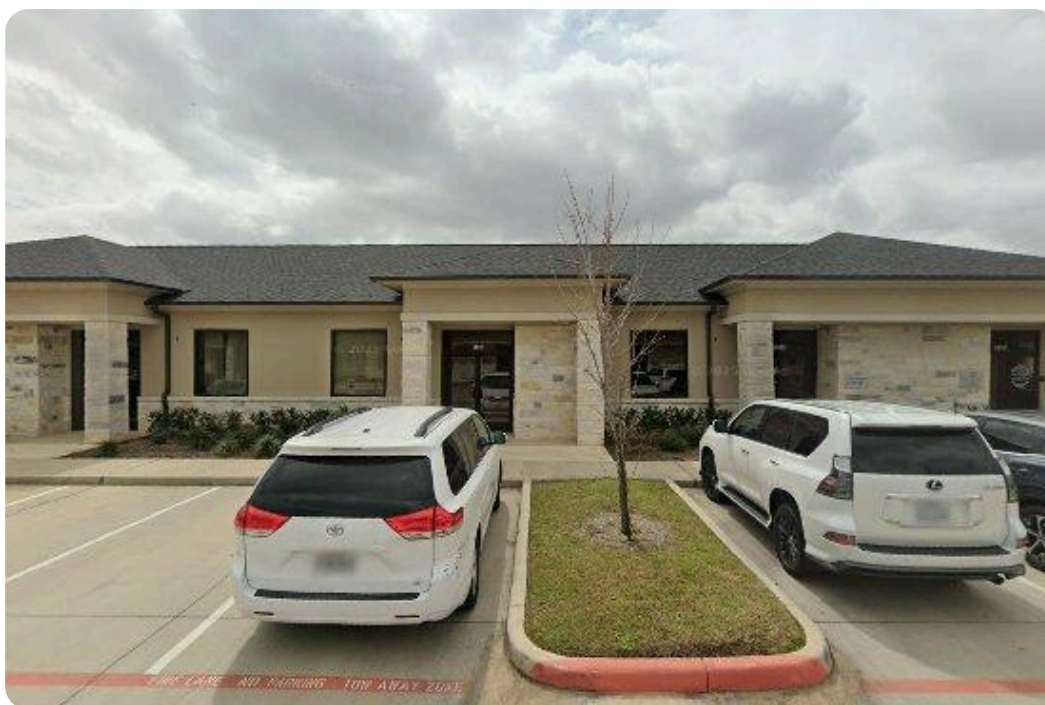




Oyster Creek Office Condo

4220 Cartwright Rd, Ste 1103
Missouri City, TX 77459



Stacy Sherman

BROKER

Texas Real Estate License #0644832

📞 Mobile (832) 445-8934

📠 (832) 445-8934

✉️ stacyshermantx@gmail.com

🌐 StacyShermanBroker.com



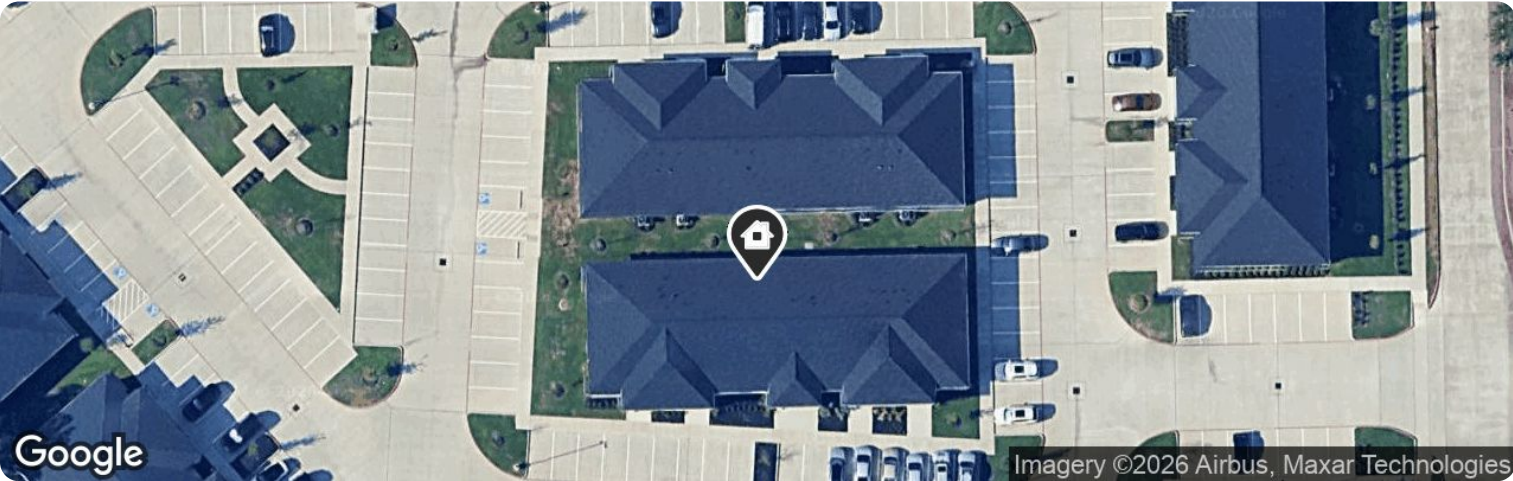
Stacy Sherman, Broker

2316 Timber Shadow Drive

Suite 102

Kingwood, TX 77339





Off Market / Public Record • Sold Date: 9/15/2022, Public Record

Undisclosed



Commercial

Type

Basic Facts

Type

Commercial

Subtype

General

Year Built

2021

Land Use

Commercial (General)

General Use

Multi-Tenant Offices/Stores

Property Use

Multi-Tenant Offices/Stores

Overall Use

OFFICE BUILDINGS

Multi Parcel

Yes

Property Information

Property Features

PUBLIC

Lot Size Sqft

1,225 sq ft

Lot Size Acres

0.03 acres

Building Sqft Est.

2,307 sq ft

Neighborhood Code

COMM

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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4220 Cartwright Rd, Ste 1103, Missouri City, TX 77459

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	5710-00-011-0003-907	Tax ID	R526869
County	Fort Bend County	City/Municipality/Township	CITY OF MISSOURI CITY
Census Tract	481576715.013018	Carrier Route	R037
Abbreviated Description	CITY/MUNI/TWP:CITY OF MISSOURI CITY OYSTER CREEK OFFICE CONDOMINIUMS, BUILDING 11, UNIT 1103, 2.08% COMMON AREA INTEREST MAP REF:MAP: A-102-A	FIPS Parcel Number	481575710-00-011-0003-907
