

## OFFERING MEMORANDUM



**13811 MURPHY ROAD BUILDING**  
13811 Murphy Rd  
Stafford, TX 77477



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BUILDING

13811 MURPHY RD  
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

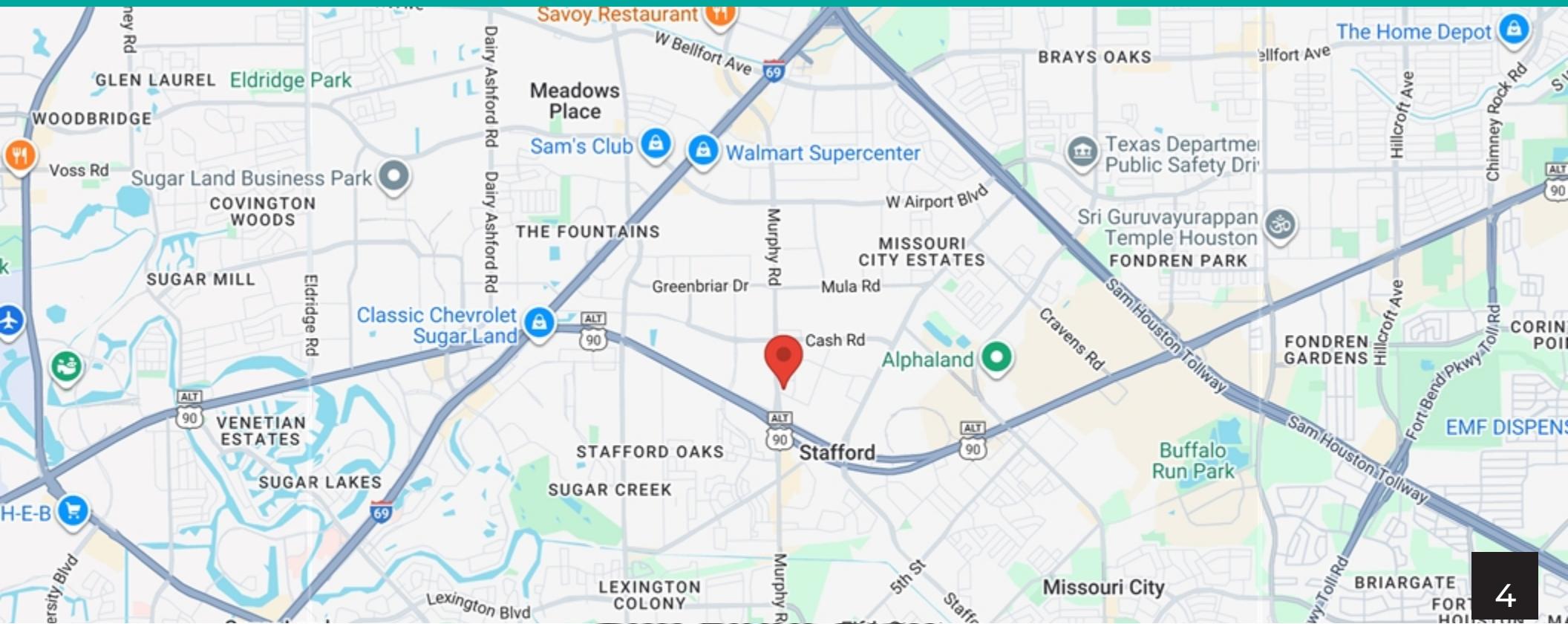
- Multi-lane drive-through: Ideal for financial institutions, quick-service restaurants, pharmacies, or other high-traffic uses.
- High visibility location: Corner positioning with strong signage presence.
- Expansion potential: Ample lot size allows for building additions or increased parking capacity.
- 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.

