

FOR SALE Four (4+) Buildings Situated on +/- 1.38 AC

Mult-Flex Property

2007 HWY 90 A, Missouri City, TX 77489



Price: \$5,500,000

Price/SF: \$91.64

PROPERTY INCLUDES:

1. Bldg. 1: +/-8,720 SF
2. Bldg. 2: +/-3,200 SF (Income Producing)
+/- 1,900 SF (Vacant)
3. Vacant Land: +/- 0.344 AC
4. Flex Office: +/- 1,495 SF
5. Flex Office: +/- 857 SF

- High Traffic
- Great Visibility and Accessibility
- Close Vicinity to the Cities of Stafford, Houston, Sugar Land and Pearland
- Miles: +/-1.7 (Beltway 8), +/- 4 (HWY 6), & +/- 3 (59/69 FWY)

*****Century Glass Business Not Included*****



Danny Nguyen, CCIM

M - (713) 478-2972

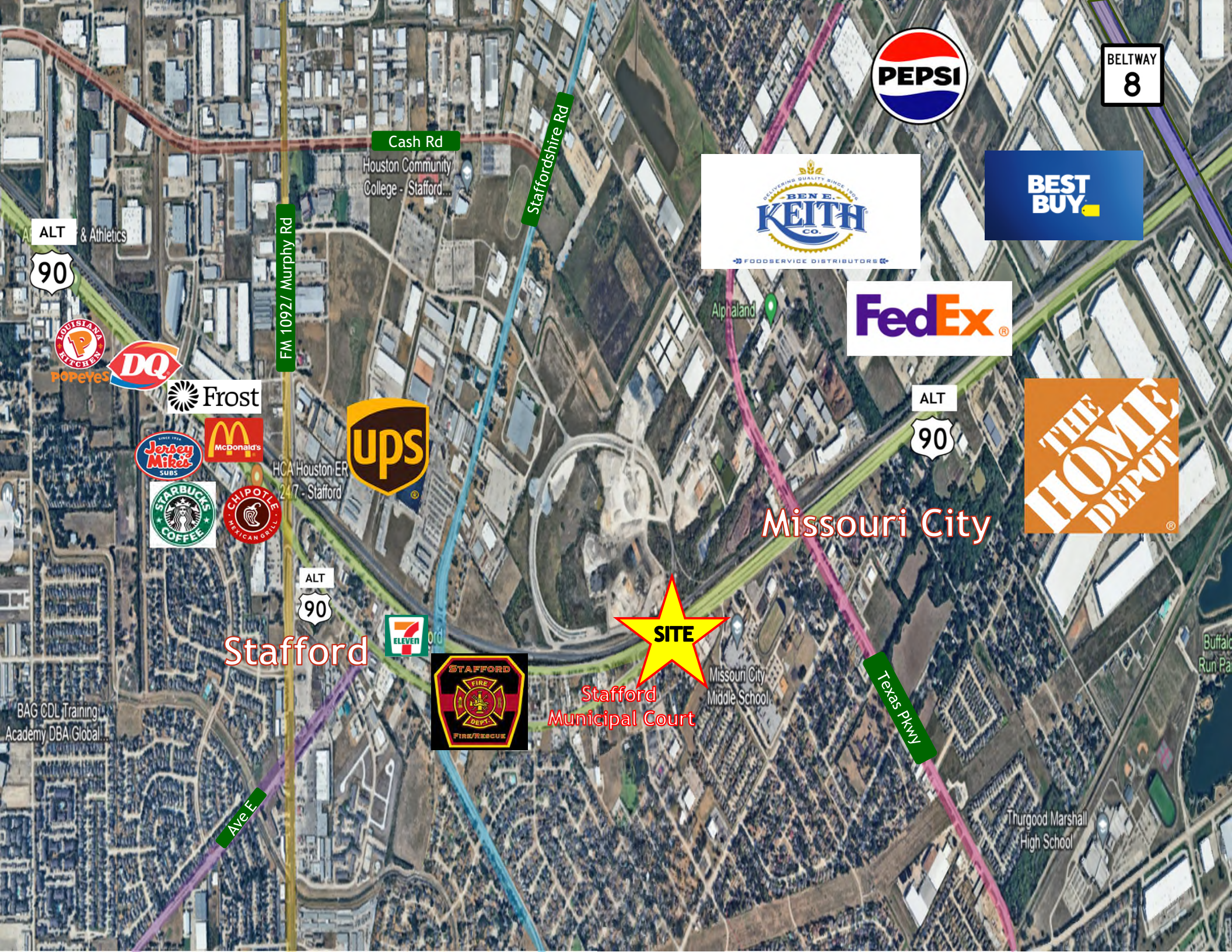
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dannynguyen@dncommercial.net

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.



BELTWAY 8

Cash Rd
Houston Community College - Stafford...



