

FOR SALE

Valley View Shopping Center

3744 & 3756 Cartwright Rd, Missouri City, TX 77459



SALE INFORMATION

Price: \$3,220,000

Cap Rate: +/- 8 %

Occupancy: 100 %

GLA: +/- 23,506 SF

Lot Size: +/- 2.58 AC



Danny Nguyen, CCIM

Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



FOR SALE

3744 & 3756 Cartwright Rd, Missouri City, TX 77459



PROPERTY DISCRPTION

- Price: \$3,220,000
- Cap Rate: +/- 8%
- GLA: +/- 28,750 SF
- Lot size: +/- 2.58 AC
- Occupancy: 100%
- Located at The Signalized Corner of Cartwright Rd & FM 1092, Right Before Quail Valley Community
- Neighboring Shell Gas Station
- High Visibility & Easily Accessible
- 2 Drive Cuts Along FM 1092 & 2 Drive Cuts Along Cartwright Rd
- Sufficient Parking
- Minutes to HWY 6 (Take FM 1092 S), ALT 90 (Take FM 1092 N) & TX PKWY (Take a R on Cartwright Rd. E)
- Developments Near By: Multi Family Living on Moore Rd. Near 5th St, 2 Senior Housing Facilities on TX PKWY (Broke Ground); etc...

Great Investment Opportunity For Renovation & Rent Increase



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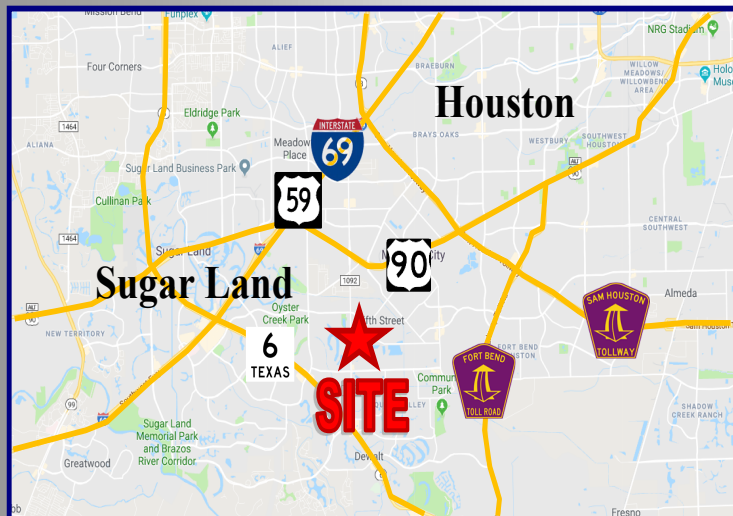
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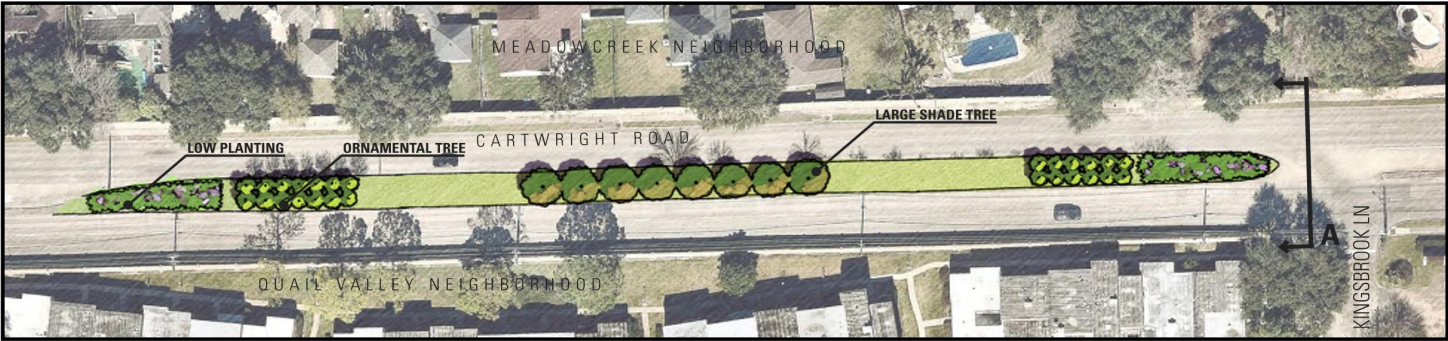
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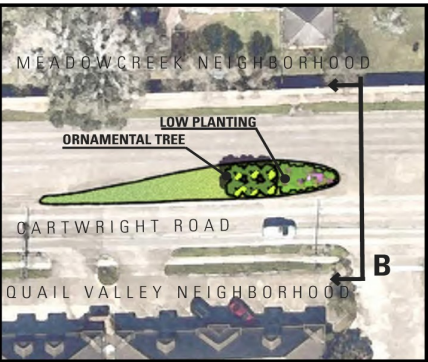
LOCATION



