

frankel

DEVELOPMENT

GROUP

SPACE FOR LEASE



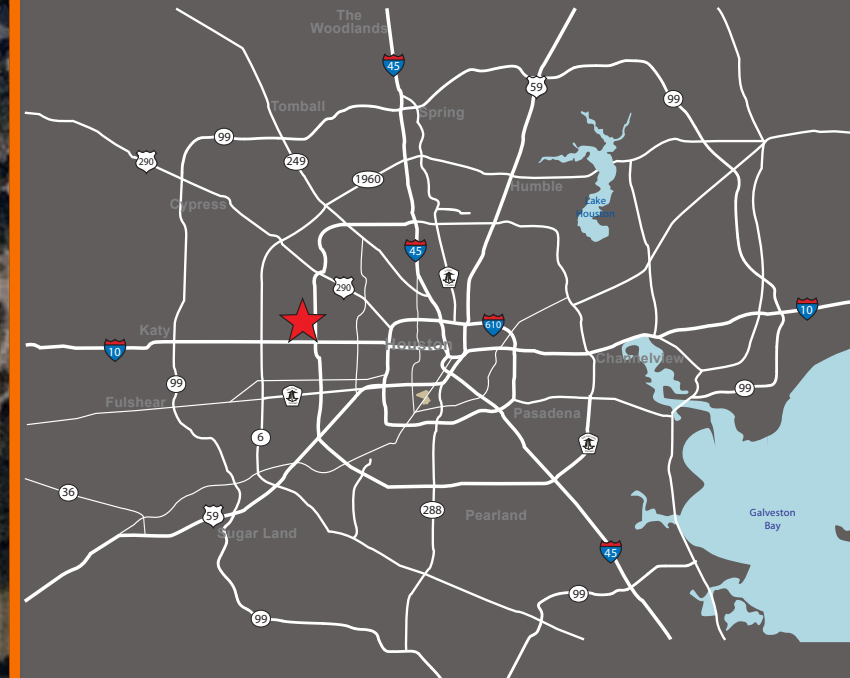
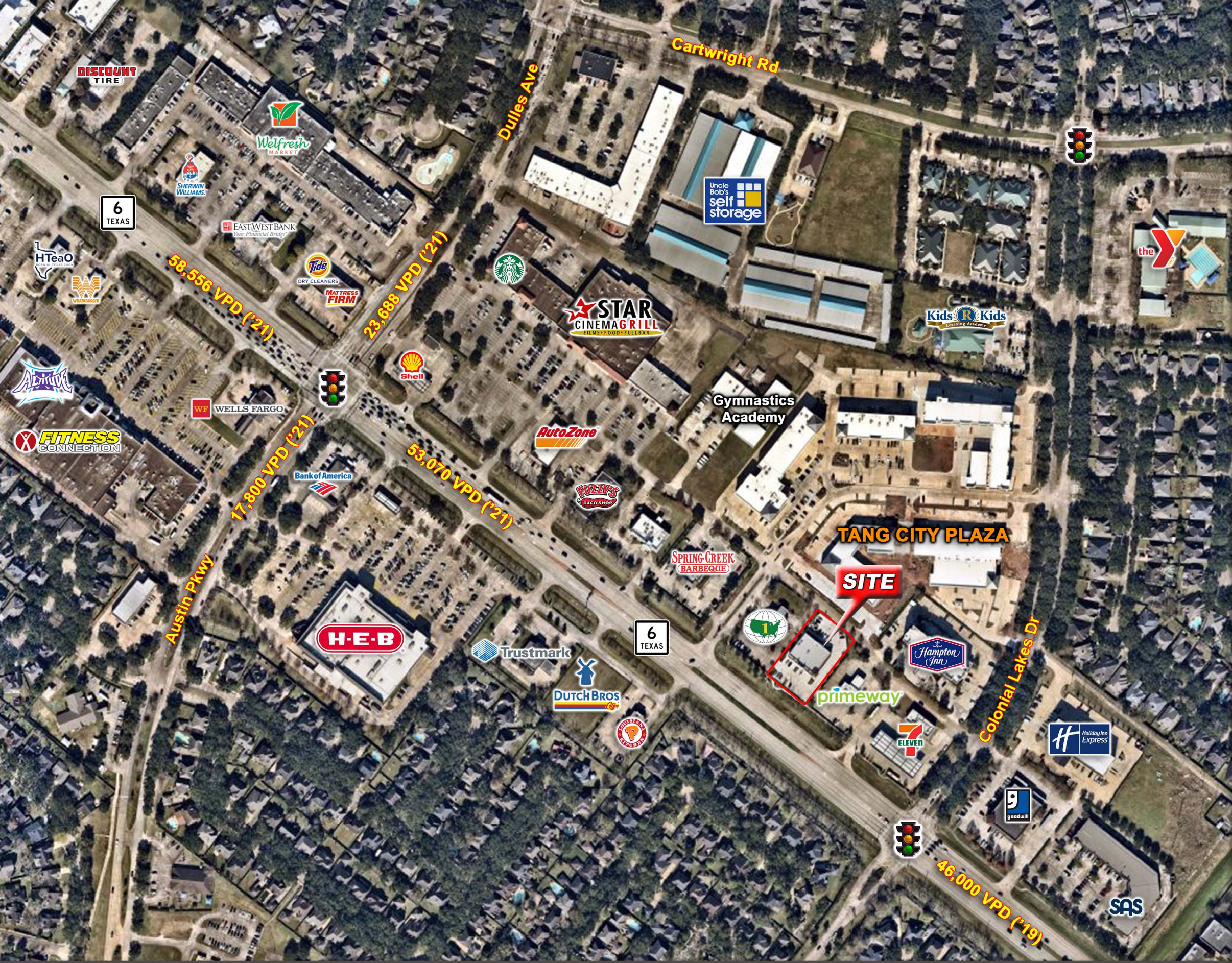
New Medical/Office Space

