

# For Sale

±12.49 Acres

Knights Court  
Missouri City, TX 77459

Colliers



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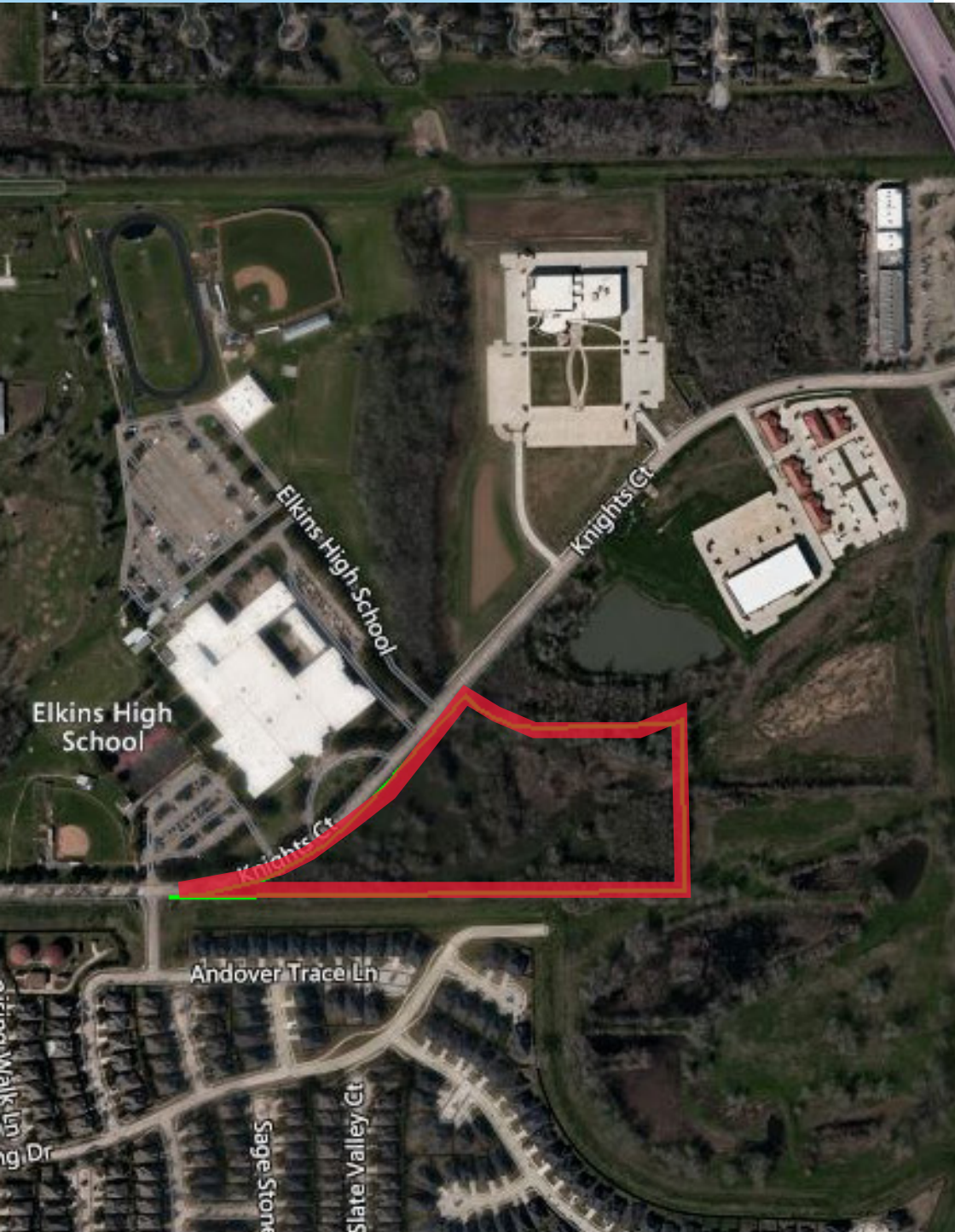
Senior Vice President  
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# For Sale ± 12.49 Acres

Located in South West Houston

Colliers



## Site Information

Size	±12.49 Acres
Street Address	Knights Court
City, State, Zip	Missouri City, TX 77459
County	Fort Bend
APN	0077-00-000-1433-907
Legal	0077 E ROAD, ACRES 12.49, UNRESTRICTED RESERVE B, BLOCK 1
Utilities	Fort Bend MUD 46
Zoning	Currently zoned SUP
School	Fort Bend Independent School District
Price	\$7.00/PSF

## 2021 Tax Rates

City of Missouri City	0.598035
Ft Bend Drainage	0.017331
Ft Bend Co General	0.435876
HCC Missouri City	0.100265
Ft Bend ISD	1.240200
Ft Bend MUD 46	0.860000
<b>TOTAL</b>	<b>3.251705</b>



