

FOR LEASE

1701 – 1799 TX PKWY, MISSOURI CITY, TX 77489



MAJOR TENANTS

CITITRENDS

**DOLLAR
GENERAL**



Property Description

- ♦ Base Rent: \$1.35 SF/MO
- ♦ NNN: \$0.35 SF/MO
- ♦ SF Available Min: 1,000 – Max: 4,250
- ♦ Accessible to Fort Bend Toll RD & Hwy 90
- ♦ Great Visibility
- ♦ Ample Parking
- ♦ Easily Accessible
- ♦ Near Houston Community College
- ♦ Located Between Two Signalized Hard Corners: Lexington Blvd & TX PKWY, & Grand Park Dr. & TX PKWY
- ♦ Excellent for Mixed-Use (Dental, Hair Salon, Restaurant, Fitness Studio, Learning / Tutoring Center, Office, Bubble Tea, etc.)
- ♦ Surrounding Area Developments: Gala at Texas Parkway & Jubilee at Texas Parkway (+/- 13.5 AC of Senior Housing), Gas Station (Approx. 1 Mile from Subject Property), Veterans Memoria (Preliminary Phase), Missouri City Branch Library Renovation & Extension (Completed), etc..

For Additional Information

Jessica Atwood
Cell (832) 739-9353
JAtwood@DNcommercial.net

DANNYNGUYEN COMMERCIAL
Office (713)270-5400
DNcommercial.net

FOR LEASE

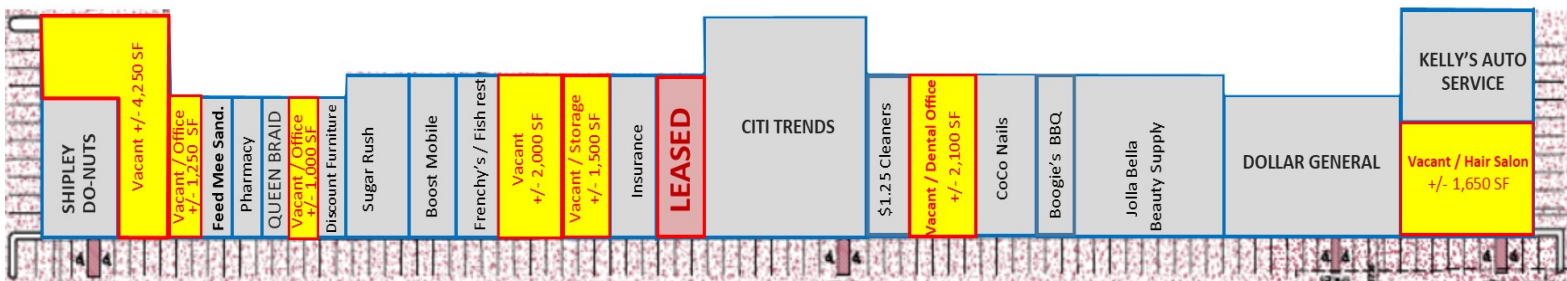
1701 – 1799 TX PKWY, MISSOURI CITY, TX 77489



