

# +/-2.54 AC LAND FOR SALE

State Highway 6, Missouri City, TX 77459



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COMMERCIAL  
Real Estate





# +/-2.54 AC LAND FOR SALE

Great for Development &/or Investment



## Property Description

- Tract Size: +/- 2.54 AC
- Total Price: \$2,763,882
- Frontage: +/- 182' FT on Hwy 6
- Located in Fort Bend County in Missouri City.
- Near 4-Way Traffic Light of Hwy 6 & Sienna Village
- Close to: Fort Bend Pkwy Toll Rd.  
(Recently Extended into Sienna & Offers Direct Access to ALT 90)
- Approx. 8 Miles to SW Fwy 59/I-69
- Residential Developments: Heritage Park (a 10,800 acre community,) Ravella (Luxury Appt.,) Etc.
- Retail Development: Sienna Crossing, Fort Bend Town Center II, Etc.

*\* Great for Development &/or Investment\**



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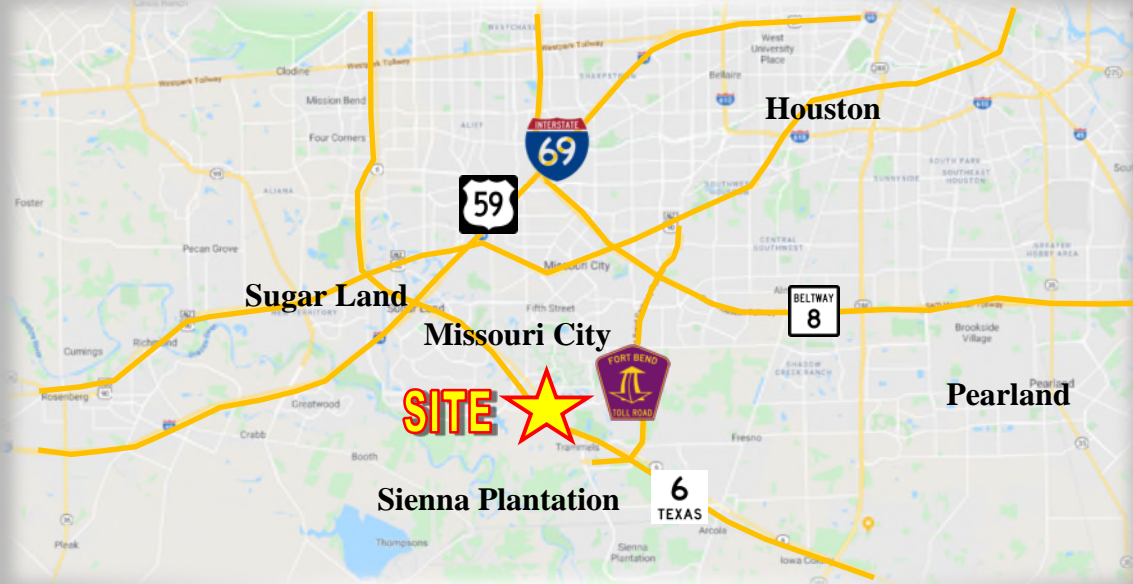
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# Map View



