



# 13811 MURPHY ROAD BUILDING

13811 Murphy Rd  
Stafford, TX 77477





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STAFFORD, TX 77477

**EXCLUSIVELY PRESENTED BY:**



**RANDY FRNKA**

Broker/ Owner

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**Great Southwest Realty  
Service**

10701 Corporate Drive, Suite 172  
Stafford, TX 77477

Office: 2812773102

# PROPERTY SUMMARY

Offering Price	\$1,800,000.00
Building SqFt	4,060 SqFt
Year Built	2004
Lot Size (acres)	1.23
Parcel ID	3560-05-000-0014-910
Zoning Type	Commercial
County	Fort Bend
Frontage	0.00 Ft
Coordinates	29.622326,-95.563971

# INVESTMENT SUMMARY

## Prime Commercial Opportunity – Former Bank Building with Drive-Through

Discover a highly versatile 4,060 SF former bank building situated on a prominent 1.23-acre corner lot. This property offers exceptional visibility, enhanced by a large pylon sign that ensures your business stands out to passing traffic.

### Key Features

- Multi-lane drive-through: Ideal for financial institutions, quick-service restaurants, pharmacies, or other high-traffic uses.
- High visibility location: Corner positioning with strong signage presence.
- Expansion potential: Ample lot size allows for building additions or increased parking capacity.
- Well-landscaped grounds: Professional curb appeal that welcomes customers and clients.
- Flexible layout: Adaptable interior design suitable for a wide range of users, from retail and medical offices to professional services.

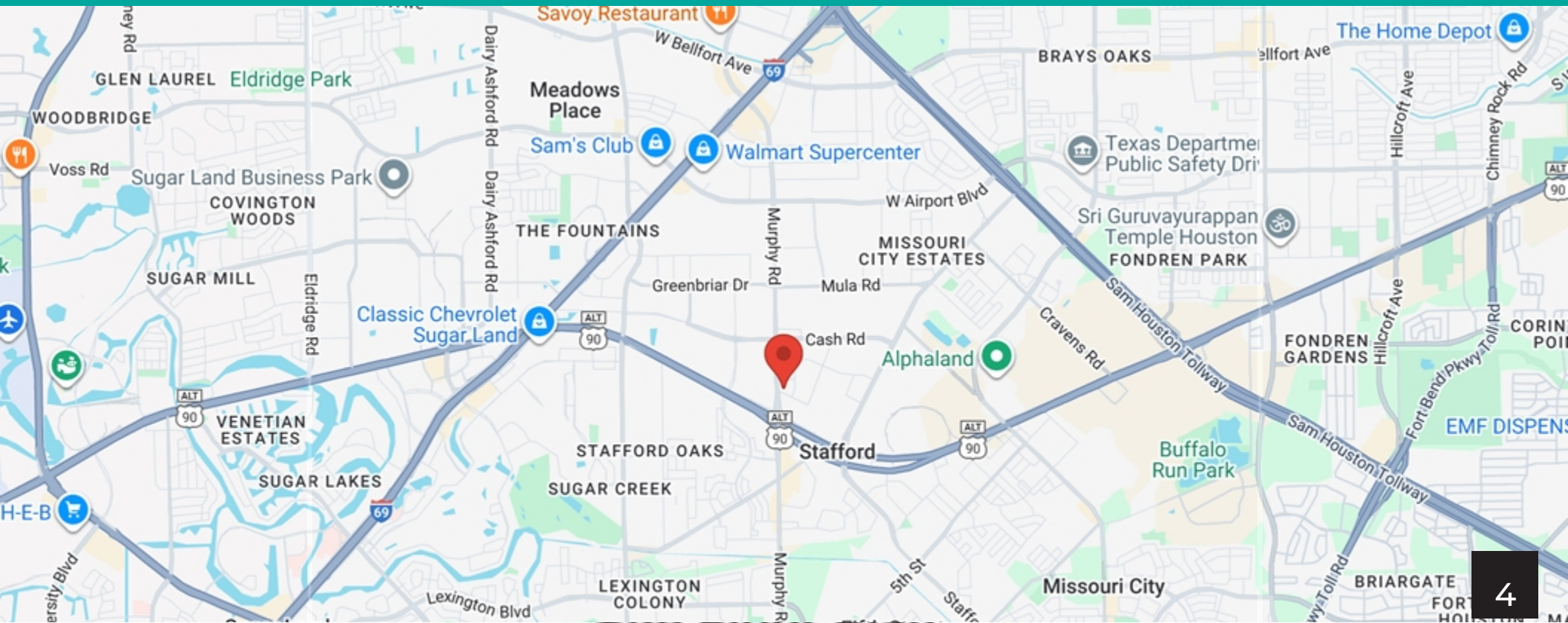
This property combines functionality, visibility, and growth potential, making it an outstanding choice for businesses seeking a strategic location with room to expand.





