

FOR SALE

+/- 16.00 Acres Hillcroft Ave & Beltway 8, Missouri City, TX 77477



Property Description

- **Tract 1: +/- 6.00 AC**
Price: \$6,534,000
Price/SF: \$25.00
- **Tract 2: +/- 10.00 AC (Subdivisible)**
Price: \$3,049,000
Price/SF: \$7.00
- **Located near the corner of Hillcroft/Fort Bend**
- **Toll & Sam Houston Toll**
- **High traffic intersection on Fort Bend Toll Way & Beltway 8**
- **Approx. 3 miles to US-90 ALT**



Danny Nguyen, CCIM

Broker

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

DNcommercial.net

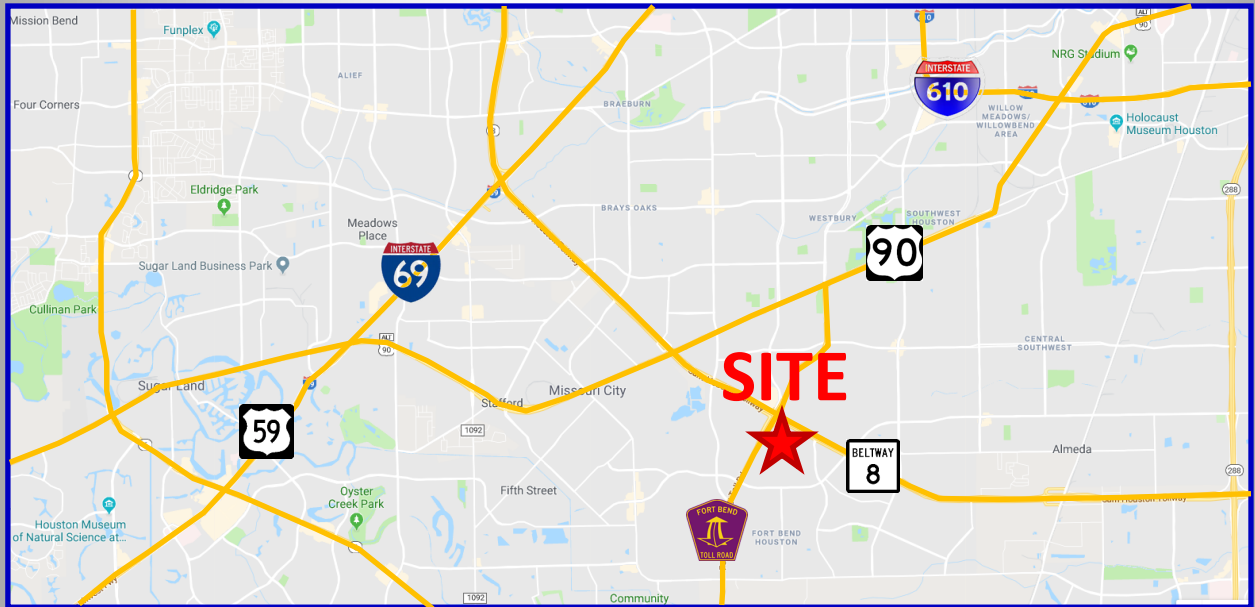


COMMERCIAL
Real Estate



Area View

+/- 16.00 Acres Hillcroft Ave & Beltway 8, Missouri City, TX 77477



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COMMERCIAL

Real Estate



REALTOR



5th St.

★ SITE



Cartwright Rd.

6
TEXAS





Executive Summary

Hillcroft Ave, Missouri City, Texas, 77489
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.60427
Longitude: -95.50033

	1 mile	3 miles	5 miles
Population			
2010 Population	12,876	97,305	259,130
2020 Population	13,315	101,949	280,135
2022 Population	13,451	104,107	287,611
2027 Population	14,198	109,635	302,092
2010-2020 Annual Rate	0.34%	0.47%	0.78%
2020-2022 Annual Rate	0.45%	0.94%	1.18%
2022-2027 Annual Rate	1.09%	1.04%	0.99%
2022 Male Population	46.7%	47.8%	48.2%
2022 Female Population	53.3%	52.2%	51.8%
2022 Median Age	35.3	34.3	34.9

In the identified area, the current year population is 287,611. In 2020, the Census count in the area was 280,135. The rate of change since 2020 was 1.18% annually. The five-year projection for the population in the area is 302,092 representing a change of 0.99% annually from 2022 to 2027. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	6.5%	11.8%	18.5%
2022 Black Alone	67.9%	49.1%	38.9%
2022 American Indian/Alaska Native Alone	1.3%	1.5%	1.2%
2022 Asian Alone	1.1%	2.7%	8.3%
2022 Pacific Islander Alone	0.0%	0.1%	0.0%
2022 Other Race	14.3%	21.9%	19.5%
2022 Two or More Races	8.9%	13.0%	13.5%
2022 Hispanic Origin (Any Race)	27.0%	41.8%	38.1%

