

Ground Lease Opportunity

MISSOURI CITY, TEXAS



Available

Walmart
Supercentre

Wendy's

Davita

Former Chase Bank
(There were 2 locations within a mile of each other)

± 41,370 ADT

Highway 6

±30,000 SF of Land for Lease

3230 Williamsburg Lane
Missouri City, TX 77459



Peter Holker
(858) 525 - 1432
peter@sdreadvisors.com

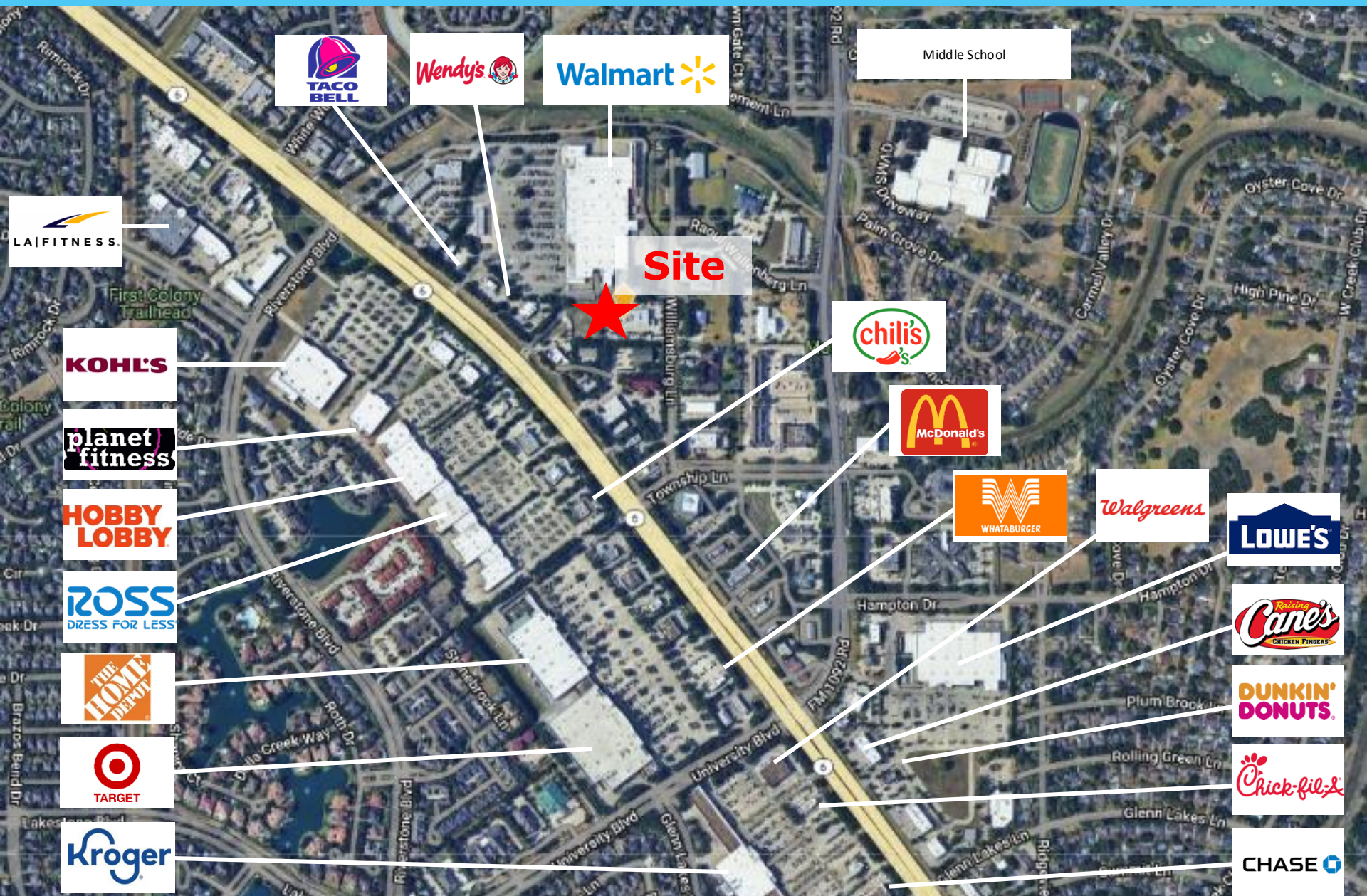
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Highlights

