

RETAIL SITE FOR SALE CORNER LOT

# FORMER CVS FOR SALE

1302 FM 1092 ROAD, MISSOURI CITY, TX 77459



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

*PRESENTED BY:*

**ASH NOORANI**

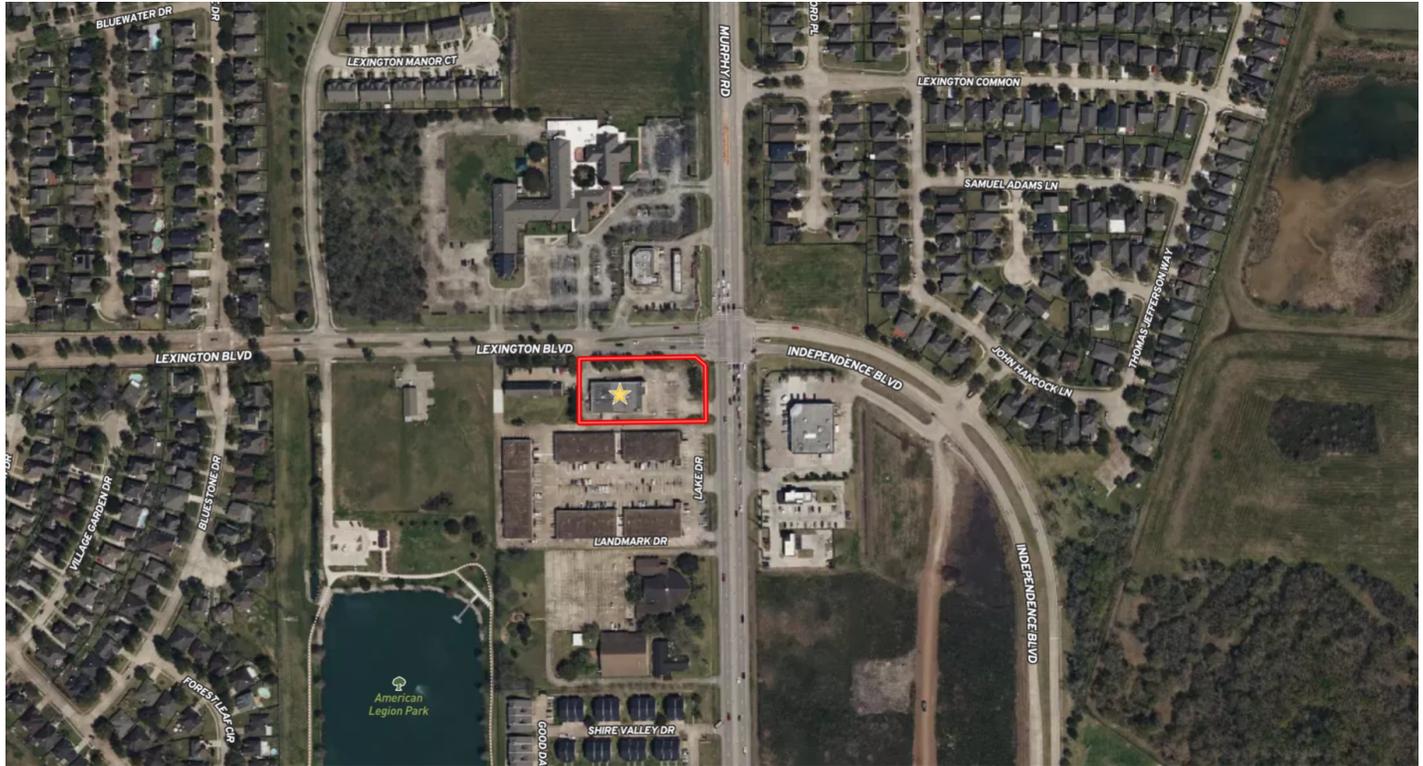
O: (832) 455-6486

[ash@cbanrealestate.com](mailto:ash@cbanrealestate.com)

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1302 FM 1092 ROAD



### OFFERING SUMMARY

<b>PRICE:</b>	\$2,850,000
<b>BUILDING SF:</b>	10,800
<b>OCCUPANCY:</b>	VACANT
<b>LOT SIZE:</b>	1.25 ACRES
<b>MURPHY RD. FRONTAGE:</b>	145 FT
<b>LEXINGTON BLVD. FRONTAGE:</b>	345 FT
<b>ZONING:</b>	COMMERCIAL
<b>YEAR BUILT:</b>	1996

### PROPERTY OVERVIEW

KW Commercial Texas is excited to present this prime, high-traffic retail opportunity, formerly a CVS, located in a densely populated area with over 250,000 residents and more than 90,000 homes within a 5-mile radius. The area boasts a high median income, making it an ideal location for any commercial retail property. The current owners have already developed plans and an IMST to build a gas station and shopping center, projecting a high volume of fuel sales and significant inside sales. Don't miss out on this exceptional investment opportunity in a thriving market!