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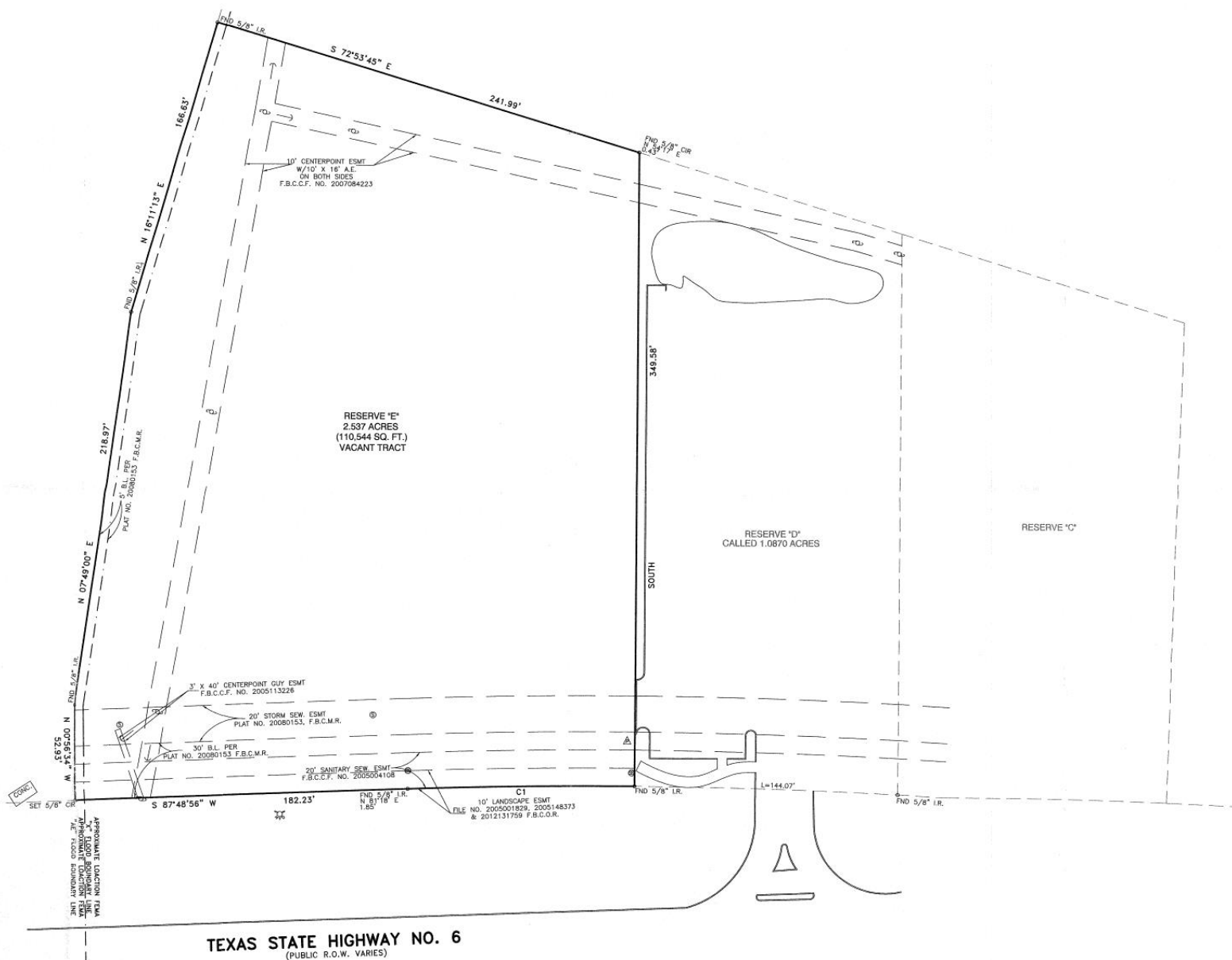
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# Survey





# Relevant Trade Area Info.

**BUSINESS // CHRON 100**

## Sienna Plantation climbs to top spot for home building



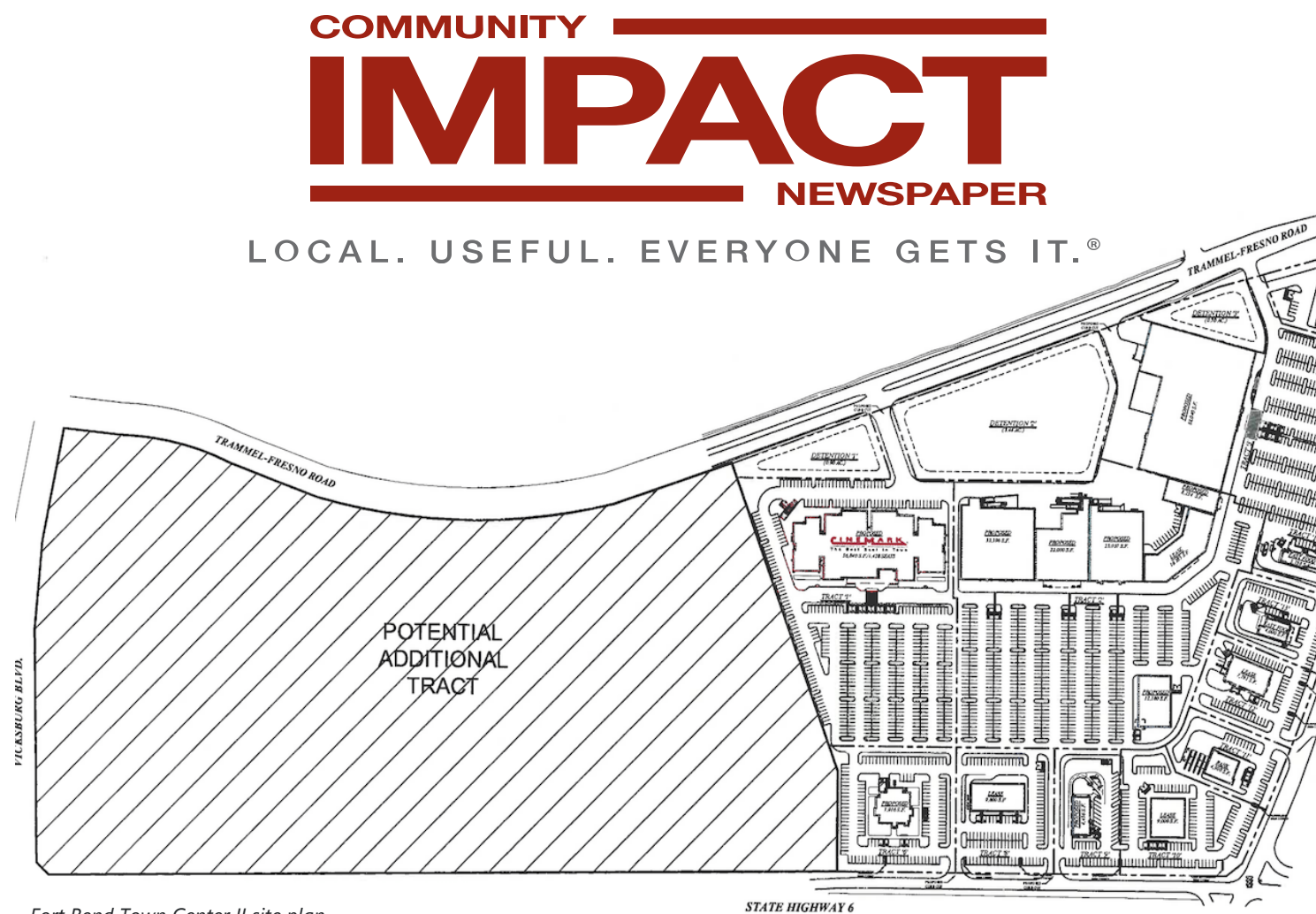
Sienna Plantation opened a new model home park in the new Heritage Park neighborhood in May. The builders include Chesmar Homes, Lennar, M/I Homes, Meritage Homes, Newmark Homes, Perry Homes and Westin Homes.

