



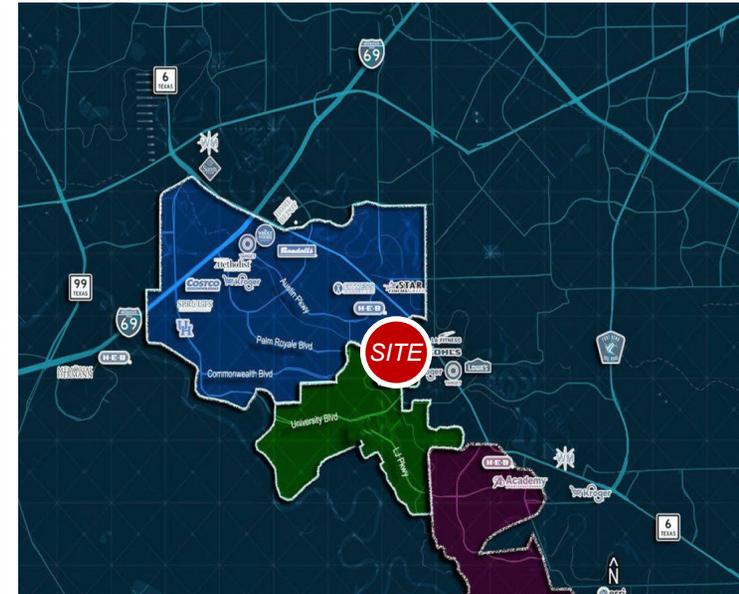
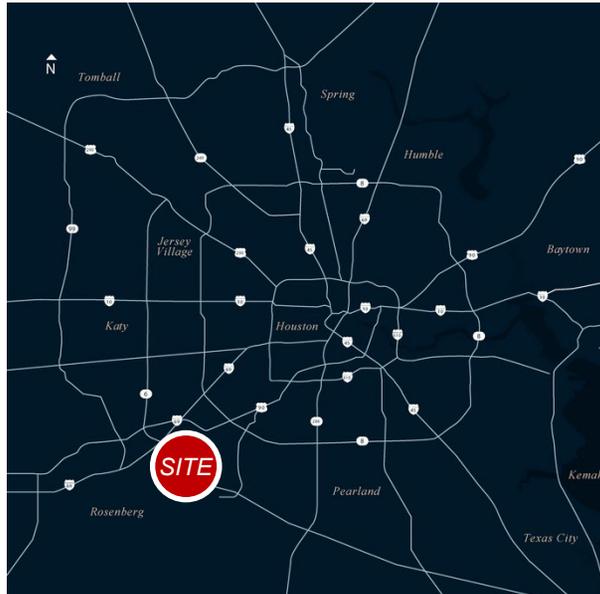
Riverstone Shops For Lease

±24,718 SF Available (will subdivide)
5422 Hwy 6 | Missouri City, TX 77459



Property Overview & Demographics

Location	5422 Hwy 6 Missouri City, TX 77459
Size	±26,718 SF (will subdivide) 2 Buildings
Details	Shell space; will subdivide 1 drive thru - Bldg. A Rear signage available Shared grease trap +/- 90 parks (4:1)
Availabilities	Building A: 14,923 SF (depths: 65"-70") Building B: 9,730 SF (depths: 75")
Economics	\$30psf *wiggle room + \$8.50 psf/yr 2024 NNN TIA: starting at \$40-\$50psf *Very aggressive owner



	1 mile	3 miles	5 miles
Est. Daytime Population	6,101	56,515	107,563
Est. Population Growth % - 2028	0.71%	0.76%	0.96%
Est. Households	3,693	36,064	70,041
Est. Median HH income	\$112,208	\$97,964	\$94,326

Site Plan



Aerial



Market Demographics

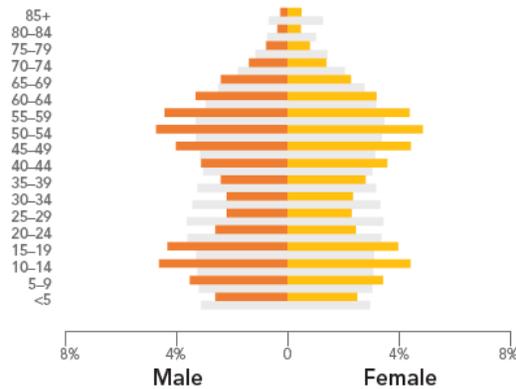
1B LifeMode Group: Affluent Estates Professional Pride