ALT & Athletics
90



FM 1092/ Murphy Rd

Alphaland

ALT 90



HCA Houston ER 247 - Stafford

Missouri City

ALT 90



Stafford



Stafford Municipal Court

Missouri City Middle School

Texas Pkwy

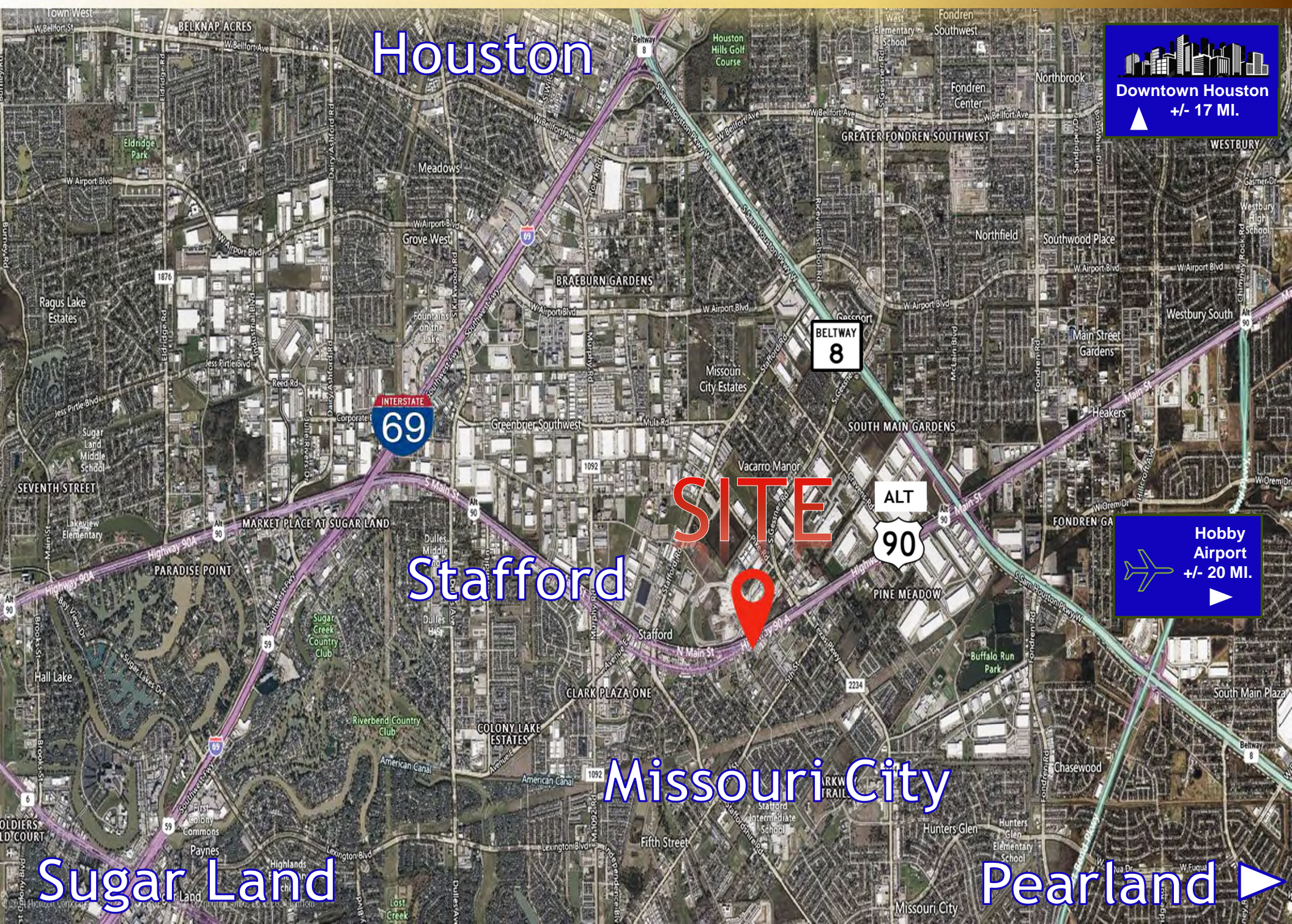
Thurgood Marshall High School

Ave E

BAG CDL Training Academy DBA Global...

Buffalo Run Park

AERIAL MAP




Houston


Downtown Houston
+/- 17 MI.
▲

SITE



Stafford


Hobby Airport
+/- 20 MI.
▶

Missouri City

Sugar Land

Pearland



Bldg. 1: +/-8,720 SF





National Credit Tenant



Business Not Included





+/- 1,900 SF

+/- 3,200 SF

Bldg. 2: +/-5,100 SF (Total)

Front: +/- 3,200 SF (Income Producing)

Extension: +/- 1,900 Flex Office (Vacant)





+/- 0.344 AC



- Investor/User
- Flex property has many versatile opportunities for use
- Property is Fenced/Gated for added security

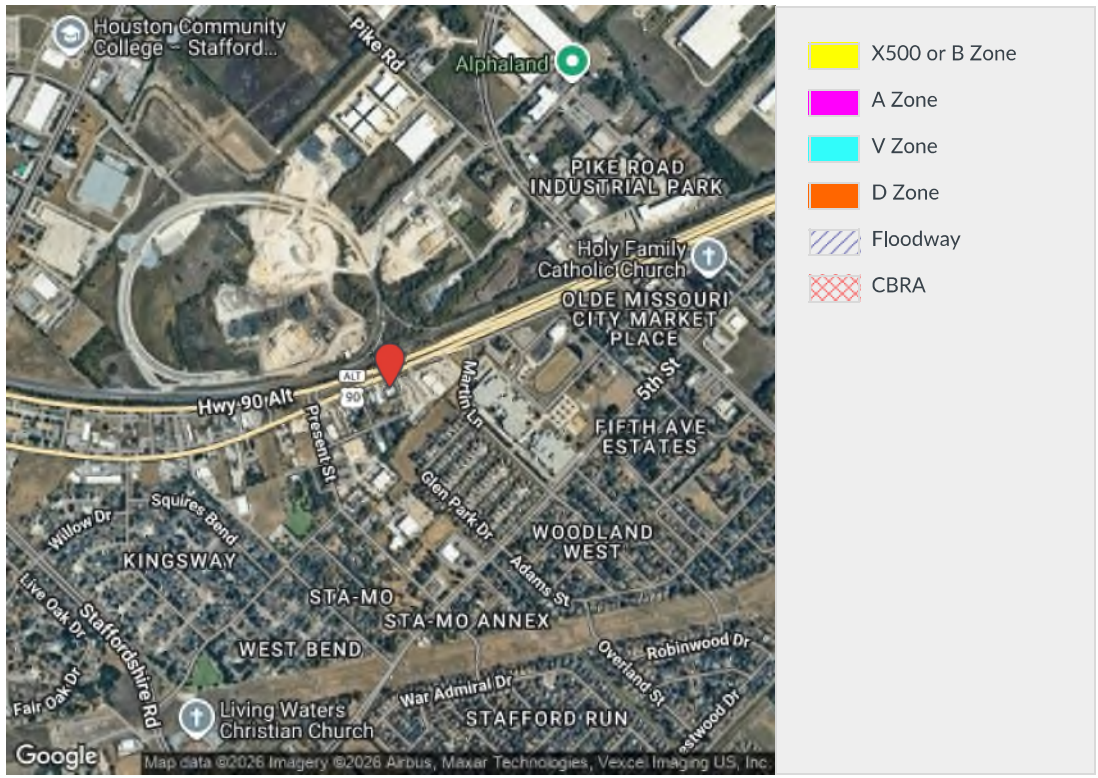
2007 HIGHWAY 90 A MISSOURI CITY, TX 77489-1101