Photo: Sienna Plantation

"A range of new home offerings propelled Sienna Plantation to the top position for home starts in the Houston region in 2018.

Builders started 594 houses in the Johnson Development community near Texas 6 and Sienna Parkway in Missouri City in 2018, a 66 percent jump over the previous year...."

# Relevant Trade Area Info.



Fort Bend Town Center II site plan

By [Christine Hall](#) | 2:00 PM Aug. 7, 2019 CDT

A new agreement between the city of Missouri City and NewQuest Properties sets off the development of Fort Bend Town Center II.

Missouri City City Council voted Aug. 5 to execute a Chapter 380 agreement with NewQuest to pay for the new 250,000-square-foot retail center at the corner of Hwy. 6 and the Fort Bend Toll Road Parkway.

Under Texas law, a Chapter 380 agreement authorizes municipalities to offer loans and grants of city funds to promote economic development.

The city's Economic Development Director Joe Esch said he has been working with NewQuest on this project for the past nine months.

As it develops, NewQuest would receive some sales tax back. The city's economic development incentive package also includes up to \$6.25 million in taxes back to the company.

"I've met with TIRZ board 2, and they are in support of the project but have not yet taken action," Esch said. "Tonight's action is the first stage."

The first project in the development will be the Cinemark movie theater, he said.

Several other real estate development projects will also soon be underway in Missouri City.

Esch also discussed a binding agreement with Grand Parkway Commercial T&Q LLC for economic incentives relating to the redevelopment of Grand Park Center 1799, located at 1701-1799 Texas Parkway.

"We have been working for some time, and this agreement is to bring formality to those discussions we have had up to this point," Esch said. "We will now start the formal documents."

With this project, Esch intends to bring a new policy draft back to City Council to address dollars available from the city's tax increment reinvestment zones, funding matches and property owner responsibilities for similar agreements going forward.

Meanwhile, council approved a second phase development for child care center Talent Academy—located on Hwy. 6 at Colonial Lakes Drive—which will expand its site to include restaurants, a swim school, an art school and other commercial retail uses.



