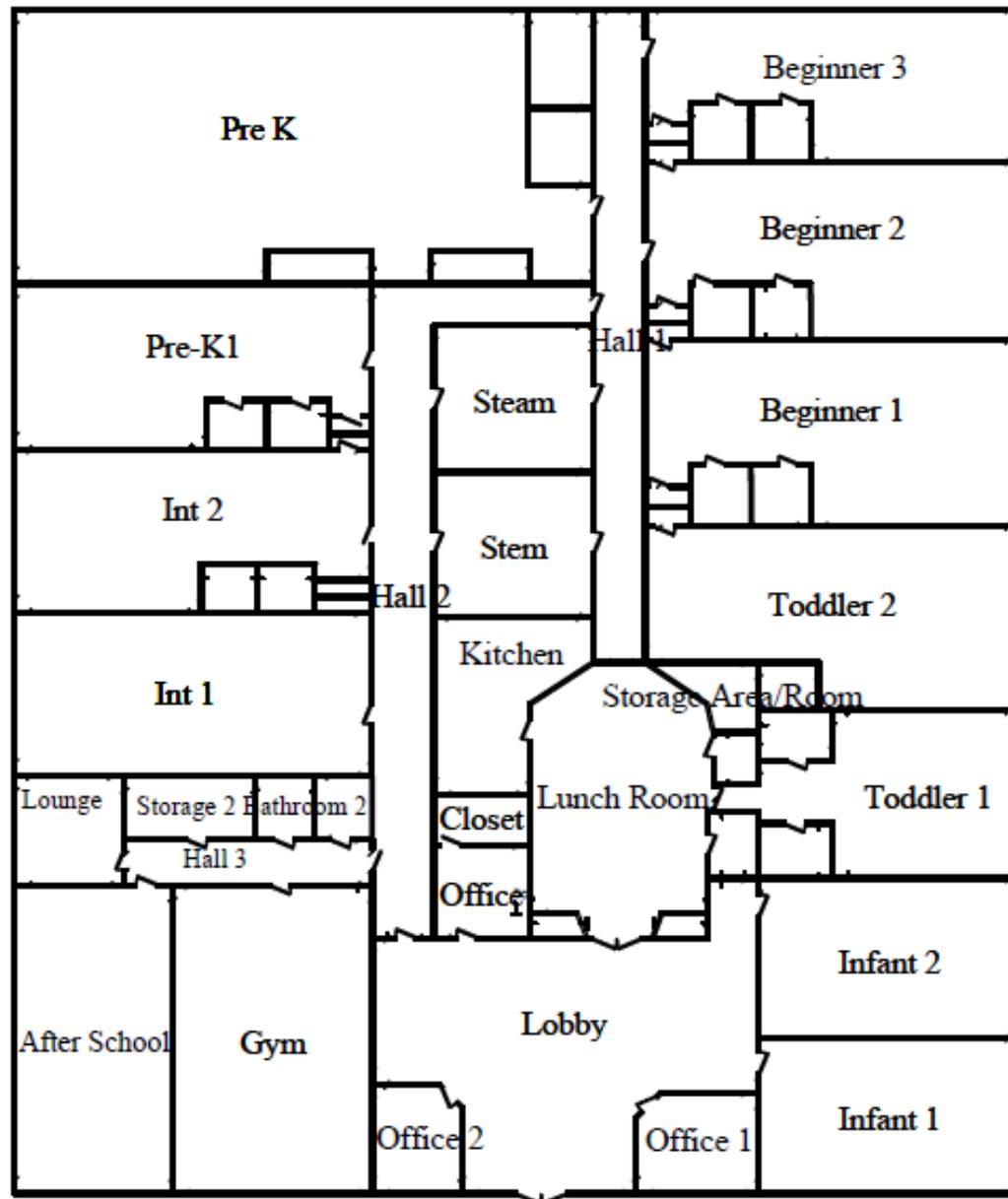
The property is currently a turnkey educational space, and provides a flexible interior layout for the potential of converting the space to a traditional office use with multiple private offices. The property features generous outdoor amenities and well-maintained landscaping.

The premises are available for sublease beginning June 2026, with the remaining lease term extending through December 31, 2041.

