For Sale
±3 Acres

Highway 6
Missouri City, TX 77459

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Property Information

±3 Acres | Highway 6, Missouri City, TX 77459



Site Information	
Size	±3 Acres
Street Address	Highway 6
City, State, Zip	Missouri City, TX 77459
County	Fort Bend
Improvements	Raw Land
Parcel Number/APN	0086-86-005-0533-907
Additional Information	No onsite detention required Approved drainage study
Price	Contact Brokers

2024 Tax Rates	
Missouri City Mgmt District	0.900000
Fort Bend ISD	1.270000
City of Missouri City	0.630000
Houston Comm Coll Miss Ci	0.100263
Fort Bend Co Drainage	0.015300
Fort Bend Co Gen Fnd	0.447000
TOTAL	**3.362563**

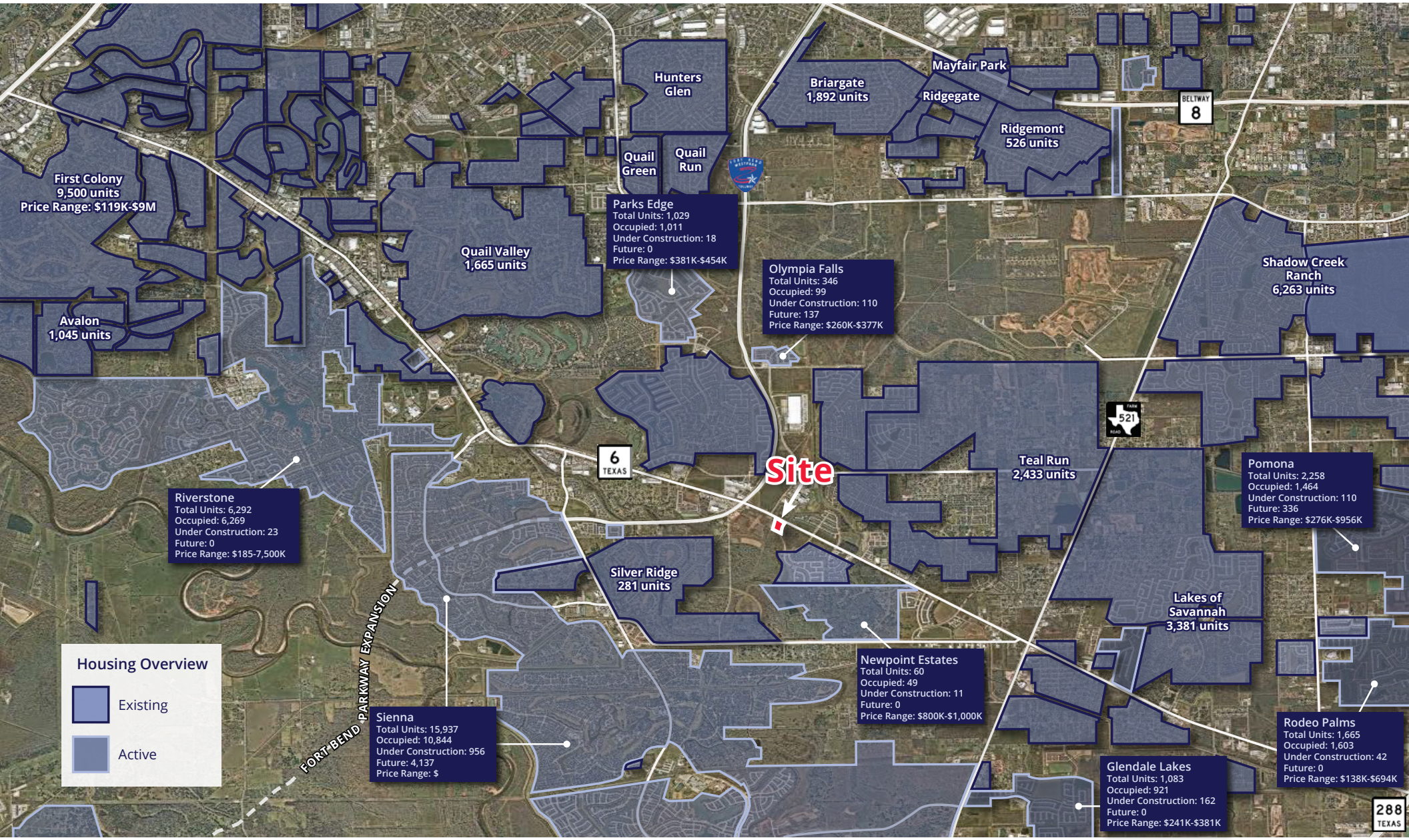
Retail Aerial Map

±3 Acres | Highway 6, Missouri City, TX 77459



Housing Aerial

±3 Acres | Highway 6, Missouri City, TX 77459



Market Overview

Shipmans Cove Blvd, Fresno, Texas, 77545
3 mile radius

Household & population characteristics

$112,021
Median household income

$344,814
Median home value

81.6%
Owner occupied housing units

36.8
Median age

51.5%
Female population

54.4%
% Married (age 15 or older)