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480304	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M





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

2007 Highway 90 A, Missouri City, Texas, 77489



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	6,461	87,966	227,351
2020 Population	6,844	91,801	237,767
2025 Population	6,956	93,714	236,706
2030 Population	7,489	99,802	242,618
2010-2020 Annual Rate	0.58%	0.43%	0.45%
2020-2025 Annual Rate	0.31%	0.39%	-0.09%
2025-2030 Annual Rate	1.49%	1.27%	0.49%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	37.6	39.0	36.6
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	17.3%	16.4%	20.7%
Black Alone	37.0%	42.2%	27.6%
American Indian Alone	0.9%	0.9%	1.2%
Asian Alone	12.4%	14.3%	15.3%
Pacific Islander Alone	0.2%	0.0%	0.1%
Some Other Race Alone	17.5%	14.4%	21.6%
Two or More Races	14.7%	11.9%	13.5%
Hispanic Origin	37.6%	29.9%	40.5%
Diversity Index	87.6	84.9	89.2

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	2,015	30,152	78,689
2020 Total Households	2,129	32,426	84,281
2025 Total Households	2,218	34,194	86,559
2030 Total Households	2,427	37,212	90,288
2010-2020 Annual Rate	0.55%	0.73%	0.69%
2020-2025 Annual Rate	0.78%	1.02%	0.51%
2025-2030 Annual Rate	1.82%	1.71%	0.85%
2025 Average Household Size	3.13	2.73	2.73
Wealth Index	70	81	79

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	21.5%	22.5%	29.8%
Median Household Income			
2025 Median Household Income	\$81,192	\$74,655	\$64,538
2030 Median Household Income	\$88,327	\$81,524	\$71,831
2025-2030 Annual Rate	1.70%	1.78%	2.16%
Average Household Income			
2025 Average Household Income	\$92,839	\$98,893	\$93,582
2030 Average Household Income	\$100,400	\$108,238	\$103,016
Per Capita Income			
2025 Per Capita Income	\$29,715	\$36,135	\$34,097
2030 Per Capita Income	\$32,679	\$40,415	\$38,193
2025-2030 Annual Rate	1.92%	2.26%	2.29%
Income Equality			
2025 Gini Index	35.3	43.9	48.6
Socioeconomic Status			
2025 Socioeconomic Status Index	45.4	46.0	38.9
Housing Unit Summary			
Housing Affordability Index	89	88	67
2010 Total Housing Units	2,109	32,347	88,130
2010 Owner Occupied Hus (%)	76.0%	67.6%	52.4%
2010 Renter Occupied Hus (%)	24.0%	32.4%	47.6%
2010 Vacant Housing Units (%)	4.5%	6.8%	10.7%
2020 Housing Units	2,229	34,520	91,318
2020 Owner Occupied HUs (%)	69.0%	62.1%	48.1%
2020 Renter Occupied HUs (%)	30.9%	37.9%	51.9%
Vacant Housing Units	4.1%	6.0%	7.7%
2025 Housing Units	2,295	36,416	92,767
Owner Occupied Housing Units	69.9%	61.1%	49.3%
Renter Occupied Housing Units	30.1%	38.9%	50.7%
Vacant Housing Units	3.4%	6.1%	6.7%
2030 Total Housing Units	2,532	39,786	97,284
2030 Owner Occupied Housing Units	1,739	22,836	46,216
2030 Renter Occupied Housing Units	688	14,375	44,072
2030 Vacant Housing Units	105	2,574	6,996