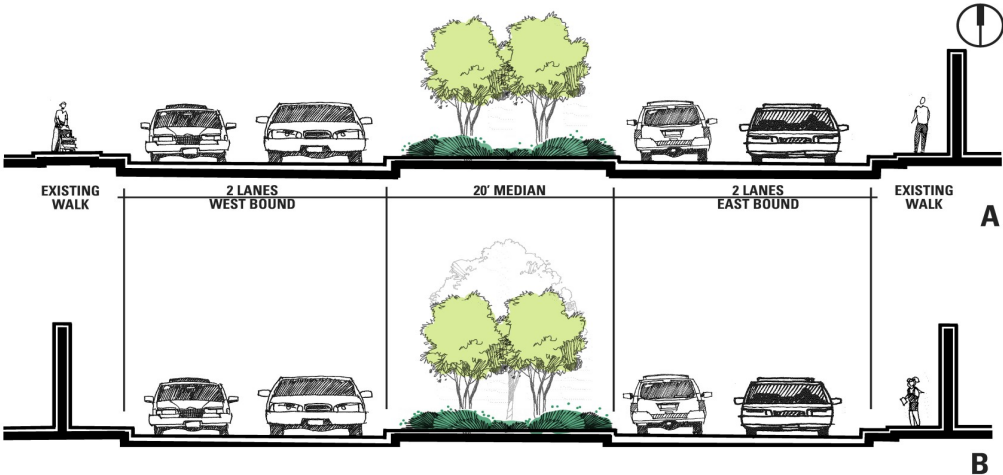
MISSOURI CITY BEAUTIFICATION PROJECT



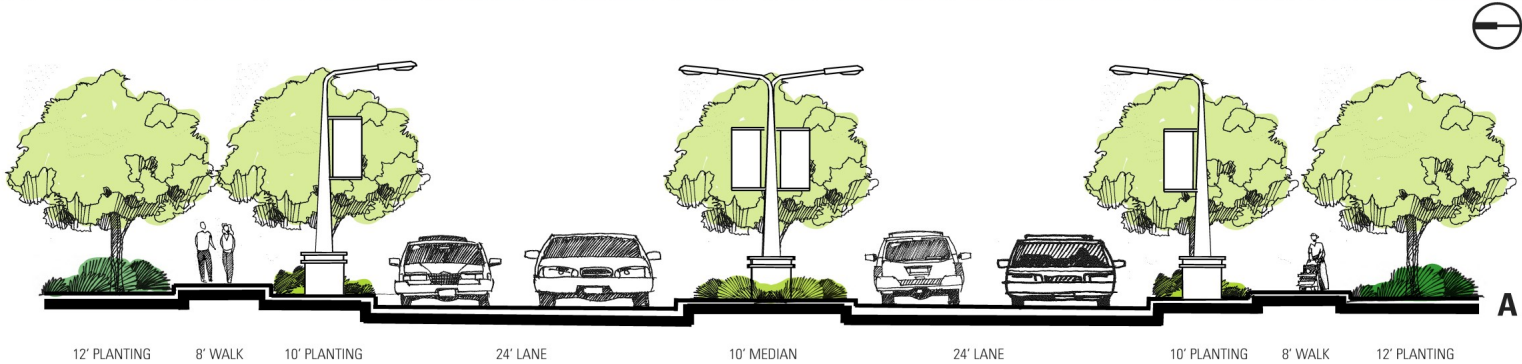
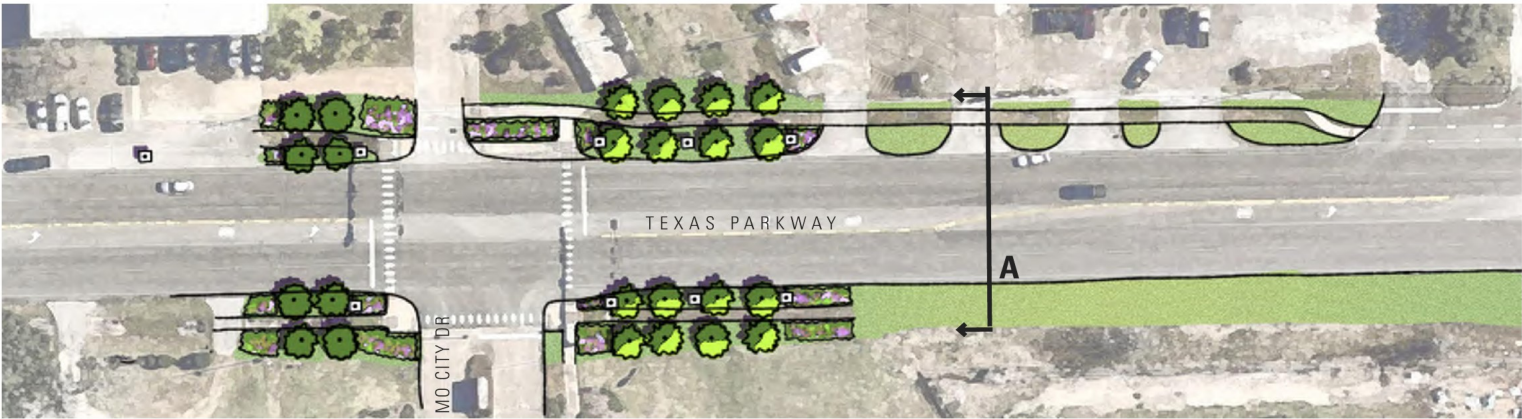
20' MEDIAN