Veterans Memorial
Preliminary Phase



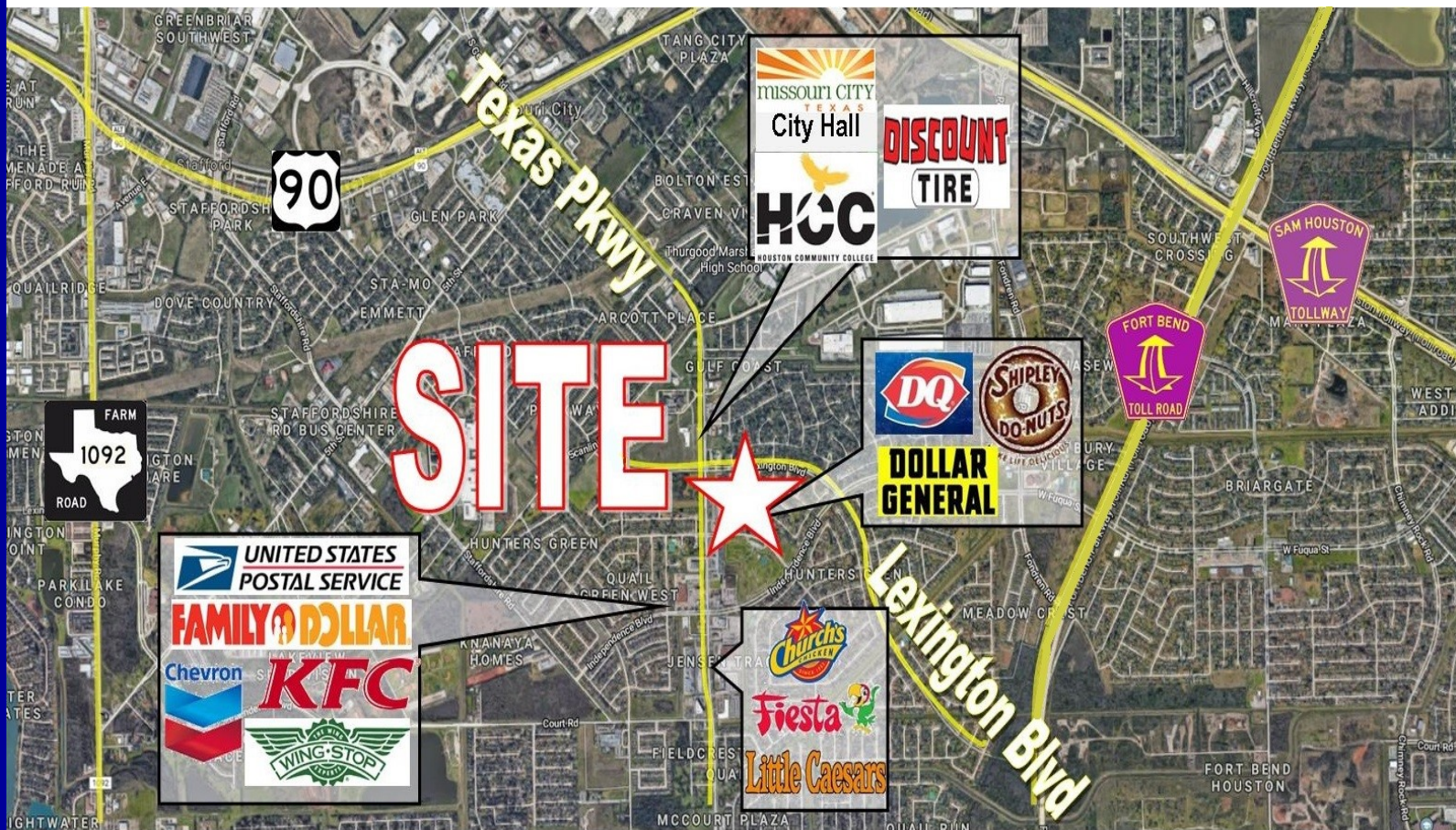
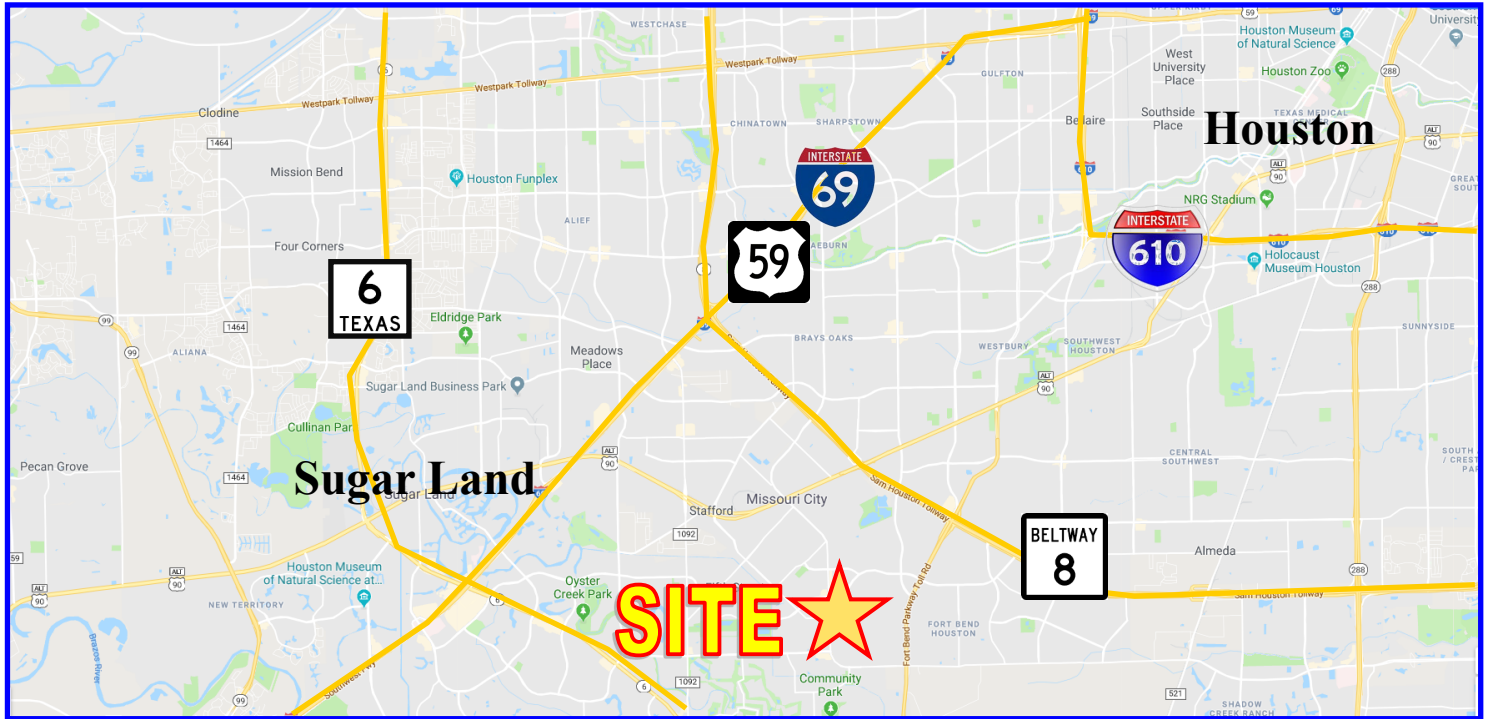
Missouri City Branch Library
Renovation and expansion
Reopened Jun 1, 2019



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

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2nd Generation Office

Unit #: 1703A

SF: +/- 1,250



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2nd Generation Office

Unit #: 1711A

SF: +/- 1,000



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2nd Generation Office

Unit #: 1741

SF: +/- 2,000



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2nd Generation Dental Office