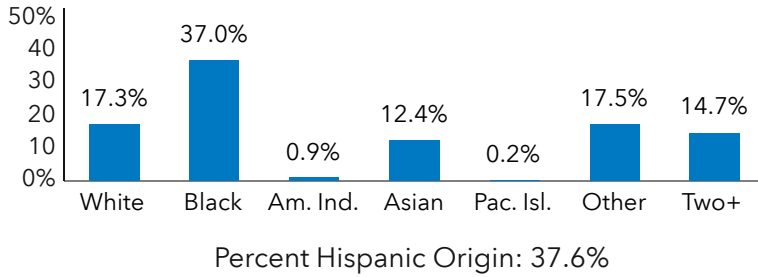
Graphic Profile

2007 Highway 90 A, Missouri City, Texas, 77489

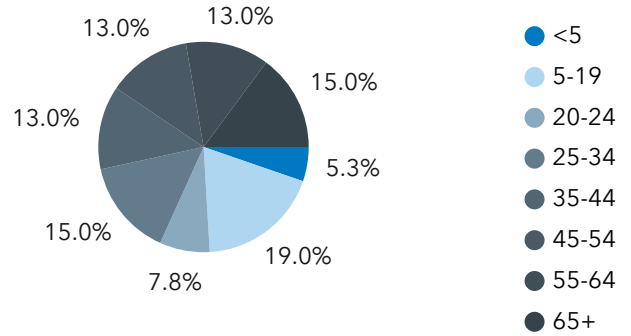


Ring band: 0 - 1 mile radius

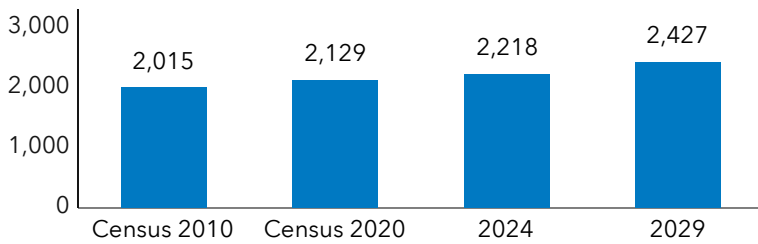
Population by Race



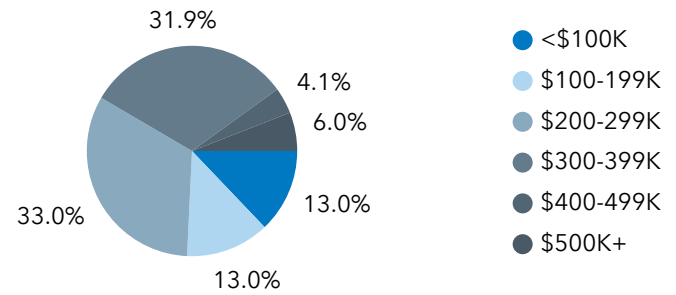
Population by Age



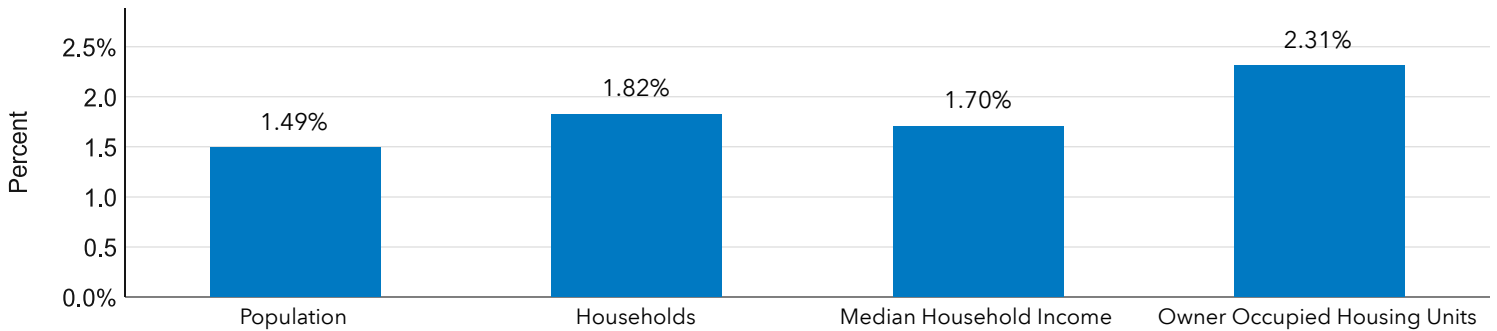
Households



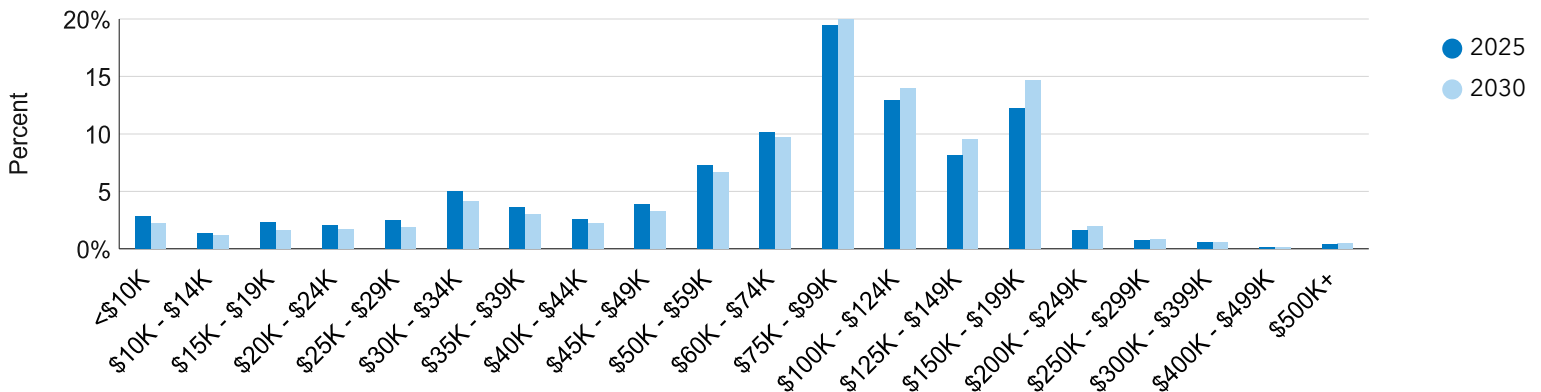
Home Value



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. U.S. Census Bureau 2020 decennial Census data.

