

Missouri City, Texas
 Hampton Road and FM 1092
 Missouri City, TX 77489
 County: Fort Bend

CONTACT LISTING BROKER

Robert R.D. Tanner (281) 768-6703

Wallace Bajjali
Development Partners, L.P.



For Sale **Active**

Type: Land
 Commercial/Other (land)

Total Lot Size: 21.00 Acres

Date Last Verified: 11/17/2008

Property ID: 15585906

Available Lots

Lot #	Price	Price Per	Lot Size	Lot Type	Status
	\$1,568,160	(\$261,360.00/AC)	6.00 AC	Office-Business Park	In Contract
Commission Split:		6%			
RET 101	\$1,110,780	(\$740,520.00/AC)	1.50 AC	Retail Pad	Active
Commission Split:		6%			
RET 101	\$1,851,300	(\$740,520.00/AC)	2.50 AC	Strip Center	In Contract
Commission Split:		6%			
SenH 103	\$1,078,110	(\$239,580.00/AC)	4.50 AC	Assisted Living Residences	In Contract
Commission Split:		6%			
Hote 102	\$457,380	(\$261,360.00/AC)	1.75 AC	Economy/Limited Service	In Contract
Commission Split:		6%			

Additional Photos



Two tracts combined to make 21 acres Master Planned Commercial Development

Additional Information

Property Description:

20 acres master planned commercial development located in Missouri City Coming Soon! SUB PARCELS AVAILABLE. Master Plan has land available for retail (on Highway Frontage) hotel, senior living, and other uses

Location Description:

Hampton Road and FM 1092, which is Murphy Road, one block north of Highway 6 in Missouri City, Texas

