

RETAIL PROPERTY | FOR LEASE

Missouri City Central Shopping Center

2304 Texas Parkway,
Missouri City, TX 77489



2 | Property Summary



PROPERTY DESCRIPTION

Experience the unparalleled potential of this premier property located at 2304 Texas Parkway in Missouri City, TX. With modern architecture, high visibility, and ample parking, this property offers a prime opportunity for business owners. With its strategic location in a high-traffic area, tenants will benefit from exceptional exposure and accessibility. Whether launching a new venture, expanding an existing business, or seeking a prime location for retail, the property's outstanding features set the stage for success.

PROPERTY HIGHLIGHTS

- Modern architecture, Ample parking
- High visibility, Strategic location in a high-traffic area
- Exceptional exposure and accessibility

OFFERING SUMMARY

Lease Rate:	\$15.99 SF/yr (\$3.84 SF/year)
Number of Units:	20
Available SF:	1,765 SF
Lot Size:	7.965 Acres
Building Size:	69,950 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	426	1,312	5,618
Total Population	1,277	3,903	16,770
Average HH Income	\$90,133	\$86,460	\$86,397



Jamie Grotte

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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	\$3.84 SF/year
Total Space:	1,765 SF

Lease Term:	36 months
Lease Rate:	\$15.99 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2412 - Texas Parkway Retail Center	Available	1,765 SF	\$3.84 SF/year	\$15.99 SF/yr	Tile floors and white-boxed finish 3/4 wall with door dividing the main area Includes bathroom and small back room Flexible layout for retail or service use



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4 | Site Plans

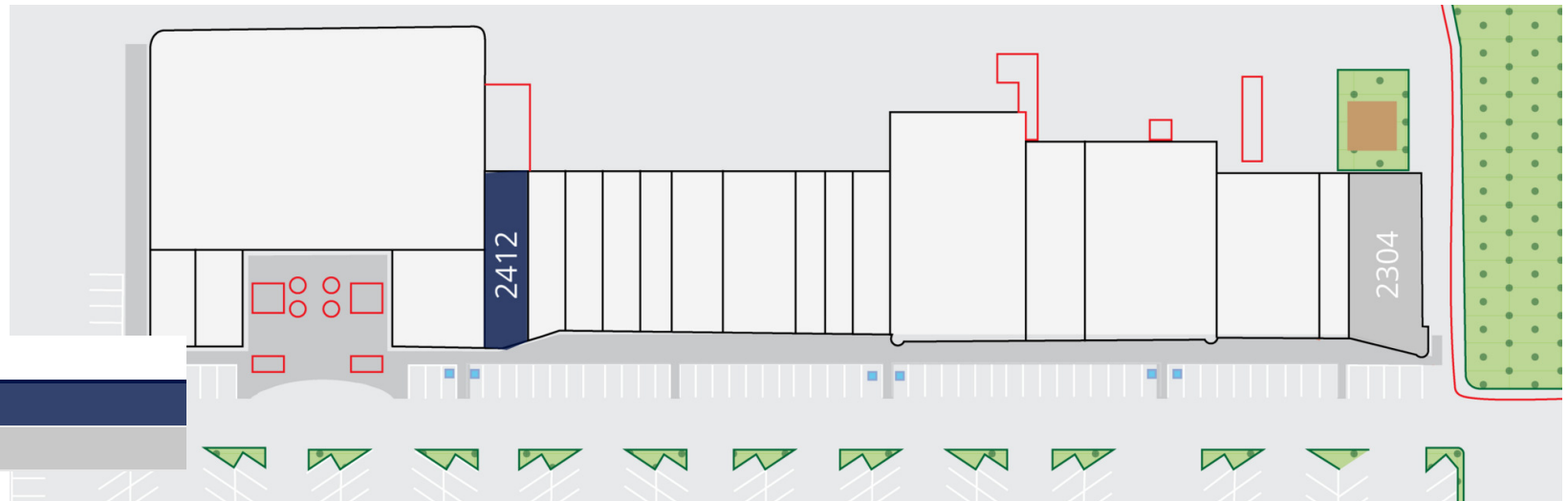


5 | Plans

LEGEND

Available

Unavailable

**LEASE INFORMATION**

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6 | Retailer Map



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7 | Demographics Map & Report