4925 Highway 6 South | Missouri City, Texas 77459

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PROPERTY HIGHLIGHTS

- Positioned along major business corridor
- Convenient to residents of Sugar Land, Missouri City & Riverstone
- Close proximity to high traffic generators (Star Cinema Grill, Tang City Plaza, and high volume HEB)
- Strong demographics/affluent residents
- Strong submarket with a lot of "everyday needs" retail
- High traffic counts/ Great visibility
- Ideal for office or medical use

TRAFFIC COUNTS

- Hwy 6 (west of Dulles): 58,556 VPD ('21)
- Hwy 6 (east of Riverstone): 46,000 VPD ('19)
- Dulles Avenue: 23,688 VPD ('21)
- Austin Parkway: 17,800 VPD ('21)

DEMOGRAPHIC SNAPSHOT

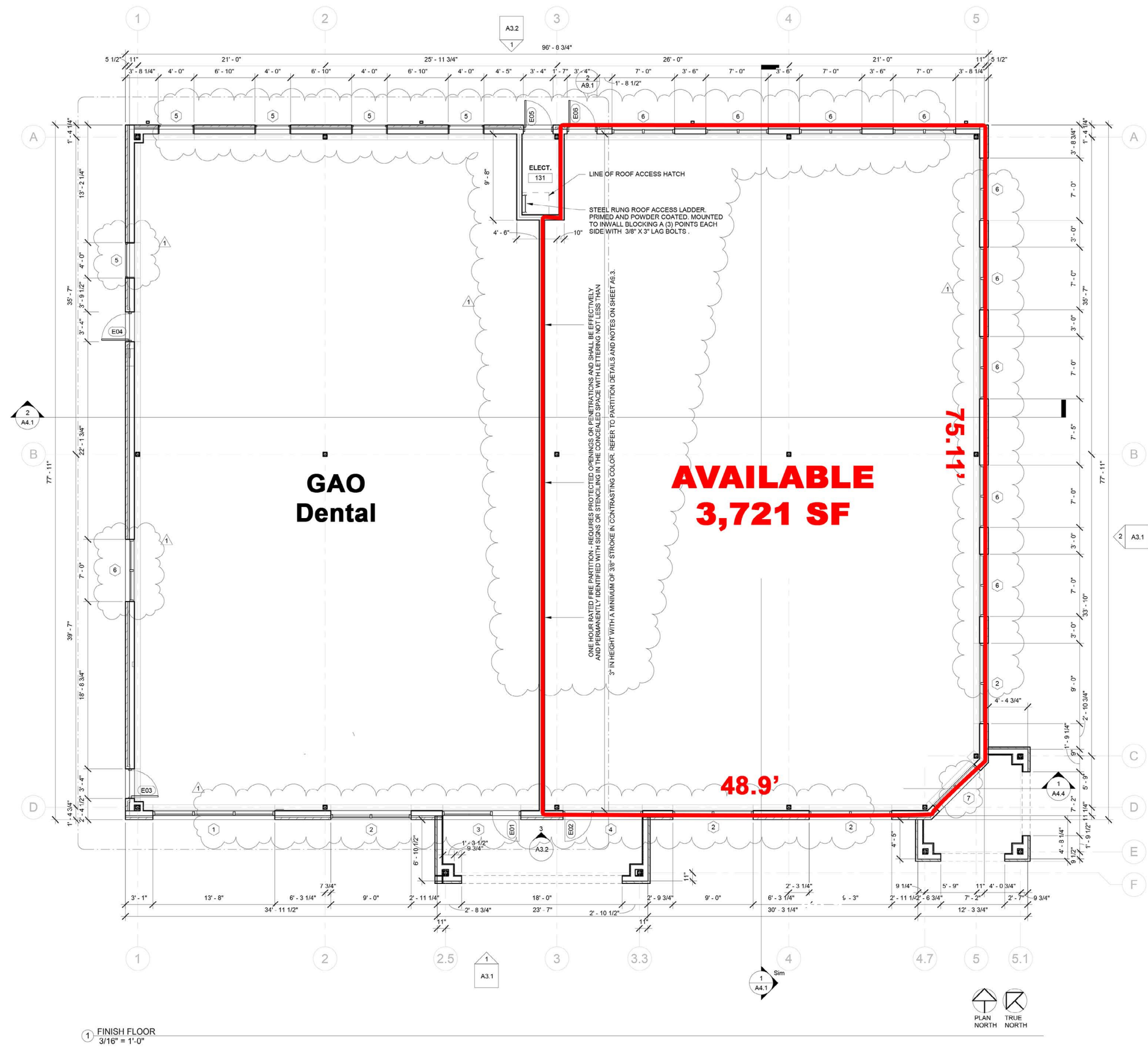
POPULATION	AVG HH INCOME
1-mi: 9,579	1-mi: \$147,712
3-mi: 103,938	3-mi: \$135,880
5-mi: 209,172	5-mi: \$133,130