Building sqft Estimate	2,307	General Use	Multi-Tenant Offices/Stores
Property Use	Multi-Tenant Offices/Stores	Overall Use	OFFICE BUILDINGS
Is Multi Parcel	Y	Current Use	Commercial (General)

Owner Facts

Owner Name (Public)	JOSEPH MONAGHAN	Time Owned	0-5 Yrs
Mailing Address	9603 Randon Ln Missouri City TX 77459-6209	Contact Title	OWNER
Contact Name	JOSEPH MONAGHAN	Multi-Parcel ID Address	481575710-00-005-0003-907
Number of Tenants	49	Tenants Average Days In Business	6 years and 175 days

Financial Details

Adjusted Prop. Value	\$355,000	MTG Risk Score	150
New Applicant Underwriting Score	2	Default History	NO DEFAULTS IN AVAILABLE RECORDS
Property Use Reliability Score	2	Financial Risk Score	150
Property Use Risk Score	C	Local Area Credit Risk Score	B

4220 Cartwright Rd, Ste 1103, Missouri City, TX 77459

Financial Details

Special Risk NO SPECIAL RISK FEATURES
Characteristics

Public Record History

Deed

Contract Date	9/9/2022
Recording Date	9/15/2022
Document Type	Vendor's Lien
Loan Type	Commercial
Loan Amount	\$202,000
Buyer ID	Individual(s)
Seller Name	OCOC LLC
Seller ID	Limited Liability Company
Lender Name	SOCOTRA REIT I LLC
Buyer Mailing Address	9603 RANDON LN, MISSOURI CITY, TX 77459
Document #	2022118909
Mortgage Document #	2022118910
Title Company Name	STEWART TITLE

Mortgage

Contract Date	9/6/2022
Recording Date	9/13/2022
Loan Type	Commercial
Borrower Name	JOSEPH MONAGHAN
Borrower ID	Unmarried Man
Loan Amount	\$202,000
Lender Name	SOCOTRA REIT I LLC