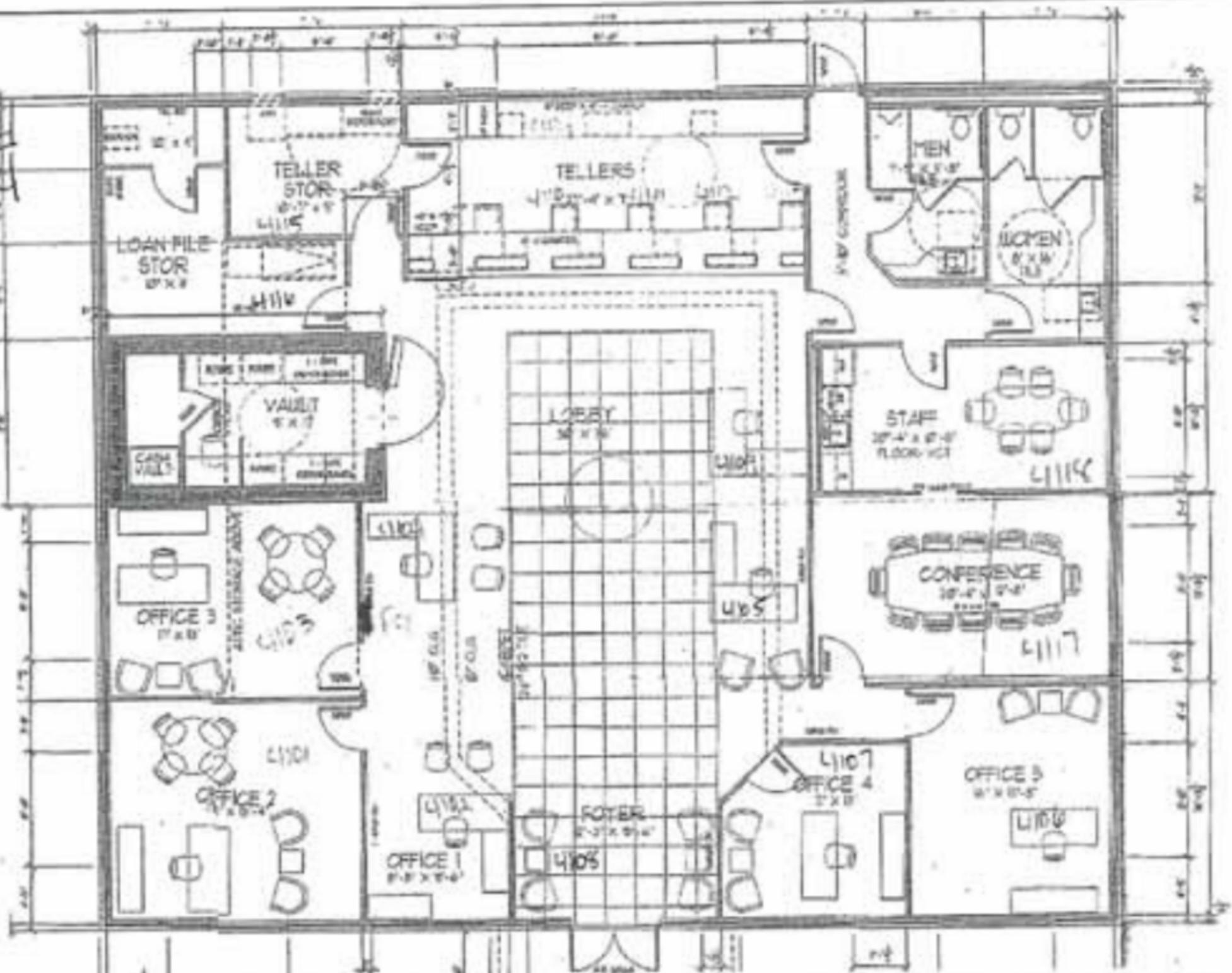


# INVESTMENT HIGHLIGHTS

- 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.