SITE PLAN AERIAL

FLOOR PLAN





DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2021)

103,938

DAYTIME
POPULATION
(3 mi Radius, 2021)

97,550

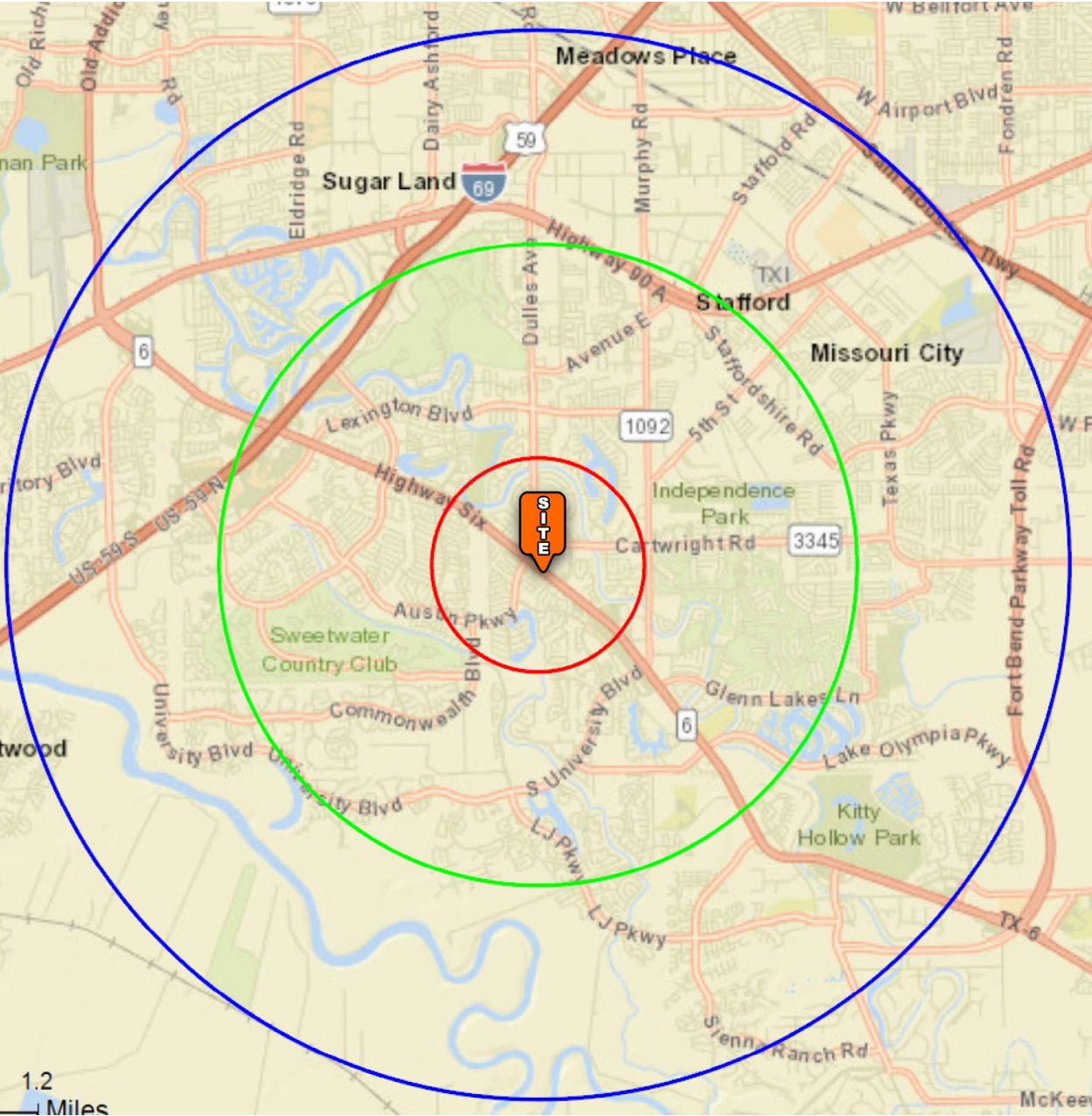
HOUSEHOLDS
(3 mi Radius, 2021)

