

WHITE BOX READY RETAIL FOR LEASE

2031 FM 1092, Missouri City, TX 77459

- **Base Rent: \$ 1.99 SF/MO**
- **NNN: Est. \$0.50 SF/MO**
- **Avail. For Drive-Thru End Cap: +/- 1,800 SF**
- **Brand New White Box Ready**

- High traffic count on FM 1092
- Great visibility
- Ample parking
- Located in rapidly developing Missouri City
- Foot traffic from Anchor Gas/C-Station
- Three curb cuts for convenient entry and exit
- Minutes from Sugar Land, Stafford, Houston and Pearland
- Accessible to US 59/69 Freeway, State Hwy 6, Beltway 8 Toll and Hwy 90



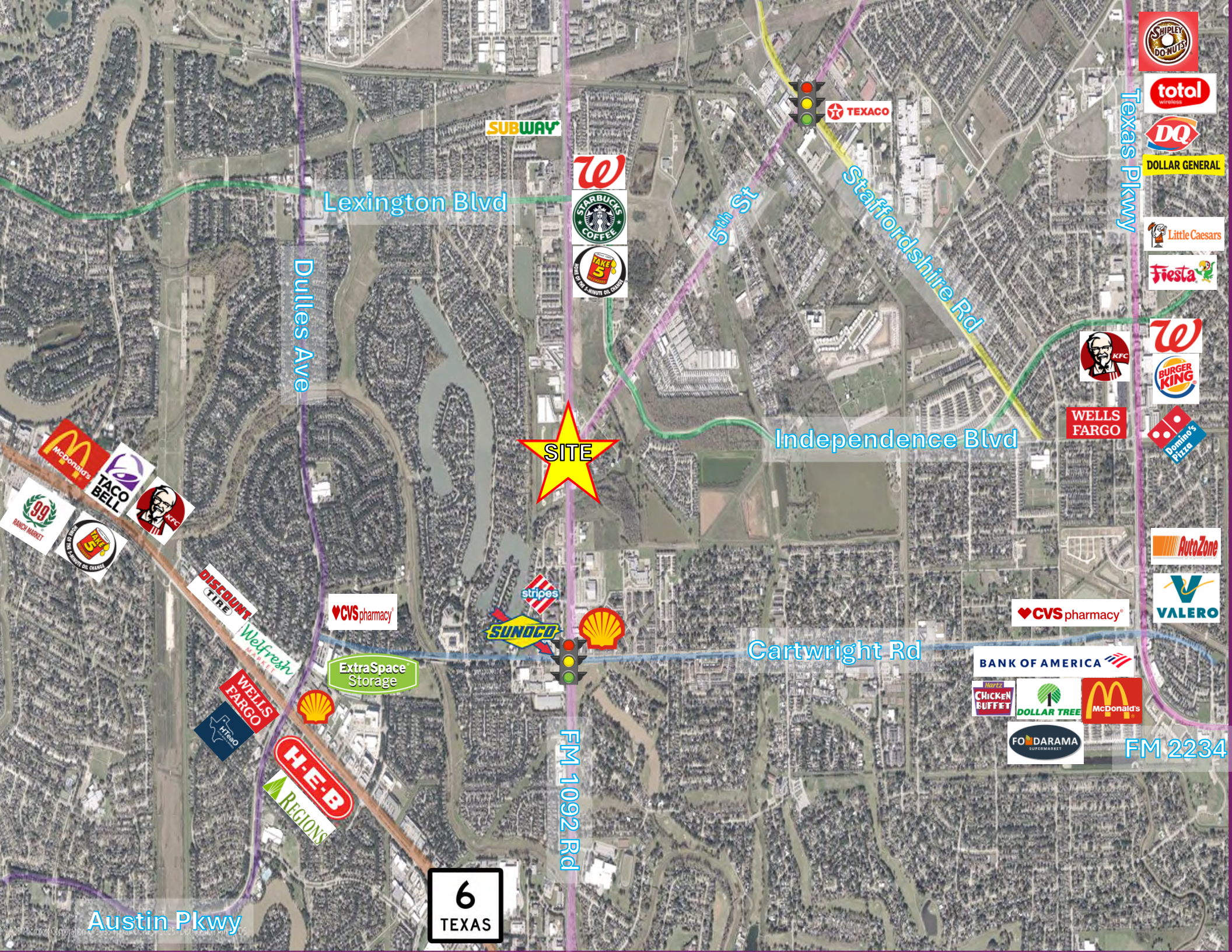
Parvez Karedia
M - (832) 614-0222
O - (713) 713-5400
parvez@dncommercial.net
www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