# Market Overview

Knights Ct, Missouri City, Texas, 77459  
3 mile radius

## Household & population characteristics



\$116,152

Median household income



\$311,477

Median home value



88.3%

Owner occupied housing units



39.3

Median age



51.7%

Female population



62.8%

% Married (age 15 or older)

## Annual lifestyle spending



\$4,337

Travel



\$134

Theatre/operas/concerts



\$153

Movies/museums/parks



\$121

Sports events



\$9

Online games

## Households & population



70,828

Current total population



80,141

5 Year total population



23,607

Current total households



26,726

5 year total households

## Education



No high school diploma



12%

High school graduate



23%

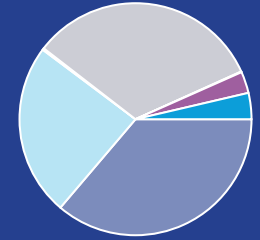
Some college



60%

Bachelor's/graduate/prof degree

## Race



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

## Business



1,747

Total businesses



12,798

Total employees

## Annual household spending



\$3,347

Apparel & services



\$275

Computers & hardware



\$5,983

Eating out



\$8,211

Groceries



\$9,605

Health care

## Employment



85%

White collar



9%

Blue collar



6%

Services



Unemployment rate

# ±12.49 AC | Knights Court, Missouri City, TX

## Population Trend



28,377

2000 Total Population



41,903

2010 Total Population



70,828

Current Total Population



80,141

5 Yr Projected Total Population

## Median Household Income



\$116,152

Current Median HH Income



\$120,349

5 Yr Projected Median HH Income

## Average Household Income



150,987

Current Average HH Income



160,848

5 Yr Projected Avg HH Income

## Per Capita Income



\$50,080

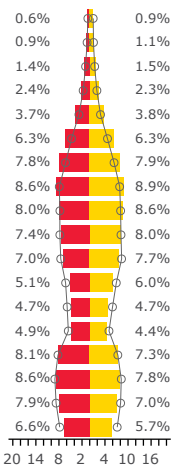
Current Per Capita Income



\$53,373

5 Year Projected Per Capita Income

## 2010 Age Pyramid

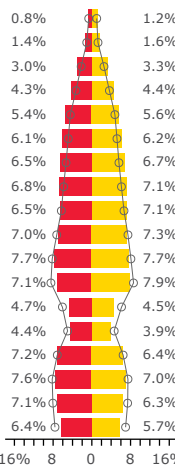


The largest group:  
2010 Females  
Age 50-54  
(U.S. Census)

The smallest group:  
2010 Males  
Age 85+ (U.S.  
Census)

Dots show comparison to  
Fort Bend County

## 2025 Age Pyramid

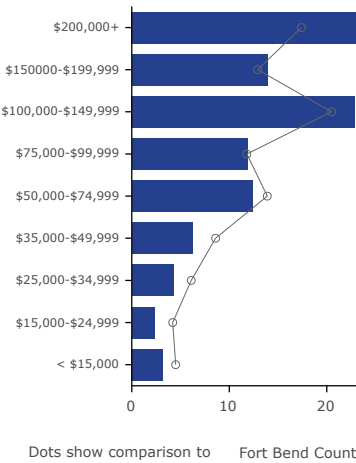


The largest group:  
2026 Female  
Population Age  
30-34 (Esri)

The smallest group:  
2026 Male  
Population Age  
85+ (Esri)

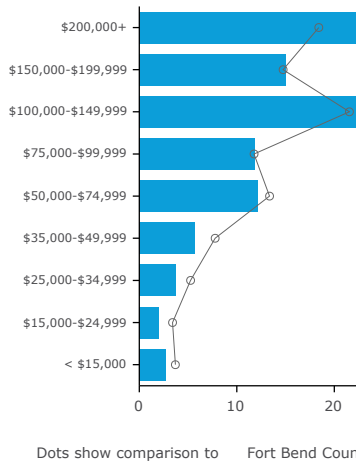
Dots show comparison to  
Fort Bend County

## Current HH By Income



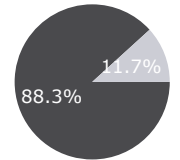
Dots show comparison to Fort Bend County

## 5 Yr Projected HH By Income



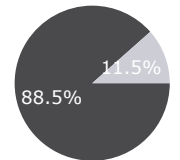
Dots show comparison to Fort Bend County

## Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## Race and Ethnicity

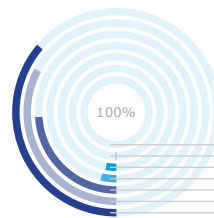
The largest group: White Alone (36.22)