TEAR DROP MEDIANS



MISSOURI CITY BEAUTIFICATION/ CARTWRIGHT ROAD BEAUTIFICATION PLAN

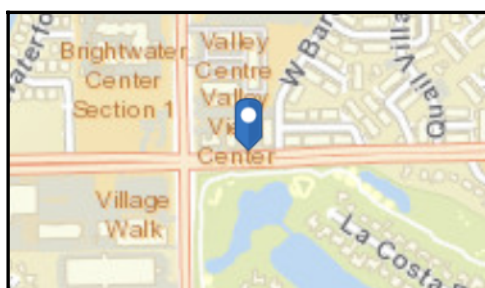
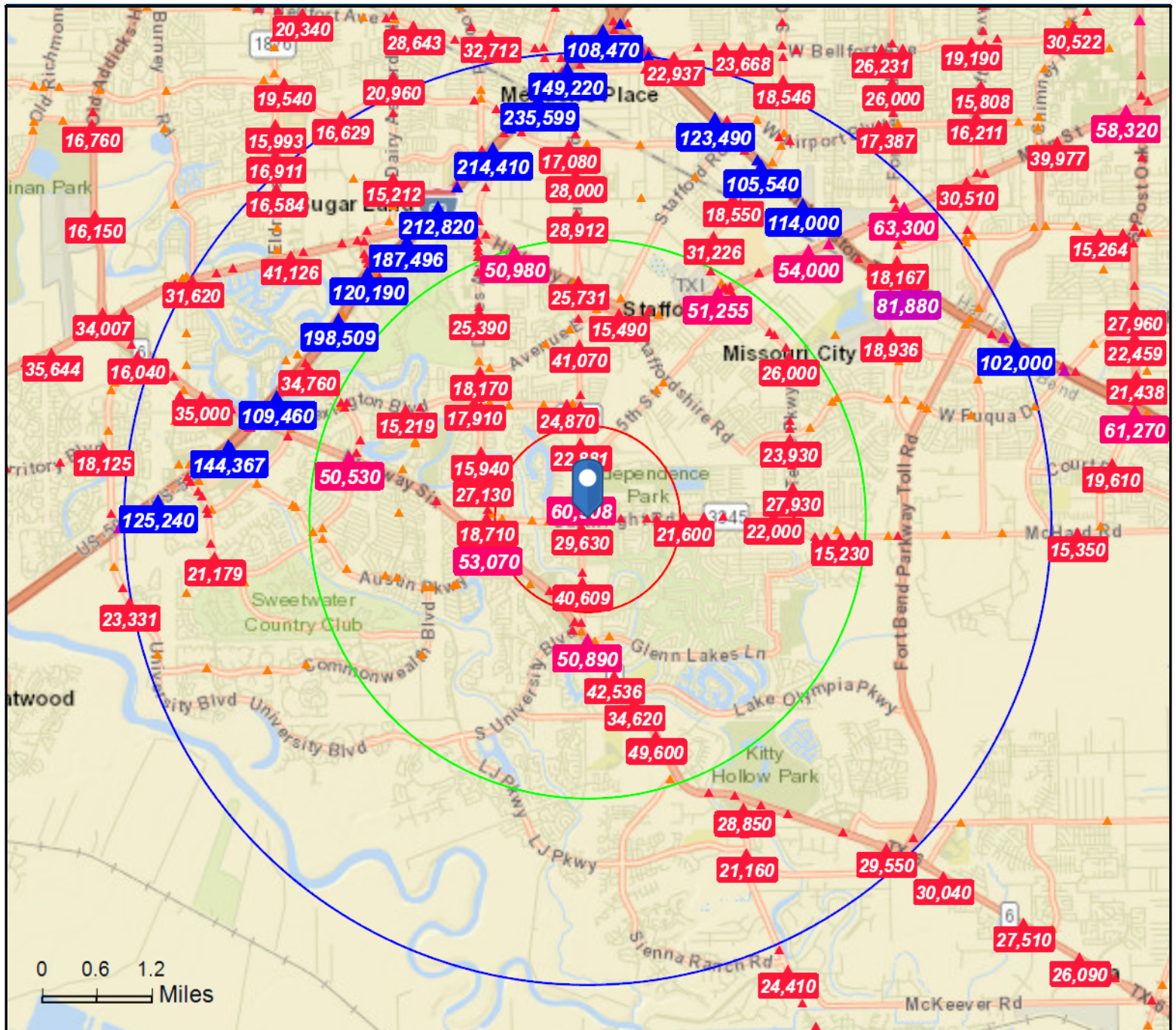