FM 1092 Rd

SITE



Lexington Blvd

Dulles Ave

SITE

Independence Blvd

Cartwright Rd

FM 1092 Rd

Texas Pkwy

FM 2234

Austin Pkwy

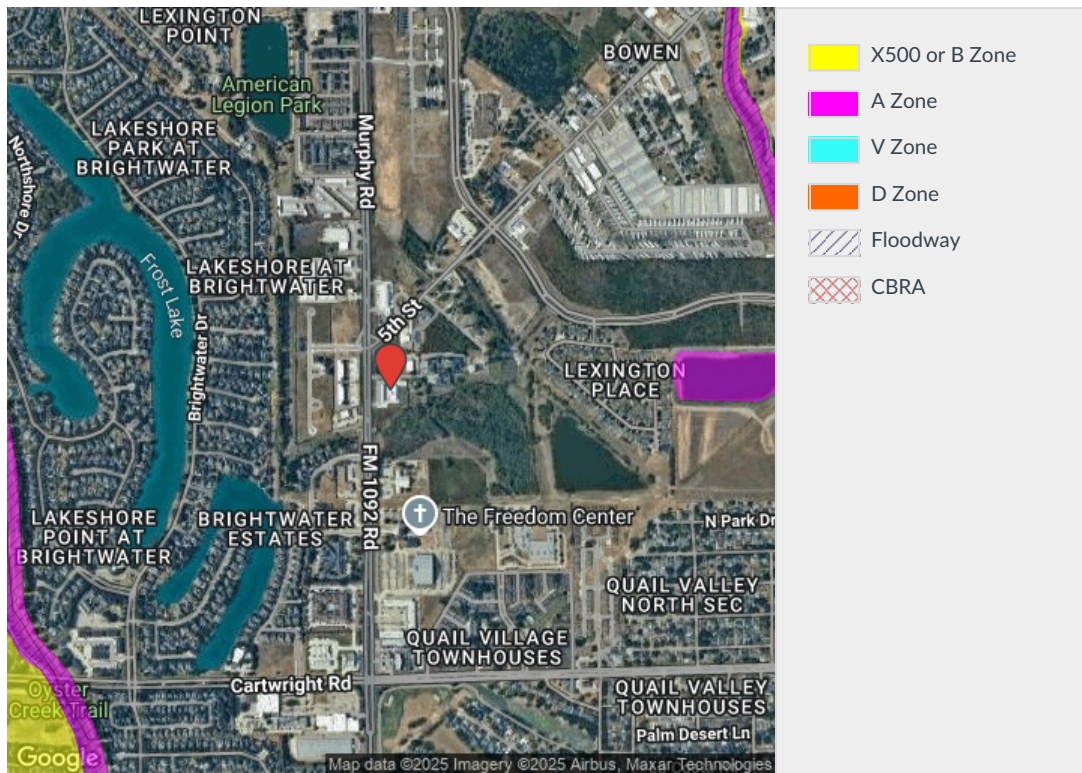
6
TEXAS



2031 FM 1092 RD MISSOURI CITY, TX 77459-1798

LOCATION ACCURACY: 📍 Excellent**Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	480304	PANEL	0280L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0280L





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

2031 FM 1092 Rd, Missouri City, Texas, 77459
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	12,198	80,836	107,985
2020 Population	12,394	84,284	136,495
2024 Population	12,669	86,223	146,384
2029 Population	13,534	90,689	157,252
2010-2020 Annual Rate	0.16%	0.42%	2.37%
2020-2024 Annual Rate	0.52%	0.54%	1.66%
2024-2029 Annual Rate	1.33%	1.02%	1.44%
2020 Male Population	47.9%	47.8%	48.2%
2020 Female Population	52.1%	52.2%	51.8%
2020 Median Age	41.8	40.6	39.1
2024 Male Population	48.9%	48.5%	48.9%
2024 Female Population	51.1%	51.5%	51.1%
2024 Median Age	41.7	41.1	40.0

In the identified area, the current year population is 146,384. In 2020, the Census count in the area was 136,495. The rate of change since 2020 was 1.66% annually. The five-year projection for the population in the area is 157,252 representing a change of 1.44% annually from 2024 to 2029. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	23.8%	25.6%	20.7%
2024 Black Alone	23.8%	29.1%	28.2%
2024 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2024 Asian Alone	29.8%	26.0%	30.2%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	9.6%	7.7%	10.0%
2024 Two or More Races	12.6%	11.0%	10.2%
2024 Hispanic Origin (Any Race)	23.2%	20.0%	21.8%

Persons of Hispanic origin represent 21.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	110	131	126
2010 Households	4,028	27,633	37,486
2020 Households	4,277	29,302	47,583
2024 Households	4,432	30,227	51,595
2029 Households	4,794	32,191	56,476
2010-2020 Annual Rate	0.60%	0.59%	2.41%
2020-2024 Annual Rate	0.84%	0.73%	1.92%
2024-2029 Annual Rate	1.58%	1.27%	1.82%
2024 Average Household Size	2.83	2.84	2.83

The household count in this area has changed from 47,583 in 2020 to 51,595 in the current year, a change of 1.92% annually. The five-year projection of households is 56,476, a change of 1.82% annually from the current year total. Average household size is currently 2.83, compared to 2.86 in the year 2020. The number of families in the current year is 38,240 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 25, 2025



Executive Summary

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	22.7%	21.4%	23.8%
Median Household Income			
2024 Median Household Income	\$89,013	\$96,303	\$95,864
2029 Median Household Income	\$98,972	\$106,067	\$107,611
2024-2029 Annual Rate	2.14%	1.95%	2.34%
Average Household Income			
2024 Average Household Income	\$113,200	\$132,102	\$136,916
2029 Average Household Income	\$127,369	\$148,646	\$153,804
2024-2029 Annual Rate	2.39%	2.39%	2.35%
Per Capita Income			
2024 Per Capita Income	\$39,515	\$46,184	\$47,999
2029 Per Capita Income	\$45,040	\$52,629	\$54,876
2024-2029 Annual Rate	2.65%	2.65%	2.71%
GINI Index			
2024 Gini Index	38.2	36.3	37.5
Households by Income			

