



**Description:**

- Anchored by Target & Home Depot
- Strong Co-Tenancy
- Signalized Intersection
- Great Parking & Access
- Call for Pricing

**Available Space:**

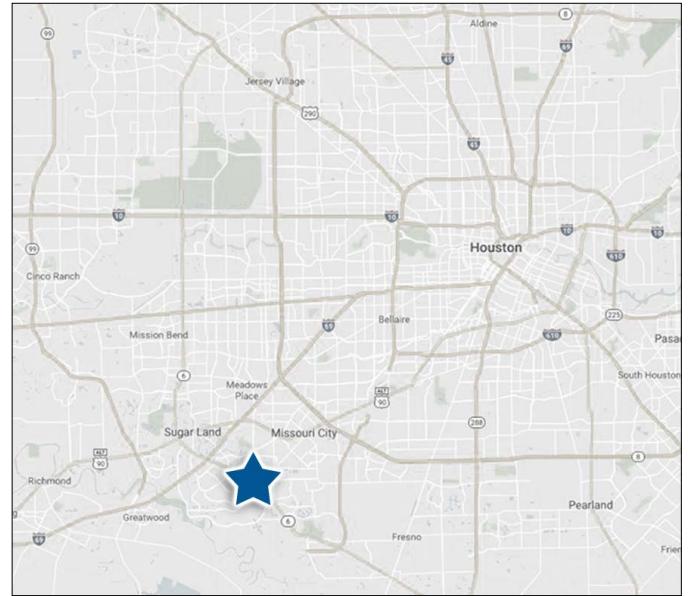
1,560 SF & 3,000 SF In-Line Spaces

**Traffic Counts:**

SH-6: 55,879 VPD | University Blvd: 14,766 VPD  
(TXDOT 2021)

**Demographics:**

	1 mile	3 mile	5 mile
2022 Population:	10,370	98,254	197,054
Daytime Pop:	10,839	106,821	191,414
Avg HH Income:	\$170,499	\$153,853	\$146,126



For More Information:

**David Werlin**

dwerlin@WPWMgmt.com

713-627-2711

# Missouri City Shopping Center

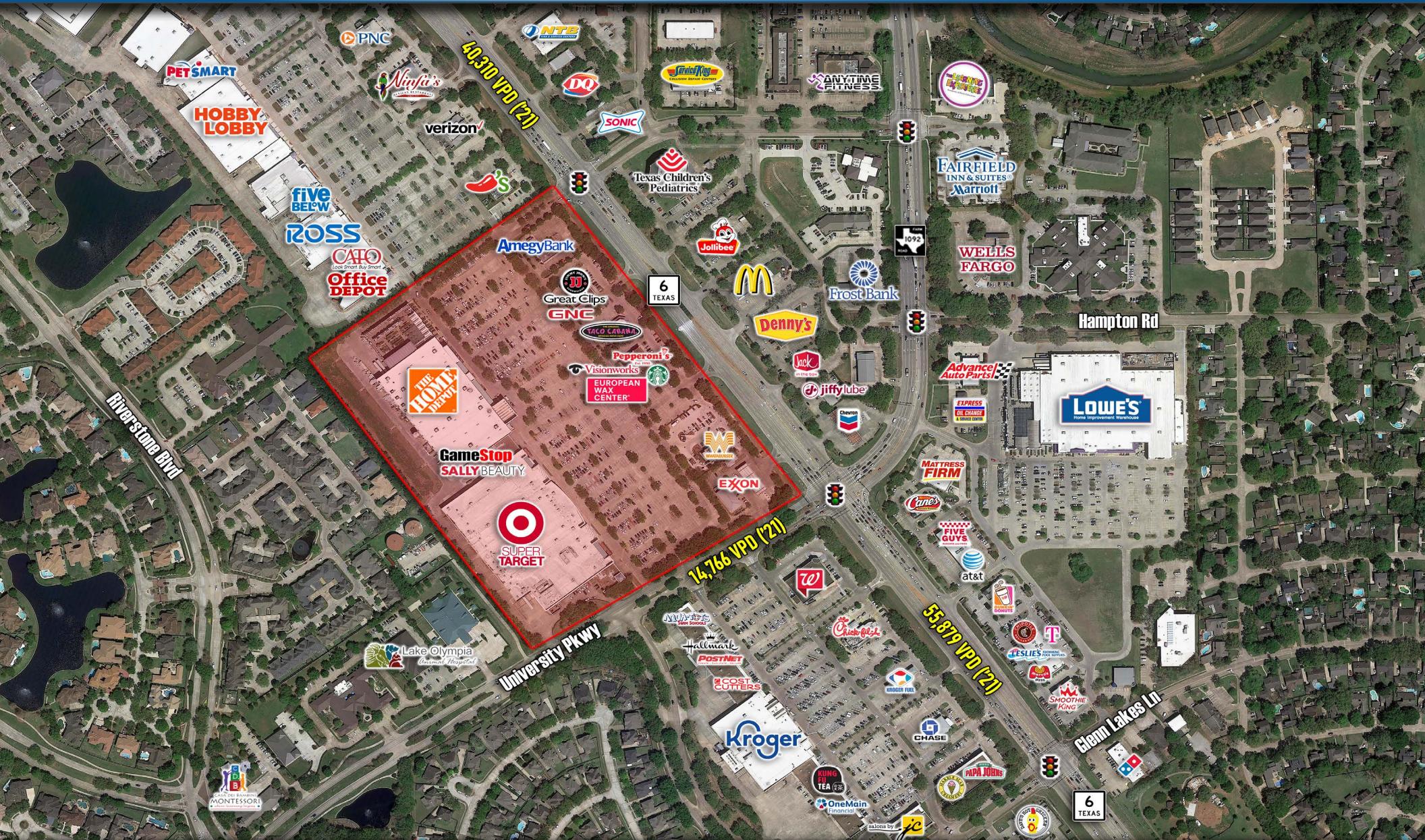
State Highway 6 @ FM-1092  
Missouri City, Texas 77459