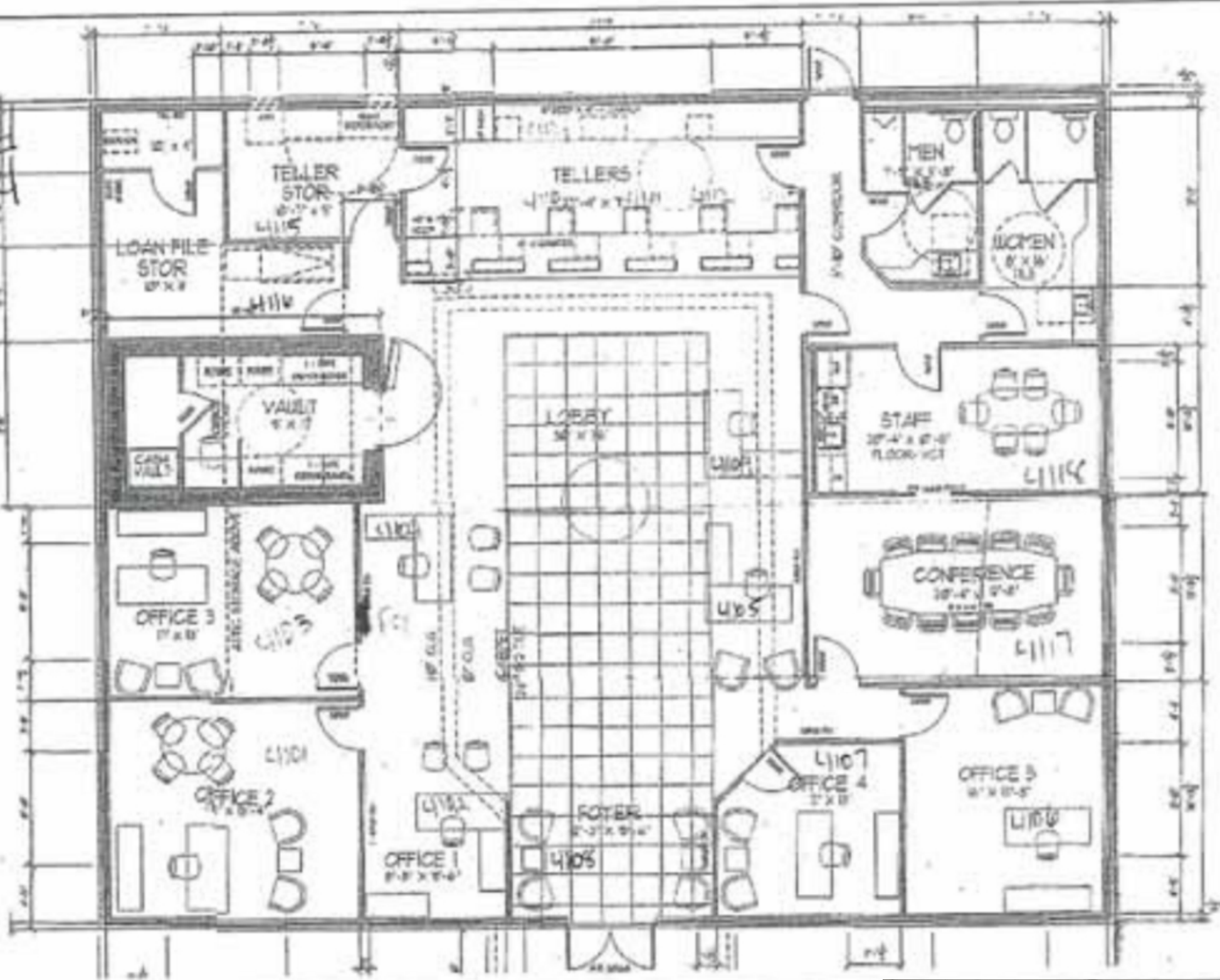
# INVESTMENT HIGHLIGHTS

- Property is strategically located in the Stafford/ Sugar Land/ Missouri City market with direct frontage on Murphy Rd The opportunity is being offered for \$1,800,000.00.





# Site Floor Plan



JRM



Houston Community Bank



# LOCATION HIGHLIGHTS

- Located on Murphy Rd, a major thoroughfare and premier location in the submarket.









