

FOR SALE
±2.32 ACRES OF LAND

**NORTHWEST CORNER LAKE OLYMPIA PARKWAY AND
PARKWAY TERRACE ROAD, MISSOURI CITY, TX**



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LAKE OLYMPIA PARKWAY AND PARKWAY TERRACE ROAD

Acreage	±2.32 Acres Shovel-Ready for Development
Location	Northwest Corner of Lake Olympia Parkway & Parkway Terrace Road
Utilities	Utilities Available to the Property via Fort Bend MUD 48
Zoning	City of Missouri City Planned Development District 96 (Retail, Commercial, Multi-family, Mix-use)
Floodplain	Located Outside the Floodplain
Access	Immediate Access to Fort Bend Toll Road, Highway 6, SH 288, and Beltway 8
Highlights	±245' Frontage on Lake Olympia Parkway Surrounded by New Residential Master-Planned Communities Approved Plans for Retail Center Development Available
Pricing	Contact Broker



FOR MORE INFORMATION, PLEASE CONTACT

AJ Williams, SIOR, CCIM
713 275 9615
aj.williams@partnersrealestate.com

Scott Lunine
713 275 9602
scott.lunine@partnersrealestate.com

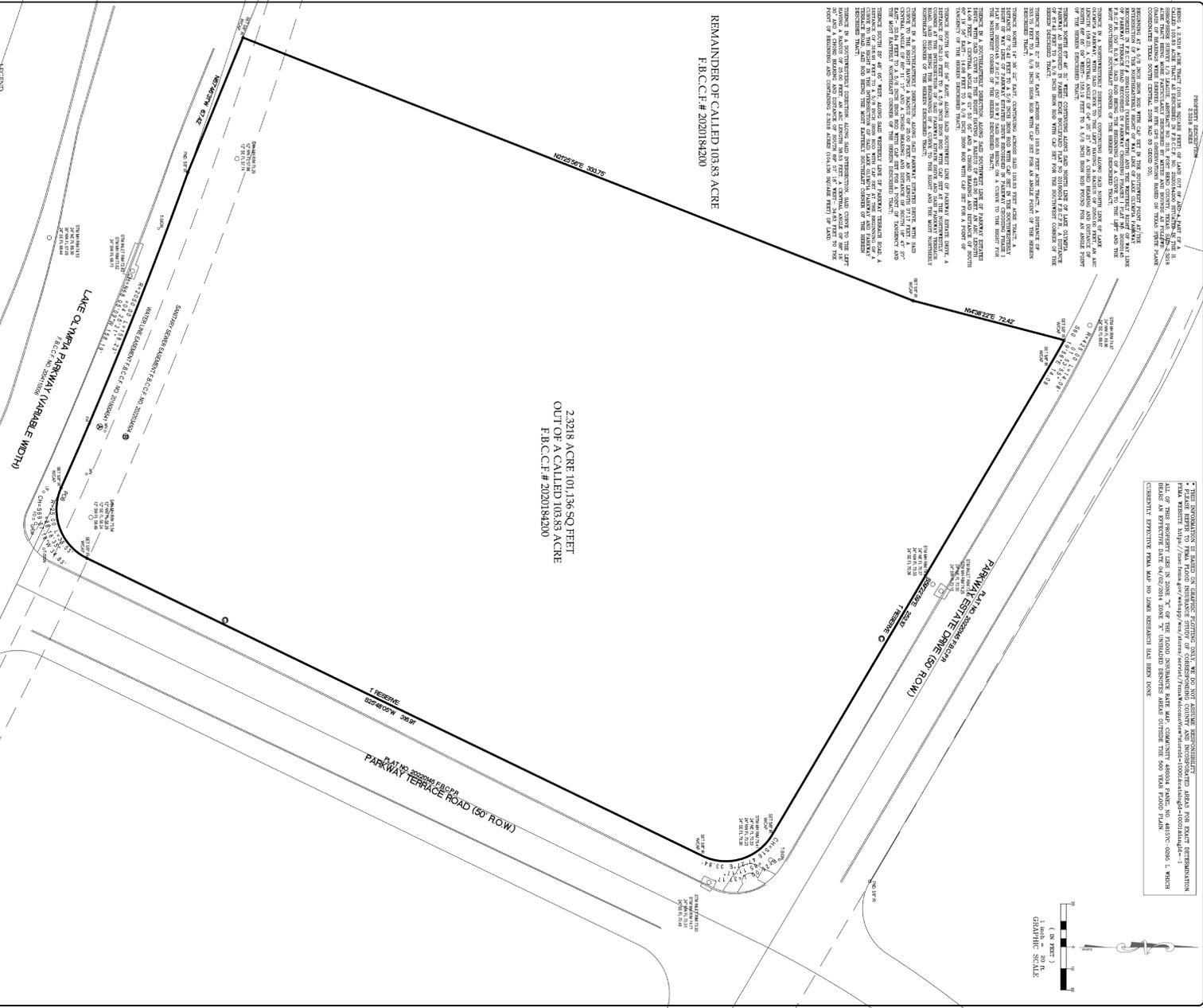
Alisha Renshaw
713 985 4602
alisha.renshaw@partnersrealestate.com