Persons of Hispanic origin represent 38.1% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	60	57	84
2010 Households	4,225	30,738	85,917
2020 Households	4,426	33,419	95,055
2022 Households	4,476	34,307	97,802
2027 Households	4,723	36,197	102,784
2010-2020 Annual Rate	0.47%	0.84%	1.02%
2020-2022 Annual Rate	0.50%	1.17%	1.27%
2022-2027 Annual Rate	1.08%	1.08%	1.00%
2022 Average Household Size	3.00	3.03	2.93

The household count in this area has changed from 95,055 in 2020 to 97,802 in the current year, a change of 1.27% annually. The five-year projection of households is 102,784, a change of 1.00% annually from the current year total. Average household size is currently 2.93, compared to 2.94 in the year 2020. The number of families in the current year is 71,050 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

Hillcroft Ave, Missouri City, Texas, 77489
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.60427
Longitude: -95.50033

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	14.2%	14.6%	16.9%
Median Household Income			
2022 Median Household Income	\$62,270	\$58,893	\$65,440
2027 Median Household Income	\$70,612	\$67,052	\$75,448
2022-2027 Annual Rate	2.55%	2.63%	2.89%
Average Household Income			
2022 Average Household Income	\$81,263	\$77,495	\$92,883
2027 Average Household Income	\$91,109	\$88,420	\$106,426
2022-2027 Annual Rate	2.31%	2.67%	2.76%
Per Capita Income			
2022 Per Capita Income	\$26,881	\$25,560	\$31,690
2027 Per Capita Income	\$30,144	\$29,221	\$36,334
2022-2027 Annual Rate	2.32%	2.71%	2.77%

Current median household income is \$65,440 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$75,448 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$92,883 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$106,426 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$31,690 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,334 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	148	143	125
2010 Total Housing Units	4,467	33,676	93,780
2010 Owner Occupied Housing Units	3,091	21,111	55,775
2010 Renter Occupied Housing Units	1,135	9,622	30,142
2010 Vacant Housing Units	242	2,938	7,863
2020 Total Housing Units	4,631	35,243	101,529
2020 Vacant Housing Units	205	1,824	6,474
2022 Total Housing Units	4,659	36,053	104,315
2022 Owner Occupied Housing Units	2,977	21,624	60,928
2022 Renter Occupied Housing Units	1,498	12,683	36,875
2022 Vacant Housing Units	183	1,746	6,513
2027 Total Housing Units	4,963	38,541	110,958
2027 Owner Occupied Housing Units	3,200	23,085	64,746
2027 Renter Occupied Housing Units	1,524	13,113	38,038
2027 Vacant Housing Units	240	2,344	8,174

Currently, 58.4% of the 104,315 housing units in the area are owner occupied; 35.3%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 101,529 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.21%. Median home value in the area is \$209,655, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.13% annually to \$269,253.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

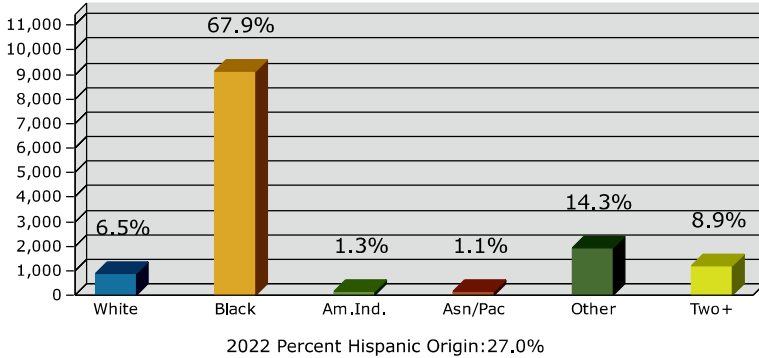


Graphic Profile

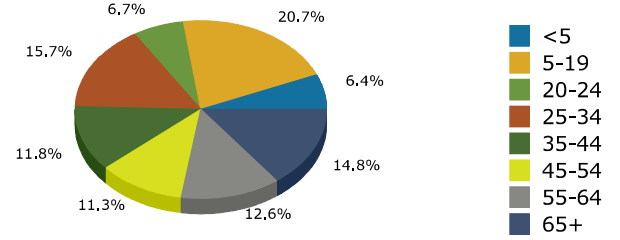
Hillcroft Ave, Missouri City, Texas, 77489
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 29.60427
 Longitude: -95.50033