( IN FEET )  
1 inch = 30 ft.

POWER

CLERKS FILE  
DEED RECORDS  
MAP RECORDS

KER

SURVEYING®

TH
7°
2°

CURVE TABLE		
LENGTH	CHORD BEARING	CHORD DISTANCE
6.60'	N 04°59'20" W	86.59'

PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS  
AS SHOWN AND LEGAL DESCRIPTION AS PER AN  
TS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED  
WARRANT TITLE GUARANTY COMPANY.

ENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP

RESTRICTED RESERVE "B2"  
CALLED 4.010 ACRES  
RESTRICTED RESERVE "B"  
GREENBOUGH CORNER  
SLIDE NO. 2549/A

S 89°54'28" E

229.60'

PORTION OF RESTRICTED RESERVE "B1"  
1.2346 ACRES  
(53,781.886 SQ. FT.)

ONE STORY  
BRICK & FRAME  
(4.066 SQ. F.T)

R=330.00'  
L=112.63'  
D=19°33'16"  
CB=N 70°24'42" W  
CD=112.08'

GREENBOUGH DRIVE  
(PUBLIC R.O.W. VARIES)  
SLIDE NO. 402A F.B.C.D.R.

97.79°  
RESTRICTED RESERVE "B2"  
CALLED 4.010 ACRES  
RESTRICTED RESERVE "B"  
GREENBOUGH CORNER  
SLIDE NO. 2549/A

BEING 1.2346 ACRES OUT OF 1.377 ACRES OF THE DEWITT SURVEY, IN FORT BEND COUNTY, TEXAS, OUT OF RESTRICTED RESERVE B OF GRANT LANDS. THE MAP OR PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF FORT BEND COUNTY; SAID RESERVE B, PARTICULARLY DESCRIBED AS FOLLOWS:

OF RESERVE "B" BEING NORTH 60 DEGREES EAST 1/4 SECTION 25 PER PLAT RECORDED IN SLIDE NO. 25 OF THE PUBLIC RECORDS OF FORT BEND COUNTY.

BEGINNING AT A 5/8 INCH IRON ROD,  
LINE OF FARM MARKET ROAD 1092 (M  
CORNER OF A CALLED 0.1431 ACRE  
RECORDED UNDER CLERK'S FILE NO.  
RECORDS OF FORT BEND COUNTY, TEX  
THE INTERSECTION OF SAID MURPHY  
VARYING WIDTH;

THENCE, SOUTH 89 DEGREES 54 MINU  
OF 229.60 FEET TO A 5/8 INCH IR

THENCE, SOUTH 44 DEGREES 14 MINU  
OF 94.17 FEET TO A 5/8 INCH IRO

THENCE, SOUTH 00 DEGREES 05 MINU  
OF 100.37 FEET TO A 5/8 INCH IR

THENCE, SOUTH 29 DEGREES 21 MINU  
OF 97.79 FEET TO A 5/8 INCH IRON  
RIGHT-OF-WAY LINE OF SAID GREENBO  
SAID RESERVE B FOR CORNER;

THENCE, NORTH 60 DEGREES 38 MINU  
SOUTH LINE OF RESERVE "B-1" AND  
GREENBOUGH DRIVE, A DISTANCE OF  
ROD FOUND FOR A POINT OF TANGE

THENCE, WESTERLY, CONTINUING ALONG  
RIGHT-OF-WAY LINE WITH SAID CURVE  
330.00 FEET, A CENTRAL ANGLE OF 19°  
A CHORD WHICH BEARS NORTH 70° 15'  
WEST, A DISTANCE OF 112.63 FEET, FOR  
TO A 5/8 INCH IRON ROD FOUND

THENCE, ALONG THE EASTERLY LINE OF  
FOLLOWING THREE CALLS:

NORTH 42 DEGREES 00 MINUTES 34 S  
FEET TO A FOUND TX DOT DISC FOR

ALONG A CURVE TO THE LEFT HAVING  
CENTRAL ANGLE OF 30 DEGREES 22 MIN  
OF 86.60 FEET AND A CHORD BEARING  
20 SECONDS WEST, A CHORD DISTANCE  
PAVEMENT;

