APEX REALTORS

4502 Riverstone Blvd #204 Missouri City, TX 77459



Daniel Myers

(510) 415-0297

APEXREALTORS.COM





5444 WESTHEIMER RD. SUITE 1620, HOUSTON, 77056



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UNIT SIZE

1,200 SF

HIGHLIGHTS

- 1,200 SF End-Cap Unit Currently a pediatric practice, ready for immediate use.
- Prime Location Conveniently situated in Missouri City, minutes from Sugar Land.
- High Visibility Positioned on Riverstone Blvd with excellent traffic counts.
- Strong Demographics Rapidly growing, affluent surrounding community.
- Turnkey Medical Buildout Multiple exam rooms, reception, and waiting area in place.
- Ample Parking Purpose-built center with generous on-site parking.
- Professional Setting Ideal for medical, dental, or other healthcare users.
- Private Tours Showings available by appointment only.
- Nearby Amenities Close to retail, restaurants, and residential communities.
- Easy Access Quick connection to Hwy 6 and major thoroughfares.

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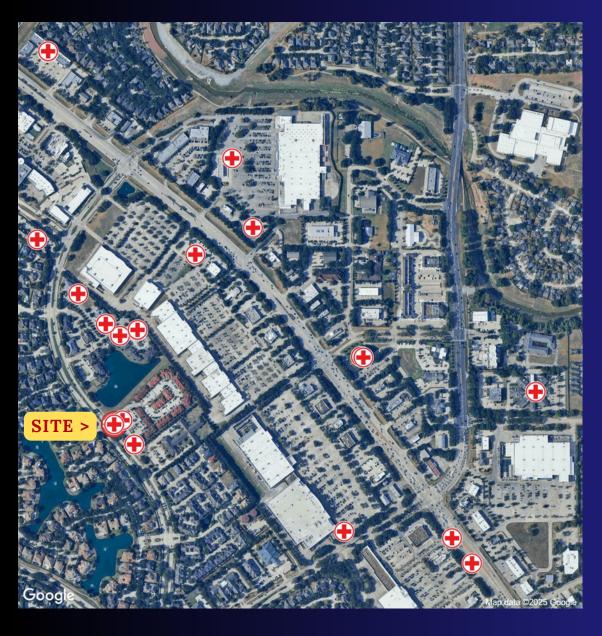
| | 1 mile | 3 miles |
|-----------------------------|----------------|-----------------|
| Population | 11,030 | 103,640 |
| Households | 3,582 | 34,875 |
| Median Age | 43.20 | 41 |
| Median HH Income | \$118,503 | \$102,655 |
| Daytime Employees | 6,301 | 21,783 |
| Population Growth '24 - '29 | 1 9.10% | ↑ 19.63% |
| Household Growth '24 - '29 | 1 9.68% | 1 20.22% |
| | | |

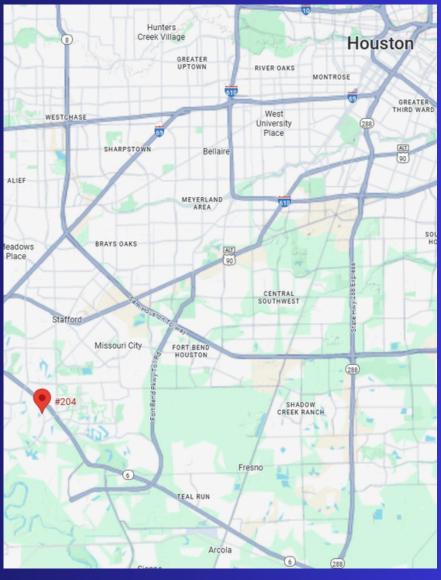
Traffic ≫_

| Collection Street | Cross Street | Traffic Vol | Last Meas | Distance |
|----------------------|-----------------------|-------------|-----------|----------|
| Riverstone Blvd | Parkside NE | 2,529 | 2025 | 0.09 mi |
| Alvin-Sugarland Rd | Riverstone Blvd NW | 43,382 | 2024 | 0.33 mi |
| Alvin Sugarland Road | Riverstone Blvd NW | 39,100 | 2020 | 0.34 mi |
| Township Ln | Williamsburg Ln E | 5,912 | 2025 | 0.36 mi |
| Riverstone Blvd | Alvin-Sugarland Rd E | 8,338 | 2025 | 0.38 mi |
| Riverstone Boulevard | Alvin-Sugarland Rd E | 10,393 | 2025 | 0.39 mi |
| S University Blvd | Alvin-Sugarland Rd NE | 14,223 | 2025 | 0.42 mi |
| Alvin-Sugarland Rd | S University Blvd SE | 41,118 | 2025 | 0.42 mi |
| Double Lake Dr | Rimrock Dr NW | 1,555 | 2018 | 0.50 mi |
| FM 1092 Rd | 1092 Rd NE | 22,167 | 2025 | 0.50 mi |



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