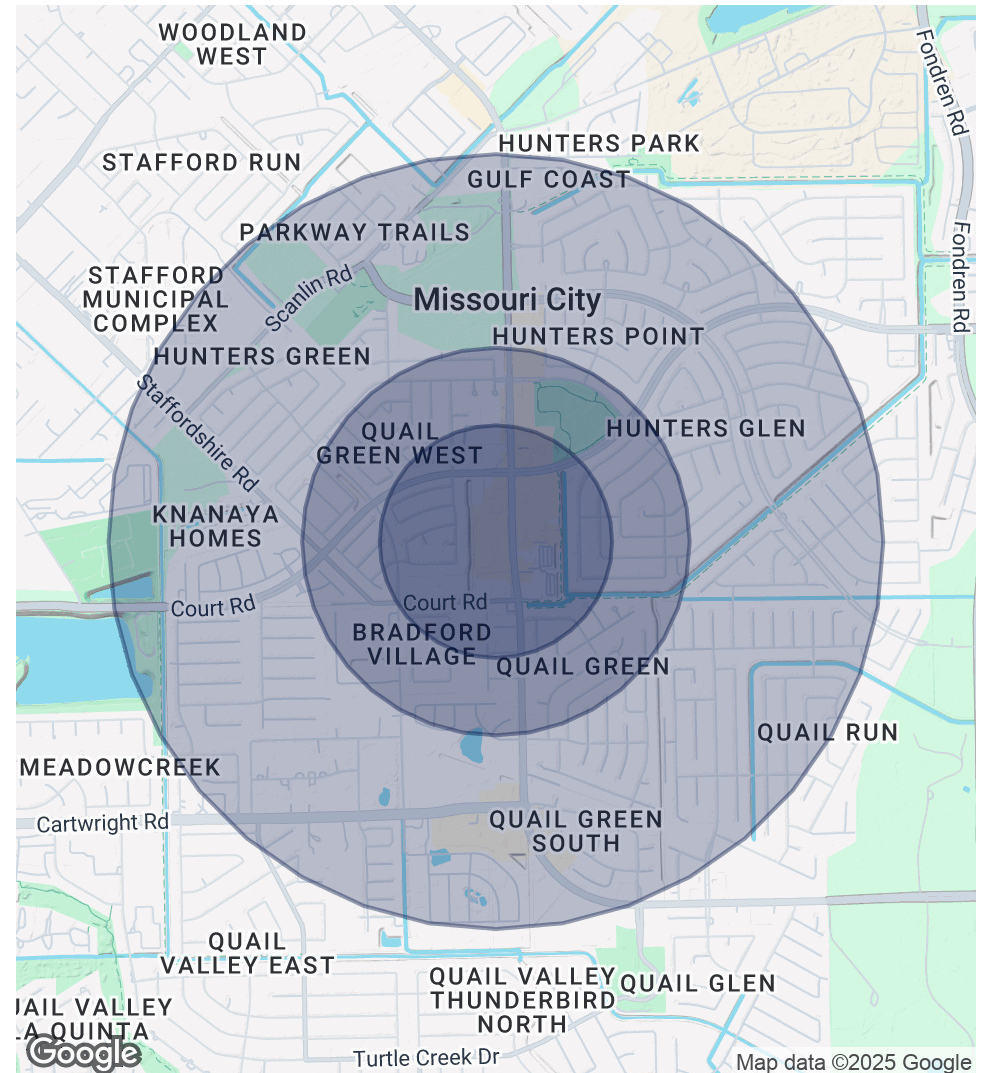
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,277	3,903	16,770
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	426	1,312	5,618
# of Persons per HH	3	3	3
Average HH Income	\$90,133	\$86,460	\$86,397
Average House Value	\$242,479	\$226,523	\$215,179

Demographics data derived from AlphaMap

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Texas Parkway	Independence Blvd N	28,250	2025	0.10 mi
Texas Parkway	Ct Rd S	23,546	2025	0.11 mi