NORTH 06 DEGREES 40 MINUTES 30 S  
FEET TO THE POINT OF BEGINNING A

**SURVEYOR'S CERTIFICATION**

TO: SWS LAND DEVELOPMENT I, LP C/O DR. MICHAEL WOOD AND STEWART  
TITLE GUARANTY COMPANY

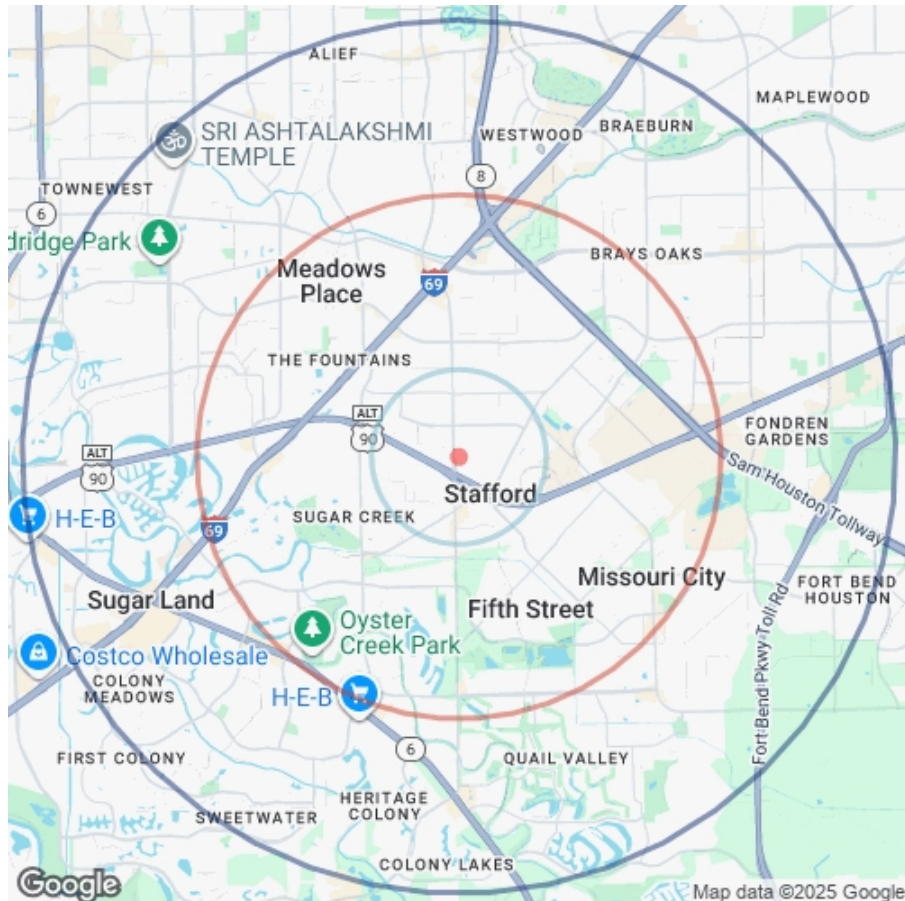
## SURVE

BEING 1.2346 ACRES OUT OF 1.377 A  
H. J. DEWITT SURVEY, IN FORT BEND



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,908	79,724	319,232
2010 Population	6,936	89,902	336,802
2025 Population	6,905	94,262	349,263
2030 Population	7,731	100,461	361,739
2025-2030 Growth Rate	2.29 %	1.28 %	0.7 %
2025 Daytime Population	13,284	128,057	362,988