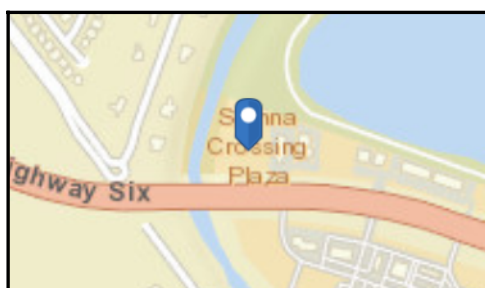
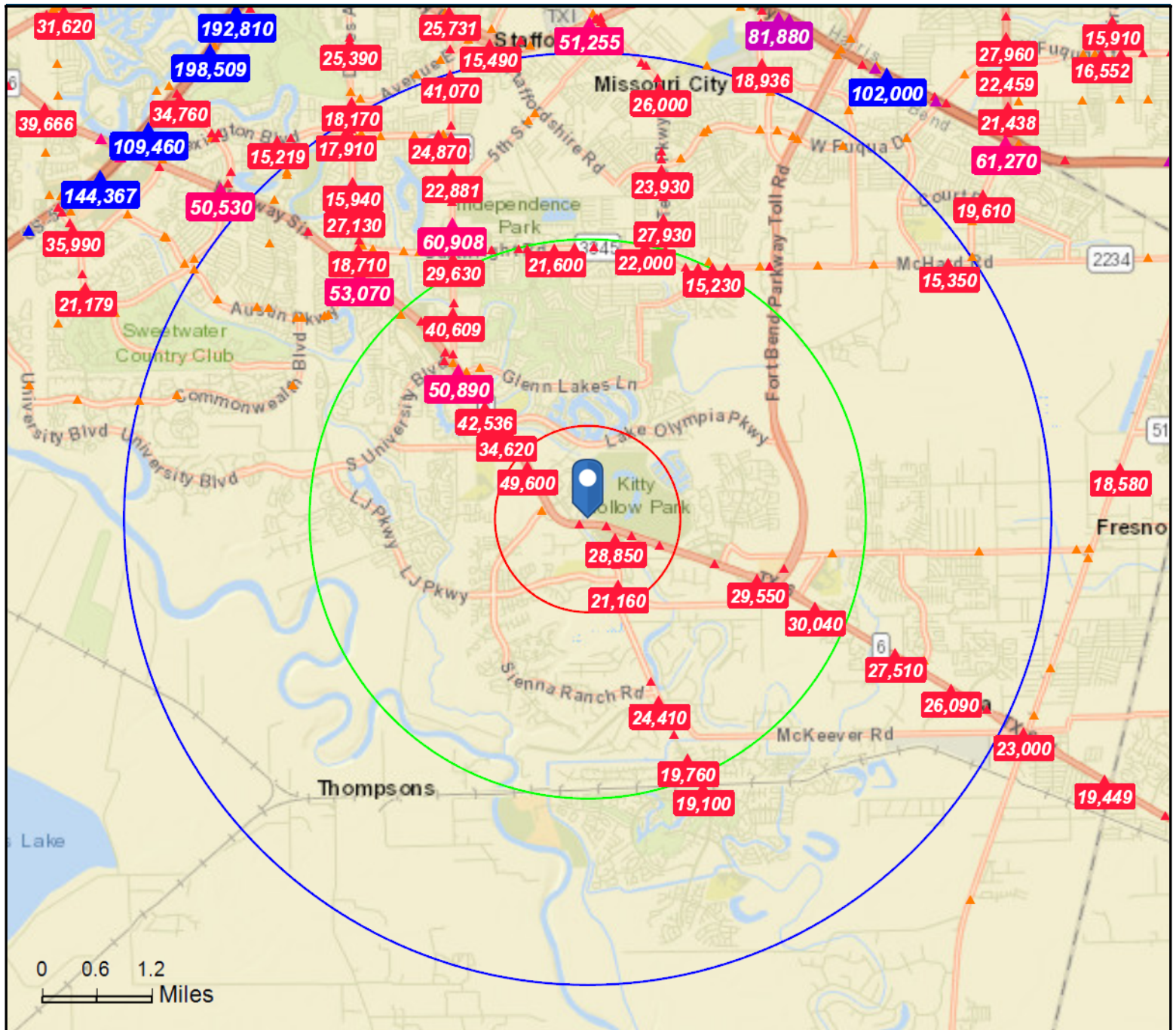
# Traffic Count Map

8701-8711 Highway Six, Missouri City, Texas, 77459  
Rings: 1, 3, 5 mile radii

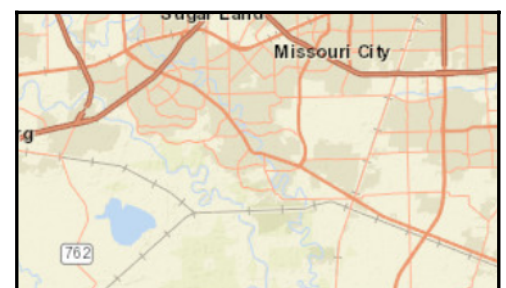
Prepared by, Danny Nguyen, CCIM

Latitude: 29.54081

Longitude: -95.53990



- 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 (Q2 2019).