The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference
White Alone	36.22	-9.83
Black Alone	24.03	+3.34
American Indian/Alaska Native Alone	0.25	-0.14
Asian Alone	32.79	+11.63
Pacific Islander Alone	0.04	-0.01
Other Race	3.01	-5.11
Two or More Races	3.66	+0.12
Hispanic Origin (Any Race)	12.32	-12.88

Bars show deviation from Fort Bend County

## Current Year Population By Race



Pacific Islander Population 25  
American Indian Population 2132  
Other Race Population 2593  
Population of Two or More Races 17018  
Black Population 17018  
Asian Population 23223  
White Population 25657



## Current Annual Household Spending



\$3,347  
Apparel & Services



\$275  
Computers & Hardware



\$5,983  
Eating Out

\$8,211  
Groceries

\$9,605  
Health Care

## Tapestry Segments



1C Boomburbs  
8,507 households

36.0%  
of Households



1B Professional Pride  
8,015 households

34.0%  
of Households



4B Home Improvement  
2,288 households

9.7%  
of Households

## Current Year Housing Stats



Median Home Value

\$311,477



Average Spent on Mortgage & Basics

\$19,784



Median Contract Rent

\$1,556

7165-7185 Knights Ct, Missouri City, Texas, 77459  
3 mile radius

Population, income & housing trends



# Aerial Map

±12.49 AC | Knights Court, Missouri City, TX

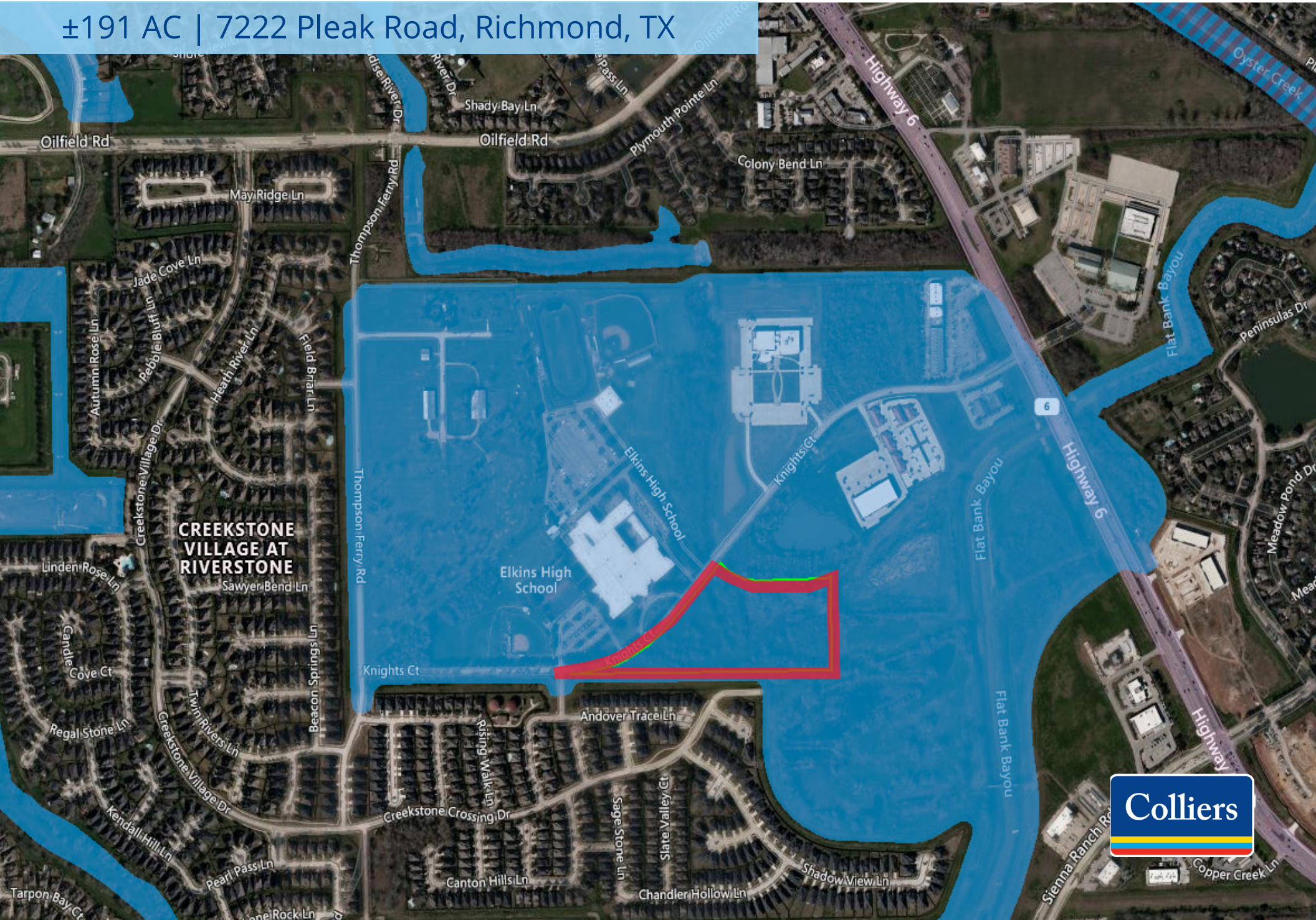


**Fort Bend Town Center II  
Coming Soon**

NewQuest PROPERTIES  
C.M. MARK  
five BELW  
ROSS DRESS FOR LESS  
Olive Garden  
Burlington

