



## OYSTER CREEK CROSSING

9402 State Hwy-6  
Missouri City, TX 77459

**RUBICON**  
REALTY GROUP

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# EXECUTIVE SUMMARY

9402 Hwy 6, Missouri City, TX 77459

## PROPERTY DETAILS:



### ADDRESS

9402 Hwy 6, Missouri City, TX 77459



### PROPERTY DETAILS

- » **Building Size:** 19,254 sf
- » **Land Size:** 2.187 AC
- » **Built in:** 2016
- » **90% Leased**
- » **Rapidly growing area:** Between 2020 - 2025 growth of 20.1%, 2020 - 2030 projected to grow another 8.2%



### DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
2024 Population	7,592	77,638	182,550
2029 Population	9,373	87,455	202,429
Total Households	3,080	87,455	202,429
Avg HH Income	\$144,897	\$159,332	\$147,353



### SALES PRICE

**\$7,500,572**



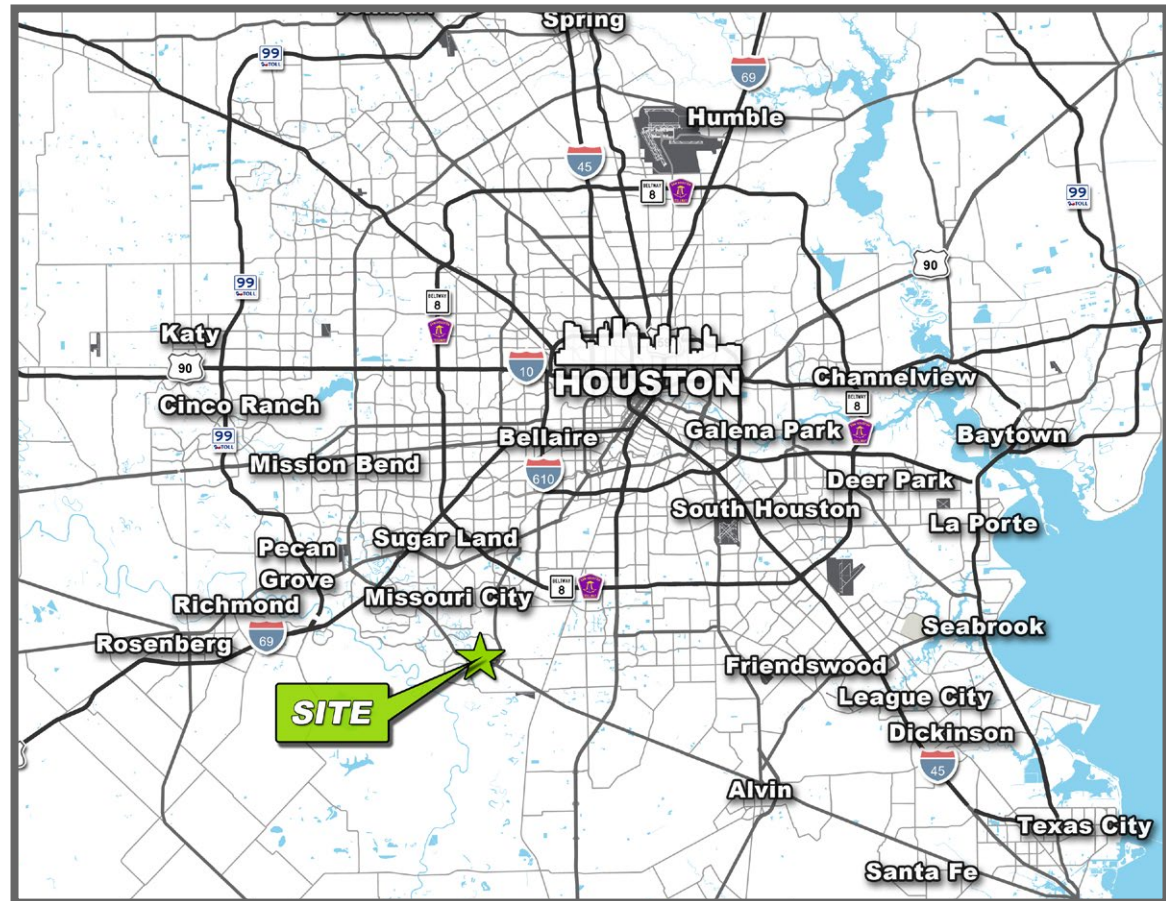
### CAP RATE

**7.00%**



### NOI

**\$525,040**



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# SITE AERIAL

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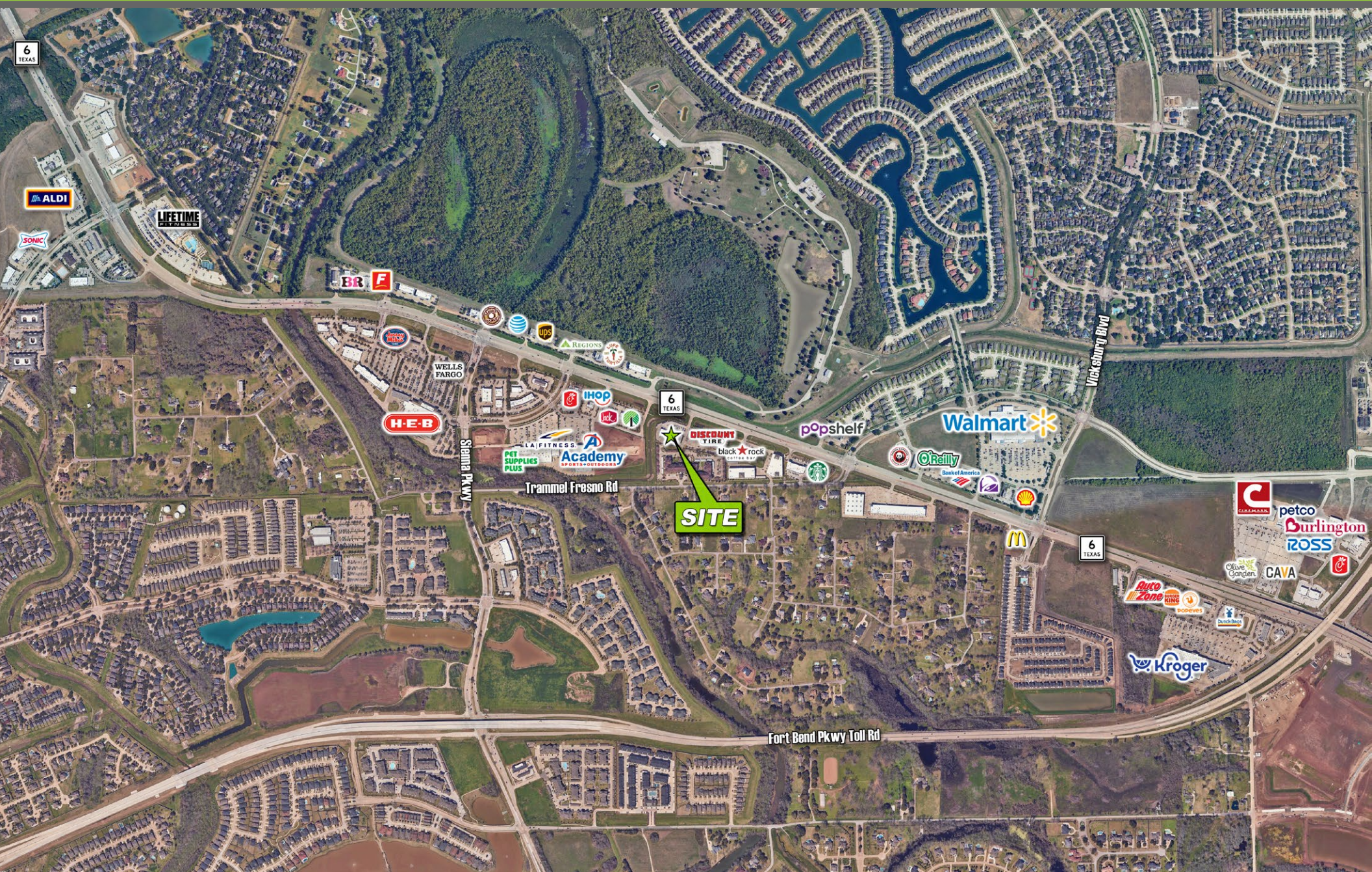
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# MARKET AERIAL