Unit #: 1761

SF: +/- 2,100



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2nd Generation Hair Salon

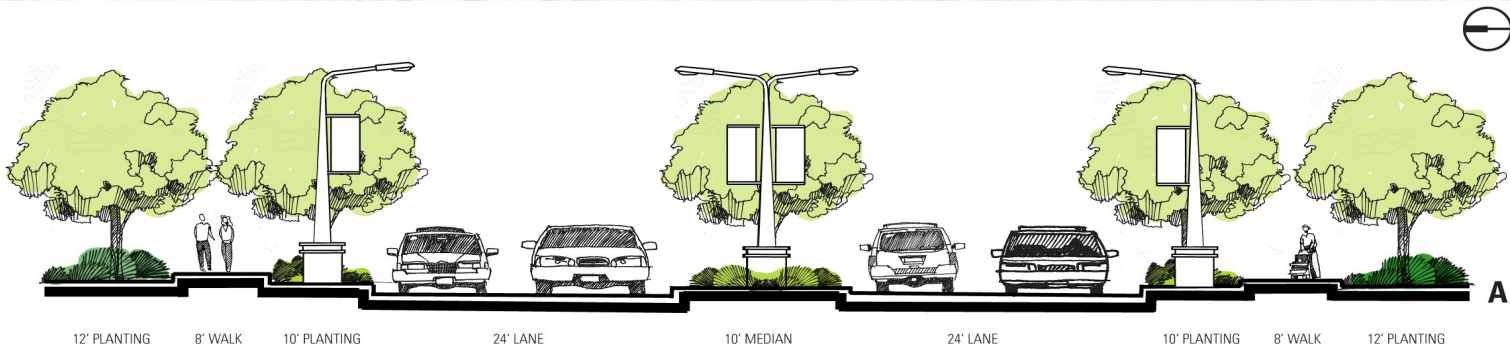
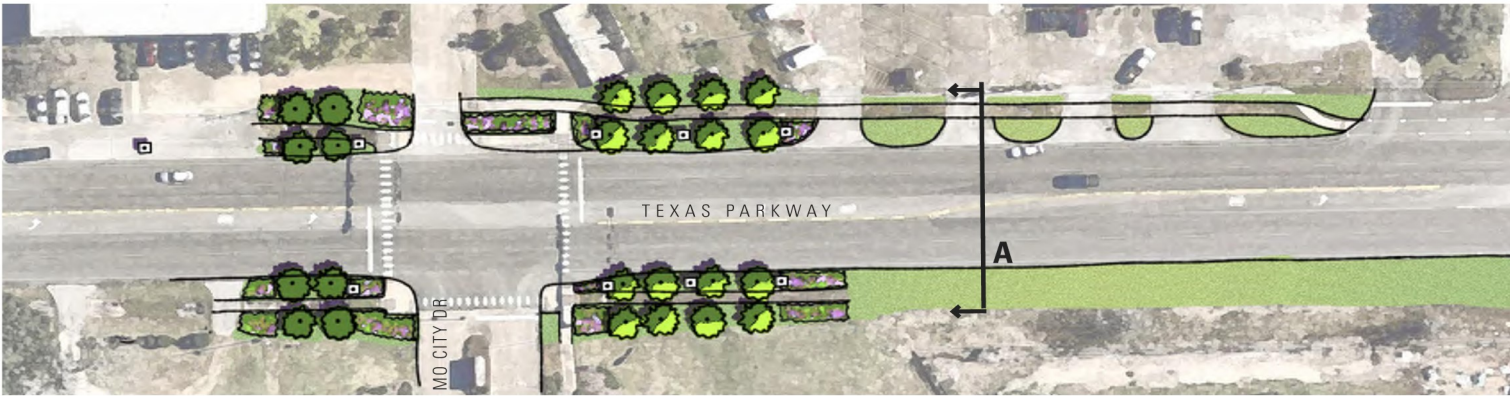
Unit #: 1789

SF: +/- 1,650

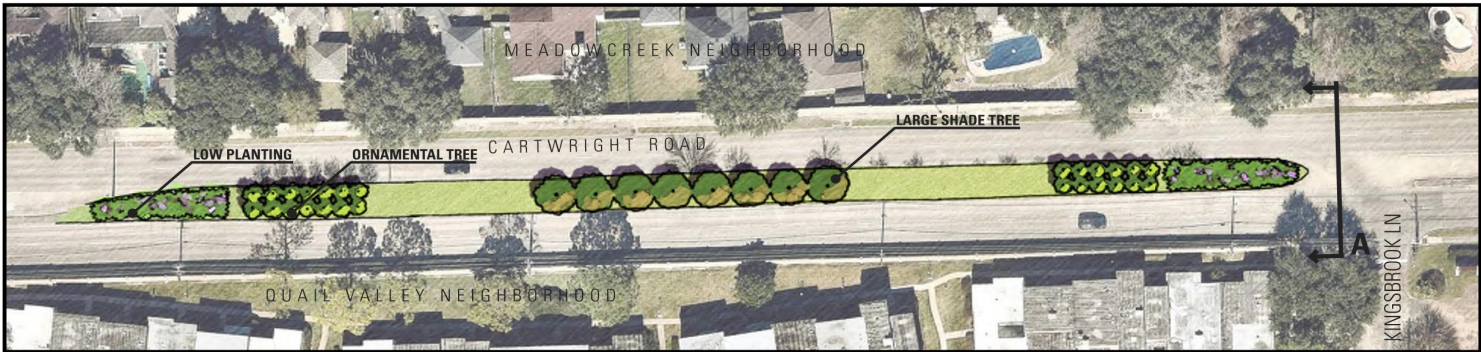


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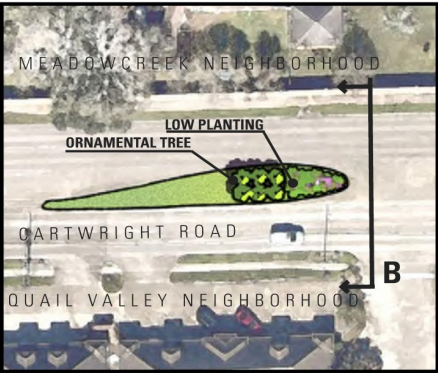
BEAUTIFICATION PROJECT