AGE BY SEX (Esri data)

Median Age: **40.8** US: 38.2

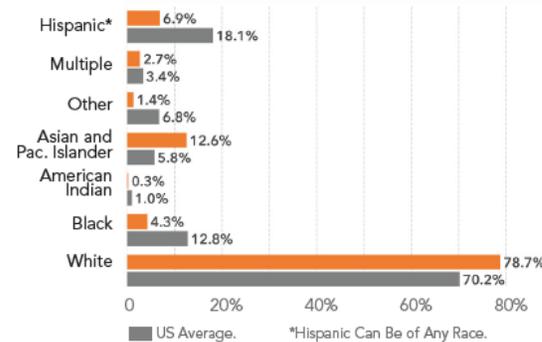
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **44.5** US: 64.0



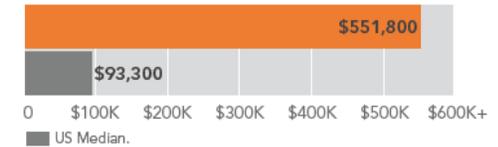
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

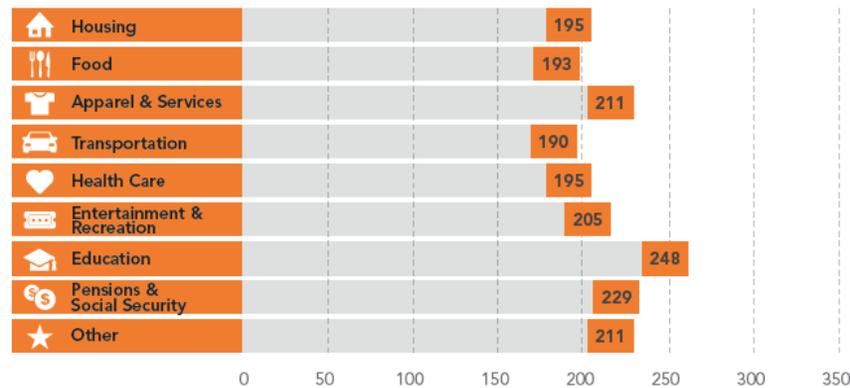


Median Net Worth



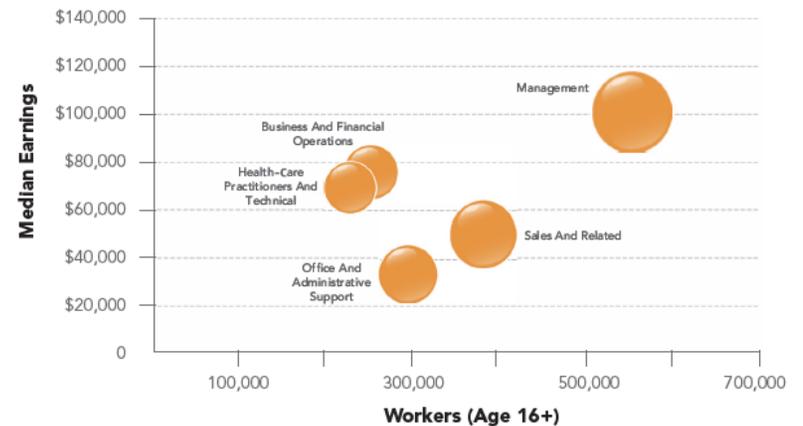
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



At a Glance

Fort Bend

Geography

1 of 9
Counties
in the Houston MSA

875.0
Square miles
larger than the city of New York
and Los Angeles combined

Population & Demos

858.5
Thousands
residents in the
Fort Bend County

1.1
Million
Estimated 2030
population (ESRI)

Fort Bend County



FBISD

Innovation Hub

27th

In the nation for Innovation
Index/Capacity (StatsAmerica)



Three networked and fully integrated
innovation hubs spread

Microsoft Showcase

FBISD is selected for a technology
incubator program

Economy



\$27.9 Billion GDP [2020]



\$129,049

Average Household Income



\$33,600

GDP per Capita [2020]