# Flood Map

±191 AC | 7222 Pleak Road, Richmond, TX





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**Chris Hutcheson**

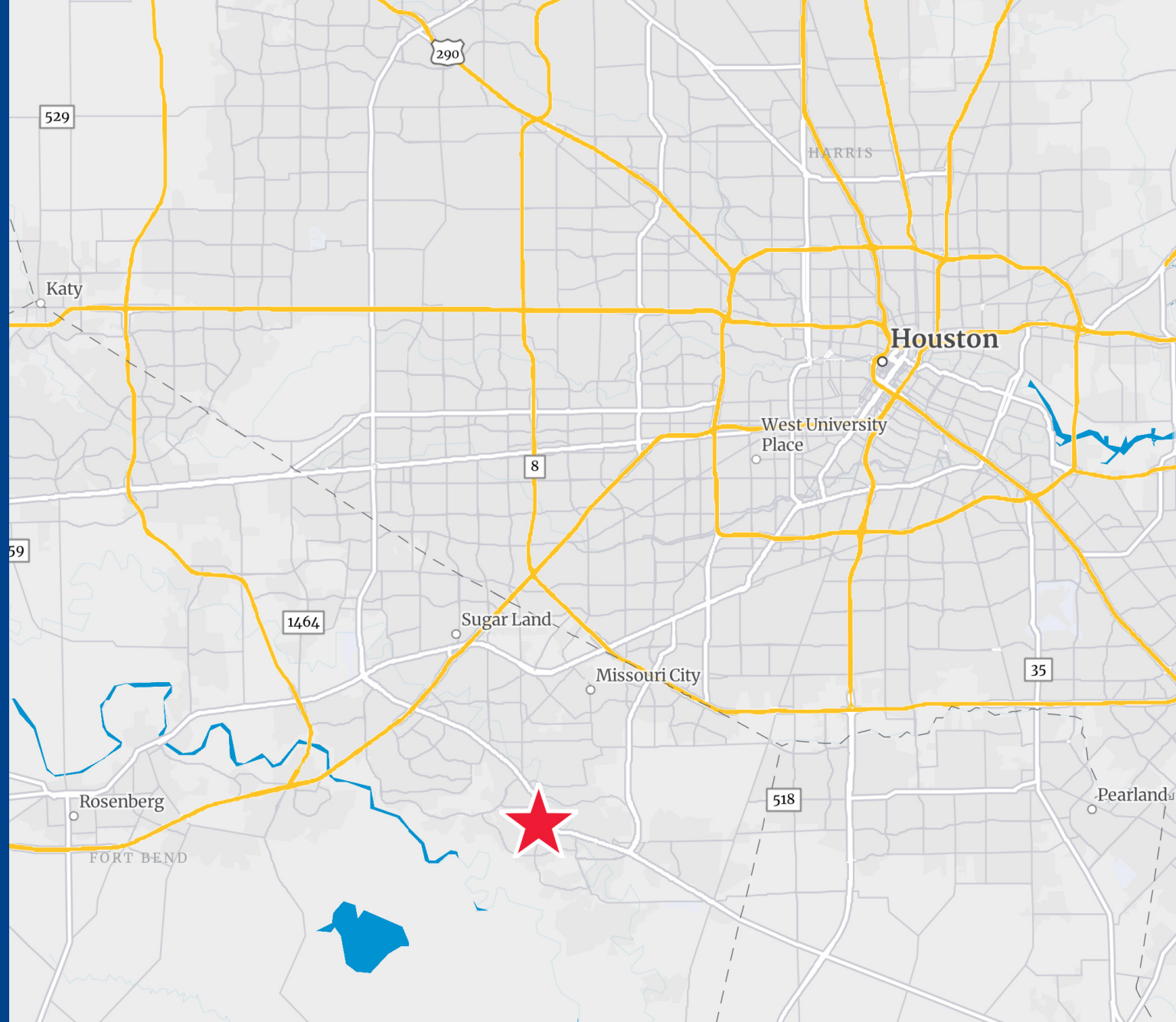
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# Information About Brokerage Services

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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date