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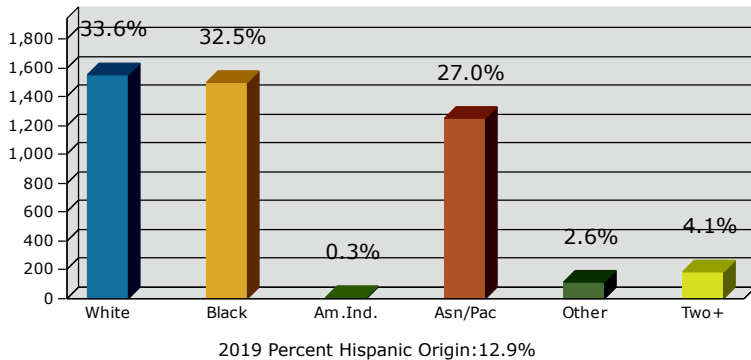
## Graphic Profile

8701-8711 Highway Six, Missouri City, Texas, 77459  
Ring: 1 mile radius

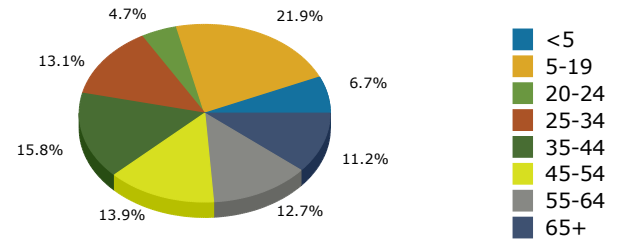
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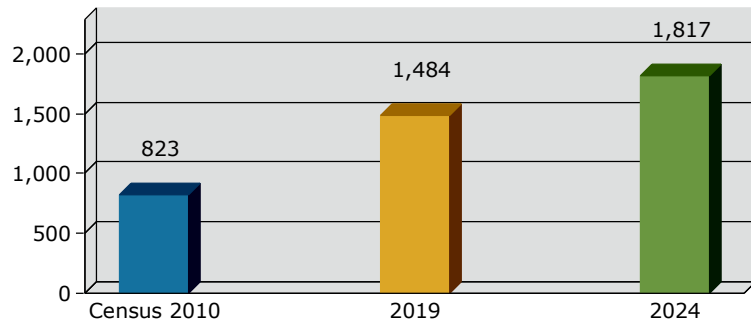
2019 Population by Race