Power is available: Yes

Water is available: Yes

Cable is available: Yes

Gas/Propane is available: Yes

Irrigation is available: Yes

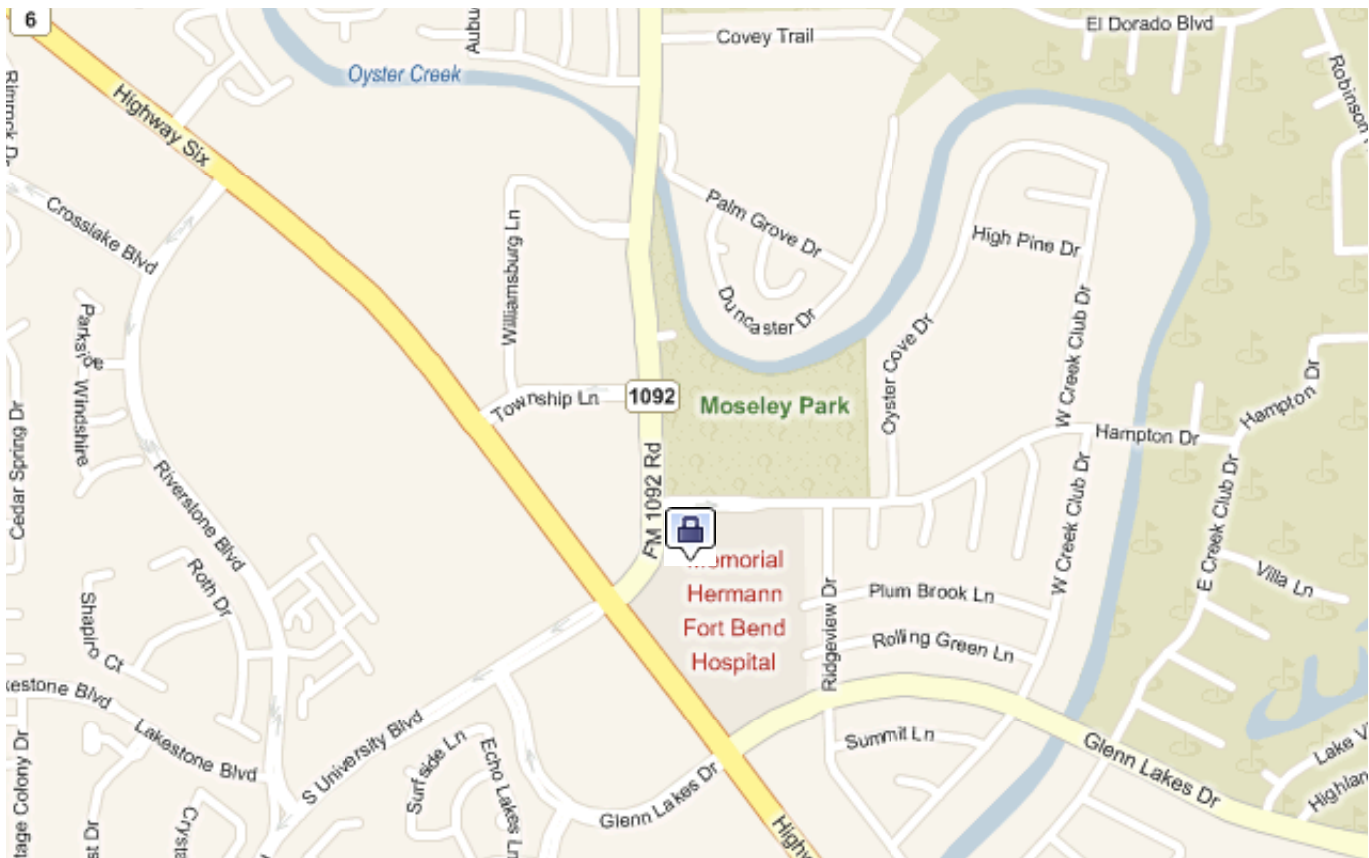
Telephone is available: Yes

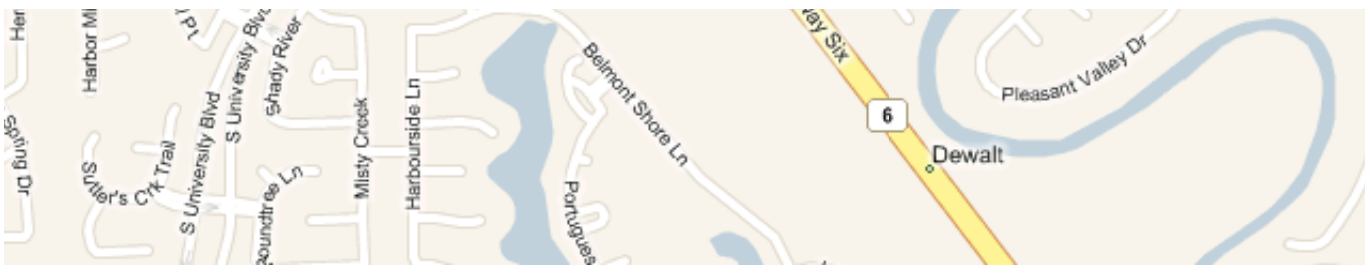
Property Types: Commercial/Other

(land)

Retail (land)

