

# +/- 21.05 ACRES LAND FOR SALE

Independence Blvd & Moore Rd, Missouri City, TX 77459



## Property Description

- Lot Size: +/- 21.05 AC (Non-divisible)
- Price: \$2,250,000
- Price/SF: \$2.45
- Frontage:
  - +/- 702.44' on Lexington Blvd
  - +/- 980.97' on Moore Rd
  - +/- 510.48' on Packer Ln
- Located in fast growing Fort Bend County
- Approx. 1.2 miles from FM 1092/ Murphy Rd, 2.2 miles from FM 3345, and 1.3 miles from FM 2234/Texas Pkwy
- Adjacent to StaMo Sports Complex, StaMo Pony Baseball field, and Independence Park



**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

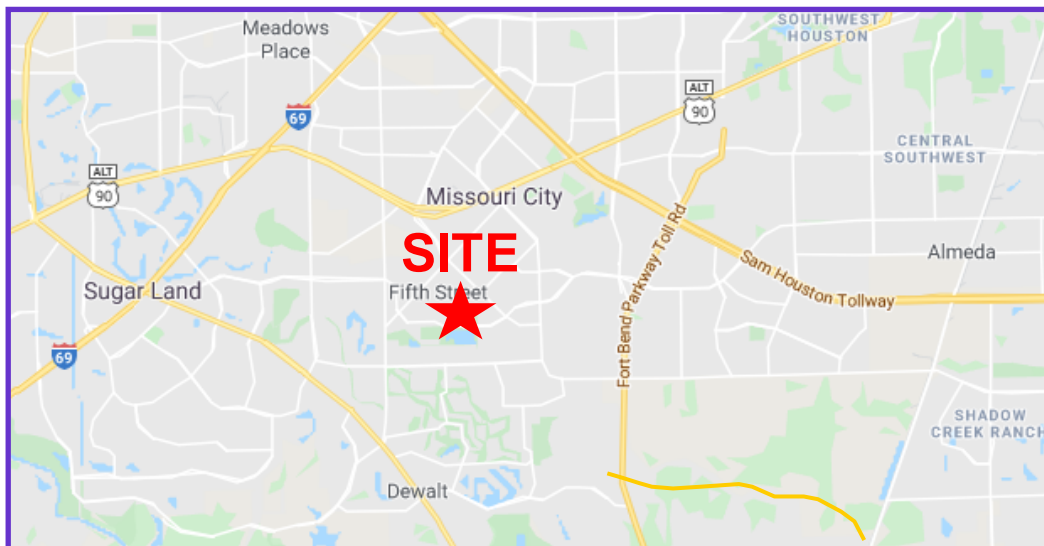