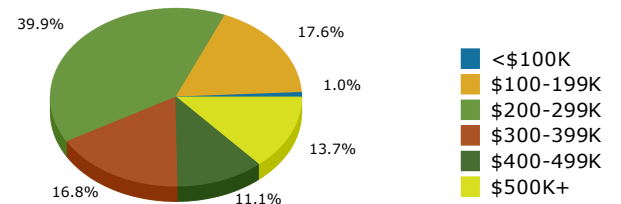
2019 Population by Age



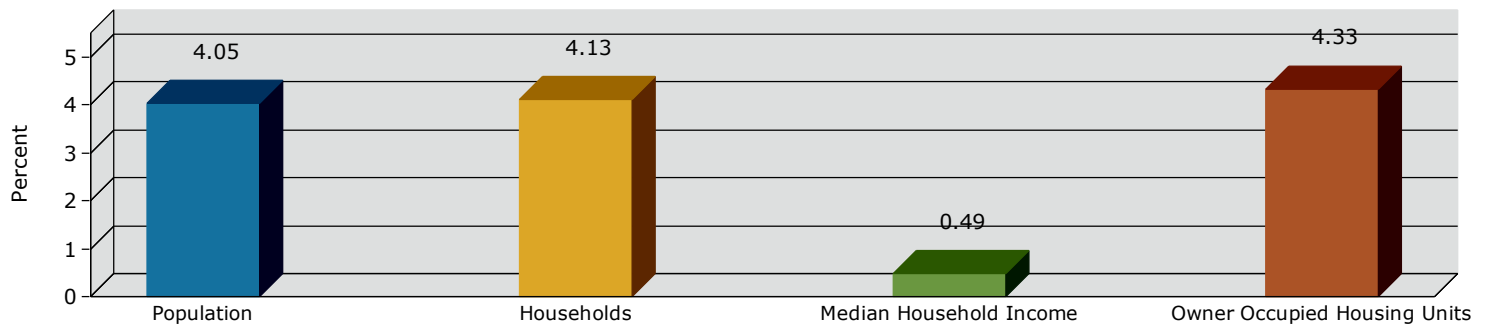
Households



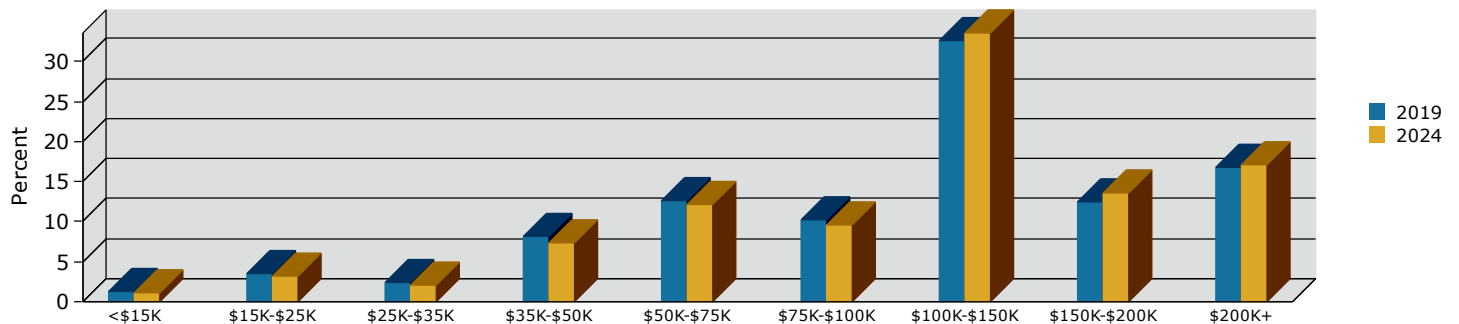
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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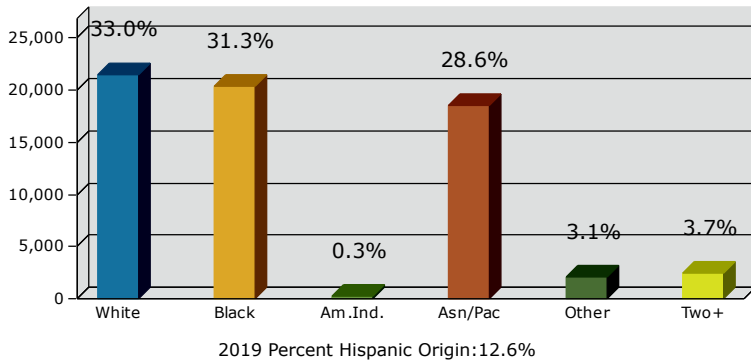
## Graphic Profile

8701-8711 Highway Six, Missouri City, Texas, 77459  
Ring: 3 mile radius

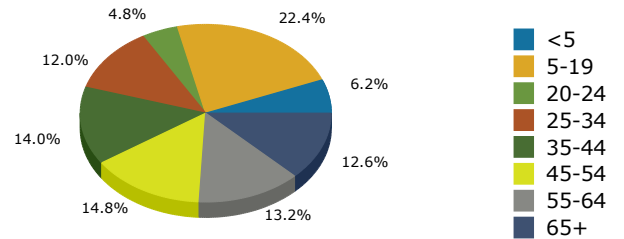
Prepared by, Danny Nguyen, CCIM

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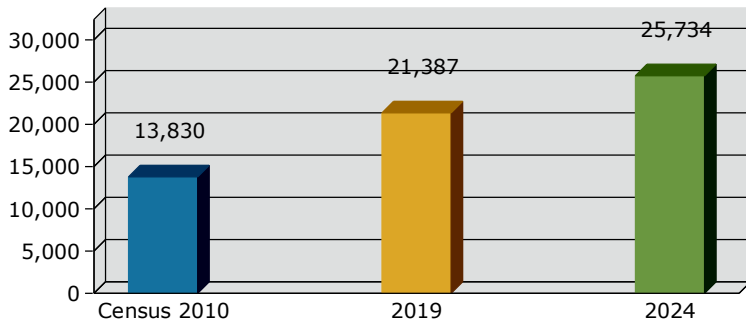
2019 Population by Race