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Survey

NO.	DESCRIPTION	BEARING	DISTANCE
1	TO CORNER	N 89° 59' 58" W	100.00
2	TO CORNER	S 89° 59' 58" E	100.00
3	TO CORNER	S 00° 00' 00" E	100.00
4	TO CORNER	N 00° 00' 00" W	100.00
5	TO CORNER	N 89° 59' 58" W	100.00
6	TO CORNER	S 89° 59' 58" E	100.00
7	TO CORNER	S 00° 00' 00" E	100.00
8	TO CORNER	N 00° 00' 00" W	100.00
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97	TO CORNER	N 89° 59' 58" W	100.00
98	TO CORNER	S 89° 59' 58" E	100.00
99	TO CORNER	S 00° 00' 00" E	100.00
100	TO CORNER	N 00° 00' 00" W	100.00



THIS INSTRUMENT IS SUBJECT TO THE EASEMENT, EASEMENTS, RIGHTS, AND INTERESTS DESCRIBED IN THE INSTRUMENTS LISTED BELOW. THE SURVEYOR HAS REVIEWED THE INSTRUMENTS LISTED BELOW AND HAS FOUND THAT THE INSTRUMENTS LISTED BELOW ARE CORRECTLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY AND STATE OF TEXAS. THE SURVEYOR HAS REVIEWED THE INSTRUMENTS LISTED BELOW AND HAS FOUND THAT THE INSTRUMENTS LISTED BELOW ARE CORRECTLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY AND STATE OF TEXAS. THE SURVEYOR HAS REVIEWED THE INSTRUMENTS LISTED BELOW AND HAS FOUND THAT THE INSTRUMENTS LISTED BELOW ARE CORRECTLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY AND STATE OF TEXAS.

LAND BOUNDARY SURVEY
 A LAND TITLE SURVEY CONTAINING 2,321.8 ACRES 101.136 SQUARE FEET OF LAND OUT OF A CALLED 103.86 ACRES RECORDED IN F.B.C.C.F.# 2020184200 LOCATED IN THE H. SHROPSHIRE SURVEY 7/34E/AGUE A-313 CITY OF MISSOURI CITY FORT BEND COUNTY, TEXAS.

DATE: 09/20/2023
 PURCHASER: SPARK PARTNERS LLC and/or assigns
 ADDRESS: LAFOLTAHIA PARKWAY, MISSOURI CITY, TEXAS 77459
 LENDER:

MOMENTUM
 SURVEYOR
 12651 BRINK FOREST, SUITE 550
 MISSOURI CITY, TEXAS 77459
 (713) 281-7119 ext 1000
 TX REG. NO. 19108560