35,701

HOUSEHOLD INCOME
(3 mi Radius)
2021 Average:

\$135,880

	1 mile	3 miles	5 miles
Population Summary			
2021 Total Population	9,579	103,938	209,172
2021 Group Quarters	0	278	457
2026 Total Population	10,460	116,380	238,498
2021-2026 Annual Rate	1.78%	2.29%	2.66%
2021 Total Daytime Population	10,569	97,550	216,636
Workers	5,614	43,516	107,585
Residents	4,955	54,034	109,051
Household Summary			
2021 Households	3,176	35,701	71,985
2021 Average Household Size	3.02	2.90	2.90
2026 Households	3,481	40,009	82,107
2026 Average Household Size	3.00	2.90	2.90
2021-2026 Annual Rate	1.85%	2.30%	2.67%
2021 Families	2,672	28,544	57,099
2021 Average Family Size	3.32	3.28	3.29
2026 Families	2,922	31,920	65,075
2026 Average Family Size	3.31	3.28	3.29
2021-2026 Annual Rate	1.80%	2.26%	2.65%
Housing Unit Summary			
2021 Housing Units	3,221	36,868	74,493
Owner Occupied Housing Units	87.6%	74.8%	74.3%
Renter Occupied Housing Units	11.0%	22.1%	22.3%
Vacant Housing Units	1.4%	3.2%	3.4%
2026 Housing Units	3,552	41,280	84,767
Owner Occupied Housing Units	87.8%	75.6%	74.9%
Renter Occupied Housing Units	10.2%	21.3%	22.0%
Vacant Housing Units	2.0%	3.1%	3.1%
Median Household Income			
2021	\$117,918	\$101,221	\$98,840
2026	\$121,323	\$105,395	\$104,063
Median Home Value			
2021	\$284,947	\$292,752	\$290,873
2026	\$297,184	\$319,094	\$321,579
Per Capita Income			
2021	\$49,360	\$46,839	\$45,694
2026	\$52,591	\$49,850	\$49,046
Median Age			
2021	41.5	41.0	39.5
2026	42.3	42.0	39.9
2021 Households by Income			
Household Income Base	3,176	35,701	71,985
<\$15,000	2.5%	5.1%	4.5%
\$15,000 - \$24,999	2.3%	3.9%	3.6%
\$25,000 - \$34,999	3.7%	6.4%	6.6%
\$35,000 - \$49,999	3.0%	8.4%	8.9%
\$50,000 - \$74,999	10.6%	13.3%	14.8%
\$75,000 - \$99,999	14.5%	12.2%	12.1%
\$100,000 - \$149,999	28.2%	19.7%	19.4%
\$150,000 - \$199,999	15.2%	12.1%	11.5%
\$200,000+	20.0%	19.0%	18.7%
Average Household Income	\$147,712	\$135,880	\$133,130





Information About Brokerage Services

Texas law requires all real estate license holders 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
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