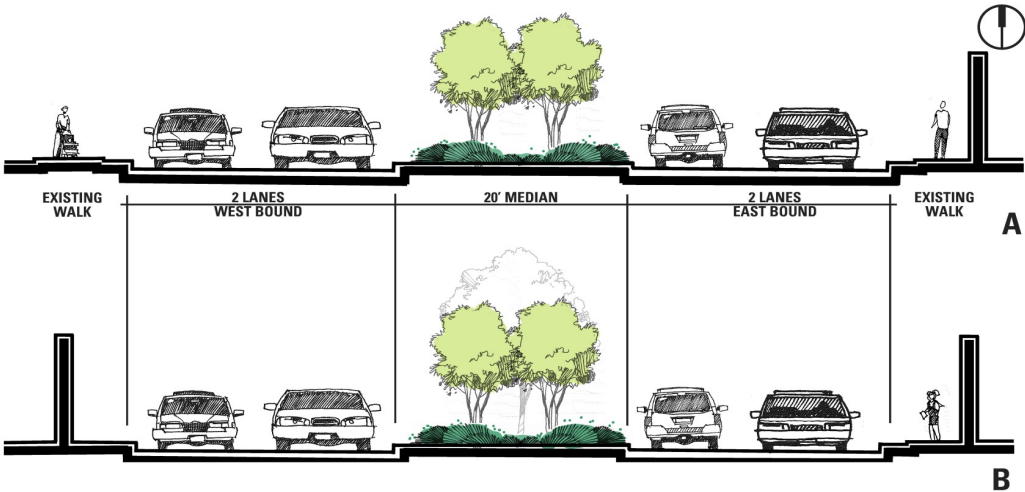
MISSOURI CITY BEAUTIFICATION/ **TEXAS PARKWAY 'RED CARPET' PLAN**



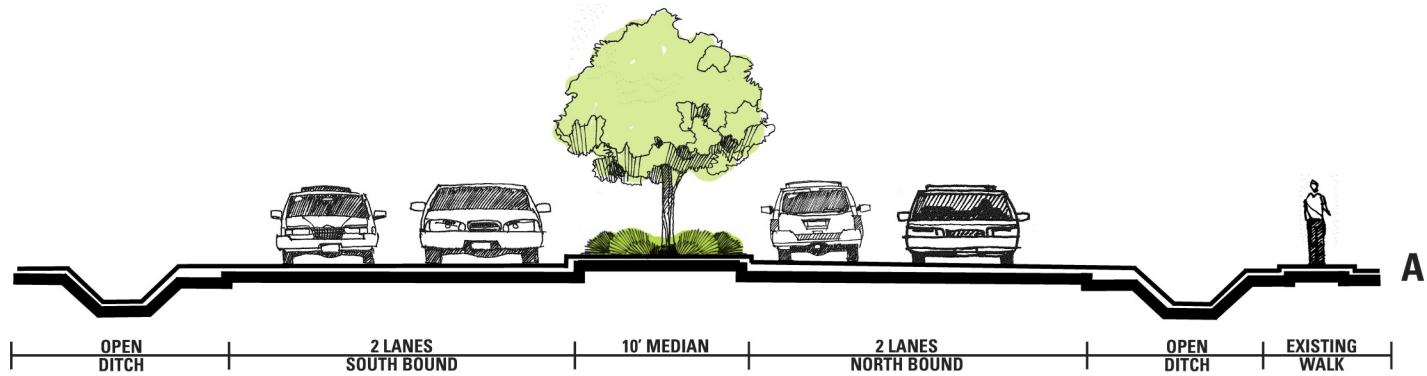
20' MEDIAN



TEAR DROP MEDIANS



MISSOURI CITY BEAUTIFICATION/ **CARTWRIGHT ROAD BEAUTIFICATION PLAN**



MISSOURI CITY BEAUTIFICATION/ TEXAS PARKWAY BEAUTIFICATION PLAN

Missouri City, TX 17 April 2017

Traffic Count Map

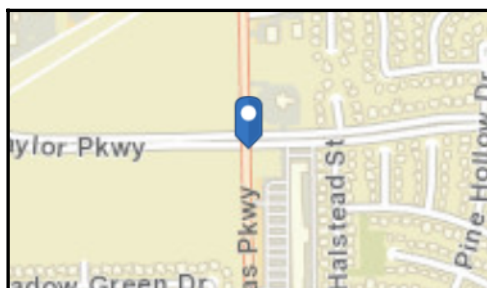
