

439 MURPHY RD

Stafford, TX 77477

**Vacant Land
Investment Opportunity**

Leasing Brochure



MATTHEWS™

EXCLUSIVE LEASING AGENTS



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TX Disclaimer

Donovan Ballot & Vince Chapey (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

Patrick Graham

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INVESTMENT HIGHLIGHTS

Property Highlights

- Vacant parcel totaling $\pm 33,193$ SF (± 0.76 AC) with excellent site layout potential for single tenant development.
- Over 200' of frontage along Murphy Rd & Avenue E ($\pm 39,103$ vehicles per day) ensures strong signage visibility and high customer capture.
- Zoning allows for a multitude of uses and features no use restrictions.
- Offered as a ground lease in one of Stafford's busiest corridors, just off Highway 90 with multiple access points into site from Murphy Road and Avenue E.
- Located in a thriving commercial zone with strong traffic counts and surrounding national retailers, including O'Reilly Auto Parts, NAPA Auto Parts, AutoZone, Chevron, Circle K, Shell, Valero, 7-Eleven, Take 5, Chipotle, Starbucks, McDonald's, Dairy Queen, Popeye's, Burger King, Subway, Whataburger, Jimmy John's, and Walgreens.





Google Earth

FINANCIAL SUMMARY

Property Summary

Property Name	Vacant Lot
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Address	439 Murphy Rd, Stafford, TX 77477
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Asking Rent	\$90,000/Yr
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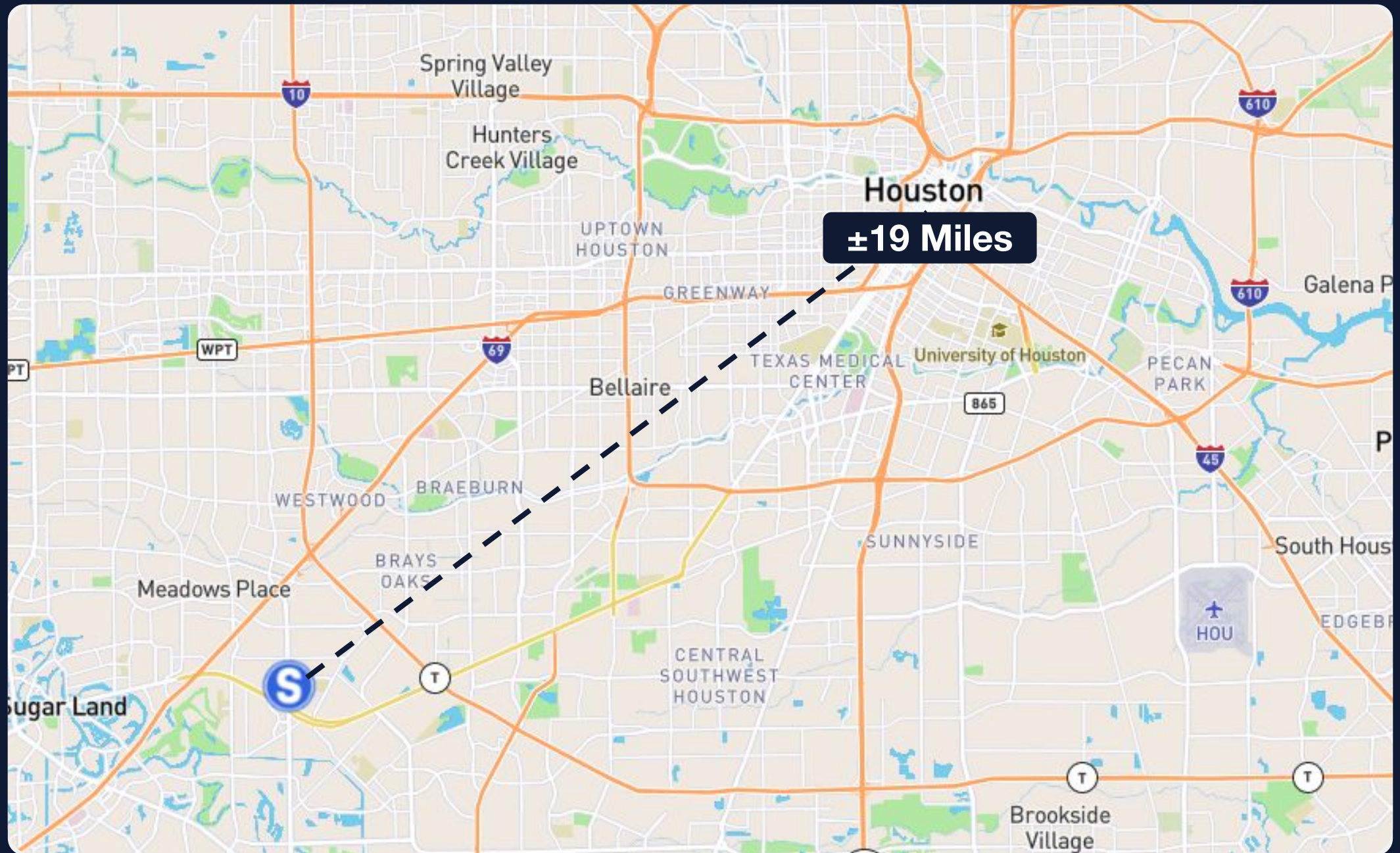
Lot Size (SF)	±33,127
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Lot Size (AC)	±0.76
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MARKET OVERVIEW