Current median household income is \$95,864 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$107,611 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$136,916 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$153,804 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$47,999 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,876 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	94	100	91
2010 Total Housing Units	4,149	28,790	40,017
2010 Owner Occupied Housing Units	3,447	21,565	25,799
2010 Renter Occupied Housing Units	581	6,068	11,687
2010 Vacant Housing Units	121	1,157	2,531
2020 Total Housing Units	4,496	30,760	50,697
2020 Owner Occupied Housing Units	3,291	21,586	31,594
2020 Renter Occupied Housing Units	986	7,716	15,989
2020 Vacant Housing Units	225	1,456	3,108
2024 Total Housing Units	4,615	31,489	54,755
2024 Owner Occupied Housing Units	3,451	22,455	34,566
2024 Renter Occupied Housing Units	981	7,772	17,029
2024 Vacant Housing Units	183	1,262	3,160
2029 Total Housing Units	5,009	33,712	59,901
2029 Owner Occupied Housing Units	3,763	24,015	37,266
2029 Renter Occupied Housing Units	1,031	8,176	19,210
2029 Vacant Housing Units	215	1,521	3,425
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.6	51.8	49.9

Currently, 63.1% of the 54,755 housing units in the area are owner occupied; 31.1%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 50,697 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.83%. Median home value in the area is \$364,615, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.06% annually to \$444,930.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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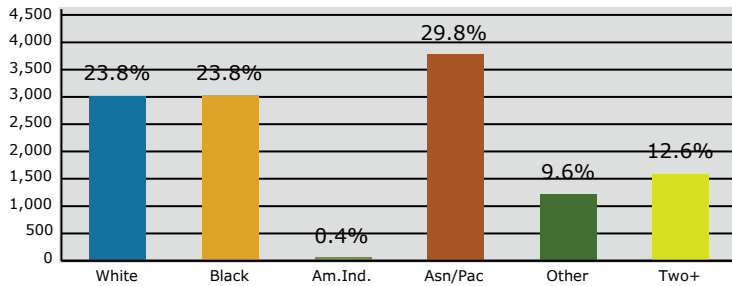


Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Ring band: 0 - 1 mile radius

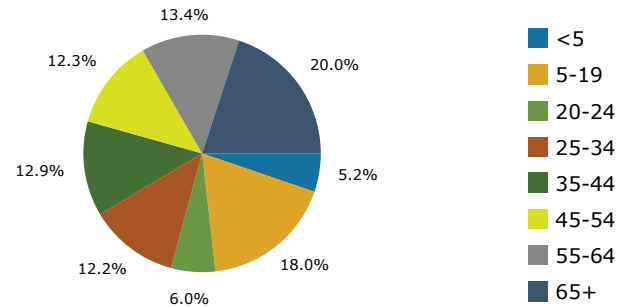
Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