Map





Demographics

	Population	1-mi.	3-mi.	5-mi.
2008 Male Population	5,773	39,115	78,740	
2008 Female Population	6,090	40,629	82,680	
% 2008 Male Population	48.66%	49.05%	48.78%	
% 2008 Female Population	51.34%	50.95%	51.22%	
2008 Total Adult Population	9,025	59,434	120,154	
2008 Total Daytime Population	15,637	77,259	180,382	
2008 Total Daytime Work Population	9,071	38,334	100,654	
2008 Median Age Total Population	40	38	38	
2008 Median Age Adult Population	47	46	45	
2008 Age 0-5	892	5,837	11,404	
2008 Age 6-13	1,160	8,753	18,156	
2008 Age 14-17	785	5,720	11,706	
2008 Age 18-20	529	3,957	8,200	
2008 Age 21-24	549	4,281	9,114	
2008 Age 25-29	468	3,528	7,509	
2008 Age 30-34	598	3,838	7,558	
2008 Age 35-39	751	5,003	10,068	
2008 Age 40-44	963	6,645	13,346	
2008 Age 45-49	1,207	7,824	15,494	
2008 Age 50-54	1,245	8,209	16,368	
2008 Age 55-59	1,100	6,531	13,226	
2008 Age 60-64	677	4,127	8,118	
2008 Age 65-69	389	2,235	4,494	
2008 Age 70-74	276	1,402	2,692	
2008 Age 75-79	137	895	1,854	
2008 Age 80-84	85	547	1,149	
2008 Age 85+	52	413	963	
% 2008 Age 0-5	7.52%	7.32%	7.06%	
% 2008 Age 6-13	9.78%	10.98%	11.25%	
% 2008 Age 14-17	6.62%	7.17%	7.25%	
% 2008 Age 18-20	4.46%	4.96%	5.08%	
% 2008 Age 21-24	4.63%	5.37%	5.65%	
% 2008 Age 25-29	3.95%	4.42%	4.65%	
% 2008 Age 30-34	5.04%	4.81%	4.68%	
% 2008 Age 35-39	6.33%	6.27%	6.24%	
% 2008 Age 40-44	8.12%	8.33%	8.27%	
% 2008 Age 45-49	10.17%	9.81%	9.60%	
% 2008 Age 50-54	10.49%	10.29%	10.14%	
% 2008 Age 55-59	9.27%	8.19%	8.19%	
% 2008 Age 60-64	5.71%	5.18%	5.03%	
% 2008 Age 65-69	3.28%	2.80%	2.78%	
% 2008 Age 70-74	2.33%	1.76%	1.67%	
% 2008 Age 75-79	1.15%	1.12%	1.15%	
% 2008 Age 80-84	0.72%	0.69%	0.71%	
% 2008 Age 85+	0.44%	0.52%	0.60%	
2008 White Population	6,490	35,800	64,378	
2008 Black Population	1,729	18,434	44,266	
2008 Asian/Hawaiian/Pacific Islander	3,001	18,750	38,287	
2008 American Indian/Alaska Native	19	129	318	
2008 Other Population (Incl 2+ Races)	624	6,631	14,172	
2008 Hispanic Population	967	11,309	23,549	
2008 Non-Hispanic Population	10,896	68,435	137,871	
% 2008 White Population	54.71%	44.89%	39.88%	
% 2008 Black Population	14.57%	23.12%	27.42%	
% 2008 Asian/Hawaiian/Pacific Islander	25.30%	23.51%	23.72%	
% 2008 American Indian/Alaska Native	0.16%	0.16%	0.20%	

% 2008 Other Population (Incl 2+ Races)	5.26%	8.32%	8.78%
% 2008 Hispanic Population	8.15%	14.18%	14.59%
% 2008 Non-Hispanic Population	91.85%	85.82%	85.41%
2000 Non-Hispanic White	4,899	30,035	53,268
2000 Non-Hispanic Black	969	12,996	33,330
2000 Non-Hispanic Amer Indian/Alaska Native	18	153	223
2000 Non-Hispanic Asian	1,186	10,128	19,550
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	1	37
2000 Non-Hispanic Some Other Race	23	105	199
2000 Non-Hispanic Two or More Races	159	1,243	2,628
% 2000 Non-Hispanic White	67.54%	54.95%	48.76%
% 2000 Non-Hispanic Black	13.36%	23.78%	30.51%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.25%	0.28%	0.20%
% 2000 Non-Hispanic Asian	16.35%	18.53%	17.90%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.03%
% 2000 Non-Hispanic Some Other Race	0.32%	0.19%	0.18%
% 2000 Non-Hispanic Two or More Races	2.19%	2.27%	2.41%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	11,863	79,744	161,420
2008 Total Households	3,884	24,986	51,488
Population Change 1990-2008	6,556	37,418	75,446
Household Change 1990-2008	2,162	11,962	24,356
% Population Change 1990-2008	123.53%	88.40%	87.75%
% Household Change 1990-2008	125.55%	91.85%	89.77%
Population Change 2000-2008	4,020	17,479	36,697
Household Change 2000-2008	1,253	5,368	11,615
% Population Change 2000-2008	51.26%	28.07%	29.42%
% Households Change 2000-2008	47.62%	27.36%	29.13%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,704	20,136	41,064
2000 Occupied Housing Units	2,634	19,625	39,863
2000 Owner Occupied Housing Units	2,452	17,396	33,333
2000 Renter Occupied Housing Units	182	2,229	6,530
2000 Vacant Housing Units	70	511	1,201
% 2000 Occupied Housing Units	97.41%	97.46%	97.08%
% 2000 Owner Occupied Housing Units	90.68%	86.39%	81.17%
% 2000 Renter Occupied Housing Units	6.73%	11.07%	15.90%
% 2000 Vacant Housing Units	2.59%	2.54%	2.92%