dannynguyen@dncommercial.net



# MAP VIEW



Independence Blvd & Moore Rd, Missouri City, TX 77459



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# SURVEY



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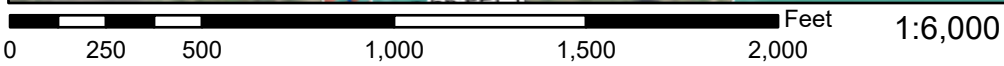
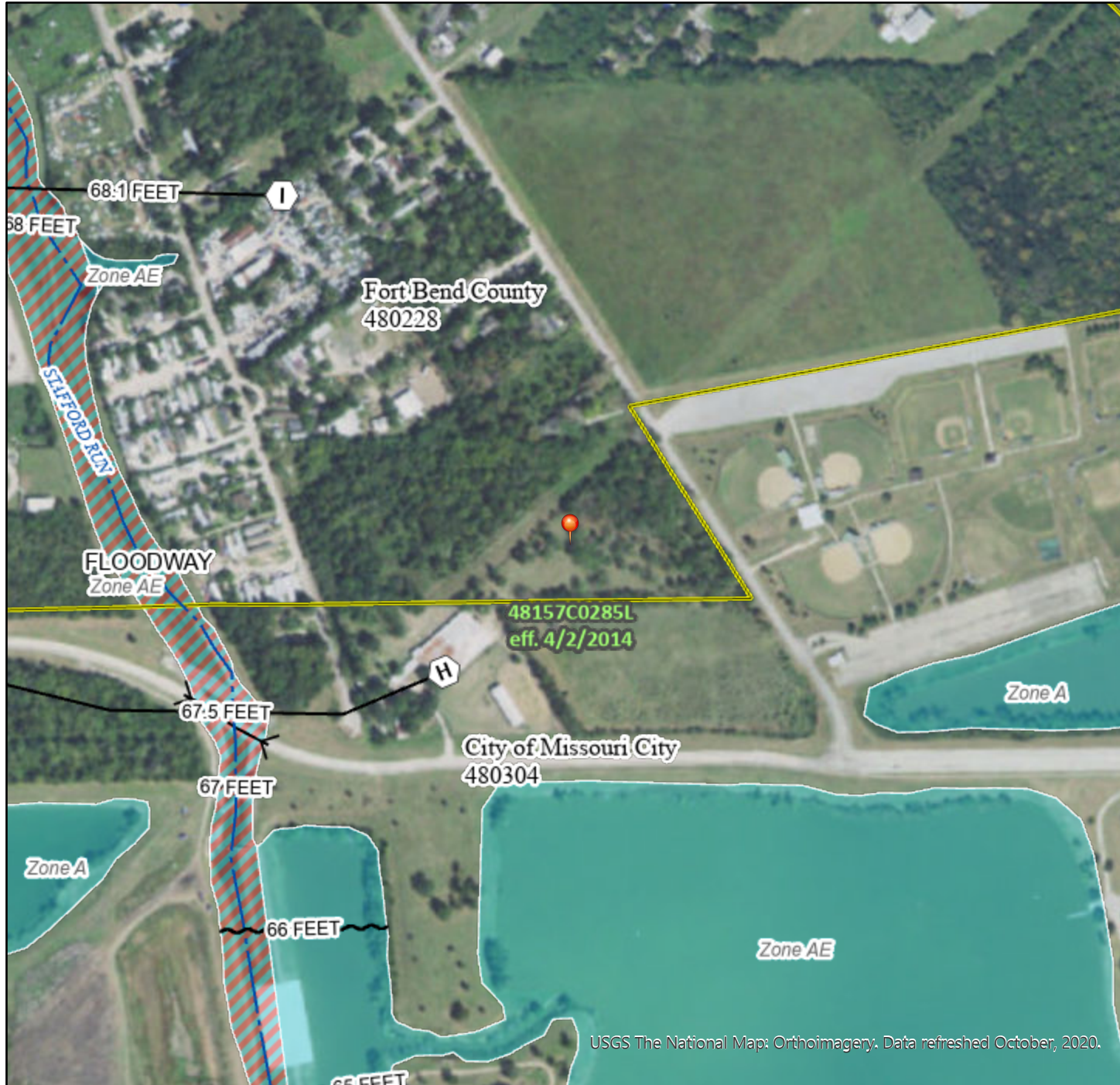


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# National Flood Hazard Layer FIRMMette



95°33'11"W 29°35'50"N



95°32'33"W 29°35'18"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/3/2020 at 12:45 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