9402 Hwy 6, Missouri City, TX 77459



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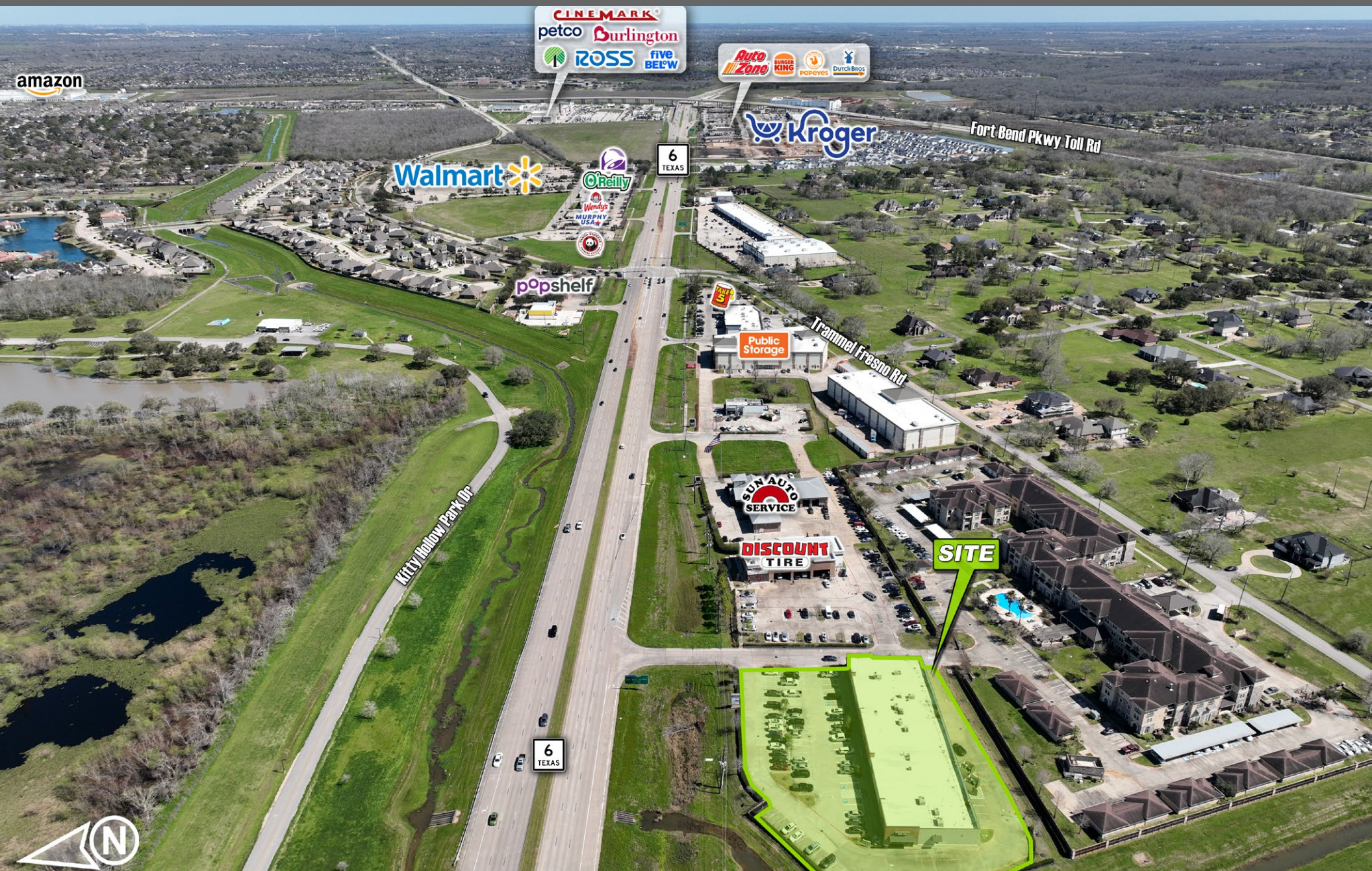
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# LOOKING EAST