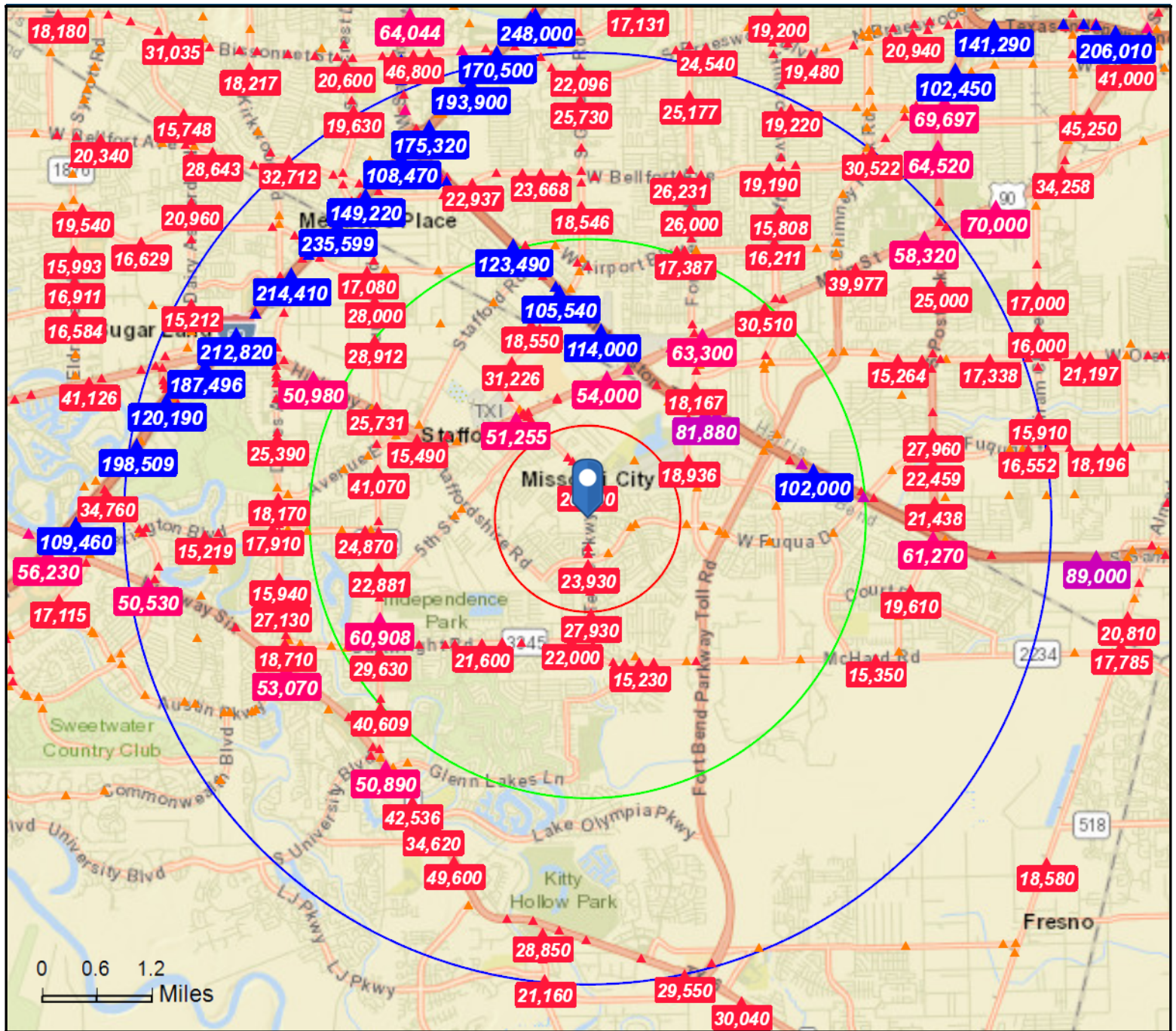
1701 Texas Pkwy, Missouri City, Texas, 77489

Rings: 1, 3, 5 mile radii

Prepared by DN Commercial

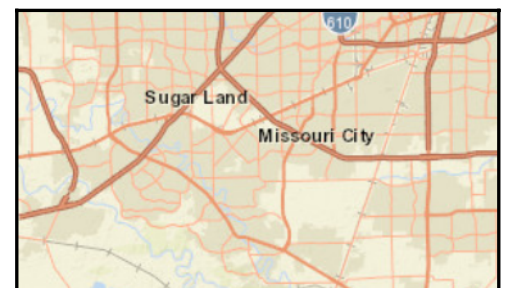
Latitude: 29.60235

Longitude: -95.52682



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2018).

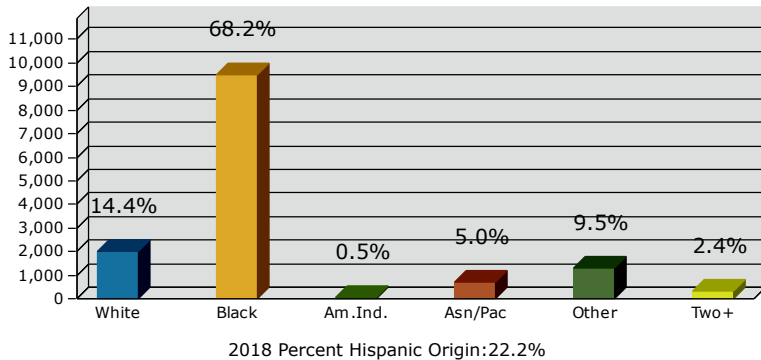


Graphic Profile

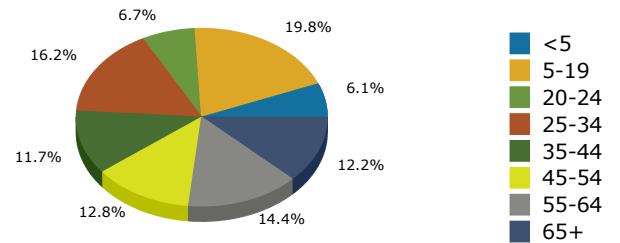
1701 Texas Pkwy, Missouri City, Texas, 77489
Ring: 1 mile radius