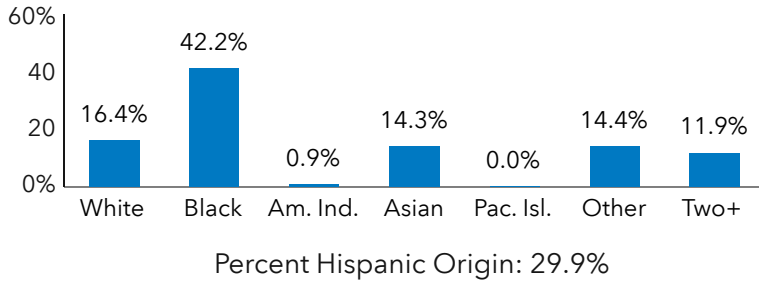
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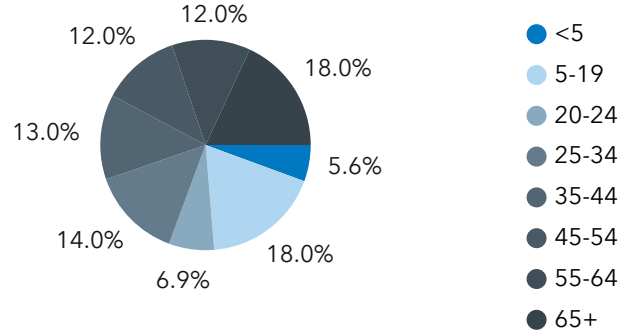