4220 Cartwright Rd, Ste 1103, Missouri City, TX 77459

Public Record History

Mortgage

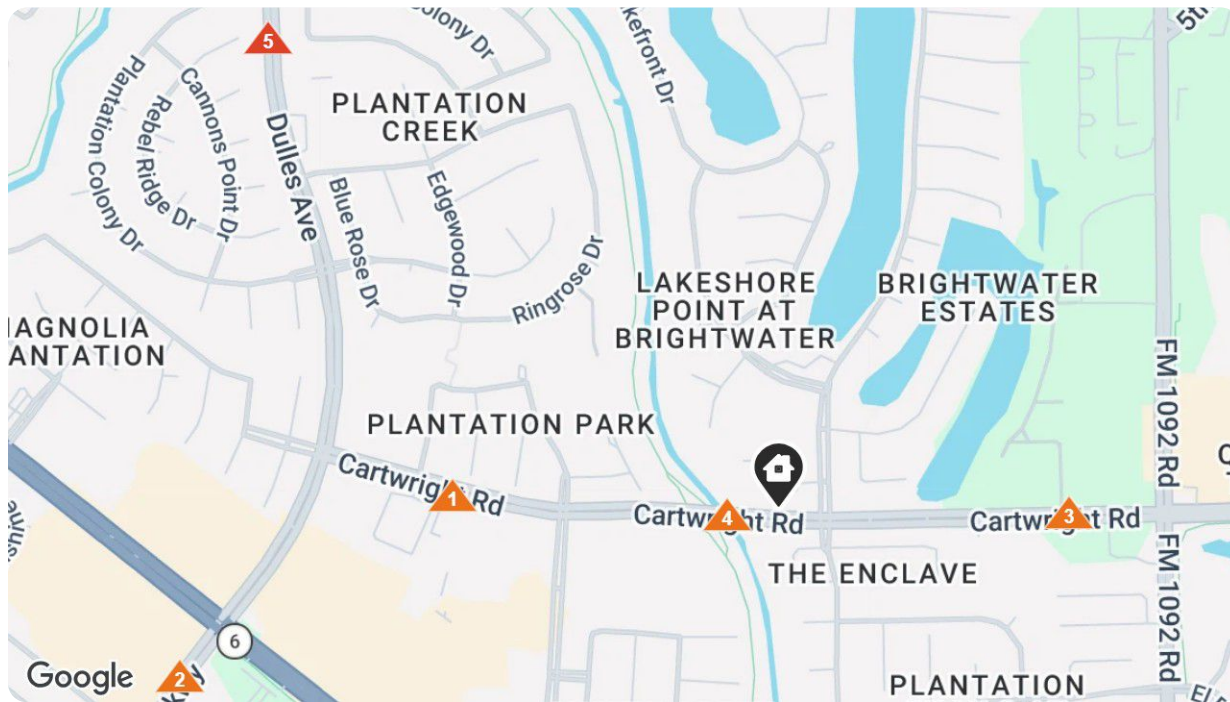
Contract Date	9/6/2022
Lender Type	Other (company or corporation)
Mailing Address	95817
Borrower Mailing Address	9603 LANDON LANE, MISSOURI CITY, TX 77459
Loan Number	22-186TX
Document #	2022118299
Record Type Code	S
Record Type	S
Title Company Name	STEWART TITLE

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$65,438	\$65,438	\$50,438	\$50,440	–
Assessed Value - Improvements	\$289,562	\$289,562	\$304,460	\$240,129	–
Total Assessed Value	\$355,000	\$355,000	\$354,898	\$290,569	–
Assessor Market Value Year	2025	2024	2023	2022	–
Assessor Market Value - Land	\$65,438	\$65,438	\$50,438	\$50,440	–
Assessor Market Value - Improvements	\$289,562	\$289,562	\$304,460	\$240,129	–
Total Assessor Market Value	\$355,000	\$355,000	\$354,898	\$290,569	–
Tax Rate Code Area	S07 J07 C09 M55	S07 J07 C09 M55	S07 J07 C09 M55	S07 J07 C09 M55	S07 J07 C09 M55
Total Tax Amount	\$7,627	–	\$7,421	–	–
Tax Account ID	R526869	R526869	R526869	R526869	R526869

4220 Cartwright Rd, Ste 1103, Missouri City, TX 77459

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 63,134

FM 1092 Rd

2025 Est. daily traffic counts

Cross: Waterford Village Blvd

Cross Dir: S

Distance: 0.06 miles

Historical counts

Year ▲ Count Type

2003 ▲ 60,908 ADT

2 50,527

Alvin-Sugarland Rd

2025 Est. daily traffic counts

Cross: Dulles Ave

Cross Dir: NW

Distance: 0.16 miles

Historical counts

Year ▲ Count Type

2008 ▲ 53,070 ADT

2005 ▲ 44,358 ADT

1998 ▲ 29,675 ADT

1997 ▲ 25,648 ADT

1994 ▲ 28,957 ADT

3 44,322

Murphy Road

2025 Est. daily traffic counts

Cross: Palm Grove Dr

Cross Dir: N

Distance: 0.04 miles

Historical counts

Year ▲ Count Type

2022 ▲ 46,138 AADT

2021 ▲ 45,661 AADT

2020 ▲ 40,210 AADT

2019 ▲ 46,757 AADT

2018 ▲ 46,820 AADT

4 43,611

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year ▲ Count Type

2022 ▲ 44,566 AADT

2021 ▲ 43,010 AADT

2020 ▲ 39,100 AADT

2019 ▲ 46,000 AADT

2018 ▲ 44,609 AADT

5 40,703

Murphy Road

2025 Est. daily traffic counts

Cross: Cartwright Rd

Cross Dir: S

Distance: 0.12 miles

Historical counts

Year ▲ Count Type

2022 ▲ 42,054 AADT

2021 ▲ 41,638 AADT

2020 ▲ 40,181 AADT

2019 ▲ 46,722 AADT

2018 ▲ 46,282 AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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