2024 Population by Race

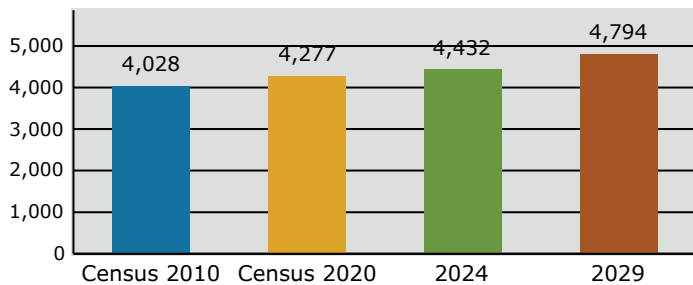


2024 Percent Hispanic Origin: 23.2%

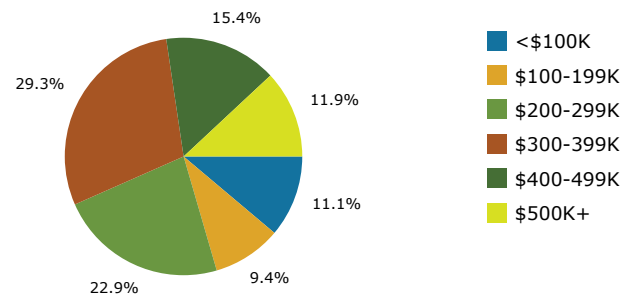
2024 Population by Age



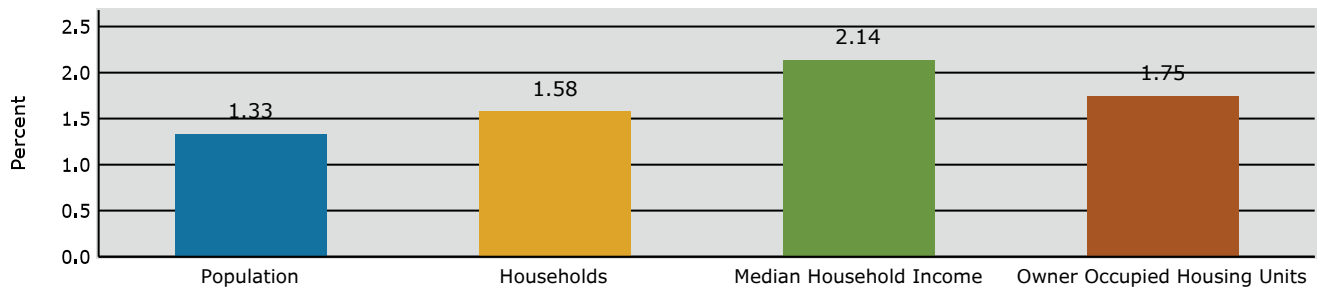
Households



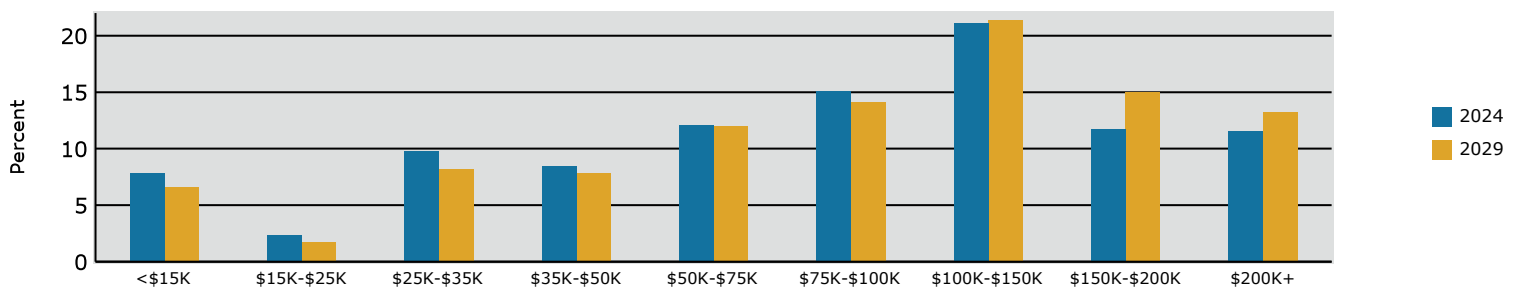
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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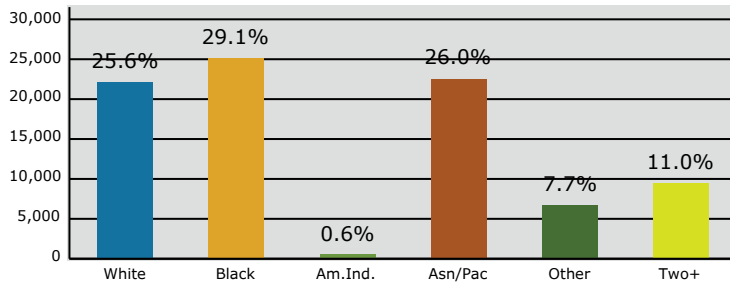


Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Ring band: 1 - 3 mile radius

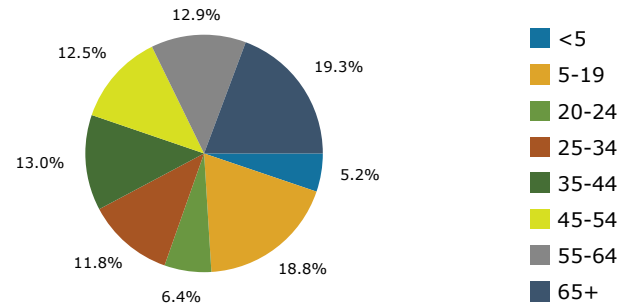
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2024 Population by Race