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# LOOKING WEST

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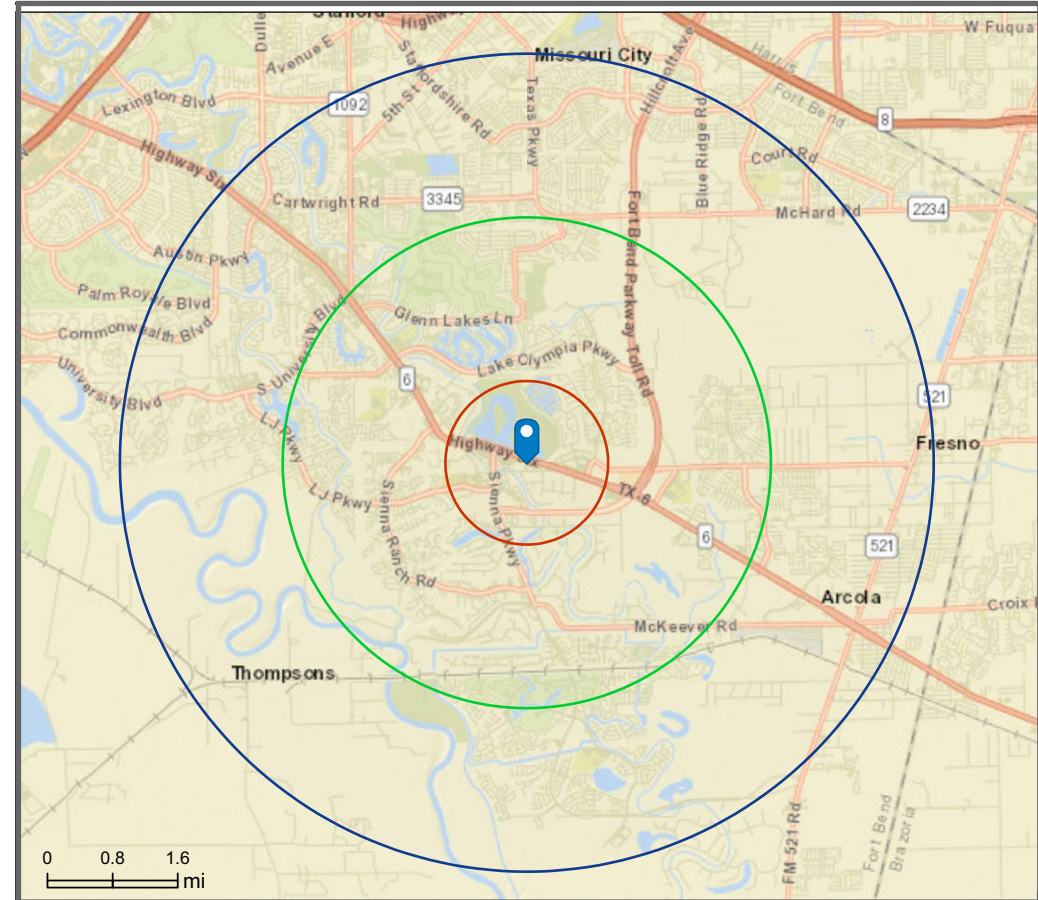
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# DEMOGRAPHICS