Income

	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$87,750	\$81,259	\$74,210
2008 Per Capita Income	\$36,123	\$31,343	\$30,732
2008 Average Household Income	\$110,331	\$100,031	\$96,347
2008 Household Income < \$10,000	34	497	1,292
2008 Household Income \$10,000-\$14,999	21	362	882
2008 Household Income \$15,000-\$19,999	57	457	1,094
2008 Household Income \$20,000-\$24,999	95	590	1,496
2008 Household Income \$25,000-\$29,999	71	585	1,491
2008 Household Income \$30,000-\$34,999	76	726	2,103
2008 Household Income \$35,000-\$39,999	64	697	1,747
2008 Household Income \$40,000-\$44,999	80	817	2,284
2008 Household Income \$45,000-\$49,999	97	852	2,117
2008 Household Income \$50,000-\$59,999	224	2,113	5,008
2008 Household Income \$60,000-\$74,999	438	3,151	6,575
2008 Household Income \$75,000-\$99,999	1,343	6,574	10,349
2008 Household Income \$100,000-\$124,999	734	3,834	6,856
2008 Household Income \$125,000-\$149,999	320	1,944	3,989
2008 Household Income \$150,000-\$199,999	112	964	2,134
2008 Household Income \$200,000-\$249,999	27	254	788
2008 Household Income \$250,000-\$499,999	89	550	1,236
2008 Household Income \$500,000+	2	19	45
2008 Household Income \$200,000+	118	823	2,070