MISSOURI CITY BEAUTIFICATION/ TEXAS PARKWAY 'RED CARPET' PLAN

Traffic Count Map

3748 Cartwright Rd, Missouri City, Texas, 77459
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM
Latitude: 29.58272
Longitude: -95.56294



- 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 (Q3 2019).

February 19, 2020



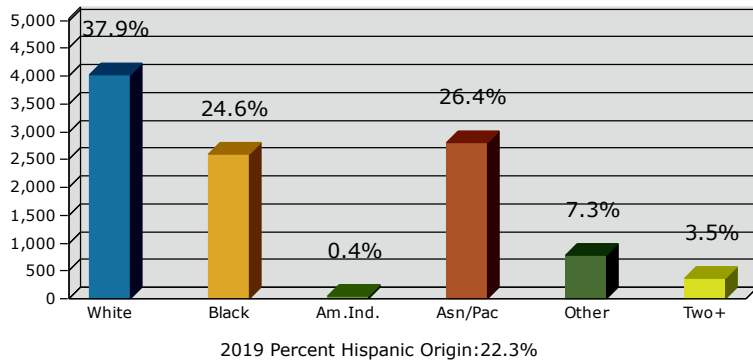
Graphic Profile

3748 Cartwright Rd, Missouri City, Texas, 77459
Ring: 1 mile radius

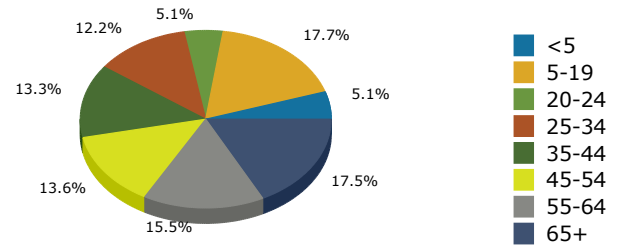
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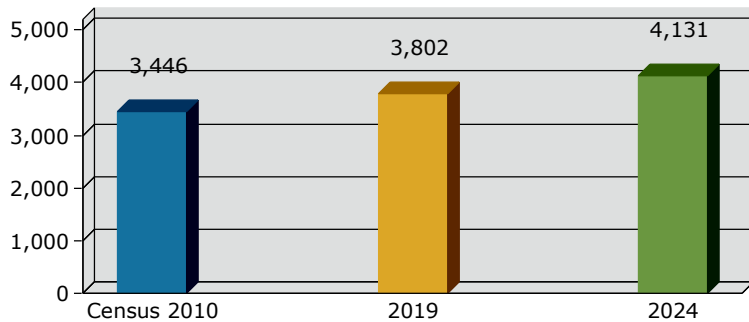
2019 Population by Race