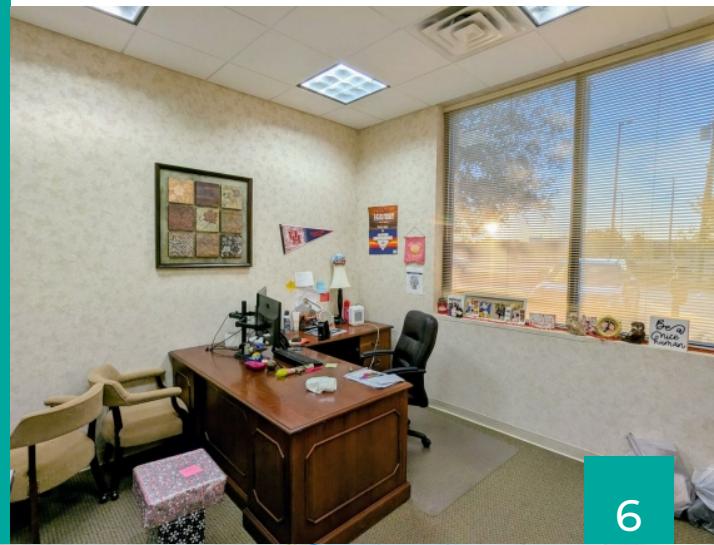


# Site Floor Plan



# LOCATION HIGHLIGHTS

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





( IN FEET )  
1 inch = 30 ft.

## F.M. 1092 (MURPHY ROAD)

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

### POINT OF BEGINNING

24' ACCESS EASEMENT  
FILE NO. 2003150201

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

S 89°54'28" E

229.60'

FND 5/8" IR.

S 44°14'45" E  
94.17'

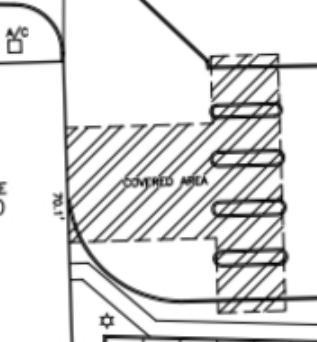
FND 5/8" IR.  
S 00°53' W 100.37'

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

15' WATER AND SANITARY SEWER LINE ESH  
FILE NO. 200406225

25' BUILDING LINE  
FILE NO. 2549/A  
SAVE & EXCEPT  
CALLED 0.1431 ACRES  
2004122500, F.B.C.D.R.

ONE STORY  
BRICK & FRAME  
(4,066 SQ. FT.)



24' ACCESS EASEMENT  
FILE NO. 2003150201

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.

CLERKS FILE  
REED RECORDS  
MAP RECORDS

POWER

SURVEYING\*

TH  
'  
"

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  
WART TITLE GUARANTY COMPANY.  
INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP

### SURVEYOR'S CERTIFICATION

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

BEING 1.2346 ACRES OUT OF 1.377 ACRES  
DEWITT SURVEY, IN FORT BEND COUNTY,  
OUT OF RESTRICTED RESERVE B OF GR  
THE MAP OR PLAT THEREOF RECORDED  
RECORDS OF FORT BEND COUNTY; S  
PARTICULARLY DESCRIBED AS FOLLOWS.  
OF RESERVE "B" BEING NORTH 60 DEGREES  
PER PLAT RECORDED IN SLIDE NO. 2549/A  
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, TEXAS  
THE INTERSECTION OF SAID MURPHY  
VARYING WIDTH;

THENCE, SOUTH 89 DEGREES 54 MINUTES  
OF 229.60 FEET TO A 5/8 INCH IRON ROD;

THENCE, SOUTH 44 DEGREES 14 MINUTES  
OF 94.17 FEET TO A 5/8 INCH IRON ROD;

THENCE, SOUTH 00 DEGREES 05 MINUTES  
OF 100.37 FEET TO A 5/8 INCH IRON ROD;

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

THENCE, NORTH 60 DEGREES 38 MINUTES  
SOUTH LINE OF RESERVE "B-1" AND  
GREENBOUGH DRIVE, A DISTANCE OF 112.63 FEET,  
A CHORD WHICH BEARS NORTH 70 DEGREES  
WEST, A DISTANCE OF 112.63 FEET, FOUND  
A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENT;

THENCE, WESTERLY, CONTINUING ALONG  
RIGHT-OF-WAY LINE WITH SAID CURVE  
330.00 FEET, A CENTRAL ANGLE OF 190 DEGREES  
A CHORD WHICH BEARS NORTH 70 DEGREES  
WEST, A DISTANCE OF 112.63 FEET, FOUND  
A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENT;