- Prime land available for development right next to Walmart Supercenter
- Surrounded by regional big boxes, fast food, medical uses, and more
- Strong traffic counts and demographics
- Zoning allows for a variety of uses



Surrounded by Regional Synergy



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Site Approximately Outlined in Red



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Zoning: LC-3

LC-1	LC-2	LC-3
1. Art, music and dance studios;	1. Any use permitted in LC-1 district; ★	1. Any use permitted in LC-2 district; ★
2. Bakeries, retail sales only;	2. Carwash;	2. Bakery, candy manufacturing;
3. Barber and beauty shops;	3. Bank;	3. Electrical and gas appliances supply, sales, repair, installation;
4. Book, stationery stores and newsstands;	4. Candy, confectionery retail store;	4. Furniture showroom/warehouse;
5. Cleaning, pressing and laundry collections;	5. Commercial indoor recreational;	5. Gasoline service station;
6. Custom dressmaking, millinery and tailor shops;	6. Copying, photography, duplicating services;	6. Job printing;
7. Child-care centers not located in a shopping center or an integrated business development;	7. Delicatessen;	7. Lounges;
8. Drugstores;	8. Grocery store, meat market;	8. Medical care facilities, hospital and medical, surgical or dental laboratories;
9. Florist and gift shops.	9. Health and physical fitness centers;	9. Motels, hotels;
10. Neighborhood convenience center (no fuel sales);	10. Jewelry stores, optical goods;	10. Motorcycles sales and service (indoor);
11. Professional offices;	11. Indoor game parlors;	11. Pawnshops;
12. Real estate and sales offices;	12. Package liquor store;	12. Plumbing and heating appliances, repairs and installation services;
13. Non-package liquor stores;	13. Office building;	13. Retail stores;
14. Savings and loan;	14. Photographic shop and studio;	14. Tires, batteries, auto accessory uses and repairs;
15. Specialty shops;	15. Restaurant, cafeteria or café;	15. Variety, department/discount stores;
16. SUP (as approved by CC);	16. Radio, television, electronic sales and service;	16. SUP (as approved by CC).
17. SF dwelling for owner/operator of retail establishment.	17. Sporting goods including gun sales and repair;	
	18. Furniture stores;	
	19. Tailor, clothing or weaving apparel shops;	
	20. Dog/cat veterinary;	
	21. Musical instrument sales/service;	
	22. SUP (as approved by CC).	

Strong Demographics

Site Located Approximately 16 Miles from Center of Houston

Population

	1 mile	3 miles	5 miles
2020 Population	10,086	102,227	192,093
2024 Population	10,416	110,667	209,875
2029 Population Projection	12,389	132,481	251,111
Annual Growth 2020-2024	0.8%	2.1%	2.3%
Annual Growth 2024-2029	3.8%	3.9%	3.9%
Median Age	44	40.7	40.4
Bachelor's Degree or Hig...	52%	51%	49%
U.S. Armed Forces	0	28	38

Households

	1 mile	3 miles	5 miles
2020 Households	3,456	34,667	66,078
2024 Households	3,586	37,663	72,566
2029 Household Projection	4,288	45,313	87,255
Annual Growth 2020-2024	1.3%	2.3%	2.5%
Annual Growth 2024-2029	3.9%	4.1%	4.0%
Owner Occupied Househ...	3,641	33,985	62,732
Renter Occupied Househ...	647	11,328	24,523
Avg Household Size	2.8	2.9	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer...	\$144.6M	\$1.4B	\$2.7B

Population By Race

	1 mile	3 miles	5 miles
White	3,338	29,088	51,665
Black	1,954	25,034	56,474
American Indian/Alaskan ...	32	387	790
Asian	3,429	35,708	63,293
Hawaiian & Pacific Islander	12	158	358
Two or More Races	1,652	20,293	37,295
Hispanic Origin	1,536	19,691	36,589

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