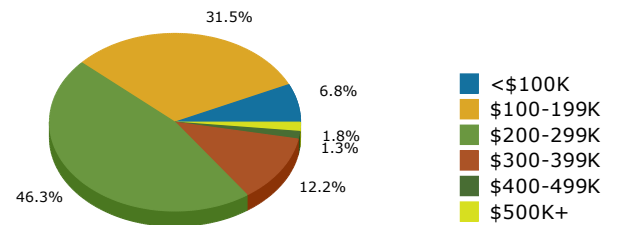
2019 Population by Age



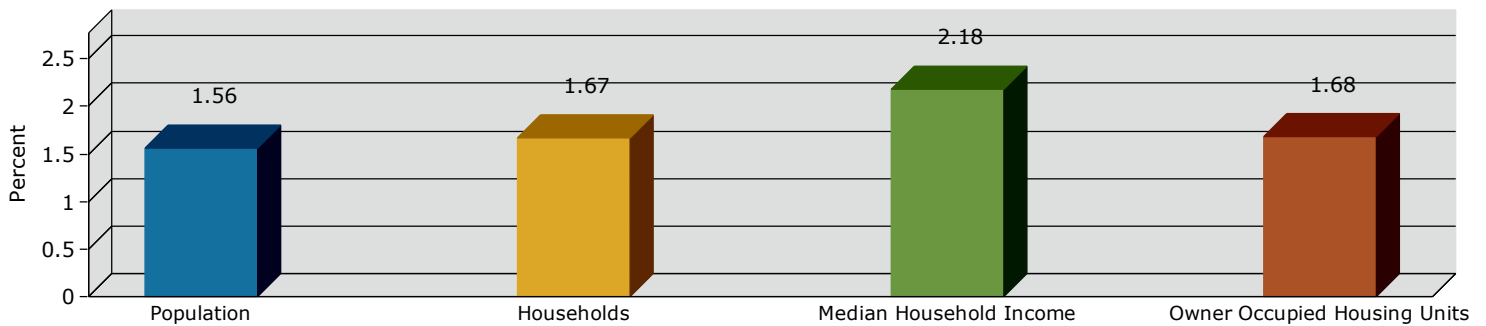
Households



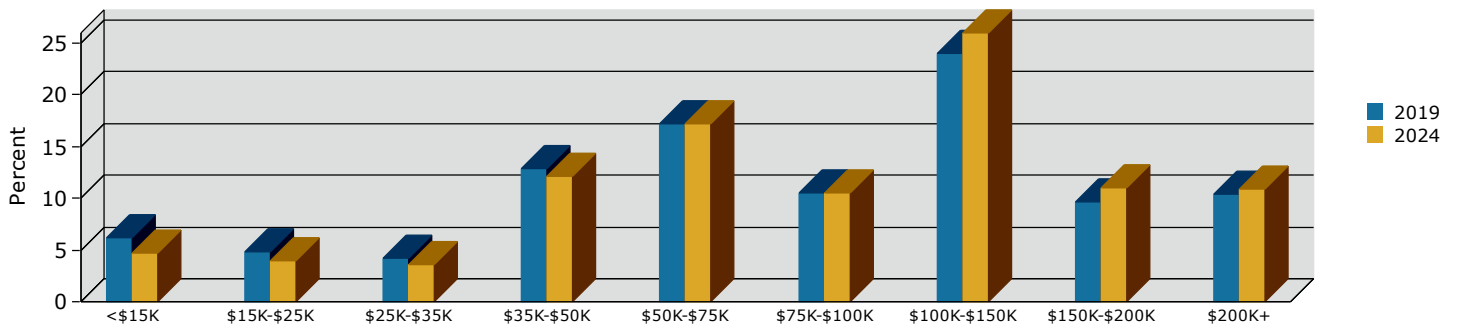
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