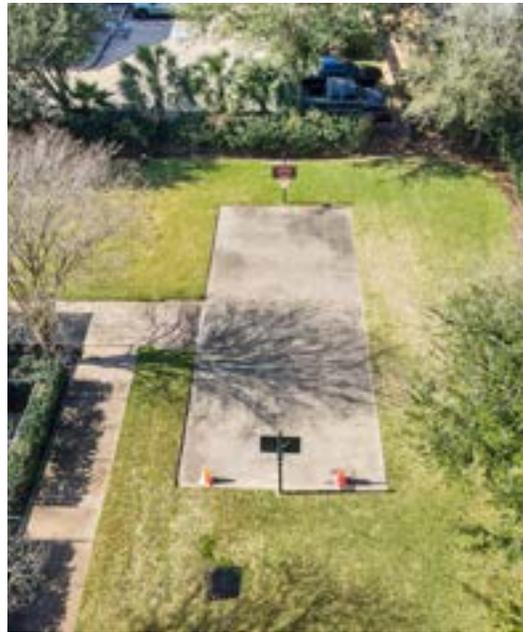


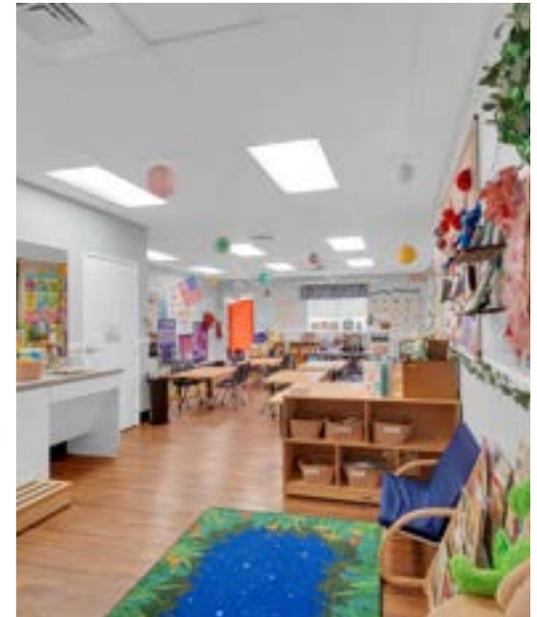


















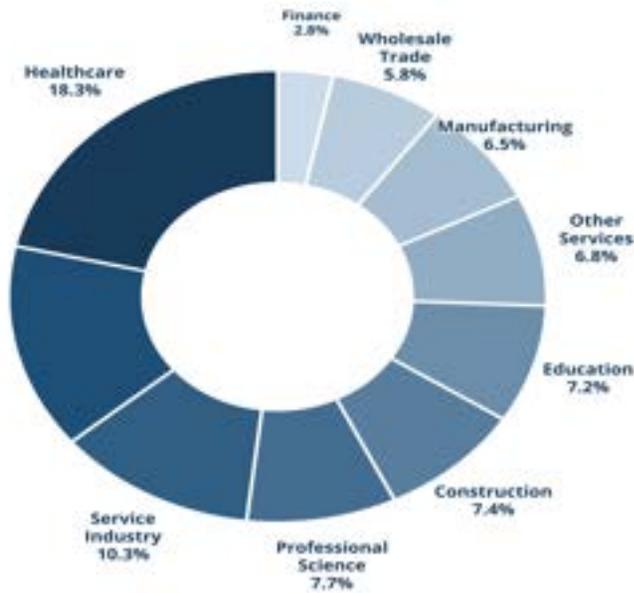
MARKET OVERVIEW

MISSOURI CITY, TX & GREATER HOUSTON MSA

Missouri City is one of the Houston region’s fastest-growing and most strategically positioned suburban communities, offering a strong blend of residential stability, commercial opportunity, and cultural diversity in Fort Bend County. With a population of roughly 75,000 residents, the city has experienced steady growth over the past decade, supported by high median household incomes, a well-educated workforce, and thoughtfully planned master-planned communities. Its business-friendly environment and quality-of-life advantages make it an attractive location for companies, institutions, and mission-driven organizations seeking proximity to Houston without sacrificing community scale.

Located just southwest of Houston, Missouri City benefits directly from the scale and economic strength of the Greater Houston metropolitan area — home to more than 7 million residents and one of the largest employment bases in the United States. As part of the Houston–The Woodlands–Sugar Land metro economy, the city is connected to globally competitive industries including energy, healthcare, life sciences, advanced manufacturing, logistics, and aerospace.

With access to major transportation corridors, proximity to the Texas Medical Center and downtown Houston, and placement within one of the nation’s most diverse and fastest-growing counties, Missouri City offers a compelling combination of local community character and regional economic power.



