

CLASS A RETAIL FOR LEASE IN MISSOURI CITY

2730 FM 1092, Missouri City, TX 77459



MICHAEL SHANKS, CPM
DIRECTOR OF RETAIL ADVISORY
832.495.2221
MIKE@GATSBYADVISORS.COM

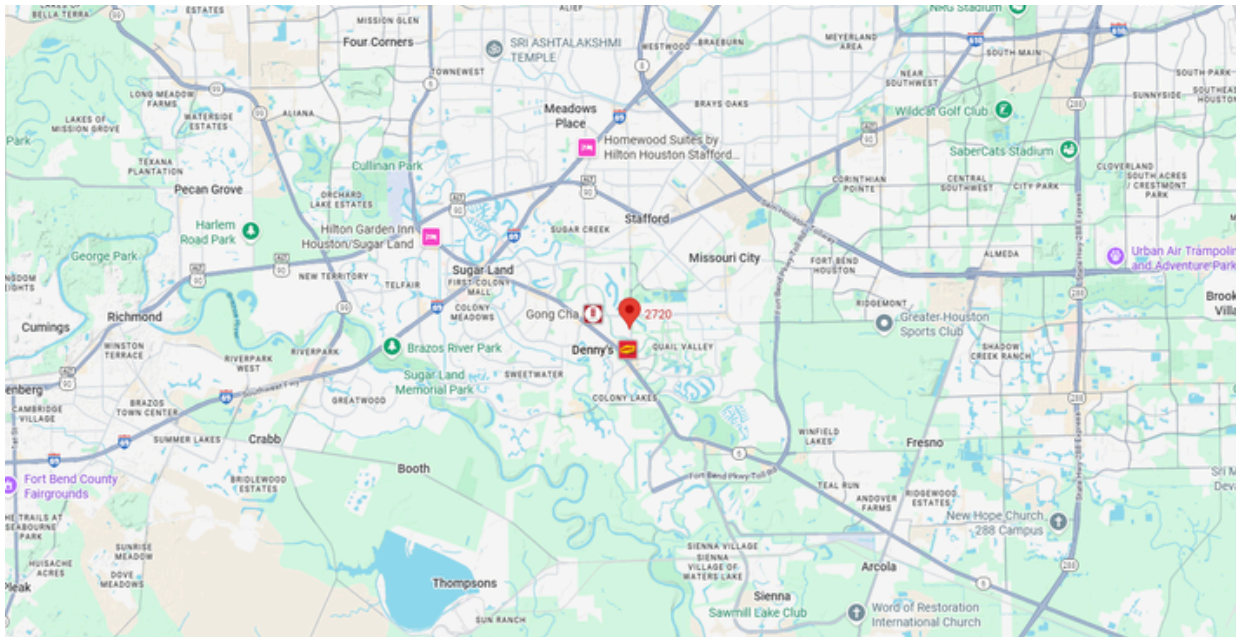


CHARLES PATAWARAN, CCIM
PRESIDENT & JANITOR
832.899.4389
CHARLES@GATSBYADVISORS.COM

REMAX
COMMERCIAL
REAL ESTATE ADVISORS

**GATSBY
ADVISORY
GROUP**

LEASING SUMMARY



PROPERTY INFORMATION/HIGHLIGHTS

- ± 6,957 SF of Class A Inline Retail Space – First-generation space that has never been occupied, offering maximum flexibility for tenant build-out.
- Prime Frontage Along FM 1092 (Murphy Rd.) – Excellent visibility with 48,000+ vehicles per day, ensuring strong daily exposure for tenants.
- Brand New Construction – Modern design, high ceilings, efficient bay depths, and contemporary façade suitable for national and regional retailers.
- Ideal for Retail, Service, Medical, or Restaurant Users – Flexible suite configurations to meet a variety of tenant needs.
- Ample Parking & Easy Access – Surface parking with multiple ingress/egress points, accommodating both steady daily traffic and peak retail hours.