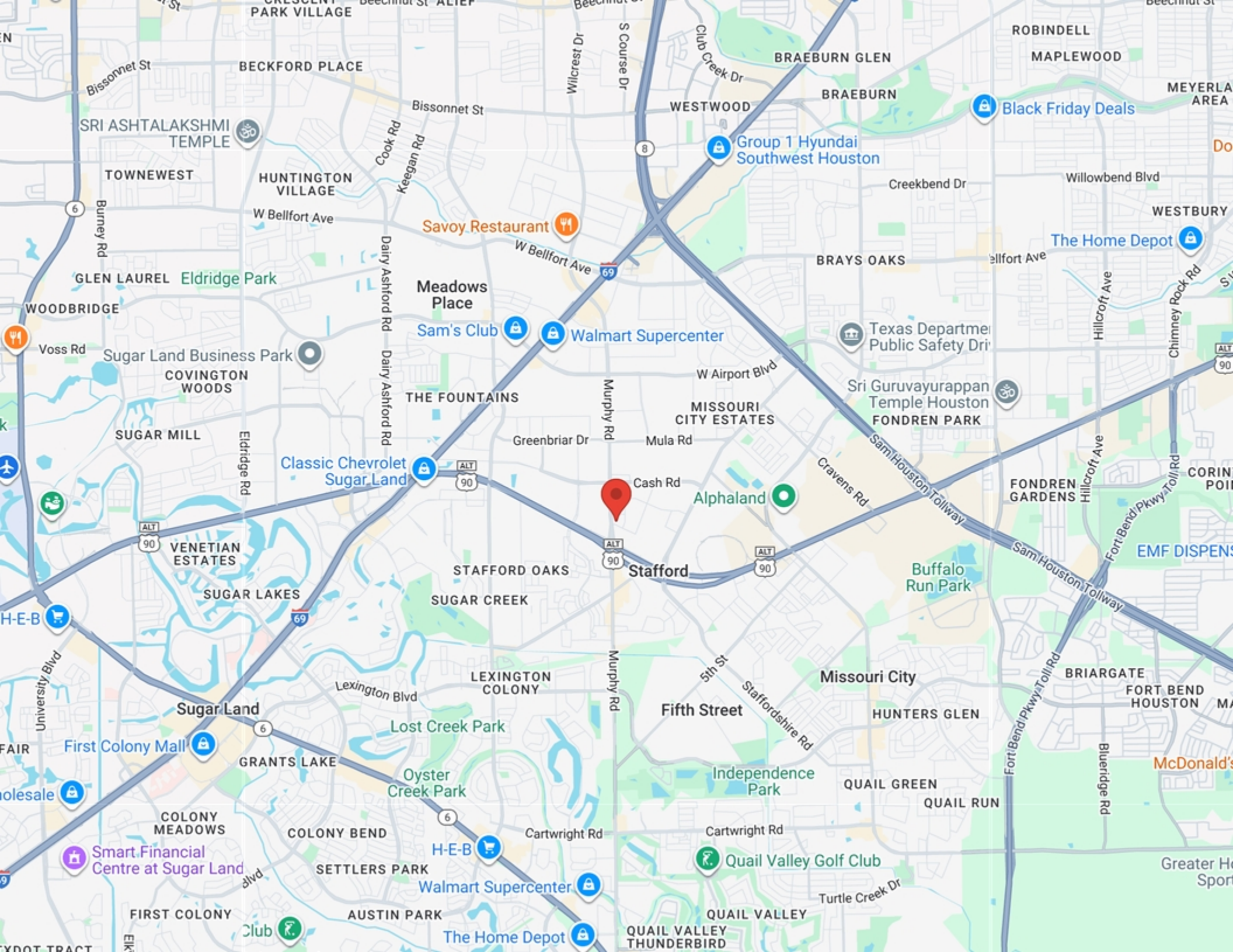


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	223	2,659	12,785
\$15000-24999	224	1,901	9,201
\$25000-34999	169	2,398	10,703
\$35000-49999	284	3,926	15,321
\$50000-74999	405	5,718	22,581
\$75000-99999	478	4,960	16,070
\$100000-149999	304	6,482	19,773
\$150000-199999	113	3,301	9,300
\$200000 or greater	225	3,516	12,062
Median HH Income	\$ 67,770	\$ 78,228	\$ 66,620
Average HH Income	\$ 88,207	\$ 104,566	\$ 95,184

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,321	26,926	109,323
2010 Total Households	2,317	31,412	115,907
2025 Total Households	2,425	34,861	127,797
2030 Total Households	2,794	37,954	134,876
2025 Average Household Size	2.84	2.69	2.73
2025 Owner Occupied Housing	988	20,392	65,346
2030 Owner Occupied Housing	1,111	22,350	71,186
2025 Renter Occupied Housing	1,437	14,469	62,451
2030 Renter Occupied Housing	1,683	15,604	63,690
2025 Vacant Housing	246	2,397	9,034
2025 Total Housing	2,671	37,258	136,831

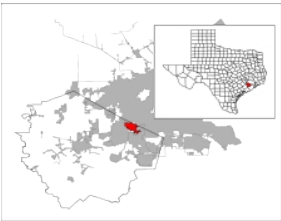






# ABOUT STAFFORD

Stafford is a city in the U.S. state of Texas, in the Houston–The Woodlands–Sugar Land metropolitan area. The city is mostly in Fort Bend County, with a small part in Harris County. As of the 2020 census, Stafford's population was 17,666, down from 17,693 at the 2010 census.



## CITY OF STAFFORD

COUNTY FORT BEND

## AREA

CITY 7 SQ MI  
LAND 7 SQ MI  
ELEVATION 85 FT

## POPULATION





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PLEASE CONTACT THE GREAT SOUTHWEST REALTY SERVICE ADVISOR FOR  
MORE DETAILS.**