Annual lifestyle spending

$4,013
Travel

$36
Tickets to Movies

$97
Theatre/Operas/ Concerts

$106
Admission to Sports Events

$12
Online Gaming Services

Households & population

62,728
Current total population

72,315
5 Year total population

20,248
Current total households

23,740
5 year total households

Education

6%
No high school diploma

20%
High school graduate

23%
Some college

51%
Bachelor's/graduate/prof degree

Annual household spending

$3,145
Apparel & Services

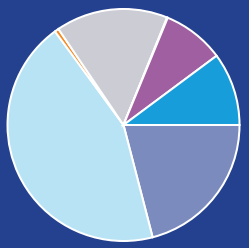
$355
Computers & Hardware

$5,299
Eating Out

$9,097
Groceries

$9,692
Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business

917
Total businesses

6,272
Total employees

Employment

76%
White collar

16%
Blue collar

8%
Services

3.8%
Unemployment rate

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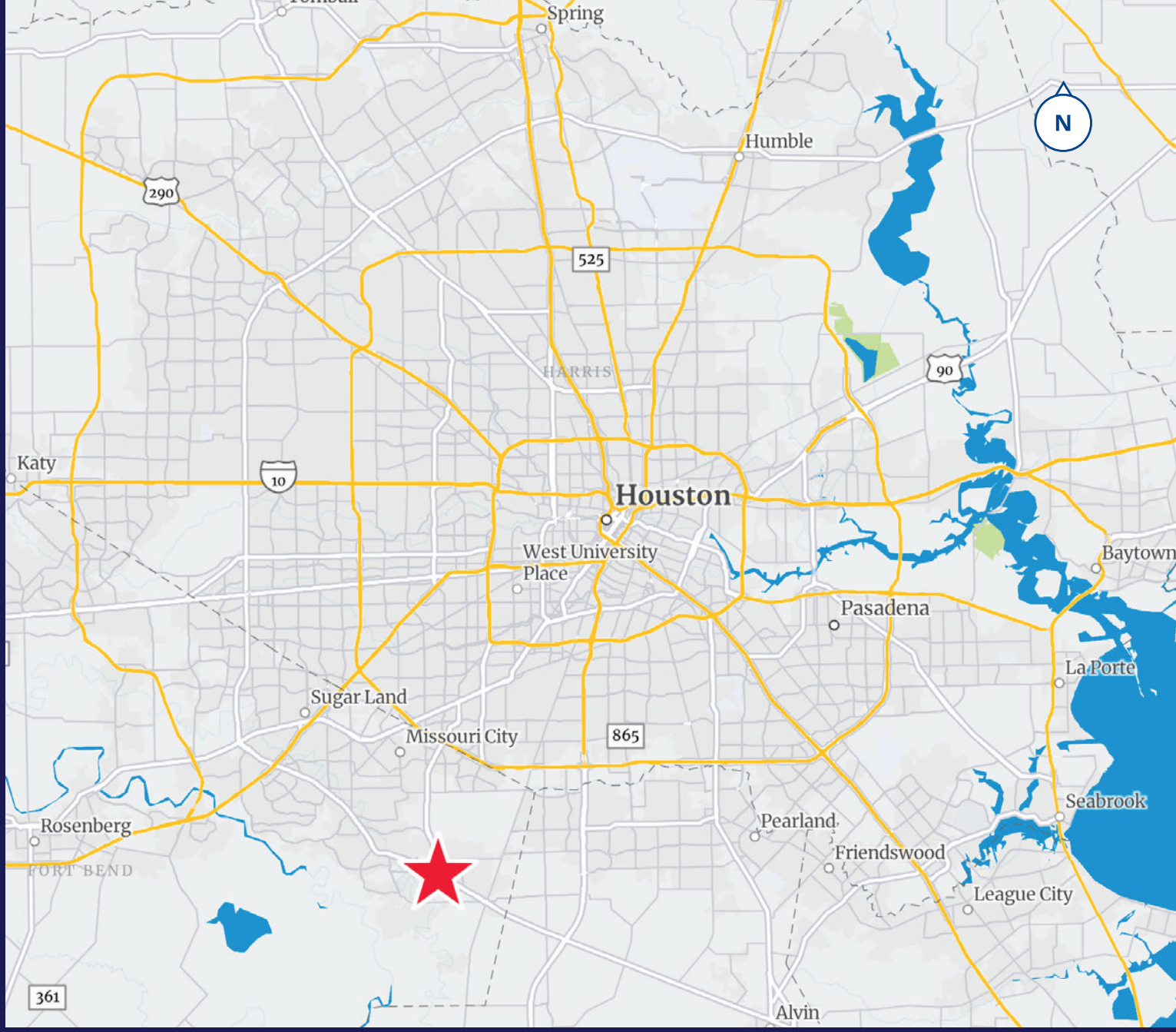
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Information About Brokerage Services

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 though 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____