February 19, 2020



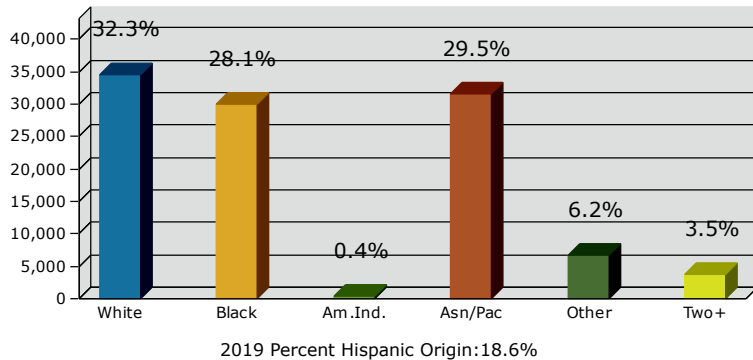
Graphic Profile

3748 Cartwright Rd, Missouri City, Texas, 77459
Ring: 3 mile radius

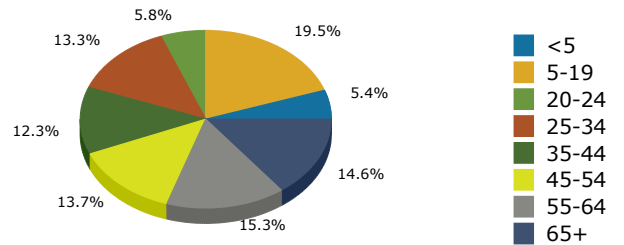
Prepared by Danny Nguyen, CCIM

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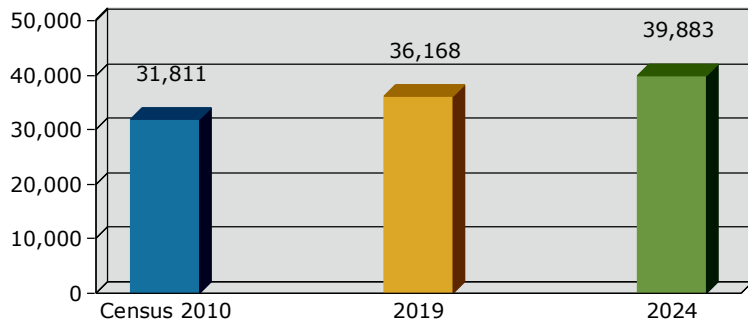
2019 Population by Race