Retail Building A	
1)	Starbucks
2)	<b>Available - 1,560 SF</b>
3)	Vision Works
4)	Pepperoni's Pizza
5)	European Wax Center
Retail Building B	
1)	GNC
2)	Great Clips
3)	TitleMax
4)	Cigar Time
5)	Jimmy John's
Retail Building C	
1)	MyEyeDr.
2)	Tipsy Nails & Spa
Retail Building D	
1)	<b>Available - 3,000 SF</b>
2)	GameStop
3)	Sally Beauty

# Missouri City Shopping Center

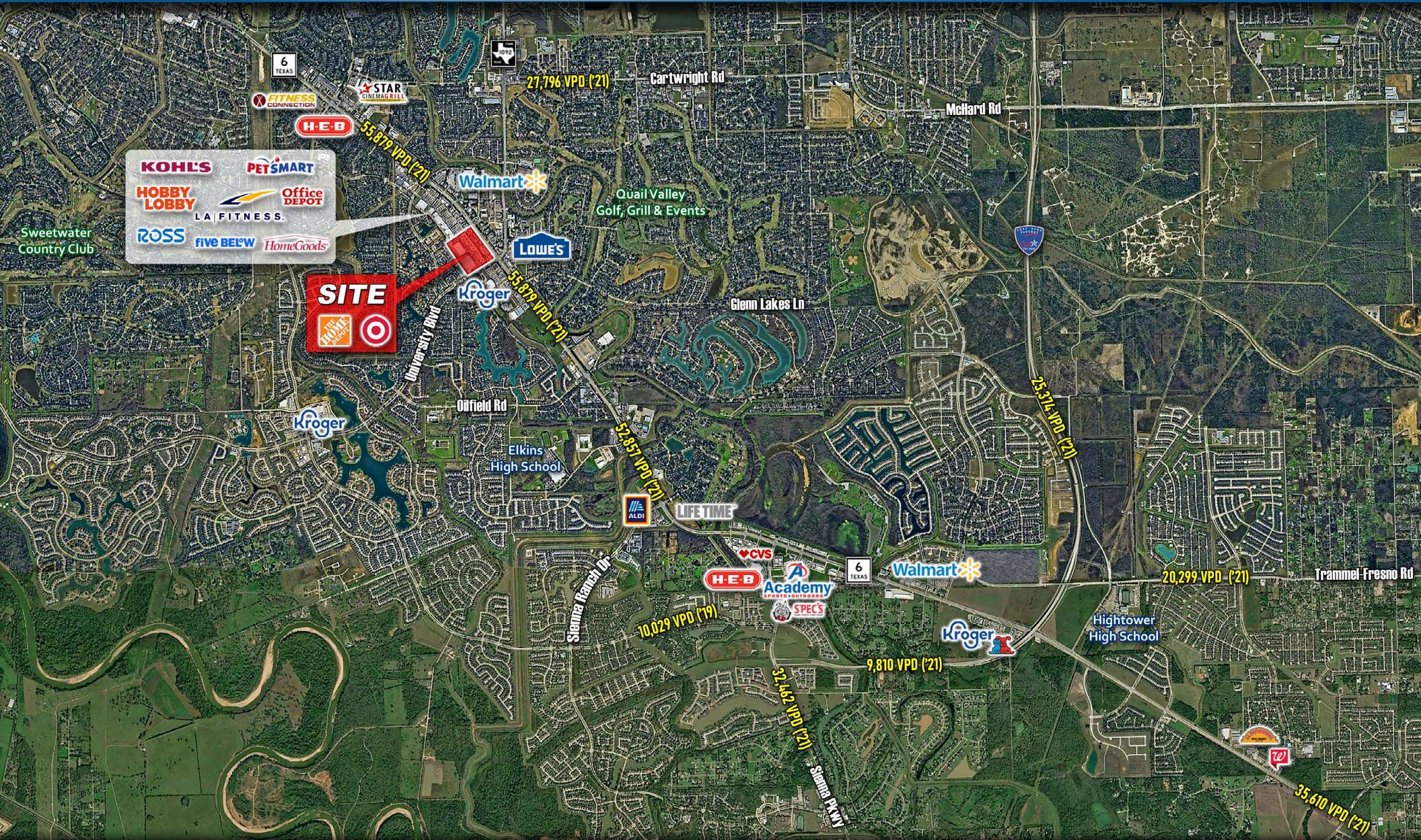
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The information herein is subject to errors or omissions and is subject to change;  
this information is not, in any way, warranted by WPW Realty Advisors or by any agent, independent associate or employee of WPW Realty Advisors.