THENCE, ALONG THE EASTERLY LINE  
FOLLOWING THREE CALLS:

NORTH 42 DEGREES 00 MINUTES 34 SECONDS  
FEET TO A FOUND TX DOT DISC FOR A  
POINT OF TANGENT;

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

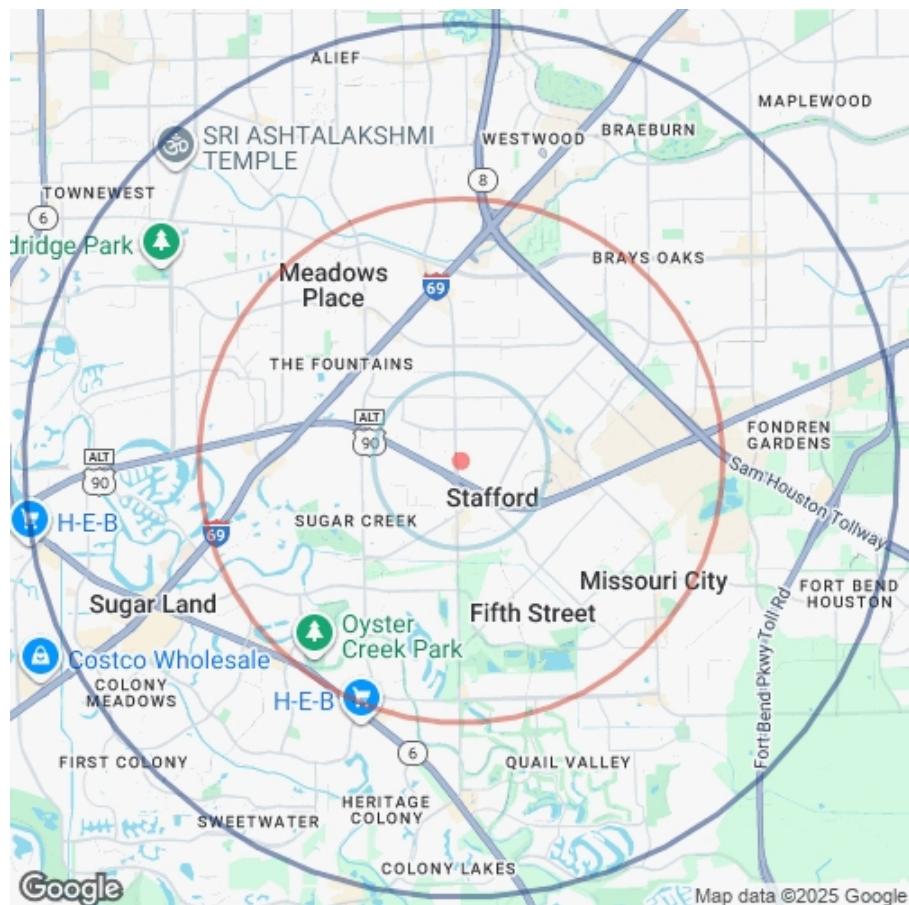
NORTH 06 DEGREES 40 MINUTES 30 SECONDS  
FEET TO THE POINT OF BEGINNING AND  
A CHORD BEARING;

