

# For Sale

9929 TX-6  
Missouri City, TX 77459

## Walmart Outparcels Available

- Available: Lot 1 (7.64 Acres)  
Lot 2 (2.02 Acres)
- High growth area for retail
- Zoned LC-3
- Close proximity to Sienna Plantation and the Fort Bend Parkway Toll Road

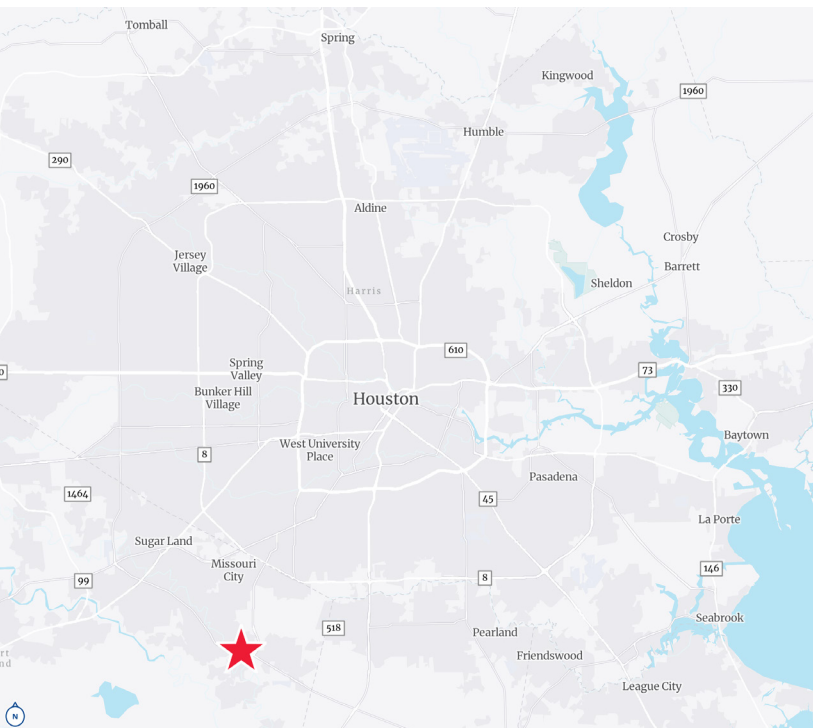
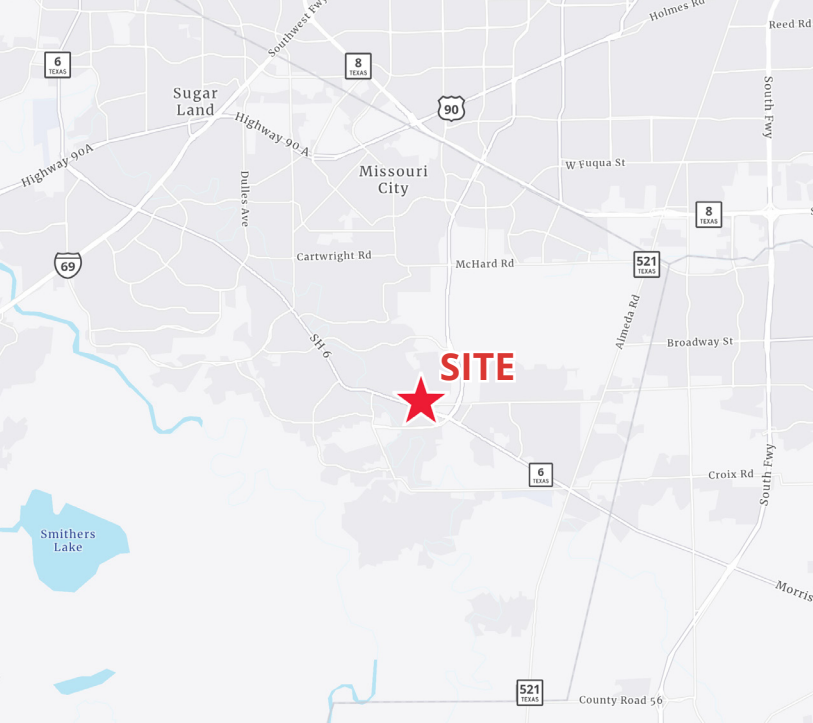
Price: Call Broker

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Accelerating success.

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	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	1,630	18,759	70,858
2010 Total Population	4,196	41,420	114,584
2020 Total Population	6,706	63,127	158,993
2020 Group Quarters	0	3	73
2025 Total Population	8,415	75,471	191,972
2020-2025 Annual Rate	4.64%	3.64%	3.84%
2000 to 2010 Population Change	157.0%	121.0%	62.0%
2000 to 2020 Population Change	311.0%	237.0%	124.0%
2010 to 2025 Population Change	101.0%	82.0%	68.0%
2020 to 2025 Population Change	25.0%	20.0%	21.0%
2020 Total Daytime Population	5,670	50,668	129,903
Workers	2,308	16,841	43,959
Residents	3,362	33,827	85,944
2020 Employees % of Daytime Population	41.0%	33.0%	34.0%
2020 Residents % of Daytime Population	59.0%	67.0%	66.0%
<b>Household Summary</b>			
2000 Households	495	5,804	21,949
2010 Households	1,434	13,135	36,091
2020 Households	2,398	20,365	50,544
2020 Average Household Size	2.80	3.10	3.14
2025 Households	2,983	24,364	60,867
2020-2025 Annual Rate	4.46%	3.65%	3.79%
2000 to 2010 Household Change	190.0%	126.0%	64.0%
2000 to 2020 Household Change	384.0%	251.0%	130.0%
2010 to 2025 Household Change	108.0%	85.0%	69.0%
2020 to 2025 Household Change	24.0%	20.0%	20.0%
2010 Families	1,192	11,037	29,924
2020 Families	1,968	16,872	41,917
2025 Families	2,447	20,206	50,535
2020-2025 Annual Rate	4.45%	3.67%	3.81%
<b>Housing Unit Summary</b>			
2020 Housing Units	2,488	20,925	52,388
Owner Occupied Housing Units	88.0%	85.0%	83.0%
Renter Occupied Housing Units	9.0%	12.0%	14.0%
Vacant Housing Units	4.0%	3.0%	4.0%
<b>Owner Occupied Median Home Value</b>			
2020 Median Home Value	\$257,024	\$246,050	\$231,431
2025 Median Home Value	\$269,309	\$270,333	\$260,127
<b>Income</b>			
2020 Per Capita Income	\$46,015	\$40,617	\$37,687
2020 Median Household Income	\$111,475	\$101,985	\$88,160
2020 Average Household Income	\$140,182	\$126,701	\$118,315
Household Income Base	2,398	20,365	50,544
<\$15,000	1.0%	3.0%	4.0%
\$15,000 - \$24,999	2.0%	4.0%	5.0%
\$25,000 - \$34,999	3.0%	3.0%	6.0%
\$35,000 - \$49,999	6.0%	8.0%	9.0%
\$50,000 - \$74,999	15.0%	18.0%	19.0%
\$75,000 - \$99,999	13.0%	12.0%	12.0%
\$100,000 - \$149,999	28.0%	23.0%	19.0%
\$150,000 - \$199,999	12.0%	13.0%	12.0%
\$200,000+	19.0%	15.0%	14.0%

Source: Esri, U.S. Census



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# Information About Brokerage Services

Texas law requires all real estate license holders 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 confidential 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 ESTABLISHED:

- 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.

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