[Click here to sign NDA and receive the IMST and plans.](#)

[Sign Up to Receive ON and OFF market properties!](#)

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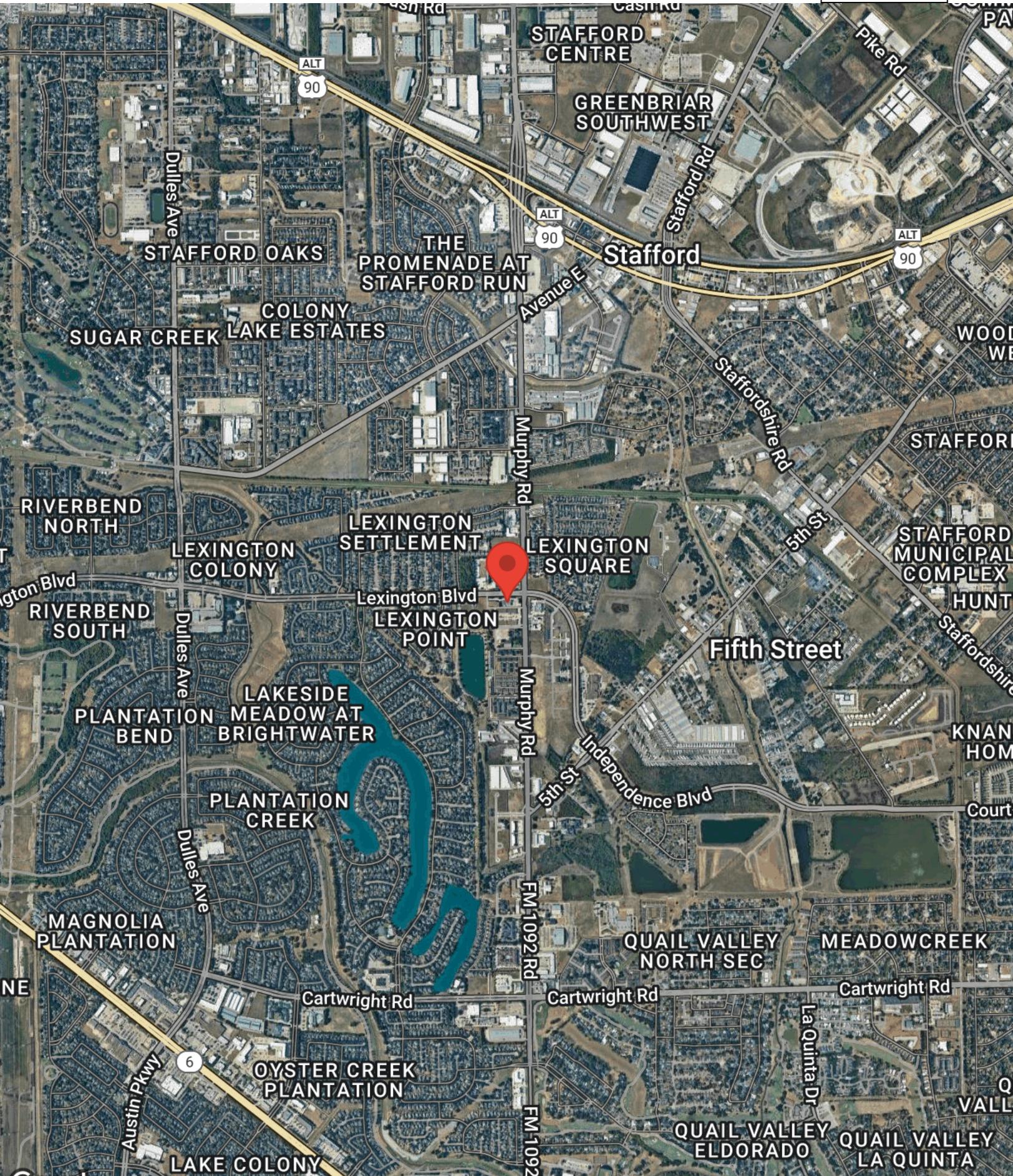