% 2008 Household Income < \$10,000	0.88%	1.99%	2.51%
% 2008 Household Income \$10,000-\$14,999	0.54%	1.45%	1.71%
% 2008 Household Income \$15,000-\$19,999	1.47%	1.83%	2.12%
% 2008 Household Income \$20,000-\$24,999	2.45%	2.36%	2.91%
% 2008 Household Income \$25,000-\$29,999	1.83%	2.34%	2.90%
% 2008 Household Income \$30,000-\$34,999	1.96%	2.91%	4.08%
% 2008 Household Income \$35,000-\$39,999	1.65%	2.79%	3.39%
% 2008 Household Income \$40,000-\$44,999	2.06%	3.27%	4.44%
% 2008 Household Income \$45,000-\$49,999	2.50%	3.41%	4.11%
% 2008 Household Income \$50,000-\$59,999	5.77%	8.46%	9.73%
% 2008 Household Income \$60,000-\$74,999	11.28%	12.61%	12.77%
% 2008 Household Income \$75,000-\$99,999	34.58%	26.31%	20.10%
% 2008 Household Income \$100,000-\$124,999	18.90%	15.34%	13.32%
% 2008 Household Income \$125,000-\$149,999	8.24%	7.78%	7.75%
% 2008 Household Income \$150,000-\$199,999	2.88%	3.86%	4.14%
% 2008 Household Income \$200,000-\$249,999	0.70%	1.02%	1.53%
% 2008 Household Income \$250,000-\$499,999	2.29%	2.20%	2.40%
% 2008 Household Income \$500,000+	0.05%	0.08%	0.09%
% 2008 Household Income \$200,000+	3.04%	3.29%	4.02%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$2,090,019	\$13,113,540	\$25,504,297
2008 Jewelry Stores	\$1,401,608	\$9,133,706	\$17,801,464
2008 Mens Clothing Stores	\$2,915,210	\$18,584,269	\$36,283,146
2008 Shoe Stores	\$2,907,584	\$18,103,961	\$35,396,571
2008 Womens Clothing Stores	\$4,799,050	\$31,263,339	\$61,705,856
2008 Automobile Dealers	\$31,181,141	\$209,301,193	\$421,689,179
2008 Automotive Parts/Acc/Repair Stores	\$4,119,460	\$26,840,381	\$53,097,415
2008 Other Motor Vehicle Dealers	\$1,390,067	\$8,717,767	\$17,045,319
2008 Tire Dealers	\$1,054,710	\$7,017,619	\$13,865,372
2008 Hardware Stores	\$1,417,934	\$7,320,610	\$14,014,104
2008 Home Centers	\$3,995,731	\$24,597,440	\$49,675,644
2008 Nursery/Garden Centers	\$1,110,680	\$7,400,179	\$14,629,751
2008 Outdoor Power Equipment Stores	\$287,357	\$2,175,456	\$4,684,441
2008 Paint/Wallpaper Stores	\$119,245	\$800,803	\$1,656,916
2008 Appliance/TV/Other Electronics Stores	\$3,343,148	\$21,347,056	\$41,536,666
2008 Camera/Photographic Supplies Stores	\$557,084	\$3,544,755	\$7,007,901
2008 Computer/Software Stores	\$1,544,145	\$10,114,352	\$20,223,983
2008 Beer/Wine/Liquor Stores	\$2,304,586	\$14,343,751	\$27,899,015
2008 Convenience/Specialty Food Stores	\$5,172,700	\$32,705,560	\$65,894,977
2008 Restaurant Expenditures	\$30,741,981	\$182,241,755	\$354,910,684
2008 Supermarkets/Other Grocery excl Conv	\$23,983,826	\$153,197,309	\$303,695,333
2008 Furniture Stores	\$3,289,323	\$21,343,812	\$42,184,738
2008 Home Furnishings Stores	\$2,482,067	\$15,226,002	\$29,403,923
2008 Gen Merch/Appliance/Furniture Stores	\$30,014,375	\$192,668,616	\$379,600,009
2008 Gasoline Stations w/ Convenience Stores	\$21,246,751	\$132,839,194	\$260,727,321
2008 Other Gasoline Stations	\$16,074,052	\$100,133,633	\$194,832,343
2008 Department Stores excl Leased Depts	\$33,357,522	\$214,015,671	\$421,136,675
2008 General Merchandise Stores	\$26,725,052	\$171,324,805	\$337,415,270
2008 Other Health/Personal Care Stores	\$2,029,867	\$13,517,191	\$27,197,566
2008 Pharmacies/Drug Stores	\$11,238,242	\$72,440,221	\$143,901,474
2008 Pet/Pet Supplies Stores	\$1,646,256	\$10,512,262	\$20,942,148
2008 Book/Periodical/Music Stores	\$422,131	\$2,868,909	\$5,446,133
2008 Hobby/Toy/Game Stores	\$306,185	\$2,723,894	\$6,646,202
2008 Musical Instrument/Supplies Stores	\$288,163	\$1,902,088	\$3,788,375
2008 Sewing/Needlework/Piece Goods Stores	\$110,780	\$680,545	\$1,317,404
2008 Sporting Goods Stores	\$2,823,964	\$15,970,463	\$29,186,990
2008 Video Tape Stores - Retail	\$269,406	\$1,739,578	\$3,428,076

Demographics
Powered By
 MapInfo.


Powered by LoopNet™

Link directly to this listing or embed it on your website! [More Details](#) Link <http://listing.loopnet.com/1> Embed

`<script type="text/javascri`

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.