Ring band: 1 - 3 mile radius

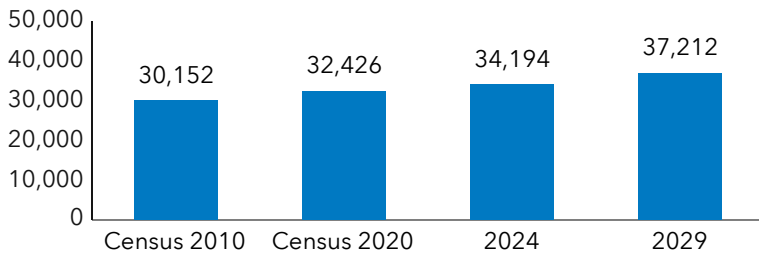
Population by Race



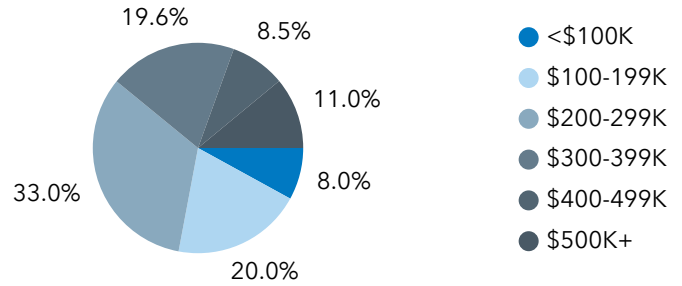
Population by Age



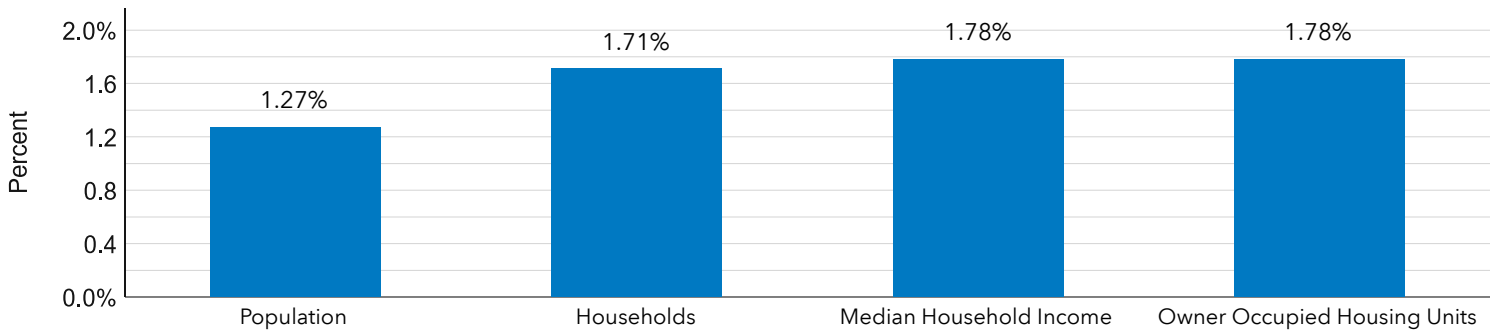
Households



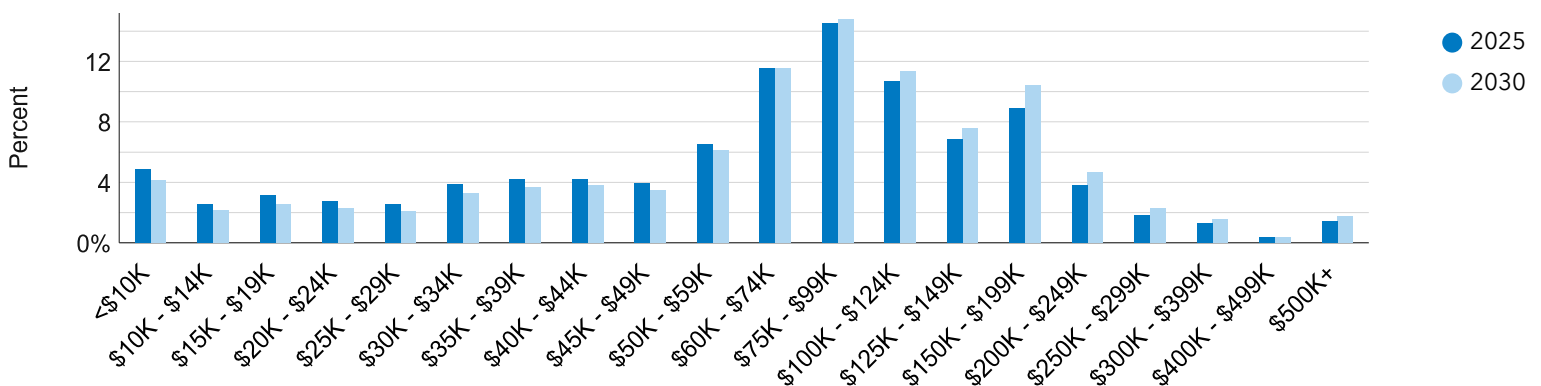
Home Value



2024-2029 Annual Growth Rate



Household Income



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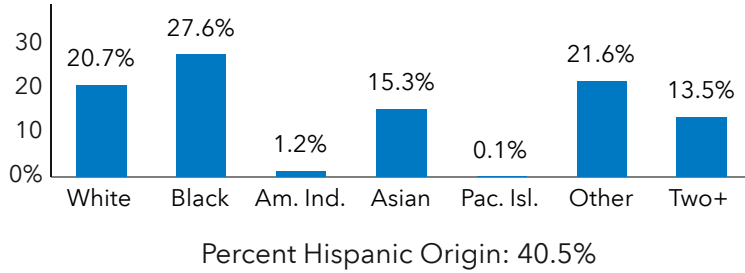
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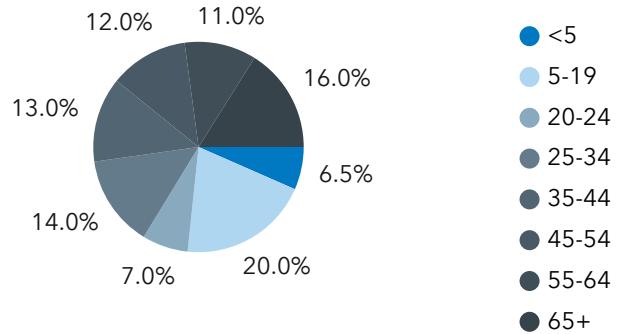