9402 Hwy 6, Missouri City, TX 77459



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,253	43,336	119,463
2020 Total Population	6,489	67,888	162,120
2020 Group Quarters	9	102	283
2024 Total Population	7,592	77,638	182,550
2024 Group Quarters	9	101	279
2029 Total Population	9,373	87,455	202,429
2024-2029 Annual Rate	4.30%	2.41%	2.09%
2024 Total Daytime Population	6,473	52,203	131,590
Workers	2,661	12,660	37,342
Residents	3,812	39,543	94,248
<b>Household Summary</b>			
2010 Households	1,173	13,992	38,015
2010 Average Household Size	2.77	3.10	3.14
2020 Total Households	2,640	21,934	51,985
2020 Average Household Size	2.45	3.09	3.11
2024 Households	3,080	25,322	58,810
2024 Average Household Size	2.46	3.06	3.10
2029 Households	3,876	28,989	66,003
2029 Average Household Size	2.42	3.01	3.06
2024-2029 Annual Rate	4.70%	2.74%	2.33%
2010 Families	942	11,780	31,640
2010 Average Family Size	3.12	3.39	3.46
2024 Families	2,171	20,532	47,503
2024 Average Family Size	2.94	3.42	3.46
2029 Families	2,705	23,303	53,040
2029 Average Family Size	2.88	3.38	3.43
2024-2029 Annual Rate	4.50%	2.56%	2.23%
<b>Housing Unit Summary</b>			
2000 Housing Units	381	6,726	24,638
Owner Occupied Housing Units	95.0%	91.6%	85.7%
Renter Occupied Housing Units	3.1%	5.6%	11.0%
Vacant Housing Units	1.8%	2.8%	3.3%
2010 Housing Units	1,304	14,734	39,932
Owner Occupied Housing Units	72.7%	85.5%	82.5%
Renter Occupied Housing Units	17.3%	9.5%	12.7%
Vacant Housing Units	10.0%	5.0%	4.8%
2020 Housing Units	2,789	22,735	54,419
Owner Occupied Housing Units	57.7%	80.8%	78.0%
Renter Occupied Housing Units	37.0%	15.7%	17.5%
Vacant Housing Units	4.8%	3.6%	4.5%
2024 Housing Units	3,217	26,141	61,224
Owner Occupied Housing Units	55.1%	80.7%	79.3%
Renter Occupied Housing Units	40.6%	16.2%	16.7%
Vacant Housing Units	4.3%	3.1%	3.9%
2029 Housing Units	3,987	29,935	68,869
Owner Occupied Housing Units	47.7%	77.4%	78.0%
Renter Occupied Housing Units	49.5%	19.4%	17.9%
Vacant Housing Units	2.8%	3.2%	4.2%
<b>2024 Households by Income</b>			
Household Income Base	3,080	25,322	58,810
<\$15,000	3.6%	2.7%	3.8%
\$15,000 - \$24,999	1.3%	1.6%	2.5%
\$25,000 - \$34,999	4.3%	3.0%	4.1%
\$35,000 - \$49,999	4.0%	4.4%	6.2%
\$50,000 - \$74,999	14.9%	11.5%	13.6%
\$75,000 - \$99,999	19.0%	15.0%	14.7%
\$100,000 - \$149,999	20.7%	22.3%	20.5%
\$150,000 - \$199,999	11.1%	15.6%	13.4%
\$200,000+	21.2%	23.8%	21.2%
Average Household Income	\$144,897	\$159,332	\$147,353



#### 2024 Population 25+ by Educational Attainment

Total	5,289	51,332	120,307
Less than 9th Grade	1.0%	1.8%	3.7%
9th - 12th Grade, No Diploma	1.8%	2.2%	3.0%
High School Graduate	13.2%	12.5%	16.0%
GED/Alternative Credential	2.9%	3.1%	2.8%
Some College, No Degree	16.1%	15.0%	15.5%
Associate Degree	9.5%	8.4%	8.0%
Bachelor's Degree	36.1%	32.8%	29.1%
Graduate/Professional Degree	19.5%	24.1%	22.0%

#### 2024 Population 15+ by Marital Status

Total	6,187	61,585	145,197
Never Married	40.4%	32.5%	31.9%
Married	45.7%	56.7%	56.9%
Widowed	3.9%	3.6%	4.0%
Divorced	10.0%	7.2%	7.2%

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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.

### 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.

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
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

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