Local Businesses



16,710

Total Establishments

Airports & Ports



**Sugar Land Airport &
Houston Southwest Airport**

With George Bush Intercontinental
Airport and Hobby Airport nearby

Houston Ship Channel
Ranks #1 in Nation

1st

In Domestic
& Foreign
Waterborne
Tonnage

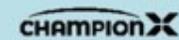
Diverse Blend of Companies



FLUOR



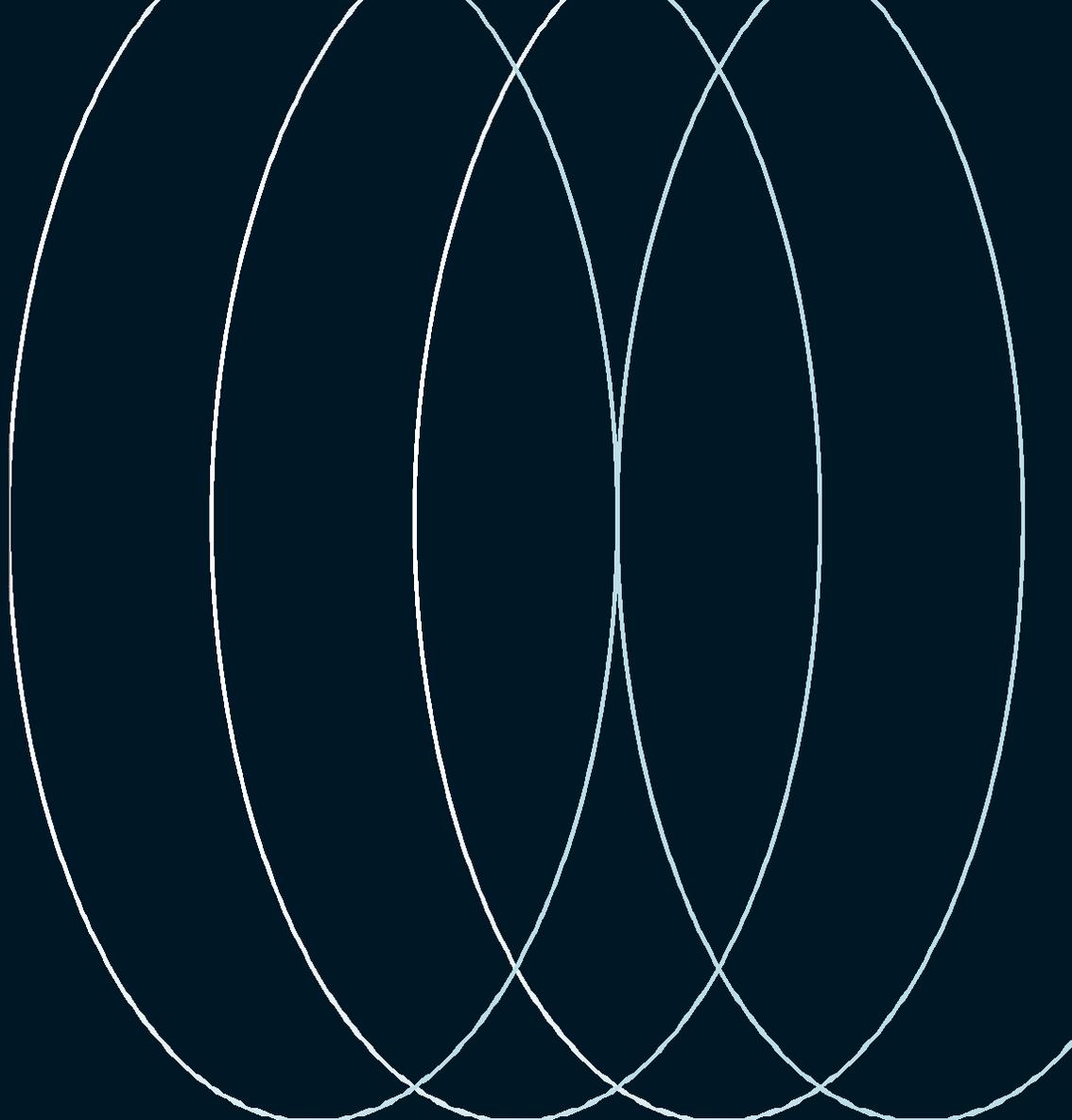
FedEx



Thank you

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