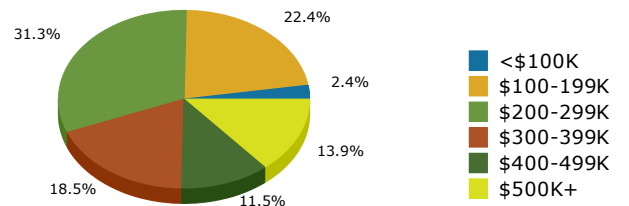
2019 Population by Age



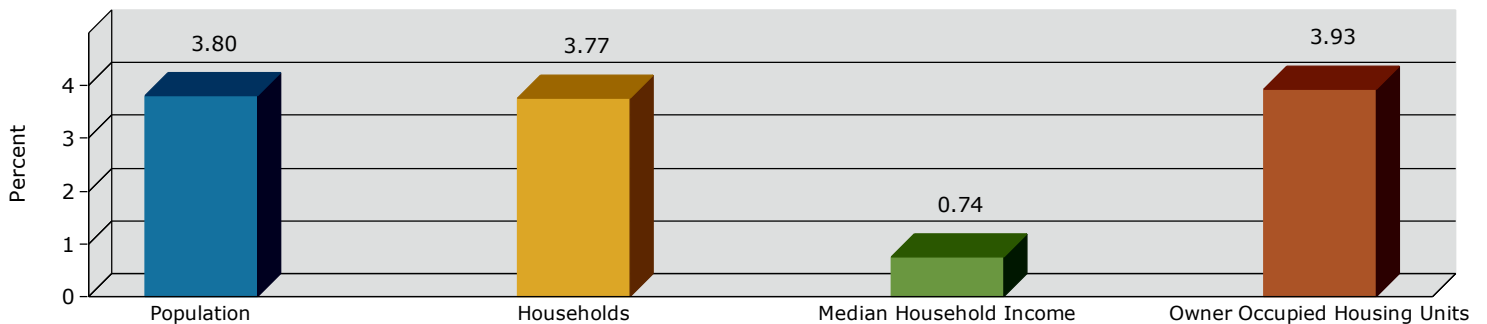
Households



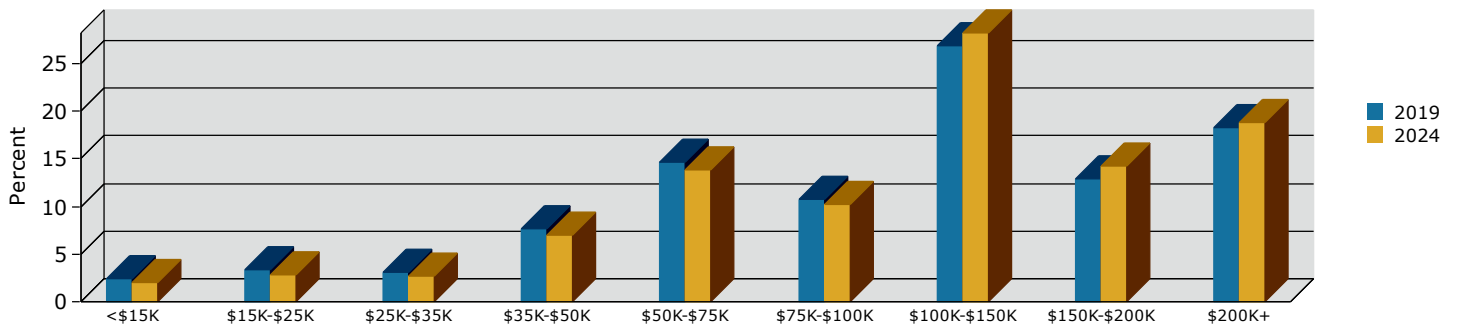
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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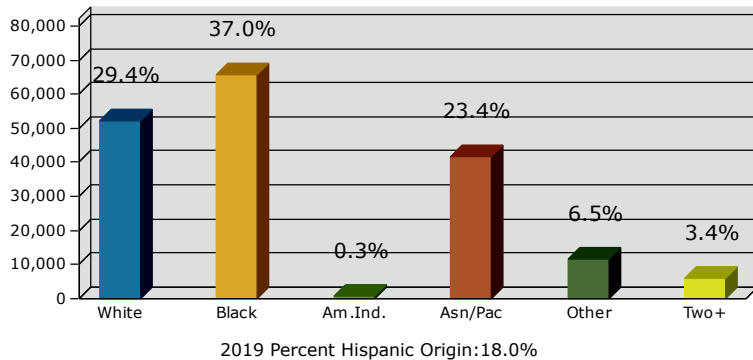
## Graphic Profile

8701-8711 Highway Six, Missouri City, Texas, 77459  
Ring: 5 mile radius

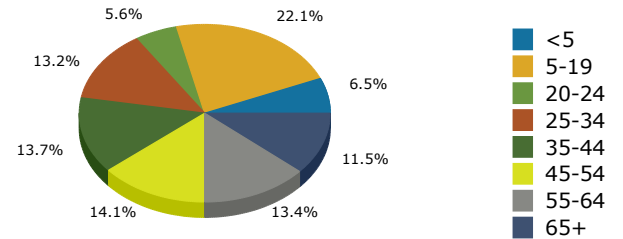
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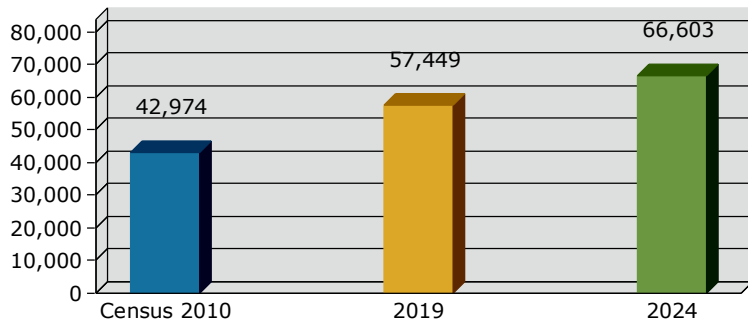
### 2019 Population by Race