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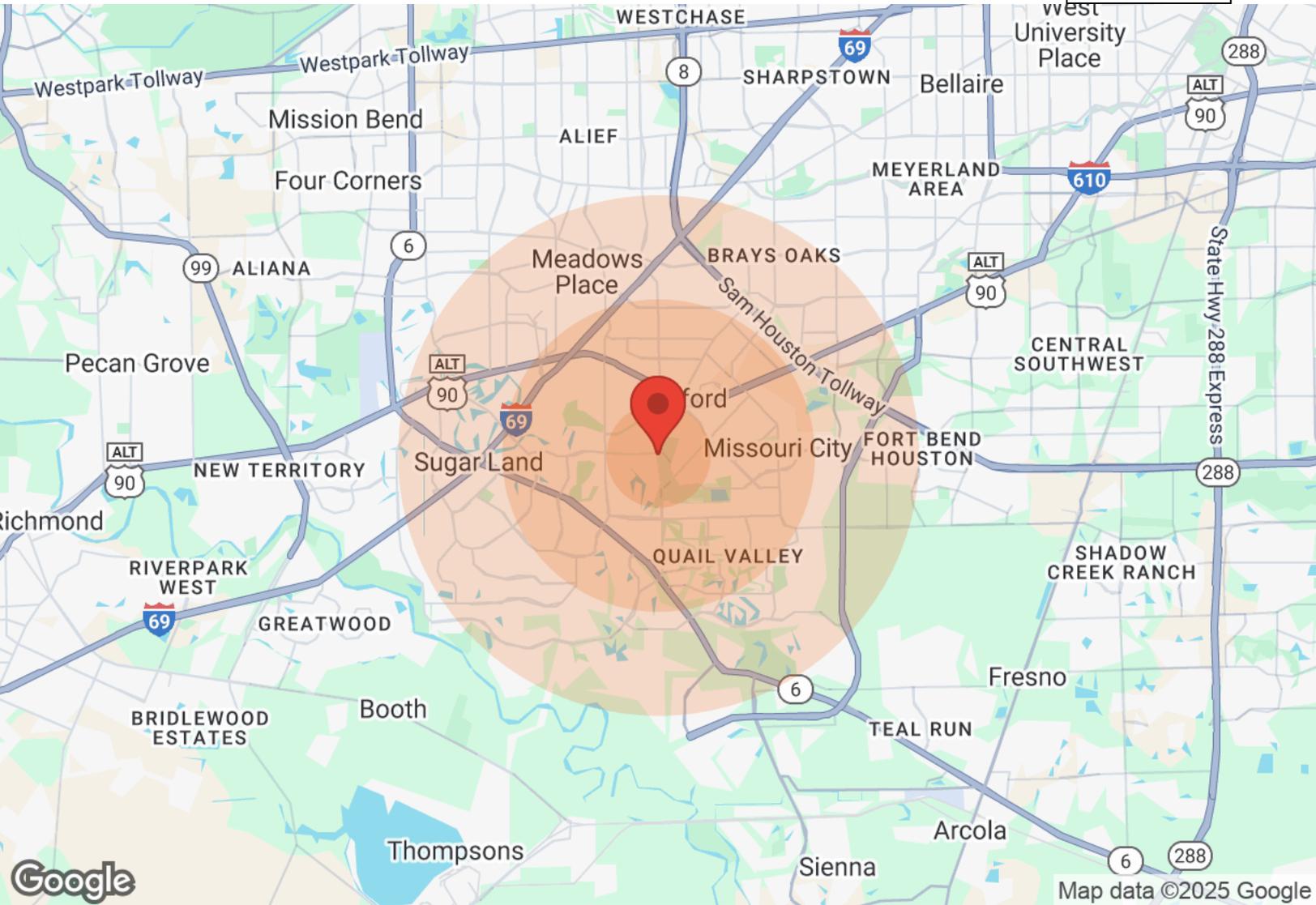
# AERIAL MAP

1302 FM 1092 ROAD



# DEMOGRAPHICS

1302 FM 1092 ROAD



Population	1 Mile	3 Miles	5 Miles
Male	10,526	51,118	125,622
Female	10,611	53,828	132,181
Total Population	21,137	104,946	257,803

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,430	20,308	53,226
Ages 15-24	3,279	15,472	38,247
Ages 25-54	8,210	40,873	101,023
Ages 55-64	2,543	14,386	33,549
Ages 65+	2,675	13,907	31,758

Race	1 Mile	3 Miles	5 Miles
White	6,844	44,732	96,379
Black	5,453	28,003	84,865
Am In/AK Nat	26	115	311
Hawaiian	10	12	23
Hispanic	4,560	20,284	59,472
Multi-Racial	4,532	17,816	54,570

Income	1 Mile	3 Miles	5 Miles
Median	\$70,439	\$75,045	\$64,346
< \$15,000	740	2,392	7,830
\$15,000-\$24,999	760	2,292	7,493
\$25,000-\$34,999	566	2,621	8,159
\$35,000-\$49,999	966	4,519	10,965
\$50,000-\$74,999	1,503	7,191	16,721
\$75,000-\$99,999	1,062	5,426	11,616
\$100,000-\$149,999	1,088	6,896	14,486
\$150,000-\$199,999	330	2,795	6,057
> \$200,000	254	2,552	5,936

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,190	38,941	97,491
Occupied	6,851	37,343	90,435
Owner Occupied	3,608	27,239	60,243
Renter Occupied	3,243	10,104	30,192
Vacant	339	1,598	7,056

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## LOCATION & HIGHLIGHTS

1302 FM 1092 ROAD



### LOCATION INFORMATION

Building Name:	Former CVS Lexington
Street Address:	1302 FM 1092 Road
City, State, Zip	Missouri City, TX 77459
County:	Fort Bend
Market:	Houston
Sub-market:	Stafford
Population:	104,946
Median HH Income:	\$75,045



### LOCATION OVERVIEW

Minutes away from Stanford City park and Lexington Village Park

7 minutes away from HCC Stafford

1.2 miles from valley Center and Stafford Shopping Center

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# PROFESSIONAL BIO

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## ASH NOORANI



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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

# Disclaimer

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