Prepared by DN Commercial
Latitude: 29.60235
Longitude: -95.52682

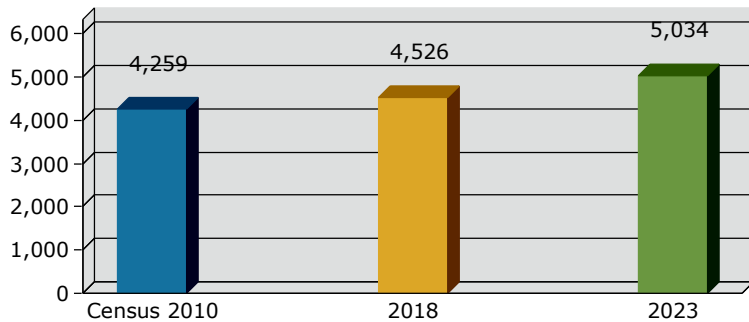
2018 Population by Race



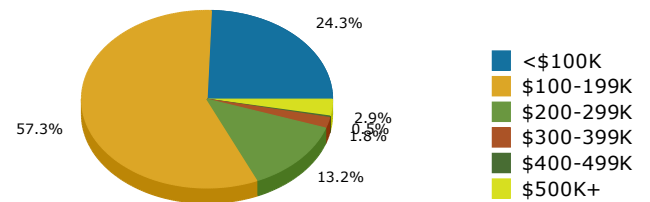
2018 Population by Age



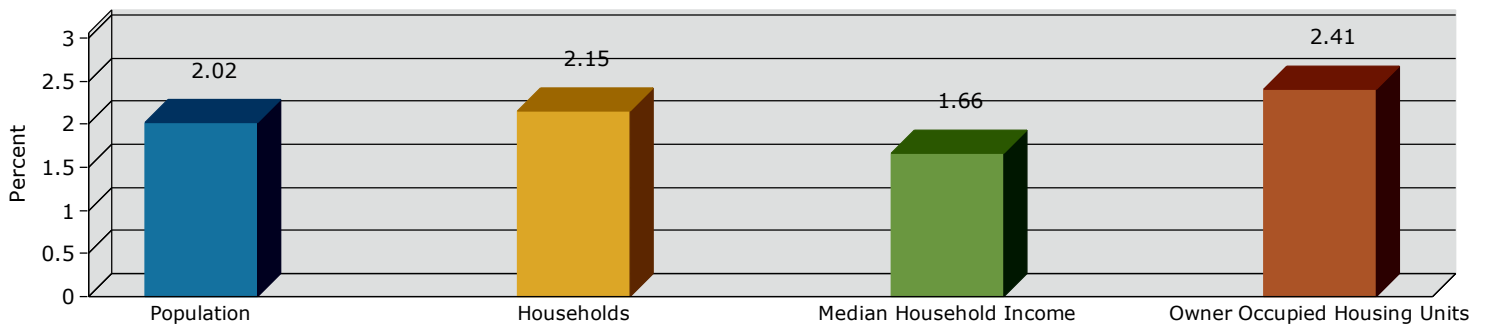
Households



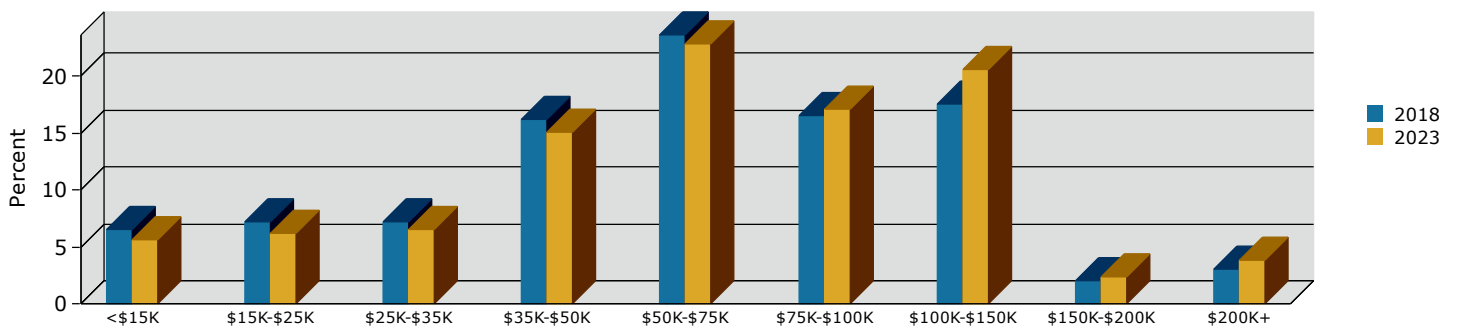
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