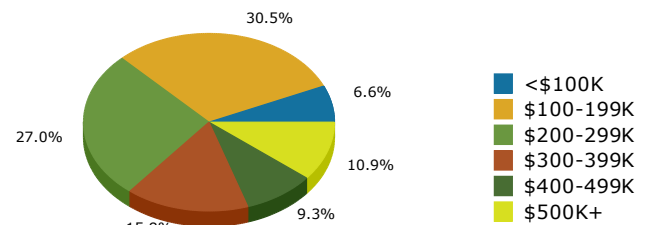
### 2019 Population by Age



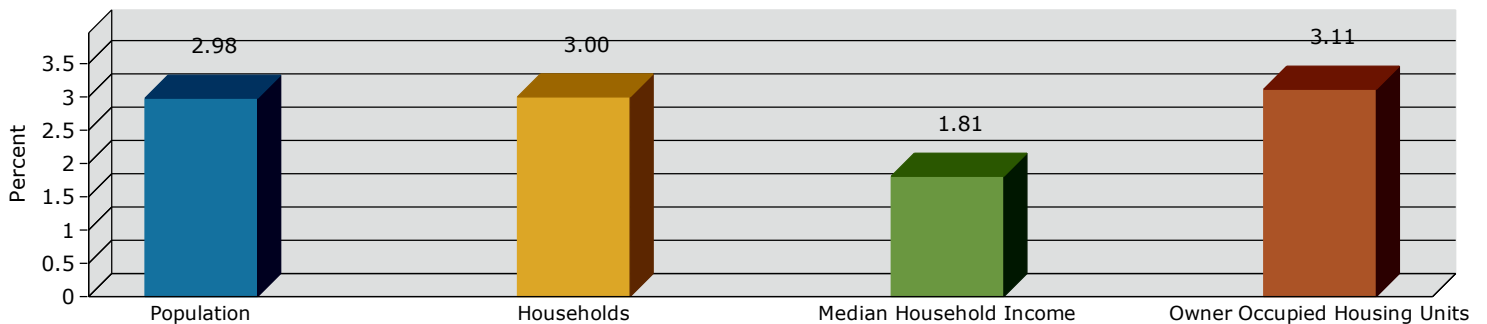
### Households



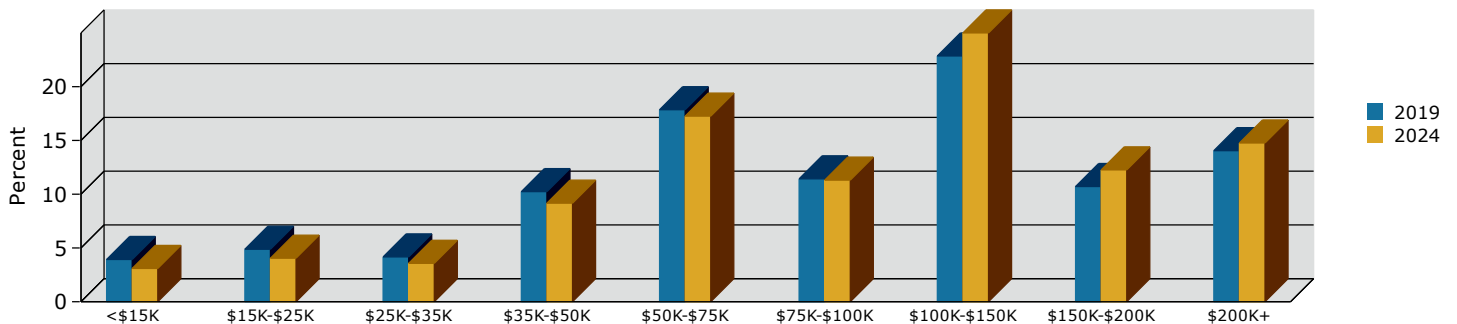
### 2019 Home Value



### 2019-2024 Annual Growth Rate



### Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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## 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.

<u>Danny Nguyen, CCIM</u>	<u>456765</u>	<u>dannynguyen@dncommercial.net</u>	<u>(713)270-5400</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Danny Nguyen Commercial</u>			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0 Date