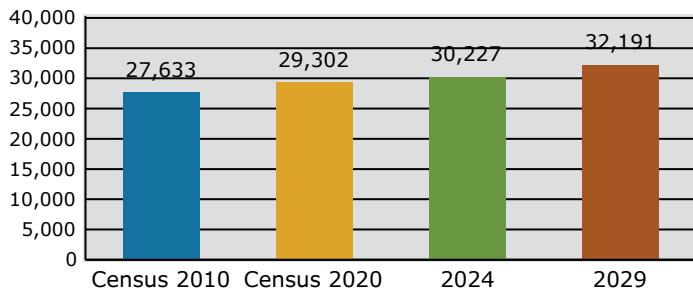


2024 Percent Hispanic Origin: 20.0%

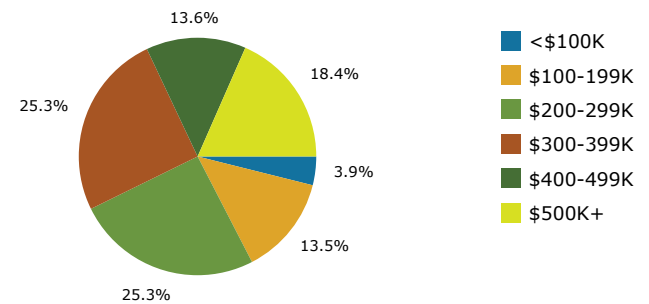
2024 Population by Age



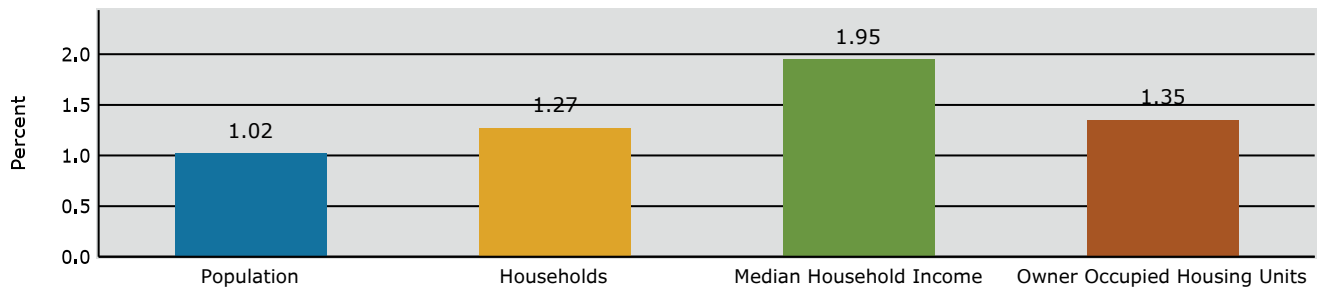
Households



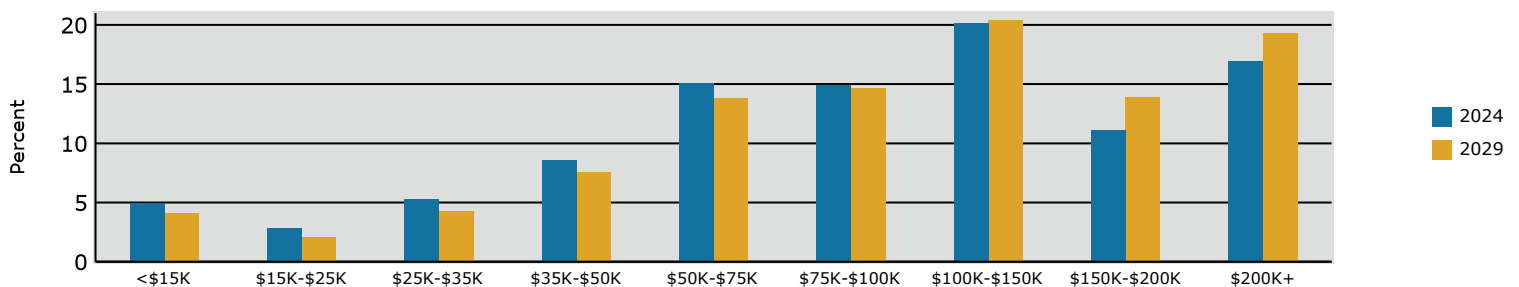
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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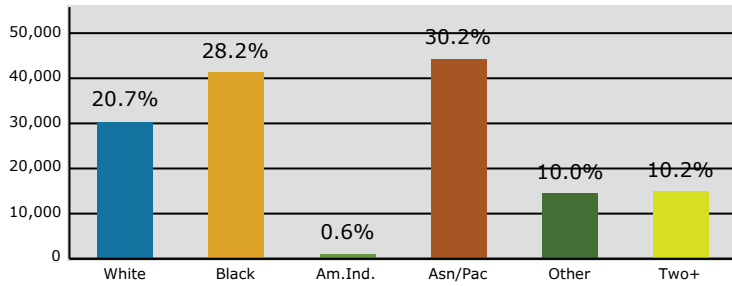


Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Ring band: 3 - 5 mile radius

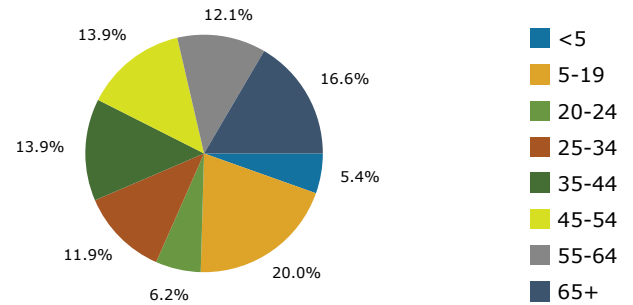
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2024 Population by Race