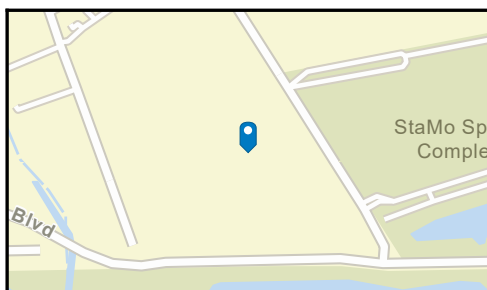
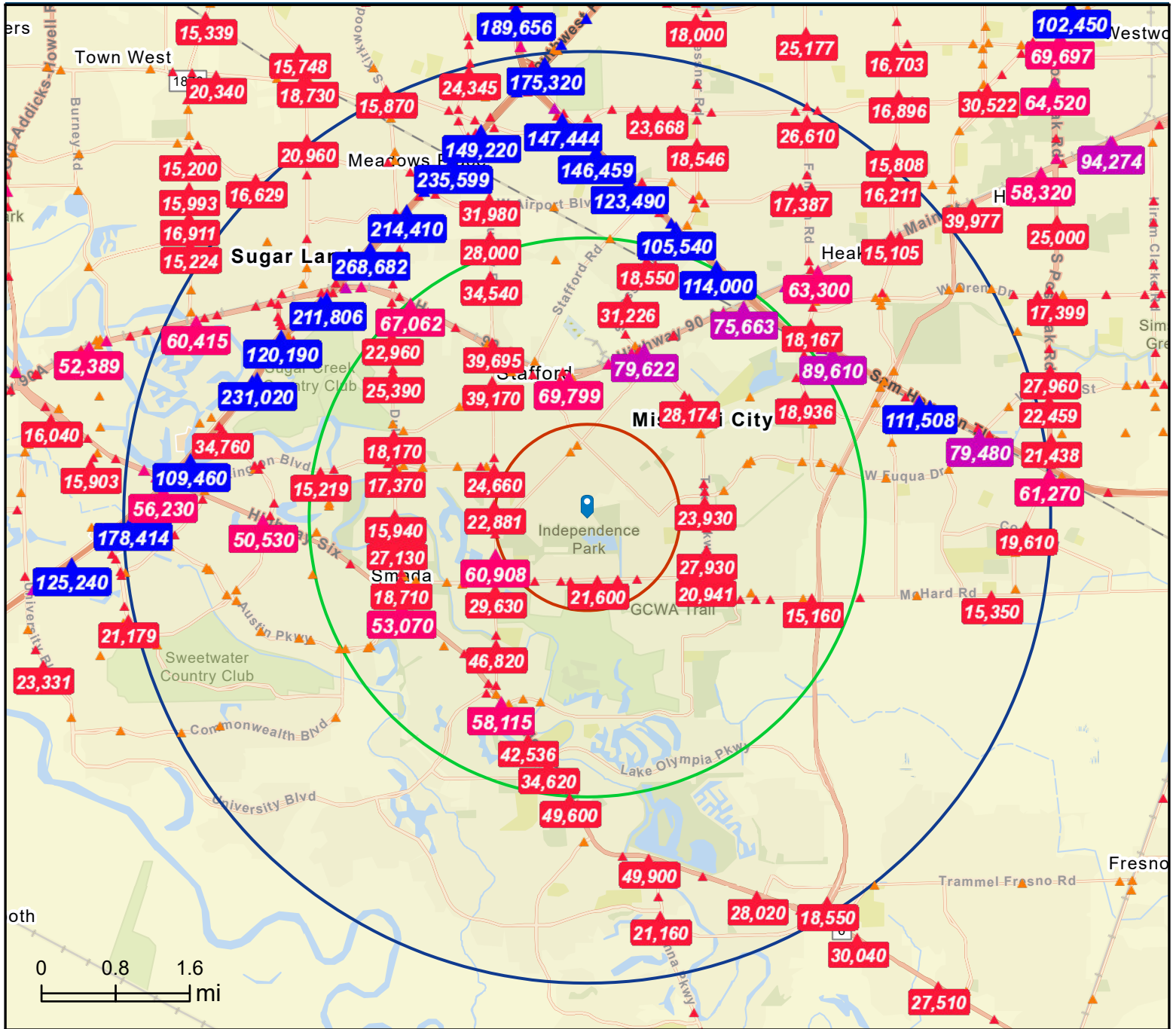
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed October, 2020.

# Traffic Count Map

77477, Stafford, Texas  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.59273  
Longitude: -95.54764



- 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: ©2020 Kalibrate Technologies (Q3 2020).

November 03, 2020

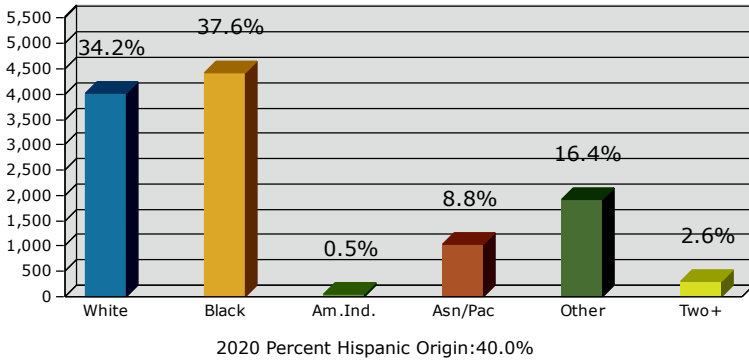


# Graphic Profile

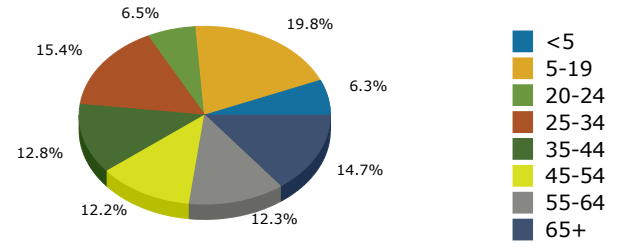
77477, Stafford, Texas  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 29.59273  
 Longitude: -95.54764