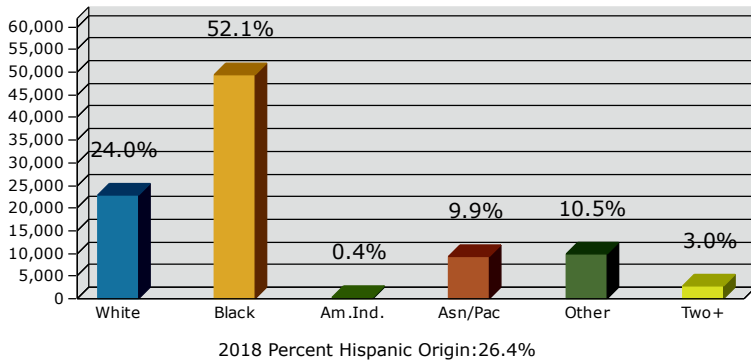
Graphic Profile

1701 Texas Pkwy, Missouri City, Texas, 77489
Ring: 3 mile radius

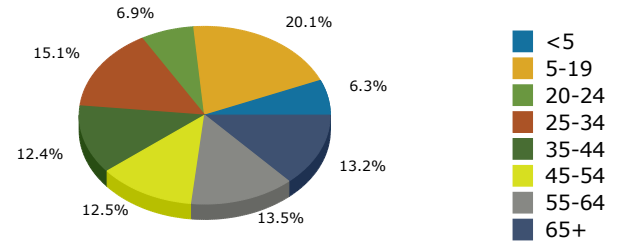
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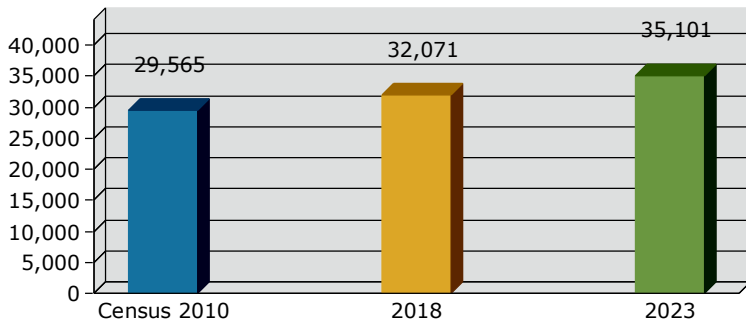
2018 Population by Race



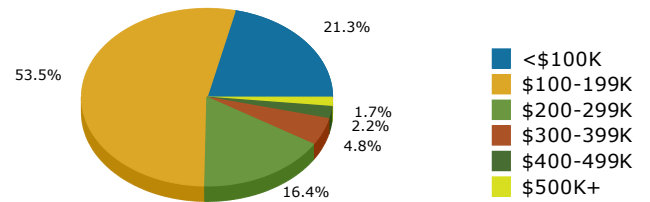
2018 Population by Age



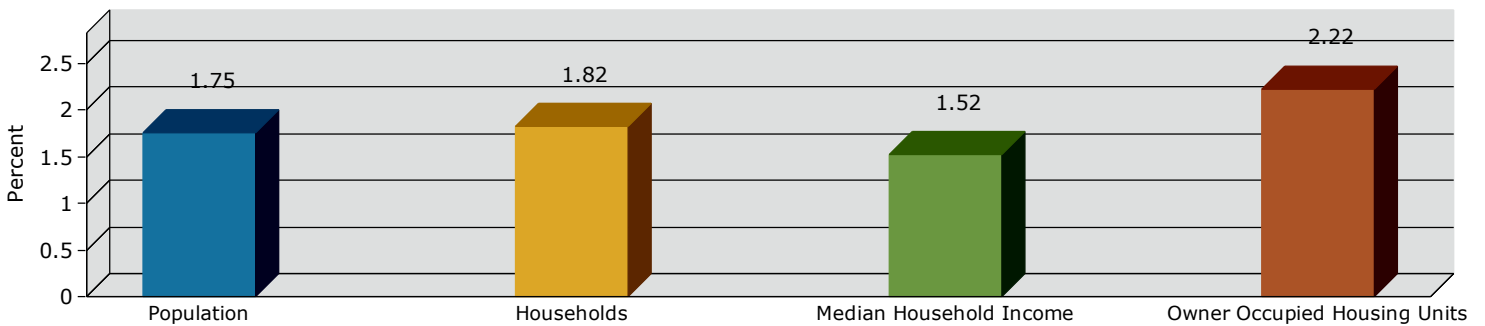
Households



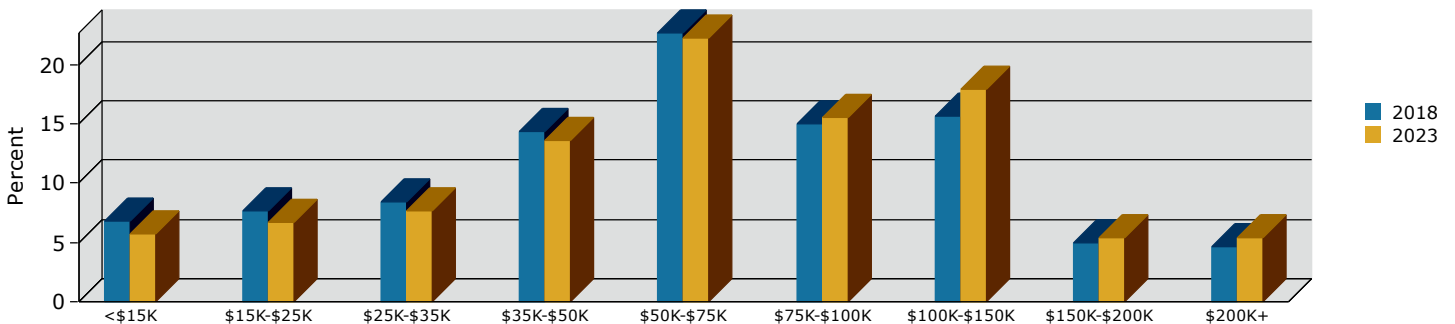
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