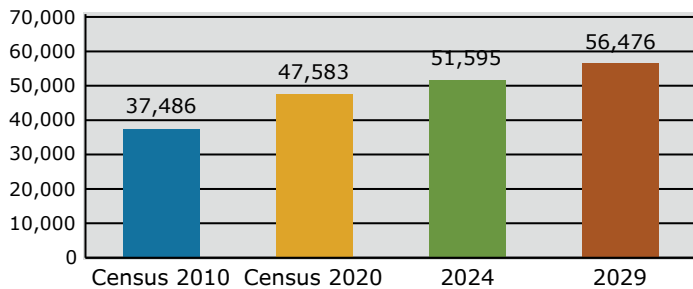


2024 Percent Hispanic Origin: 21.8%

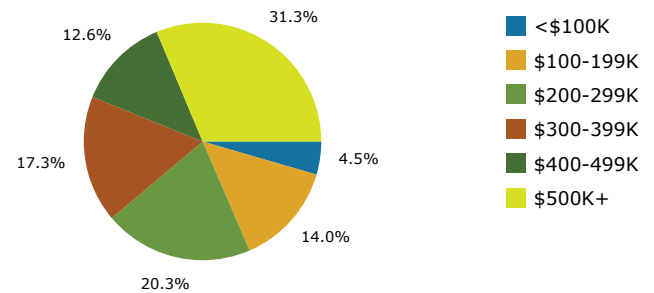
2024 Population by Age



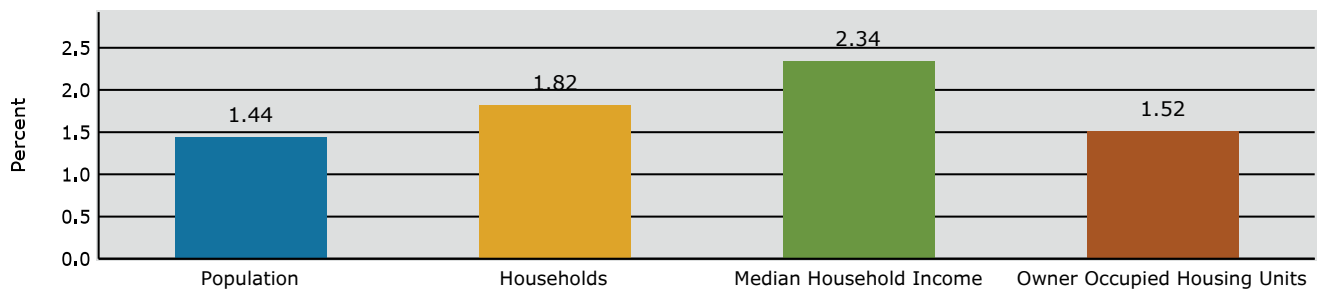
Households



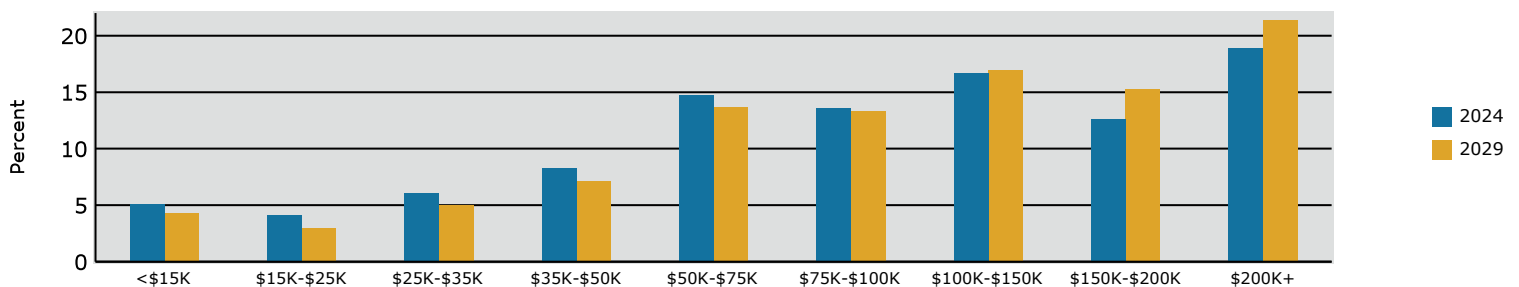
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