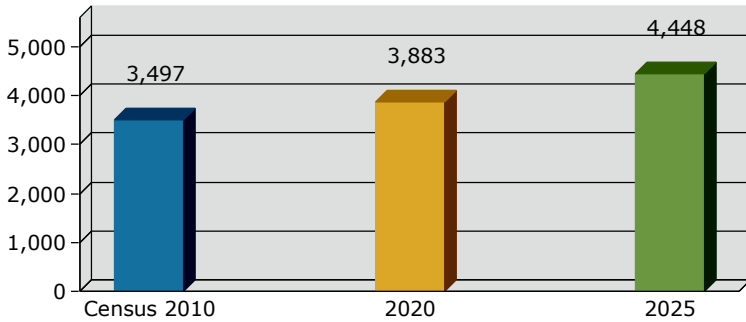
2020 Population by Race



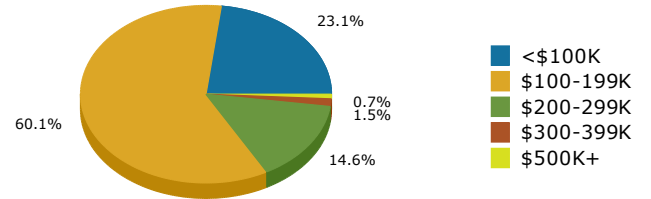
2020 Population by Age



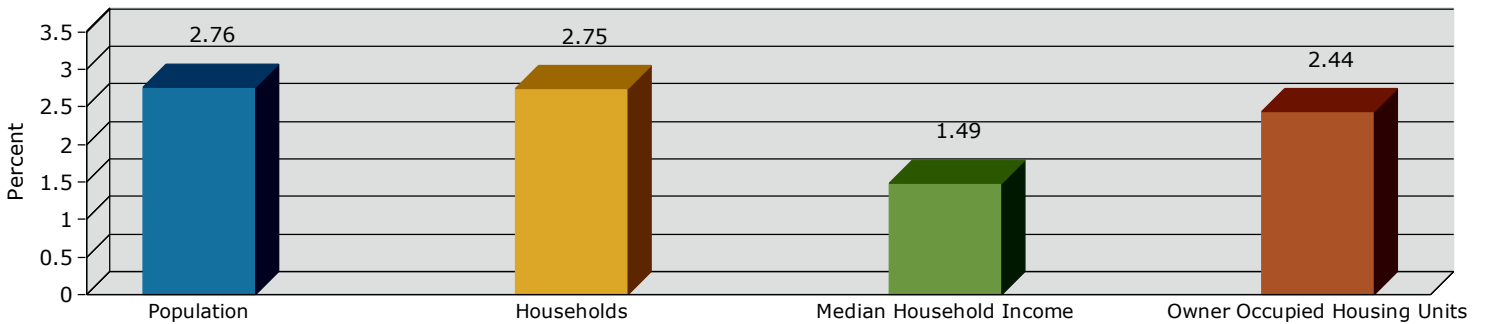
Households



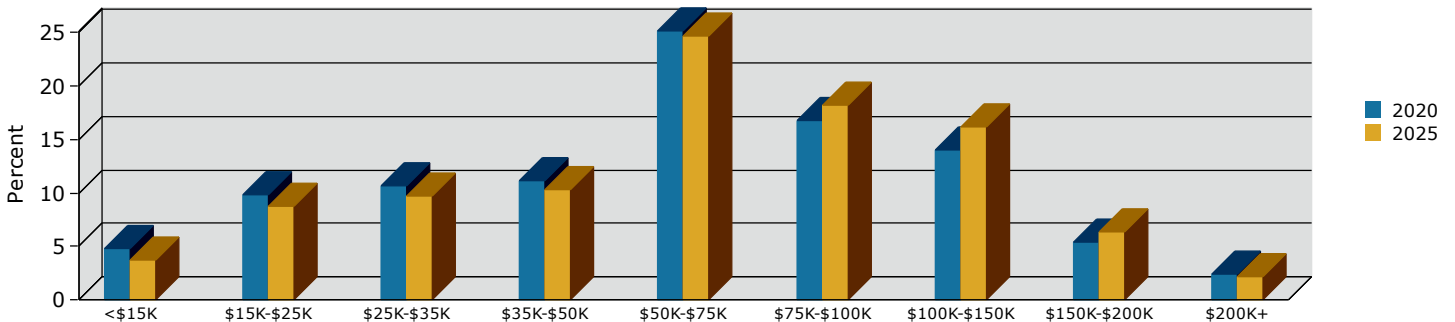
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