TAPESTRY HOUSEHOLD SEGMENTS

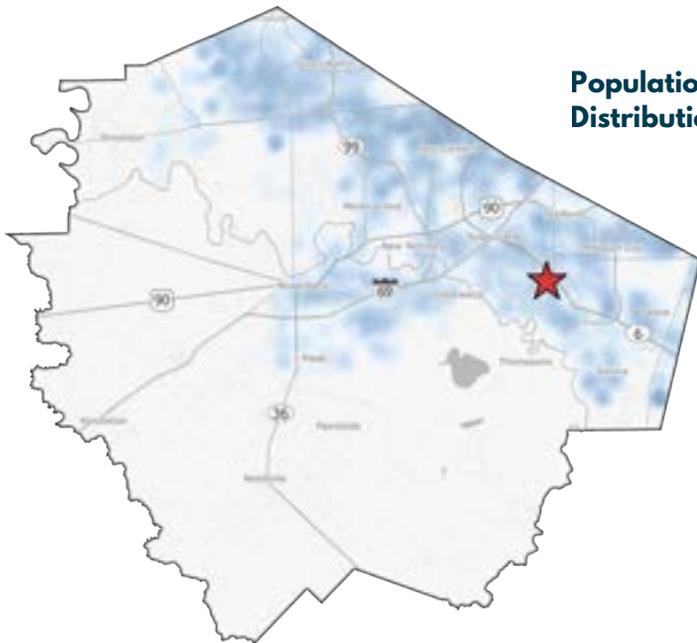
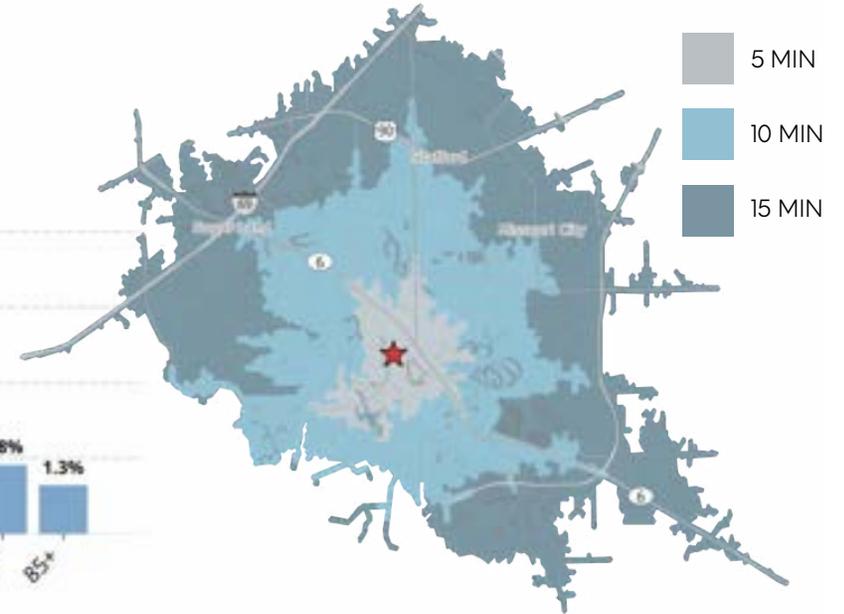
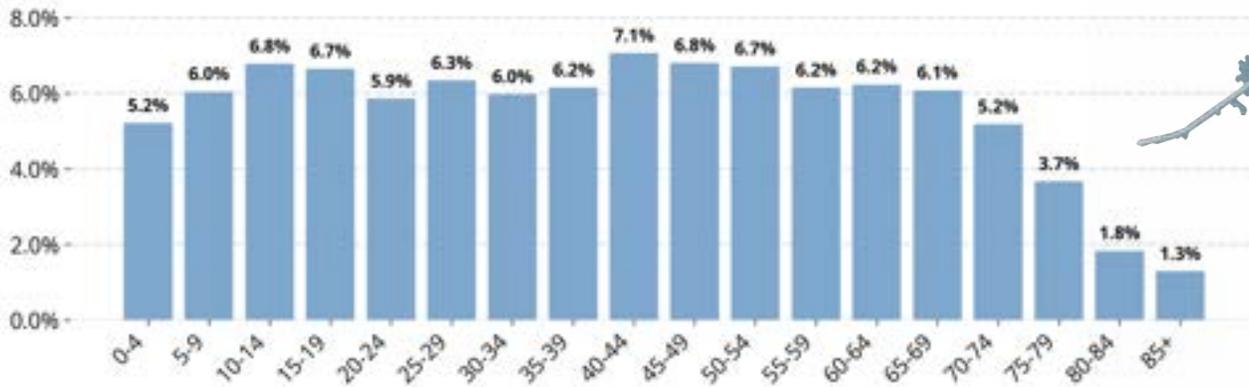
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Suburban Shine	4,755	21.1%
Family Prosperity	9,892	114.2%
Metro Vibes	6,840	9.8%
Tech Trailblazers	5,893	8.4%
Community Connections	5,520	7.9%

Click [here](#) for more detail on Esri Tapestry Segmentation





Age Distribution - 15 Minute Drivetime



Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2025)	12,550	103,480	199,192
5 Year Growth (2024 - 2029)	7.71%	8.09%	9.41%
Median Household Income	\$130,327	\$114,051	\$106,675
Total Households	4,161	35,480	69,847
HH With Bachelor Degree +	67.45%	60.16%	54.94%
Median Age	42.5	41.0	40.7
Owner Occupied	83%	75.3%	69.5%
Renter Occupied	13.4%	20.9%	25.0%



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