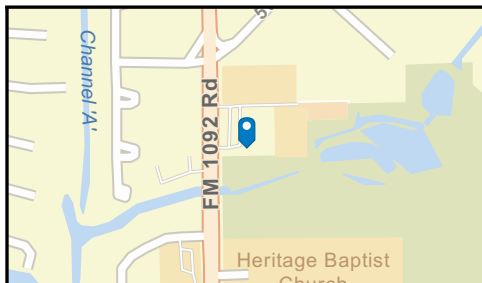
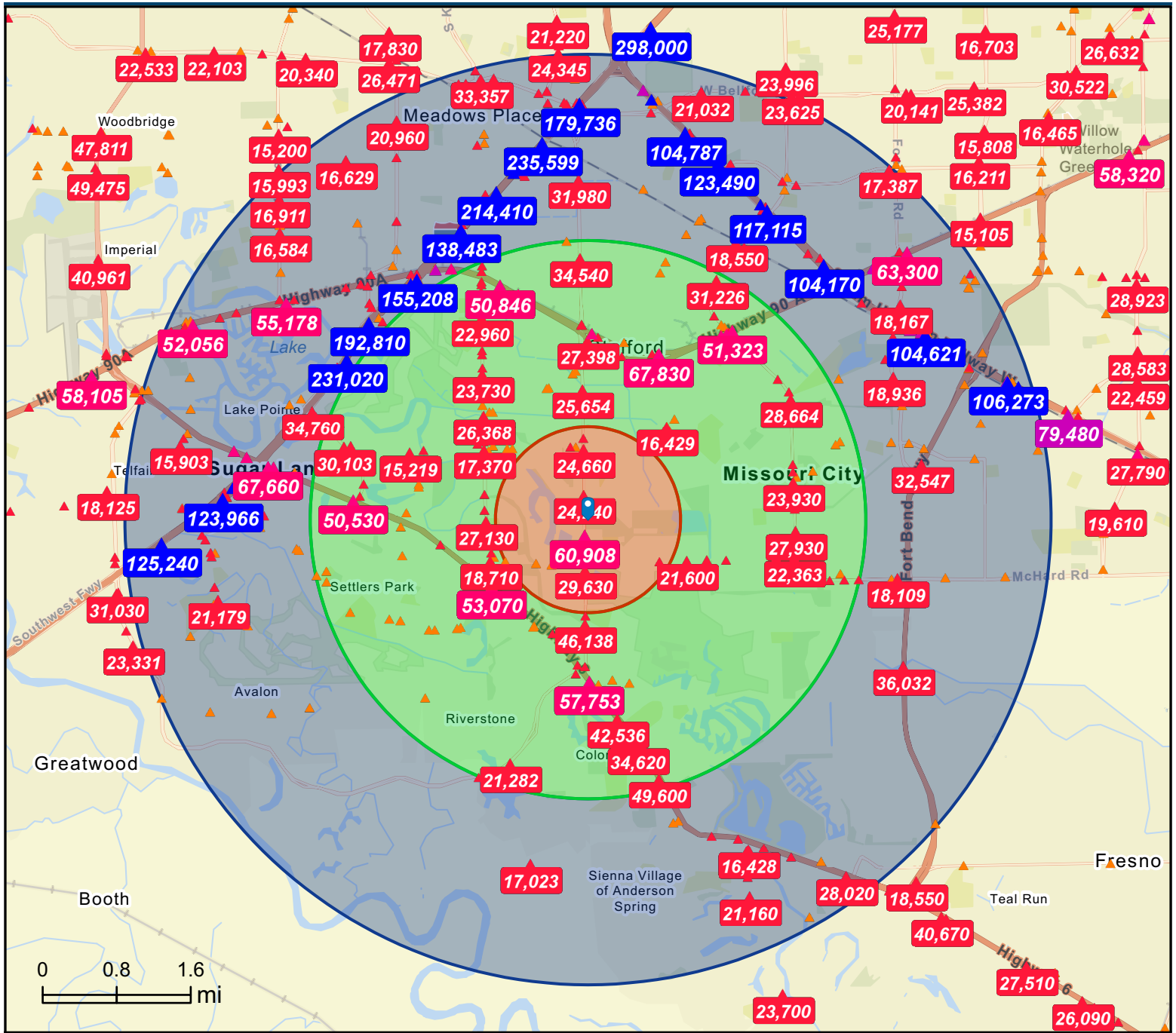
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 25, 2025

Traffic Count Map

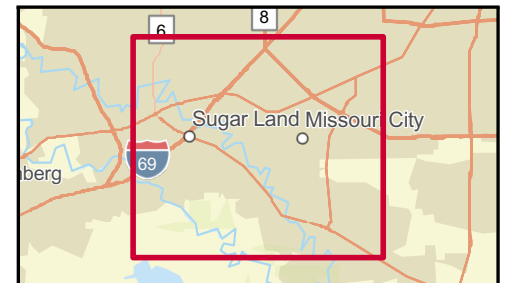
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



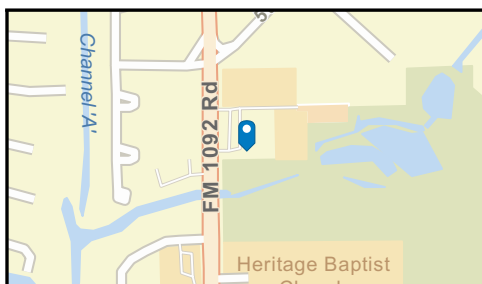
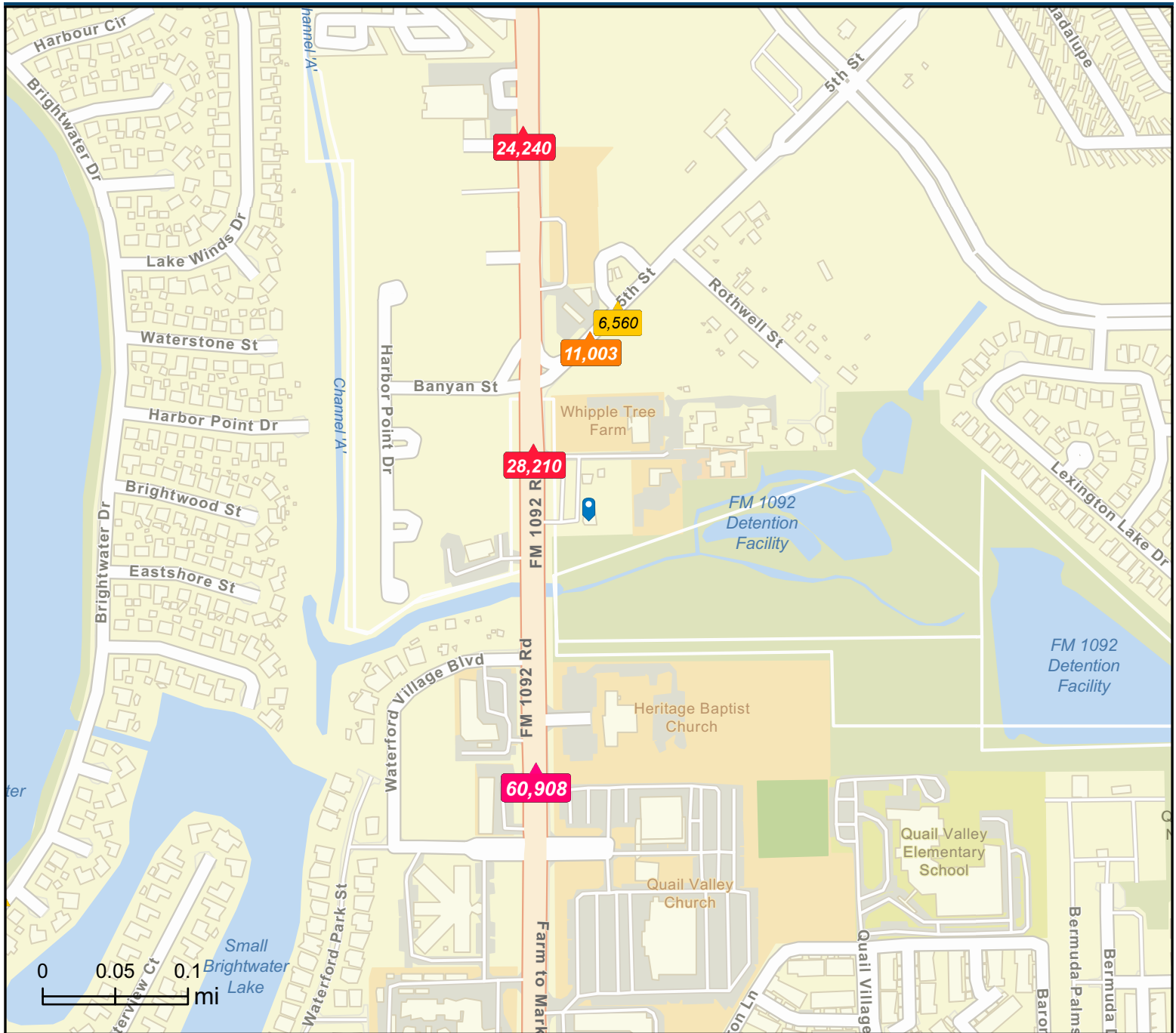
Source: ©2024 Kalibrate Technologies (Q4 2024).