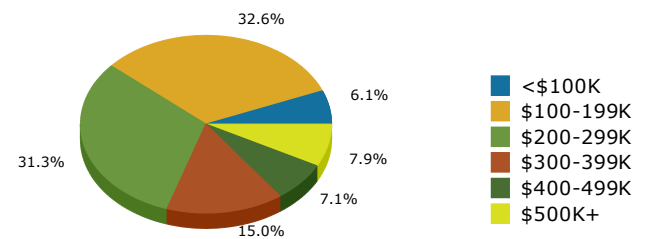
2019 Population by Age



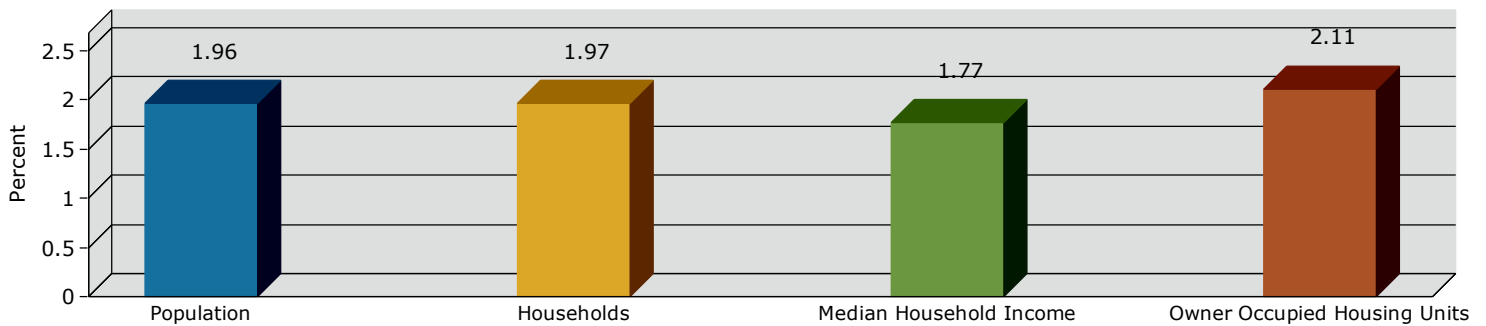
Households



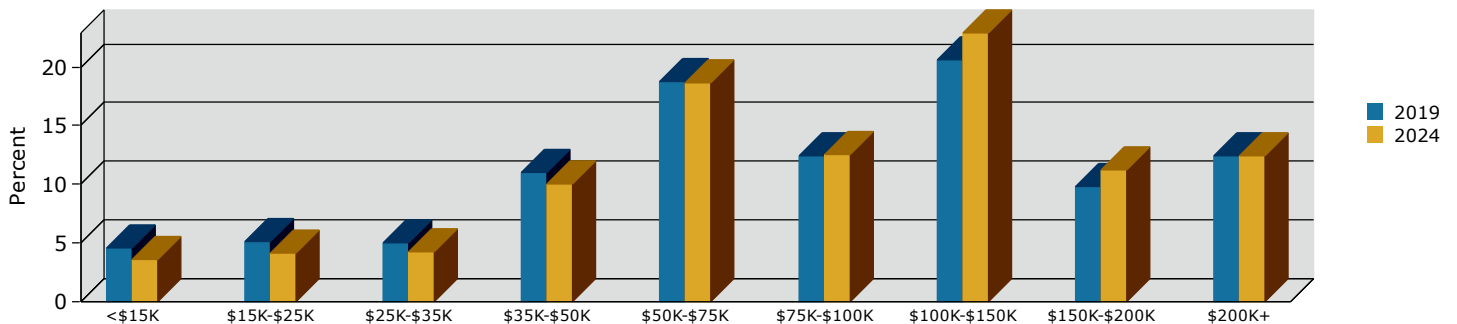
2019 Home Value



2019-2024 Annual Growth Rate



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

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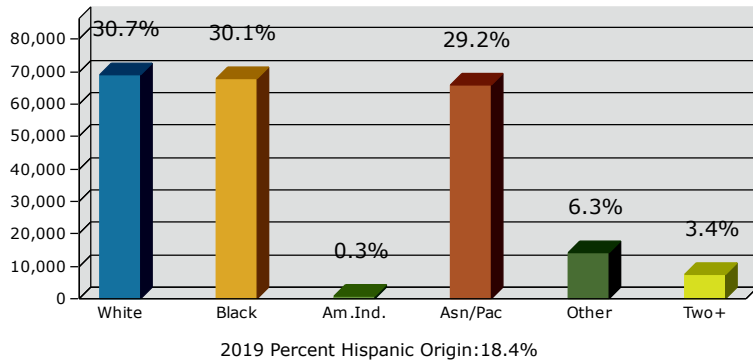


Graphic Profile

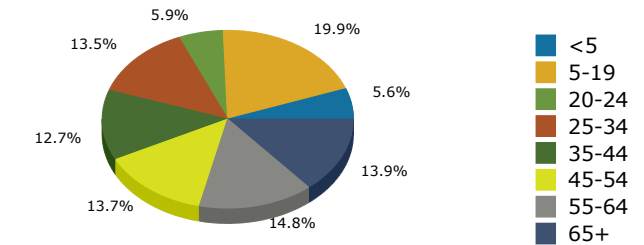
3748 Cartwright Rd, Missouri City, Texas, 77459
Ring: 5 mile radius