LOCATION

**2720 FM 1092,
 MISSOURI CITY, TX 77459**

SPACES AVAILABLE

± 6,957 SQFT
 CAN BE DIVIDED

RATE (NNN)

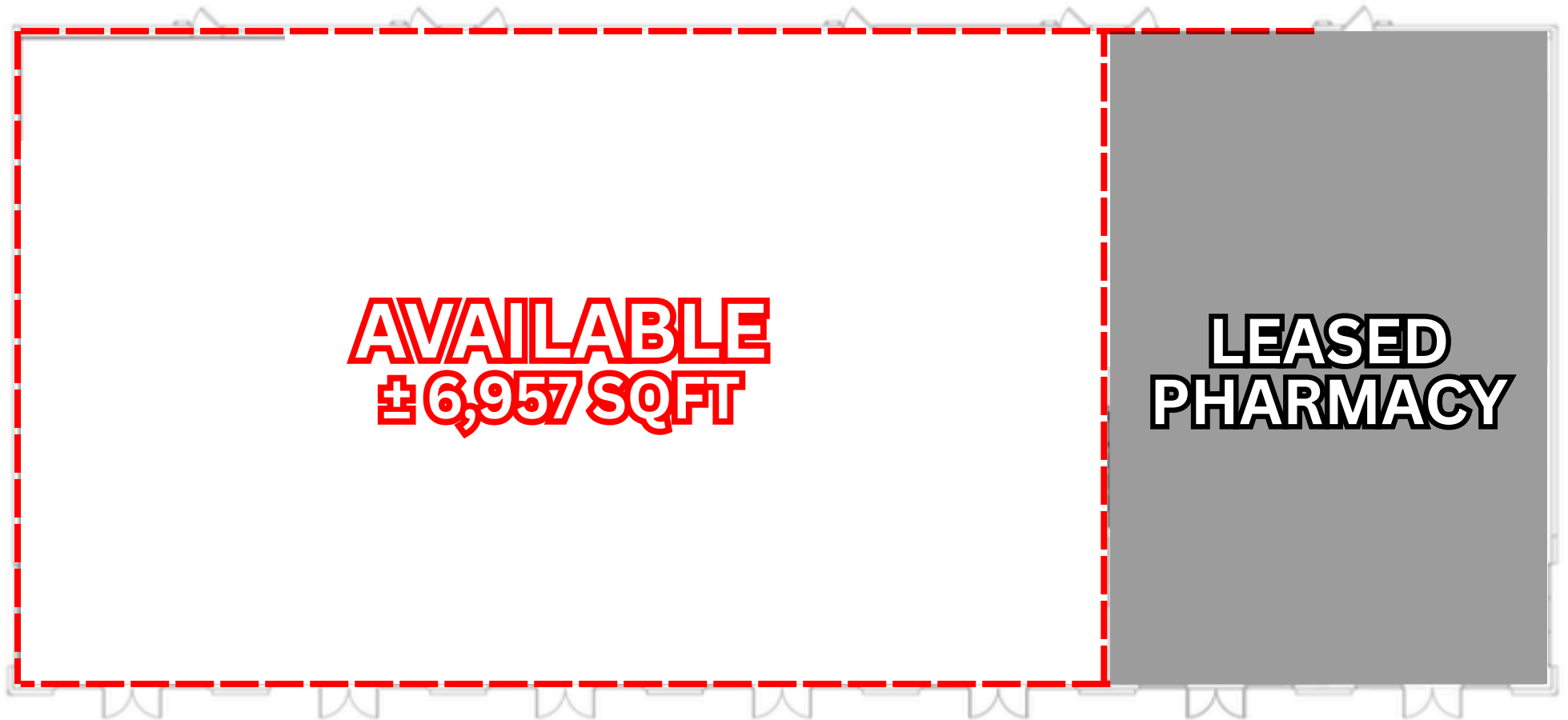
\$35/SF + 8/SF NNN

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
POPULATION	11,151	104,832	217,251
MEDIAN HH INCOME	\$99,381	\$101,222	\$102,069

NEARBY RETAILERS

WALMART, TARGET, DOLLAR TREE/DOLLAR GENERAL, KROGER, ALDI, HEB, FIESTA MART, SPROUTS, CVS, WALGREENS ACADEMY, ROSS, MARSHALLS

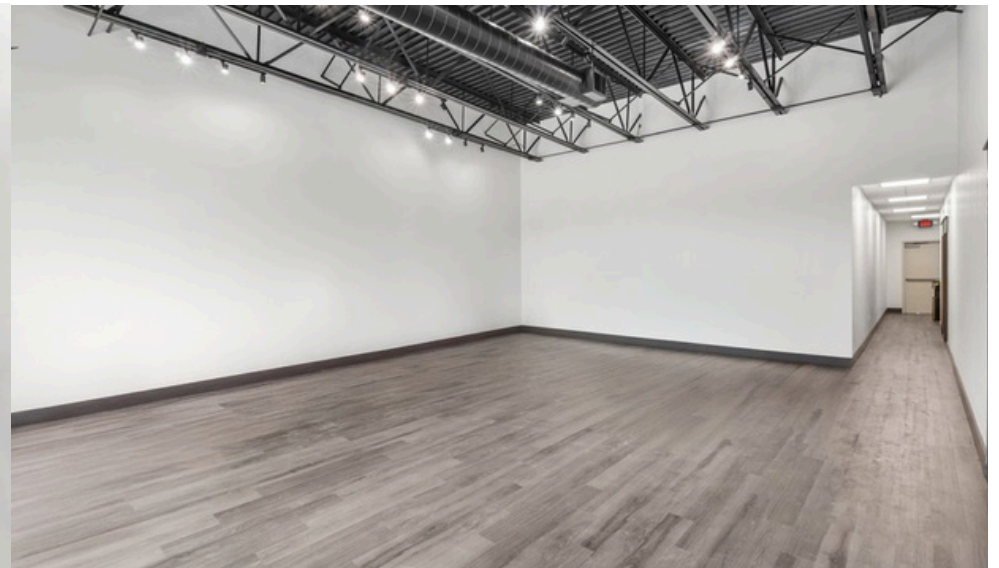
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS





81,251
PEOPLE IN 77459



\$132,758
MEDIAN HOUSEHOLD INCOME
IN 77459

AREA

AREA DESCRIPTION

Missouri City is a thriving suburban market located within Fort Bend County, one of the fastest-growing counties in Texas, known for its strong demographics, economic expansion, and quality of life. The city benefits from its strategic location within the Houston metropolitan area, providing seamless connectivity to major employment centers, retail hubs, and residential communities. The local economy is supported by steady population growth, high median household incomes, and a diverse mix of commercial activity, making it a desirable destination for both retailers and service providers.

The subject properties are situated along FM 1092 (Murphy Road), a heavily trafficked corridor with $\pm 48,000$ vehicles per day. This corridor serves as a vital north-south arterial, connecting to U.S. Highway 90 and State Highway 6, and offering direct access to Sugar Land, Stafford, and the broader Houston metro area.

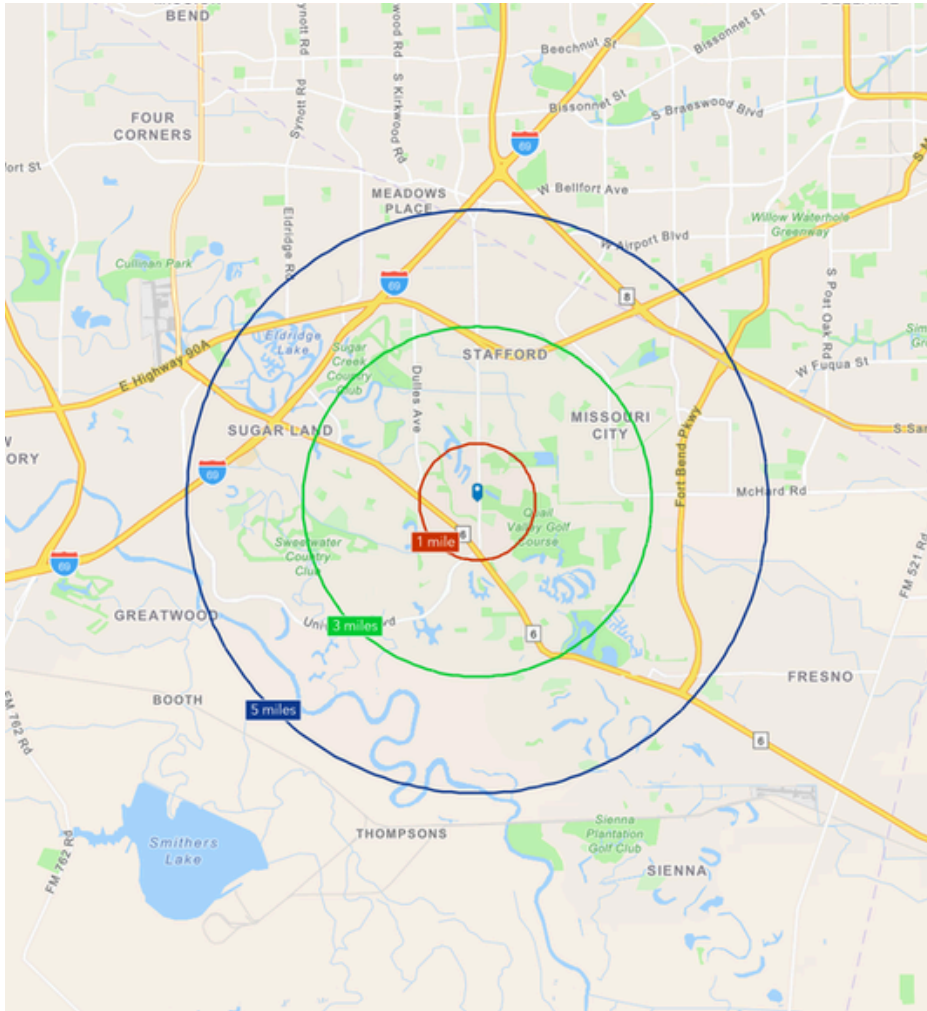
Missouri City is also home to several well-known destinations that enhance its appeal and draw consistent regional traffic. The Quail Valley Golf Course & City Centre serves as a major recreational hub and event venue, while Sugar Land Town Square and First Colony Mall are just minutes away, providing premier shopping, dining, and entertainment options. Locally, residents enjoy access to Missouri City Recreation & Tennis Center, Buffalo Run Park, and Independence Park, which anchor the city's strong emphasis on community amenities. The area also benefits from proximity to Houston Community College – Stafford Campus and major healthcare providers such as Houston Methodist Sugar Land Hospital, further supporting long-term economic stability.

