



SITE

EVANS RD

COLUMBIA BLUE DR

HAWKS RD

CARTWRIGHT RD

11.71 ACRES VACANT LAND FOR SALE



1930 CARTWRIGHT RD, FORT BEND COUNTY, MISSOURI CITY, TEXAS 77489

11.71-acre land tract on Cartwright Road offers a rare investment and development opportunity in one of Missouri City's strongest growth corridors. With excellent road frontage and visibility, the property provides flexible potential for residential, commercial, mixed-use, or institutional development.

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MISSOURI CITY

PROPERTY INFORMATION

Property Highlights

- Prime 11.71-acre tract in Missouri City
- Located on Cartwright Rd with strong visibility
- Ideal for development, investment, or future build-out
- 100% ownership
- Agricultural/land valuation noted

The property sits in a mature yet continually expanding part of Missouri City, surrounded by established neighborhoods, major community amenities, and ongoing development activity. Cartwright Road is a high-traffic connector with consistent vehicle flow, increasing the visibility and long-term value of the tract.

SALE PRICE: Contact for pricing

About the Area

- High-Growth Region: Located in Fort Bend County—one of the fastest-growing and most desirable counties in Texas.
- Strong Demographics: The surrounding area features stable homeownership, strong income levels, and steady real estate appreciation.
- Convenient Access: Minutes from Highway 6, FM 1092, Beltway 8, and Fort Bend Tollway, providing direct access to Downtown Houston, the Medical Center, Sugar Land, and key employment centers.
- Nearby Amenities: Close to top-rated schools, parks, medical facilities, grocery stores, retail centers, and master-planned communities.
- Community Investments: Missouri City continues to expand infrastructure, roadway improvements, and commercial development, which supports long-term land value.

DEMOGRAPHICS (3 MILES)

106,145 Population
32,490 Households
\$141,410 Income

QUAIL VALLEY EAST
1,063 SINGLE FAMILY
\$250k to \$400k

ROANE PARK



SITE

23,158 VPD

16,760 VPD

1930 Cartwright Rd
Recently viewed

Arcadia - Taylor Morrison Sold Out!

QUAIL GREEN
450 SINGLE FAMILY
\$162K TO \$292K

DOLLAR TREE

foodarama
SERVING YOU SINCE 1973

CHRISTIAN BIBLE Church
THE POWERHOUSE OF LOVE

Charlie's Angles Learning Center

ROANE PARK

MISSOURI CITY

PROPERTY INFORMATION



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.

Last Updated on 2-10-2025

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date