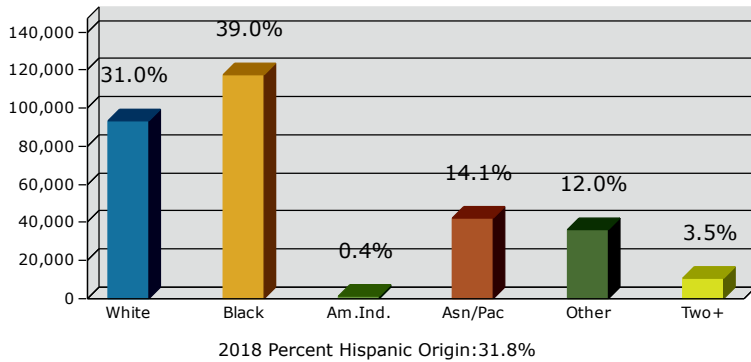
Graphic Profile

1701 Texas Pkwy, Missouri City, Texas, 77489
Ring: 5 mile radius

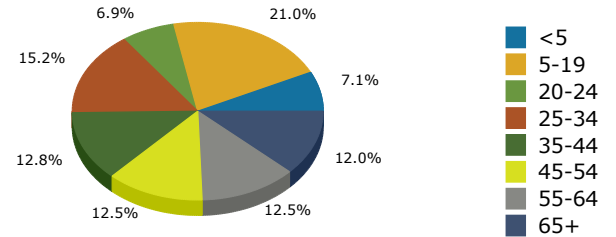
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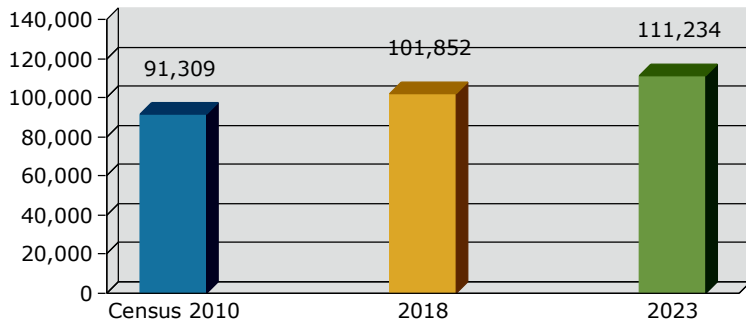
2018 Population by Race



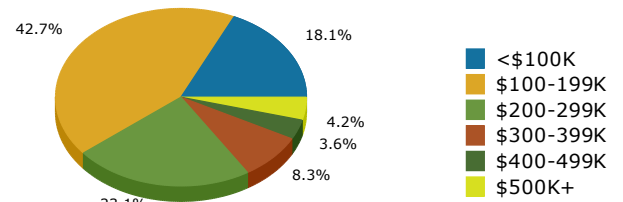
2018 Population by Age



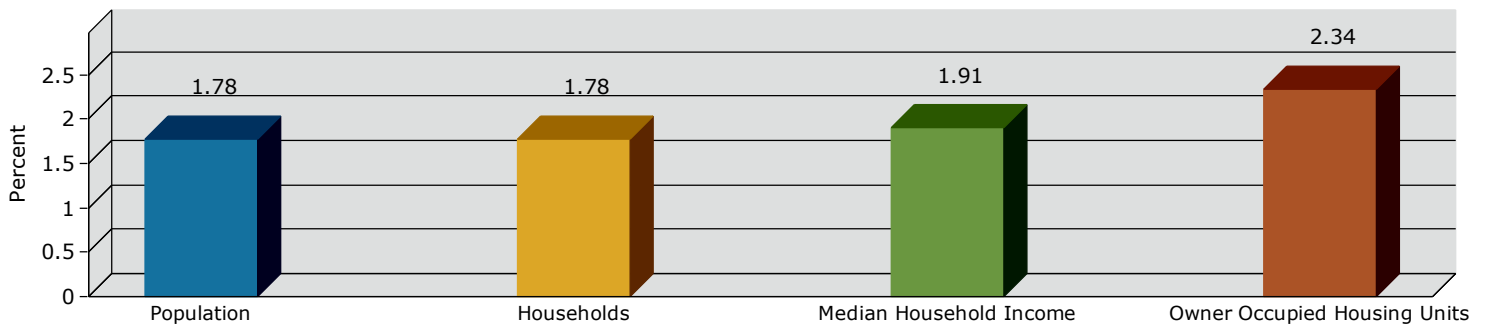
Households



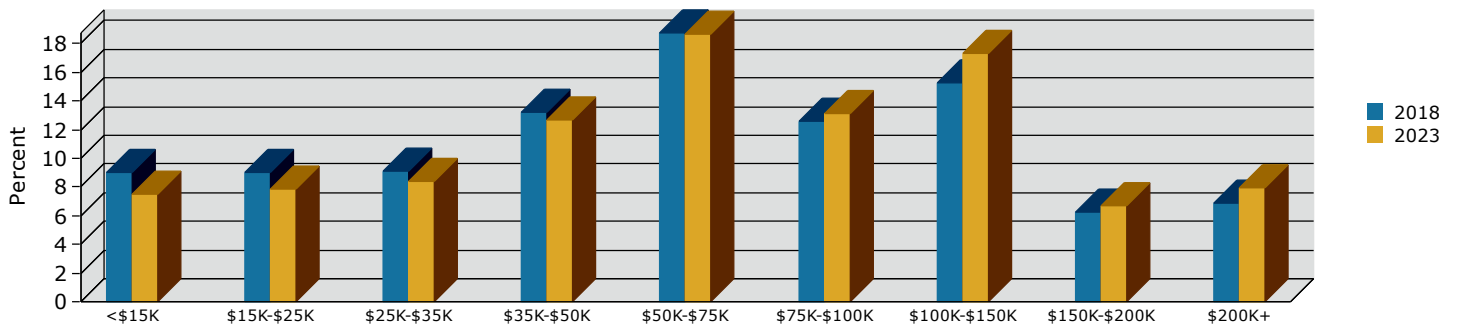
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Atwood	693110	JAtwood@dncommercial.net	832.739.9353
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date