These attributes – high visibility, strong community anchors, and connectivity to surrounding employment and lifestyle hubs – make Missouri City a resilient and attractive submarket for long-term investment.

AREA HIGHLIGHTS

- Located on a Major Commercial Corridor – Positioned just off FM 1092 (Murphy Road) and minutes from Highway 6, one of Missouri City's most active retail and commuter thoroughfares with strong daily traffic volumes.
- Surrounded by National Retailers – The property benefits from proximity to major anchors including Walmart Supercenter, Target, H-E-B, Home Depot, Lowe's, Academy Sports, Best Buy, CVS, Walgreens, and Kroger, creating continuous consumer draw to the trade area.
- Strong Residential Growth – Serves the rapidly expanding Missouri City and Sienna master-planned communities, home to thousands of new rooftops and one of the most desirable suburban submarkets in Fort Bend County.
- Strong Daytime Population – Supported by nearby schools, office parks, distribution centers, and civic uses, driving both daytime and weekend traffic to the corridor.
- Established Commercial Infrastructure – The surrounding area includes retail centers, professional offices, medical clinics, and service businesses, making it ideal for operators seeking a high-visibility, convenience-oriented location.

DEMOGRAPHICS (2025)



SOURCE: ESRI

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,151	104,832	217,251
Median Age	43.9	41.1	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,211	36,475	77,146
Average Household Size	2.61	2.86	2.81
Median HH Income	\$99,381	\$101,222	\$102,069
RACE	1 MILE	3 MILES	5 MILES
White	28.8%	23.8%	22.2%
African American	22.8%	26.8%	28.8%
Asian	29.4%	31.0%	31.1%
Hispanic	18.6%	18.6%	18.1%
Other	6.7%	7.0%	7.3%
2025 CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
Apparel & Services	\$11,003,241	\$102,908,646	\$227,579,955
Education	\$8,475,029	\$75,676,965	\$164,383,564
Entertainment/Recreation	\$19,035,621	\$172,671,185	\$376,608,986
Food Away from Home	\$18,451,305	\$173,284,958	\$383,125,710
Health Care	\$35,988,229	\$325,546,379	\$705,474,699
HH Furnishings & Equipment	\$13,543,318	\$123,966,909	\$271,062,589
Personal Care Products & Services	\$4,795,605	\$44,470,854	\$98,136,521

CLASS A RETAIL FOR LEASE IN MISSOURI CITY

2730 FM 1092, Missouri City, TX 77459



CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Brokerage Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



MICHAEL SHANKS, CPM **MANAGING DIRECTOR, RETAIL ADVISORY**

Michael Shanks, CPM serves as Managing Director of the Retail Advisory division at ReMax Commercial Real Estate Advisors, bringing over a decade of expertise in finance, sales, and real estate operations. His career includes notable roles as an Asset-Based Lending Agent, where he structured and managed complex multimillion-dollar financing transactions, and as Vice President of Property & Asset Management for a real estate investment trust, where he directed large-scale portfolios and strategic asset planning. Michael has contributed his skills to leading firms such as Marcus & Millichap and Maz Real Estate. He holds the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management, underscoring his dedication to operational excellence and industry leadership.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Gatsby Advisors Real Estate	9012872	info@gatsbyadvisors.com	832-899-4389
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Travis Marshall	0617572	travis@re-brokerage.com	844-538-1234
Designated Broker of Firm	License No.	Email	Phone
Charles Patawaran	763861	charles@gatsbyadvisors.com	(773) 387-9168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Shanks	836046	mike@gatsbyadvisors.com	(832) 495-2221
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date