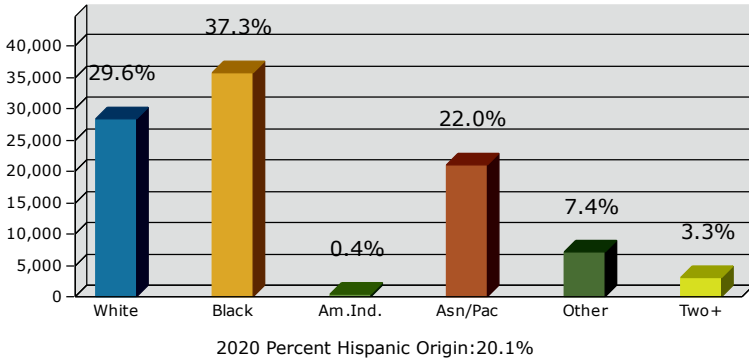


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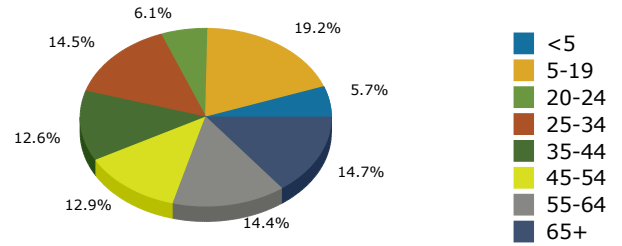
77477, Stafford, Texas  
 Ring: 3 mile radius

Prepared by Esri  
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 Longitude: -95.54764