Prepared by Danny Nguyen, CCIM
Latitude: 29.58272
Longitude: -95.56294

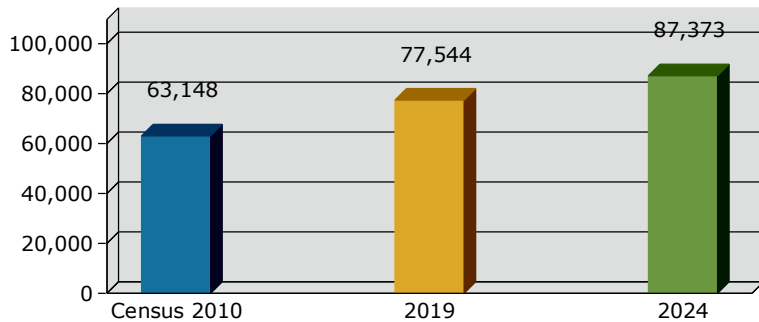
2019 Population by Race



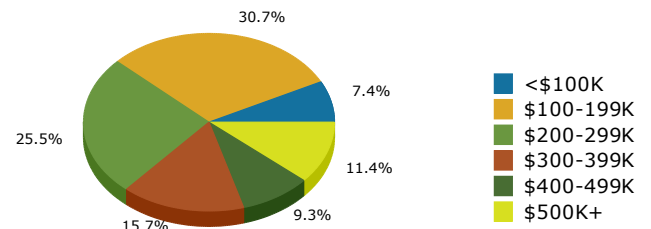
2019 Population by Age



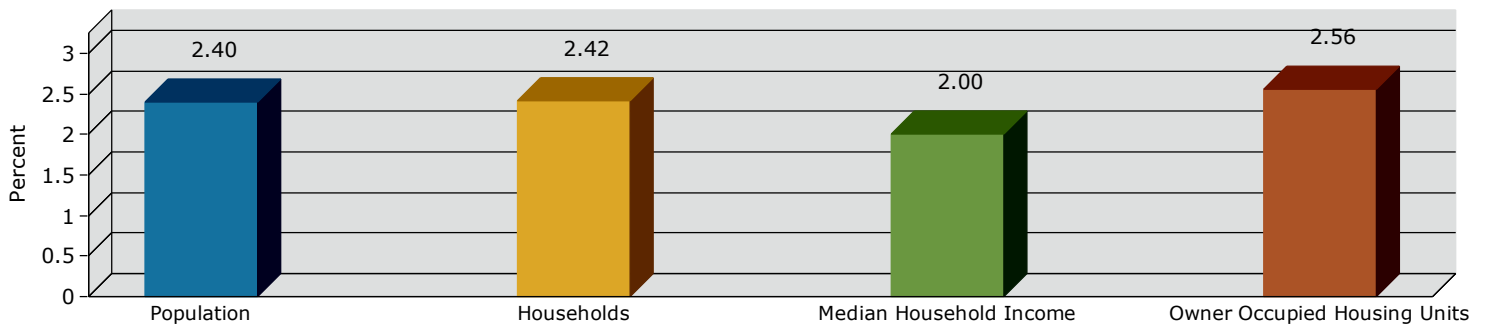
Households



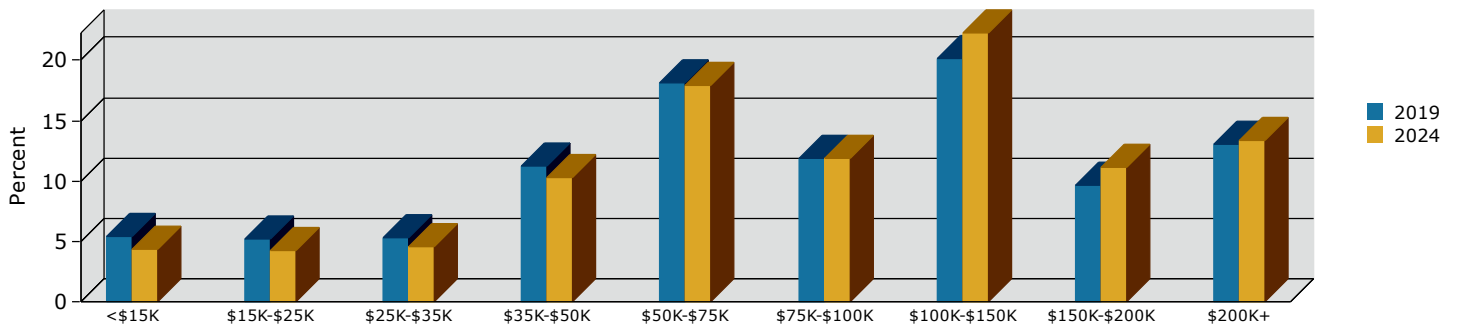
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

February 19, 2020



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
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