



# Pecan Plaza

2801-2899 Dulles Ave  
Missouri City, TX 77459

FOR MORE INFORMATION PLEASE CONTACT

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# PROPERTY OVERVIEW

## PROPERTY FACTS

Property Address	2801-2899 Dulles Ave, Missouri City, TX 77459
Property Type	Retail
Building Size	48,000 SF
Building Class	B
Year Built/Renovated	1994/2006
Tenancy	Multiple
Building Height	1 Story
Building FAR	0.22
Lot Size	5.00 AC
Rates	\$19 PSF + NNN
Parking	215 Spaces (4 Spaces per 1,000 SF Leased)
Frontage	599 FT on Dulles Ave   595 FT on Cartwright Rd

## SUMMARY

Subject Property is located on a Hard Corner of Dulles Ave & Cartwright Rd providing ample visibility for businesses. New roof recently replaced. Property is down the street from HEB, behind Studio Movie Grill & more national credit businesses. Proximity to Major Highways: Highway 90A and Interstate 69 (US 59). Businesses can also take advantage of the First Colony Mall and the Sugar Land Town Square area, which are nearby retail hubs that draw in regional shoppers.



**POPULATION:** As of the 2020 Census, Missouri City had a population of approximately 75,000 people.

**MEDIAN AGE:** The median age in Missouri City is around 37 years.

**HOUSEHOLD INCOME:** The median household income in Missouri City is about \$90,000 - \$100,000, higher than the national average

# SITE PLAN

#	SUITE	TENANT	SF
1	2803	Bogie's Billards	6,000
2	2821/2823	Celine Beauty & Supply	3,430
3	2817	AVAILABLE	1,200
4	2819	Foot Reflexolgy	1,050
5	2825	Chiropractor	2,100
6	2827	2nd Gen Event Hall	2,520
7	2837	Texas Health & Wellness	4,610
22	2899	Aloha Behavior Clinic	800
9	2849	Southern Smiles Dental	1,400
10	2851	Financial Services	1,426
11	2855	AVAILABLE	1,374
12	2859	AVAILABLE	1,750
13	2861	Crayon Academy	6,000
14	2865	Thai Restaurant	2,450
15	2,899	AVAILABLE	1,620
16	2871	LT Hair Studio	1,050
17	2873	Lavender Nails	900
18	2881	Vishala Grocery Store	3,912
19	2883	Children's Play Center	1,631
20	2885	Pharmacy	1,225
21	2887	Restaurant	1,350
22	2899	Shahi Darbar Catering	4,200





# PICTURES

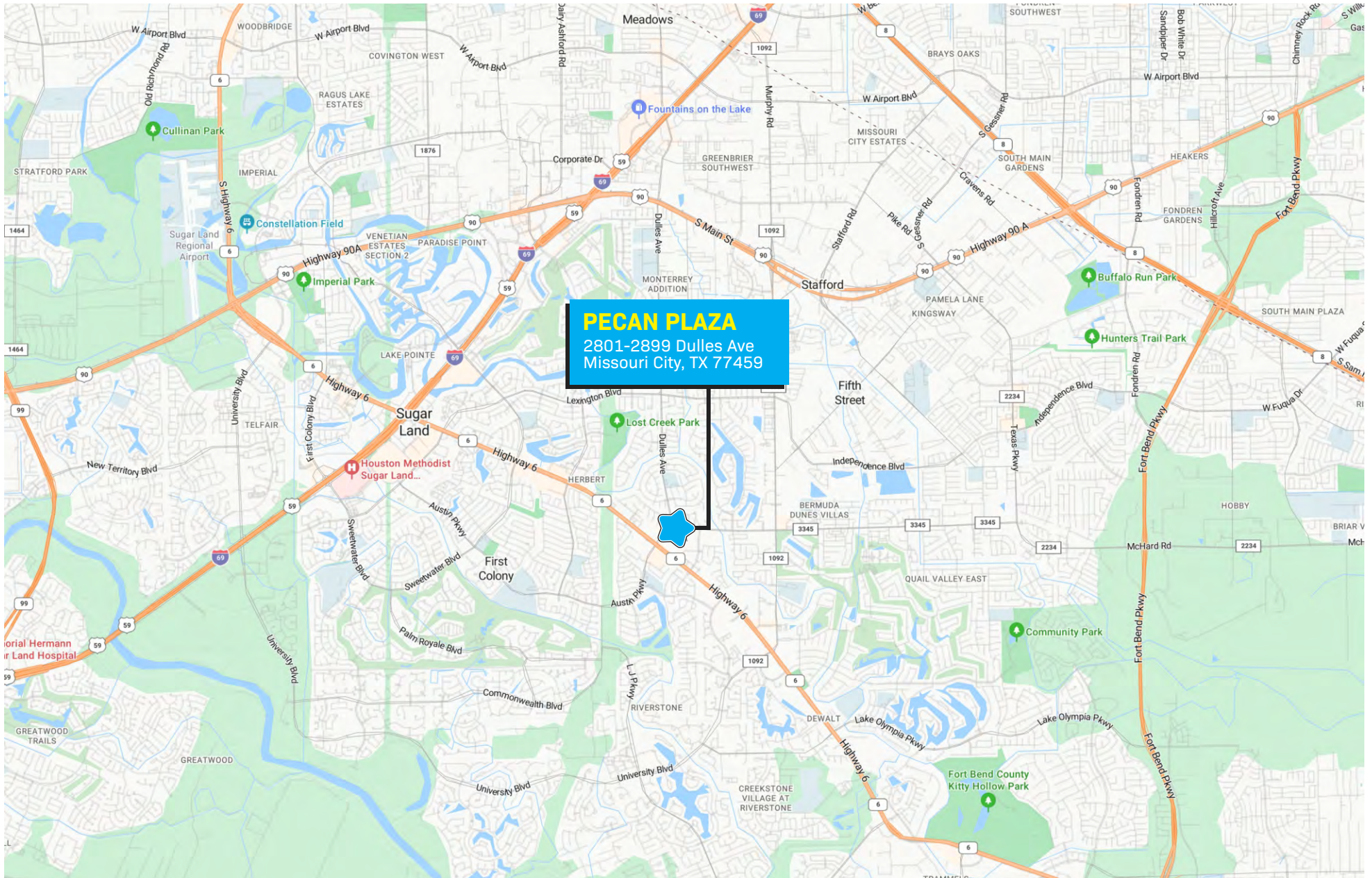








# PROPERTY LOCATION











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