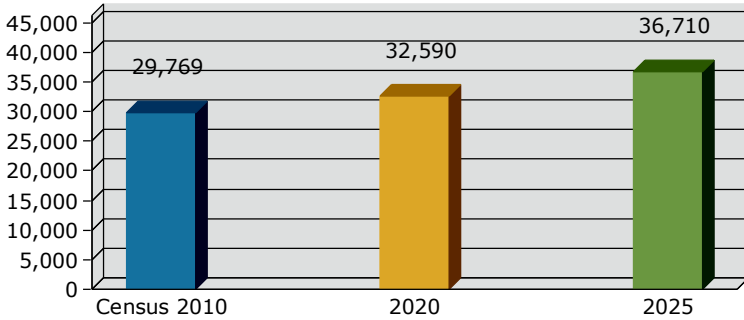
2020 Population by Race



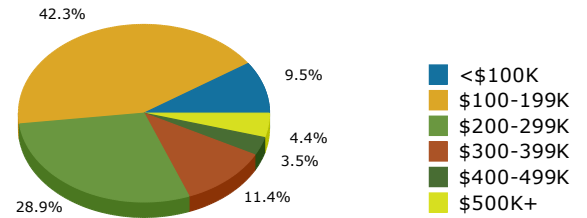
2020 Population by Age



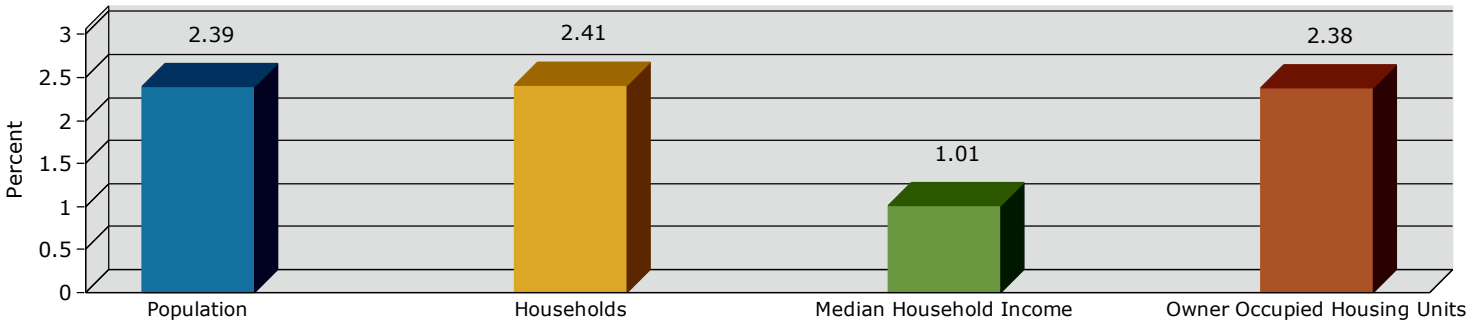
Households



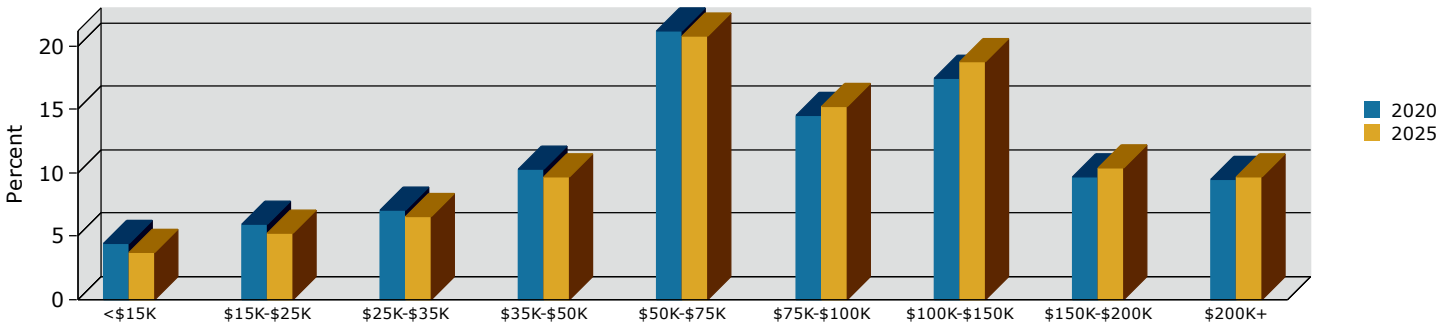
2020 Home Value



2020-2025 Annual Growth Rate

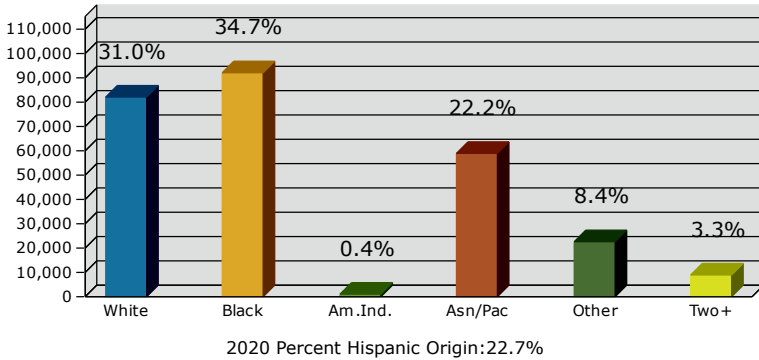


Household Income

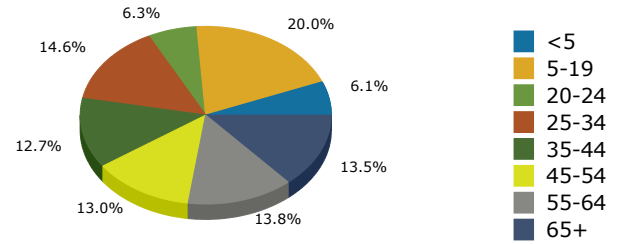