Ring band: 3 - 5 mile radius

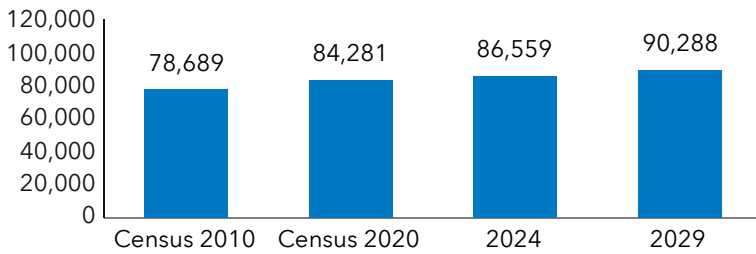
Population by Race



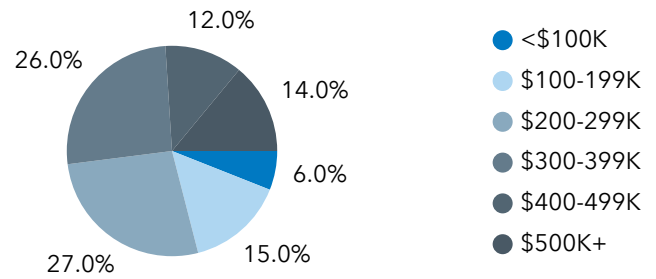
Population by Age



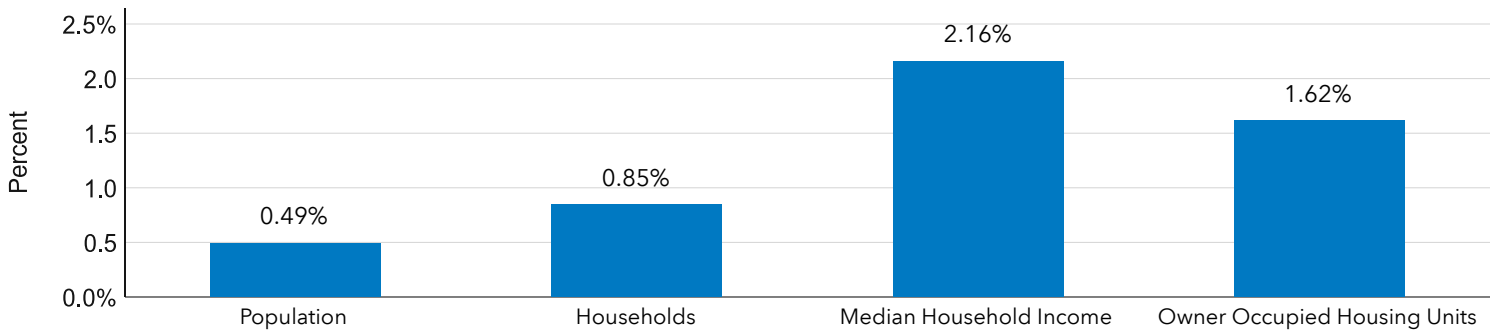
Households



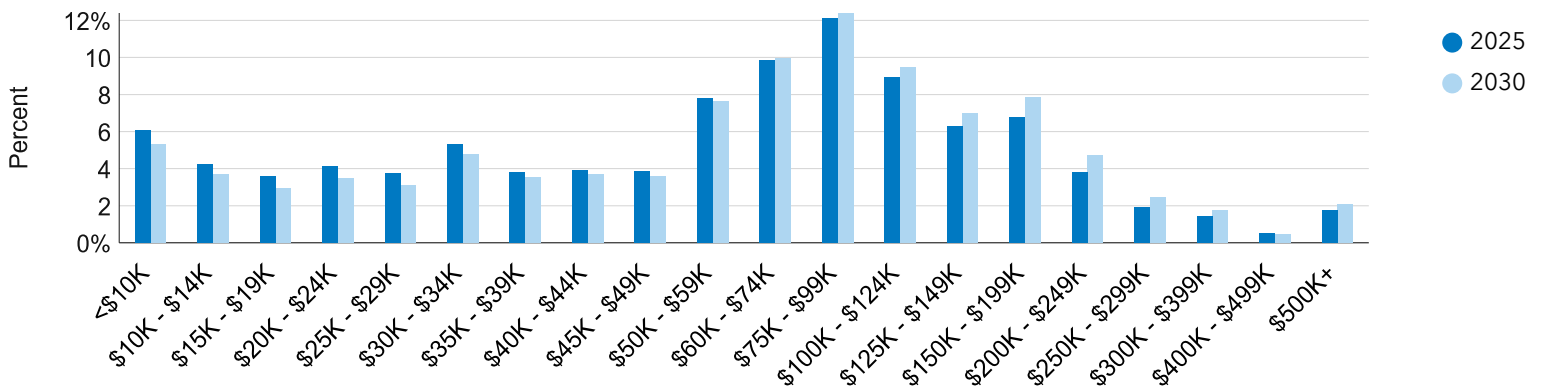
Home Value



2024-2029 Annual Growth Rate



Household Income



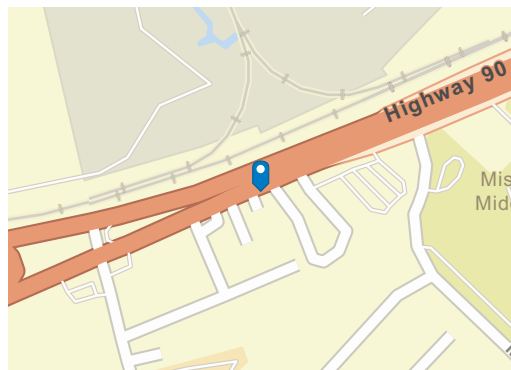
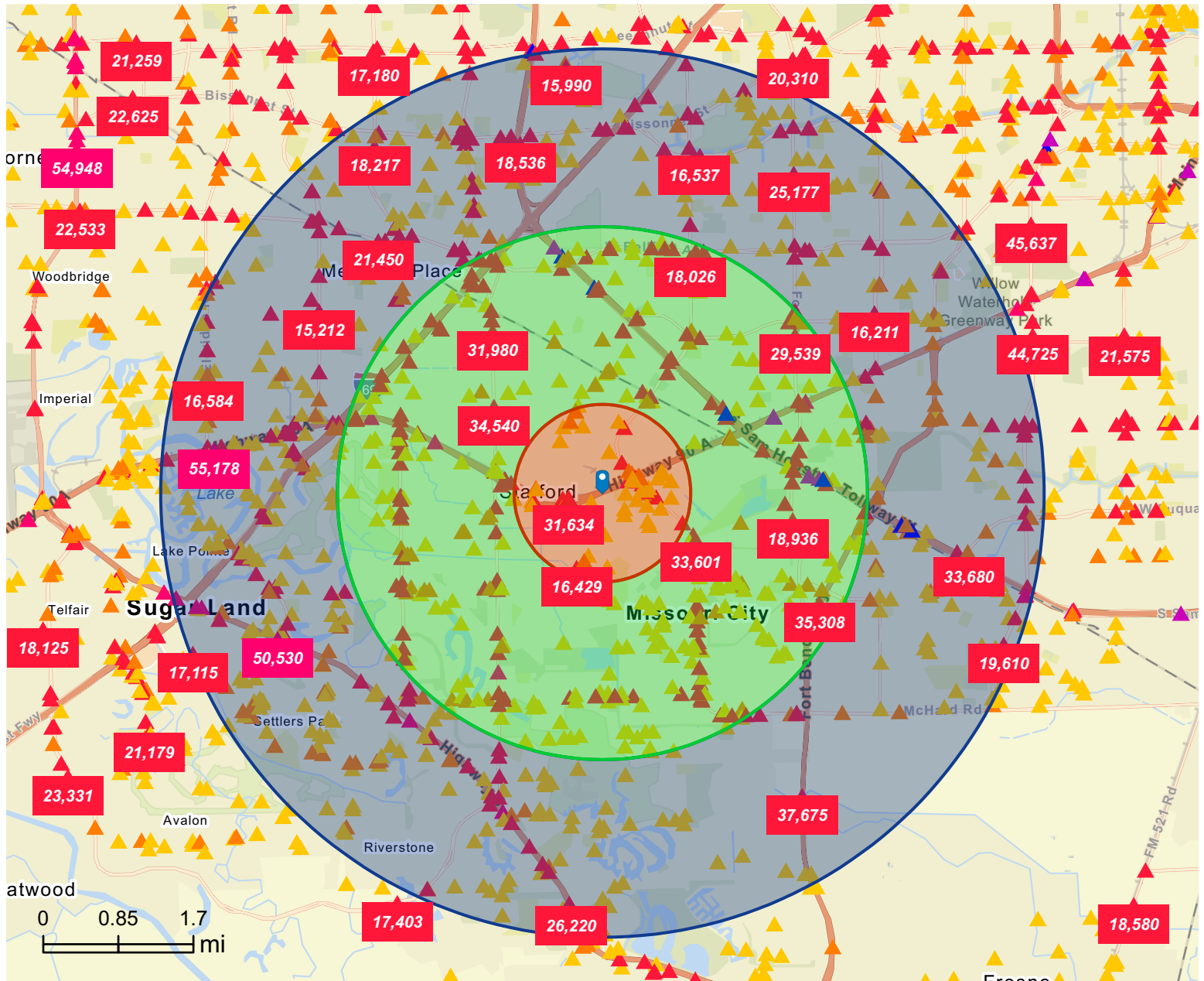
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