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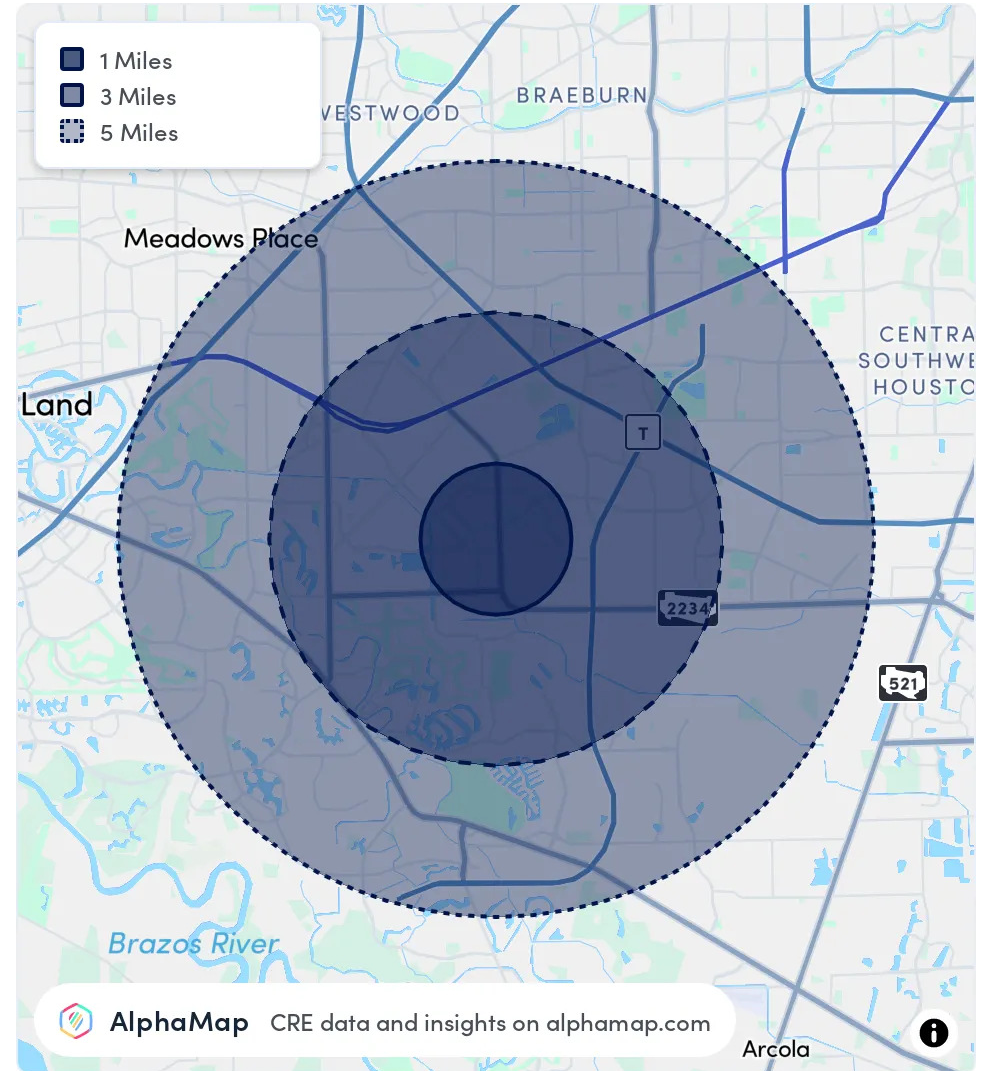
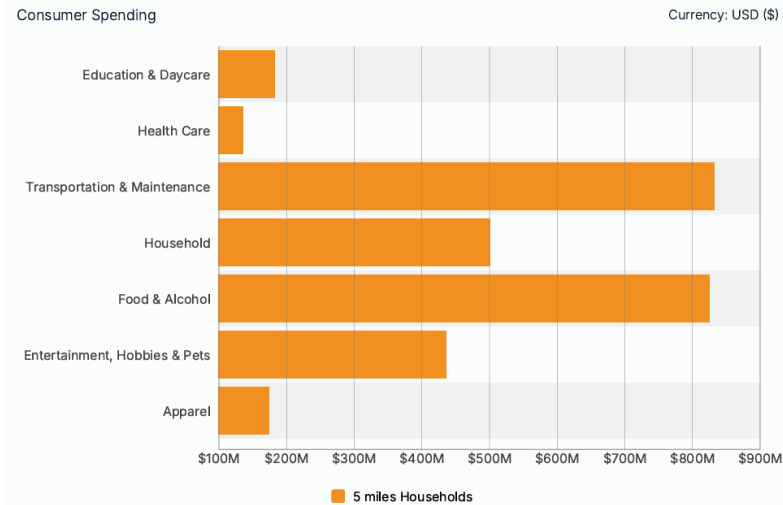
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8 | Area Analytics

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,618	30,289	92,955
Persons per HH	3	2.9	2.9
Average HH Income	\$86,397	\$92,975	\$106,613
Average House Value	\$215,179	\$259,499	\$320,745
Per Capita Income	\$28,799	\$32,060	\$36,763

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	23.80%	28%	30.10%

Map and demographics data derived from AlphaMap



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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.

2-10-2025



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.

Oak Hill Commercial	-	-	713.275.2009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date