**SURVEY**

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

# DEMOGRAPHICS

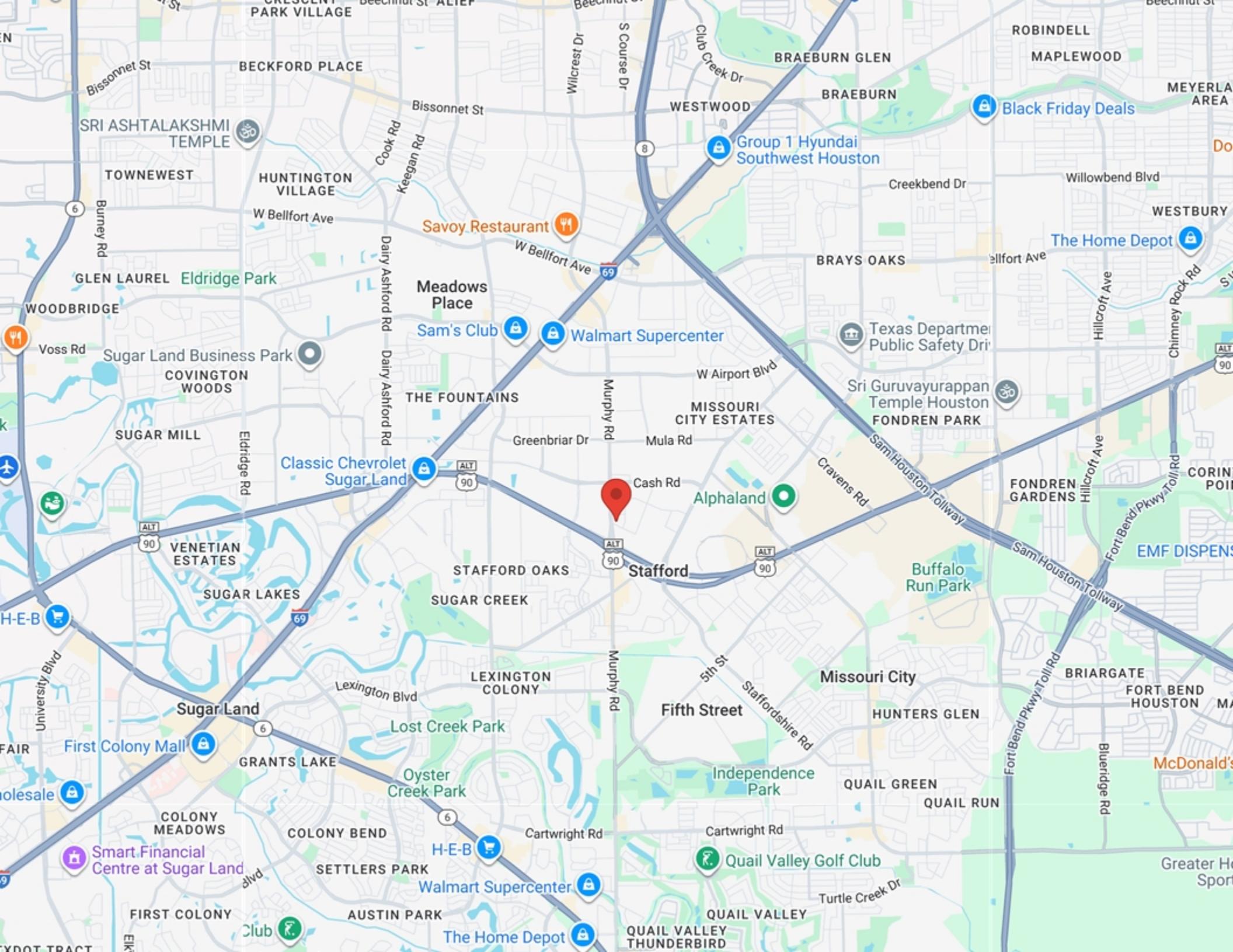
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,908	79,724	319,232
2010 Population	6,936	89,902	336,802
2025 Population	6,905	94,262	349,263
2030 Population	7,731	100,461	361,739
2025-2030 Growth Rate	2.29 %	1.28 %	0.7 %
2025 Daytime Population	13,284	128,057	362,988



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

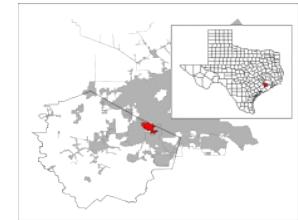
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,321	26,926	109,323
2010 Total Households	2,317	31,412	115,907
2025 Total Households	2,425	34,861	127,797
2030 Total Households	2,794	37,954	134,876
2025 Average Household Size	2.84	2.69	2.73
2025 Owner Occupied Housing	988	20,392	65,346
2030 Owner 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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