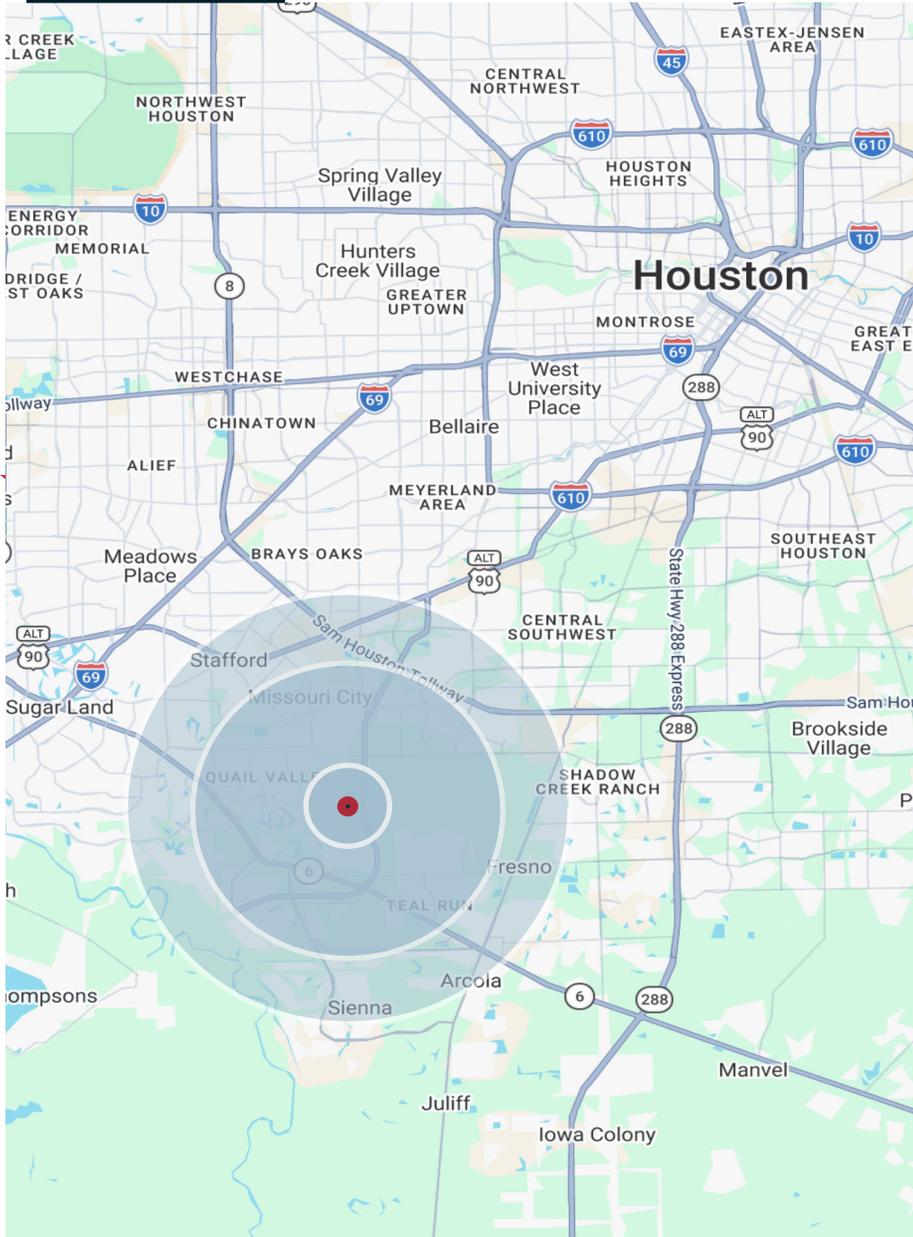
Rendering



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Demographics



	1 MILES	3 MILES	5 MILES
POPULATION			
2020 Population	7,407	65,859	199,888
2025 Population	11,131	76,399	215,421
2030 Population Projection	12,469	85,597	238,102
Total Businesses	76	1,237	4,504
Total Employees	6,067	50,915	157,436
HOUSEHOLDS			
2025 Households	3,659	26,286	70,824
2030 Household Projection	4,167	29,881	79,422
Owner Occupied Households	89.2%	79.3%	77.1%
AVERAGE HOUSEHOLD INCOME			
Avg Household Income	\$133,359	\$122,571	\$128,695
Median Household Income	\$109,020	\$96,910	\$96,825
HOUSEHOLD SIZE			
2025 Households	3,659	26,286	70,824
2030 Household Projection	4,167	29,881	79,422
2025 Average Family Size	3.43	3.33	3.43

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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. **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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone
Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