439 Murphy Rd,
Stafford, TX 77477



STAFFORD, TX

Market Demographics

17,279

Total Population

\$85,910

Median HH Income

6,515

of Households

43%

Homeownership Rate

9,423

Employed Population

40.7%

% Bachelor's Degree

32.8

Median Age

\$247,900

Median Property Value

Local Market Overview

Vacant land in Stafford continues to attract interest due to its position along major corridors such as US-90A and Beltway 8, as well as its proximity to Houston's employment centers. The city's location between Fort Bend and Harris counties gives buyers access to a wide customer base and established commercial activity. With limited land availability inside the Loop, developers looking for accessible parcels near regional traffic flows see Stafford as a workable option for office, retail, industrial, and service-oriented uses.

Recent activity in the area reflects ongoing commercial expansion, supported by steady population growth in the surrounding communities and consistent demand for business-friendly environments. Stafford's absence of a municipal property tax continues to be a notable advantage for both owners and developers. As redevelopment and infill projects progress along primary commercial routes, well-located land sites in Stafford remain positioned for continued interest from investors seeking sites that support long-term commercial or mixed-use plans.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,149	95,156	330,574
Current Year Estimate	13,972	94,735	334,006
2020 Census	13,542	90,268	315,890
Growth Current Year-Five-Year	1.27%	0.44%	-1.03%
Growth 2020-Current Year	3.17%	4.95%	5.73%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,083	36,252	122,242
Current Year Estimate	4,873	35,020	120,291
2020 Census	4,525	32,853	112,359
Growth Current Year-Five-Year	4.32%	3.52%	1.62%
Growth 2020-Current Year	7.69%	6.60%	7.06%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$99,736	\$117,178	\$106,202

HOUSTON, TX MSA

Houston, Texas is the fourth-largest city in the United States and a key industrial center in the Southeast. It serves as a primary base for the energy, manufacturing, and aerospace sectors. The city is home to numerous oil and gas corporations, engineering firms, and industrial service providers that support global operations in exploration, refining, and petrochemicals.

NASA's Johnson Space Center anchors Houston's aerospace industry, providing research and training facilities central to U.S. space operations. Beyond energy and aerospace, the city supports strong logistics and shipping industries, with the Port of Houston ranking among the nation's busiest in foreign tonnage and petrochemical exports.

Houston's infrastructure includes extensive rail, highway, and pipeline networks that connect industrial sites throughout the Gulf Coast. Its workforce is supported by major universities and technical institutions supplying engineering, science, and skilled trade professionals. With ongoing investment in energy technology and manufacturing capacity, Houston remains a strategic hub for U.S. industrial development.

#1 Relocation Destination In US

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

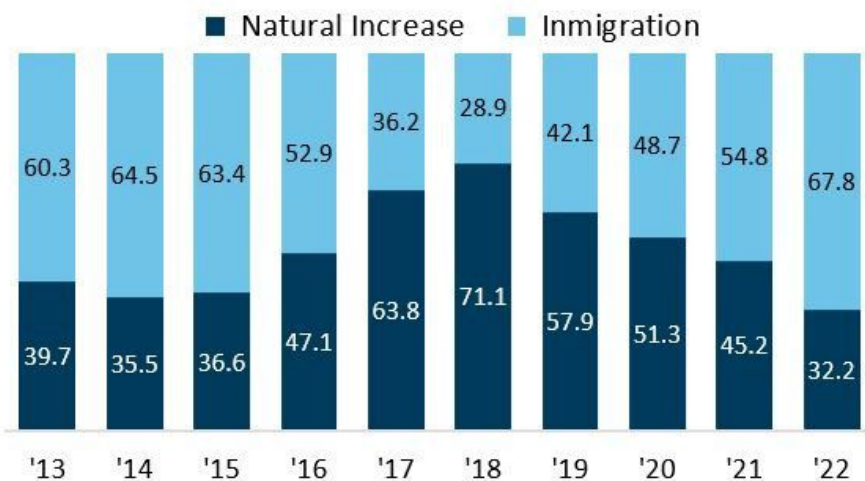
5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31m People

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer.

Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience.

Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center.

Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

#8 In Best Places To Live In Texas
-U.S. News And World Report 2024-2025



Major Employers

Employees

Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **439 Murphy Rd, Stafford, TX 77477** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date