April 25, 2025

Traffic Count Map - Close Up

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Average Daily Traffic Volume

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- ▲ 50,001 - 100,000
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Source: ©2024 Kalibrate Technologies (Q4 2024).

April 25, 2025



Traffic Count Profile

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Ring bands: 0-1, 1-3, 3-5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	FM 1092 Rd	5th St (0.04 miles N)	2005	28210
0.13	5th Street	Rothwell St (0.05 miles NE)	2019	11003
0.15	5th St	Rothwell St (0.05 miles NE)	2011	6560
0.17	FM 1092 Rd	Waterford Village Blvd (0.06 miles S)	2003	60908
0.27	FM 1092 Rd	5th St (0.18 miles S)	2005	24240
0.41	Murphy Road	Cartwright Rd (0.12 miles S)	2022	42054
0.47	Cartwright Rd	W Baron Ln (0.03 miles E)	2013	24459
0.48	Brightwater Dr	Lake Ct (0.01 miles NE)	2006	1558
0.48	Cartwright Road	W Baron Ln (0.05 miles E)	2022	25995
0.50	Cartwright Rd	Waterford PkSt (0.01 miles W)	2011	13950
0.54	FM 1092 Rd	Cartwright Rd (0.06 miles N)	2005	29630
0.55	Cartwright Rd	Waterford PkSt (0.11 miles E)	2006	7887
0.56	la Costa Rd	Lacosta (0.17 miles SE)	2011	150
0.58	Westshore Dr	Brightwater Dr (0.05 miles E)	2006	879
0.60	Brightwater Dr	Mooring Point Ct (0.02 miles NW)	2006	1782
0.62	Bermuda Dunes Dr	Palm Desert Ln (0.02 miles S)	2011	910
0.62	Brightwater Dr	Cartwright Rd (0.04 miles S)	2006	1749
0.63	Cartwright Rd	Brightwater Dr (0.04 miles W)	2011	13600
0.67	Bermuda Dunes Dr	la Costa Rd (0.03 miles S)	2006	900
0.68	el Dorado Blvd	Thunderbird St (0.02 miles E)	2011	2480
0.70	Oak Hill Dr	(0.0 miles)	2011	870
0.72	Independence Blvd	Staffordshire Rd (1.03 miles E)	2011	3160
0.73	Cartwright Rd	Brightwater Dr (0.11 miles E)	2005	14137
0.76	FM 1092 Rd	Lexington Blvd (0.02 miles N)	2005	24660
0.78		(0.0 miles)	2005	4340
0.79	Lexington Blvd	FM 1092 Rd (0.08 miles E)	2006	10840
0.80	Lexington Blvd	Bluestone Dr (0.11 miles W)	2006	24870
0.85	Brightwater Dr	Lakeside Meadow Dr (0.07 miles S)	2011	4230
0.85	Goldenrod Ln	Huckleberry St (0.04 miles W)	2006	101
0.85	Lakeside Meadow Dr	Northshore Dr (0.05 miles W)	2006	2009

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q4 2024).



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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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