

FOR LEASE



Pecan Plaza

2801-2899 Dulles Ave
Missouri City, Texas 77459

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



Pecan Plaza

2801-2899 Dulles Ave • Missouri City, Texas 77459

PROPERTY DESCRIPTION

Looking for the perfect commercial space to lease in Missouri City, TX? Look no further than this stunning building located at 2801-2899 Dulles Ave. The property is zoned for commercial use, making it ideal for a wide range of businesses, from offices to retail stores.

The building itself is a unique structure, with a modern design that stands out in the local area. It offers plenty of space for your business to grow, with multiple levels and a spacious interior that offers endless possibilities for customization.

Inside, you'll find modern amenities and features that are sure to make your workday more comfortable. Large windows let in plenty of natural light, creating a bright and inviting atmosphere that's perfect for productivity. Additionally, the property is equipped with high-speed internet and other technology to keep your business running smoothly.

Busy center located at Southeast corner of Dulles Ave (Austin Pkwy) and Cartwright Rd. The location of this building is another major selling point. It's situated on a busy street, providing excellent visibility for your business and plenty of foot and vehicle traffic. Plus, it's conveniently located near major highways, making it easy to get to and from work each day.

In short, this commercial property has everything you need to take your business to the next level. Don't miss out on this incredible opportunity – contact us today to schedule a showing and see it for yourself!

For More Information

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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PROPERTY HIGHLIGHTS

- **Busy Center in High Traffic Area**
- **Retail Strip Center**
- **“Daily Needs” tenants drive traffic to the center**
- **Upscale Neighborhood**
- **Ample Parking**



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SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
2821	1,720 SF	\$19.00 (sf/mo + NNN)
2823	1,710 SF	\$19.00 (sf/mo + NNN)
2859	1,750 SF	\$19.00 (sf/mo + NNN)
2869	1,620 SF	\$19.00 (sf/mo + NNN)
2887	1,350 SF	\$19.00 (sf/mo + NNN)



POPULATION

	2miles	5miles	10miles
2010	45,784	171,722	824,208
2023	54,973	233,406	951,643
2028 Population Projection	58,214	249,592	981,375
Annual Growth 2010-2023	1.5%	2.8%	1.27%

INCOME

	2miles	5miles	10miles
Avg Household Income	\$131,485	\$126,612	\$94,900
Median Household Income	\$107,037	\$98,150	\$67,222

HOUSING

	2miles	5miles	10miles
Median Home Value	\$289,101	\$300,127	\$233,892

CONSUMER SPENDING

	2miles
Education & Daycare	\$54,412,130
Health Care	\$34,208,894
Transportation & Maintenance	\$190,014,029
Household	\$129,244,575
Food & Alcohol	\$192,930,611
Entertainment, Hobbies & Pets	\$103,289,890
Apparel	\$38,367,776

TRAFFIC (Count Year 2022)

	Traffic Volume	Distance from Property
Dulles Ave / Cartwright Rd N	23,526	0.07 mi
Alvin-Sugarland Rd / Dulles Ave NW	45,952	0.21 mi

Availability



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Photos

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PECAN PLAZA
2801-2899 DULLES AVE
MISSOURI CITY, TX 77459

Aerial

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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Primary Assumed Business Name or Designated Broker of Firm	License No.	Email	Phone
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William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date