# Missouri City Shopping Center

State Highway 6 @ FM-1092  
Missouri City, Texas 77459



**2022 Population**  
(3 mi Radius)

**98,254**

**Average HH Income**  
(3 mi Radius)

**\$153,853**

**Households**  
(3 mi Radius)

**32,732**

**2027 Population**  
(3 mi Radius)

**106,821**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population Summary</b>			
2010 Total Population	9,538	74,839	152,092
2020 Total Population	10,105	94,403	187,503
2020 Group Quarters	117	320	489
2022 Total Population	10,370	98,254	197,054
2022 Group Quarters	117	320	489
2027 Total Population	11,179	106,821	214,481
2022-2027 Annual Rate	1.51%	1.69%	1.71%
2022 Total Daytime Population	10,839	76,497	191,414
Workers	5,326	25,356	88,586
Residents	5,513	51,141	102,828
<b>Household Summary</b>			
2010 Households	3,069	24,855	51,725
2010 Average Household Size	3.11	3.00	2.93
2020 Total Households	3,354	31,529	64,046
2020 Average Household Size	2.98	2.98	2.92
2022 Households	3,420	32,732	67,332
2022 Average Household Size	3.00	2.99	2.92
2027 Households	3,688	35,579	73,334
2027 Average Household Size	3.00	2.99	2.92
2022-2027 Annual Rate	1.52%	1.68%	1.72%
2010 Families	2,656	20,676	41,500
2010 Average Family Size	3.37	3.31	3.30
2022 Families	2,905	27,066	53,553
2022 Average Family Size	3.30	3.33	3.32
2027 Families	3,140	29,453	58,390
2027 Average Family Size	3.29	3.32	3.32
2022-2027 Annual Rate	1.57%	1.70%	1.74%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,680	20,162	40,473
Owner Occupied Housing Units	91.7%	85.5%	80.7%
Renter Occupied Housing Units	5.2%	11.9%	16.2%
Vacant Housing Units	3.2%	2.6%	3.0%
2010 Housing Units	3,143	25,814	54,155
Owner Occupied Housing Units	92.7%	82.0%	74.7%
Renter Occupied Housing Units	5.0%	14.2%	20.8%
Vacant Housing Units	2.4%	3.7%	4.5%
2020 Housing Units	3,447	33,006	67,683
Vacant Housing Units	2.7%	4.5%	5.4%
2022 Housing Units	3,497	34,082	70,914
Owner Occupied Housing Units	88.3%	77.6%	71.9%
Renter Occupied Housing Units	9.6%	18.5%	23.1%
Vacant Housing Units	2.2%	4.0%	5.1%
2027 Housing Units	3,827	37,588	78,168
Owner Occupied Housing Units	87.3%	76.9%	71.3%
Renter Occupied Housing Units	9.1%	17.8%	22.6%
Vacant Housing Units	3.6%	5.3%	6.2%
<b>Median Household Income</b>			
2022	\$129,446	\$112,367	\$105,089
2027	\$141,751	\$120,089	\$111,396
<b>Median Home Value</b>			
2022	\$341,369	\$323,357	\$315,679
2027	\$374,225	\$359,559	\$356,999
<b>Per Capita Income</b>			
2022	\$55,880	\$51,417	\$49,860
2027	\$61,609	\$56,560	\$55,030
<b>Median Age</b>			
2010	39.8	39.0	38.0
2022	42.4	40.6	39.5



## 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
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Designated Broker of Firm	License No.	Email	Phone
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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
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Buyer/Tenant/Seller/Landlord Initials

Date