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

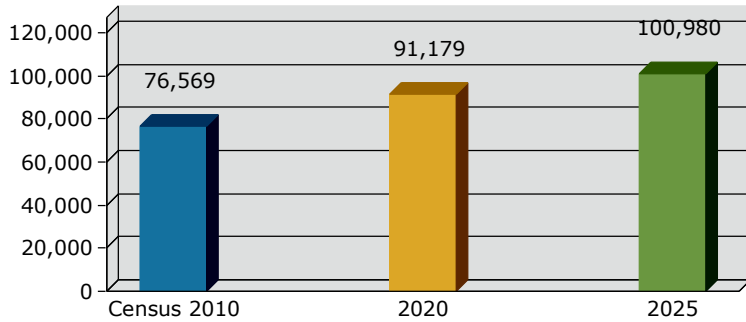
2020 Population by Race



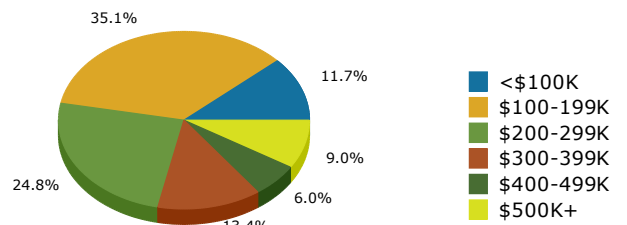
2020 Population by Age



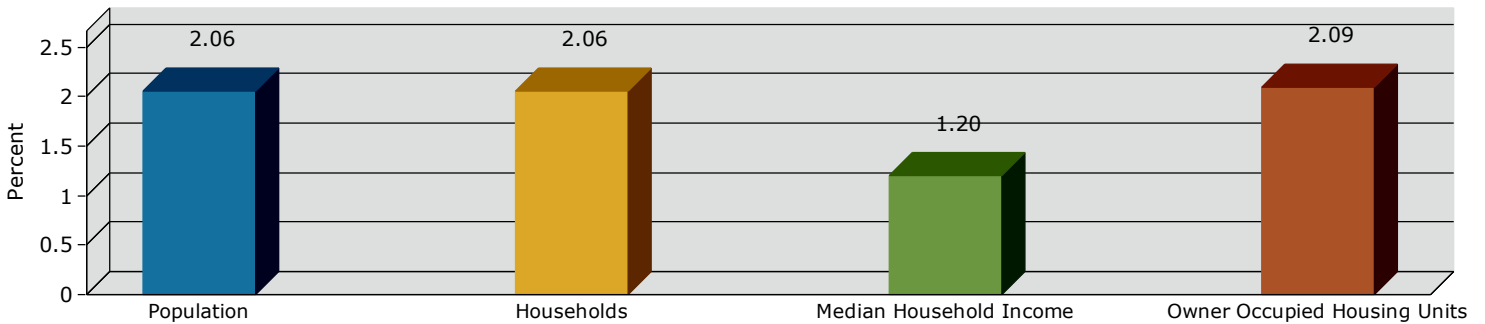
Households



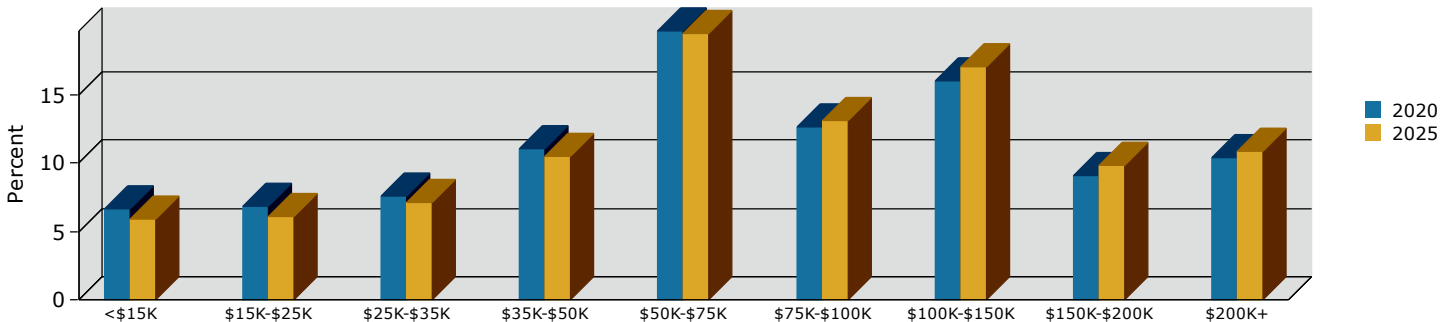
2020 Home Value



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