2007 Highway 90 A, Missouri City, Texas, 77489

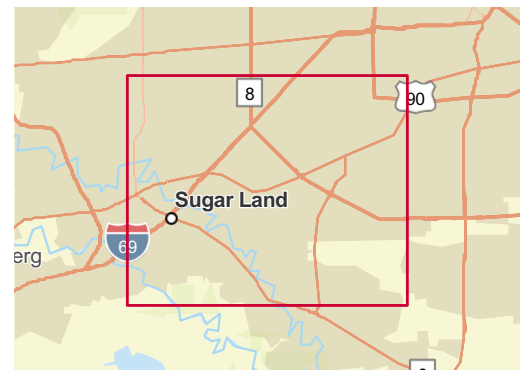


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



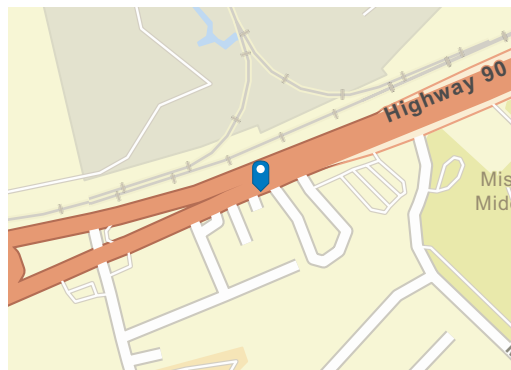
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

2007 Highway 90 A, Missouri City, Texas, 77489

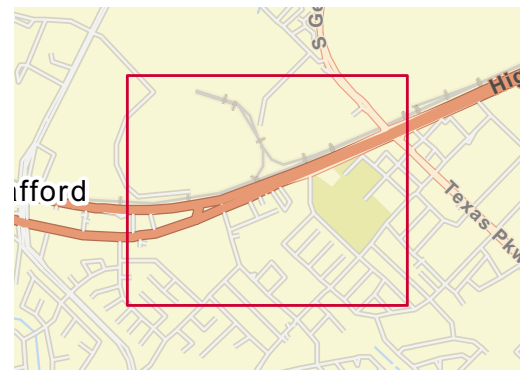


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

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- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

2007 Highway 90 A, Missouri City, Texas, 77489



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Present St	Hwy 90 Alt	2011	6,200
0.30	School St	2nd St	2001	452
0.30	Martin Ln	5th St	2000	796
0.30	US Hwy 90 Alt	Louisiana St	2013	51,255
0.30	5th St	Martin Ln	2000	6,322
0.40	North Main Street	Ave I	2019	67,830
0.40		Pike Rd	2021	5,825
0.40		Pike Rd	2022	5,647
0.40	Main Street	Reo St	2022	50,761
0.40		2nd St	2021	5,860
0.40		2nd St	2022	5,593
0.40	US Hwy 90 Alt	Pike Rd	2001	37,010
0.40	Pike Rd	Industrial Dr	2019	14,757
0.40	North Main Street	Ave I	2022	30,652
0.40	Squires Bend	1st St	2011	530
0.40	5th St	Frankfort	2000	6,121
0.40	Avenue I	N Main St	2018	69,799
0.40	Pike Rd	Hwy 90 Alt	2011	13,600
0.40	US 90 Alt	Ave I	2021	31,634
0.40	US 90 Alt	Ave I	2022	32,146
0.40	Pike Rd	Industrial Dr	2008	17,280
0.40	Pike Rd	Hwy 90 Alt	2001	26,960
0.40	Texas Parkway	2nd St	2022	31,106
0.40	Douglas	4th St	2000	400
0.50	N Main St	Ave I	2013	46,830
0.50		Pike Rd	2021	8,581
0.50		Pike Rd	2022	8,278
0.50	Main Street	Orchard St	2022	51,323

Closest locations 1-28, Table 1 of 2

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 2025 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.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.50		Pike Rd	2021	10,655
0.50		US Hwy 90 Alt	2022	9,770
0.50	5th St	Denard Ln	2006	8,780
0.50	Texas Pkwy	3rd St	2005	17,520
0.50	5th St	Center St	2009	4,848
0.50	Pike Rd	S Gessner Rd	2011	2,240
0.50	Kings Way	S Main St	2011	1,620
0.50	5th St	Texas Pkwy	2011	1,680
0.50	Pamela Ln	Denard Ln	2008	45
0.50	5th St	Texas Pkwy	2005	2,550
0.50	Texas Pkwy	5th St	2008	30,740
0.60	Adams Ave	Kirkwood Dr	2011	1,600
0.60	Texas Pkwy	Adams Ave	2005	30,850
0.60	Kirkwood Dr	Adams Ave	2006	1,040
0.60	Staffordshire Rd	Willow Dr	2012	6,944
0.70	5th St	Magnolia	2008	323
0.70	Adams Ave	Hackberry St	2011	1,690
0.70	Bull Ln	4th St	2011	860
0.70	5th St	Staffordshire Rd	2011	6,540
0.70	Bull Ln	5th St	2008	830
0.70		Ellis St	2022	5,544
0.80	Stafford Rd	Ellis St	2006	9,003



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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
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

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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