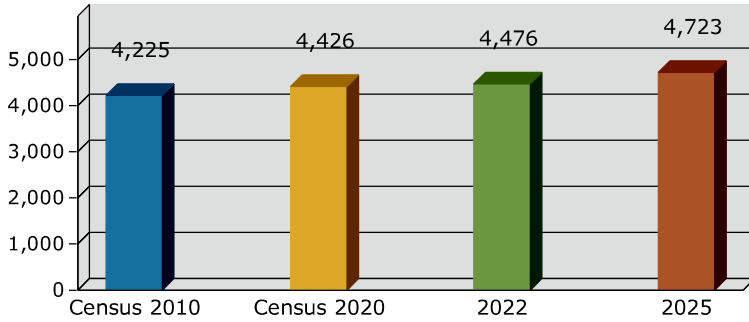
2022 Population by Race



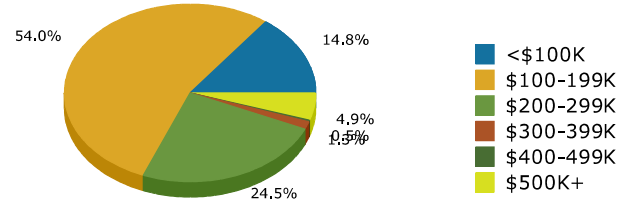
2022 Population by Age



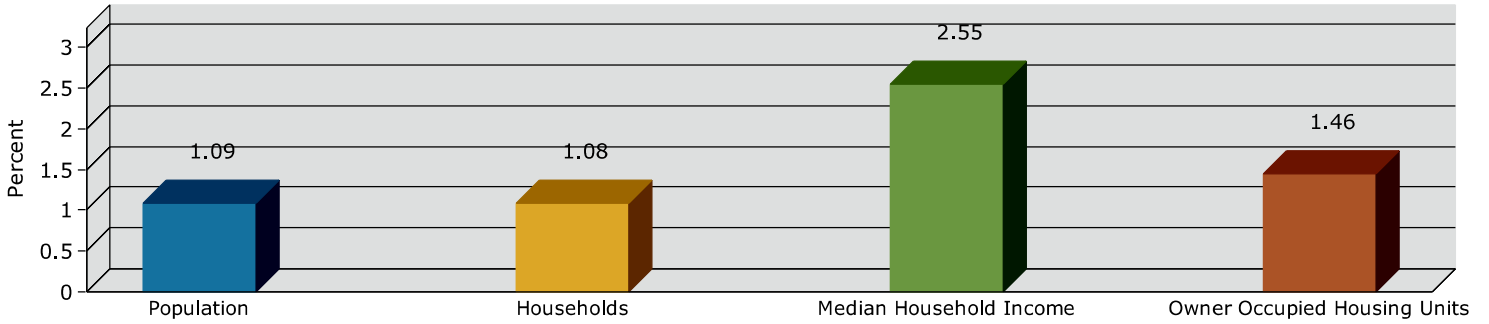
Households



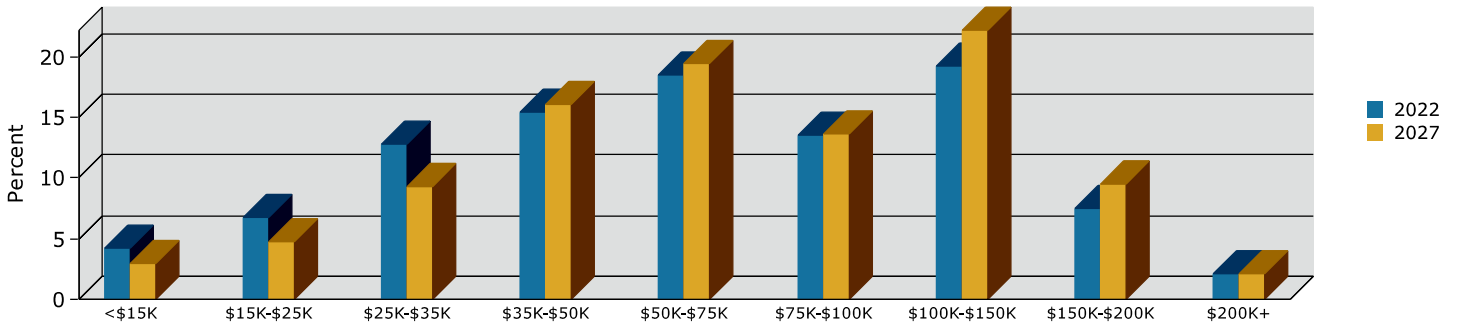
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

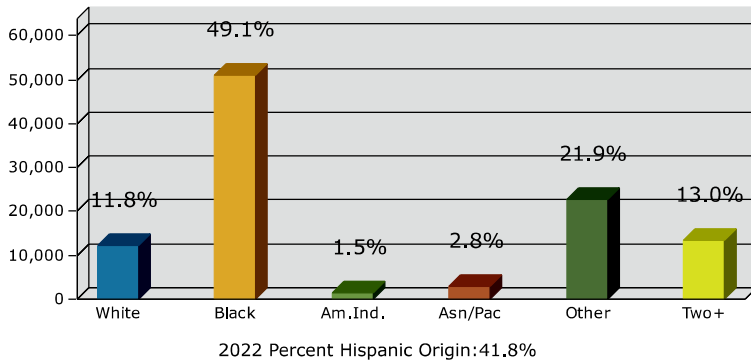


Graphic Profile

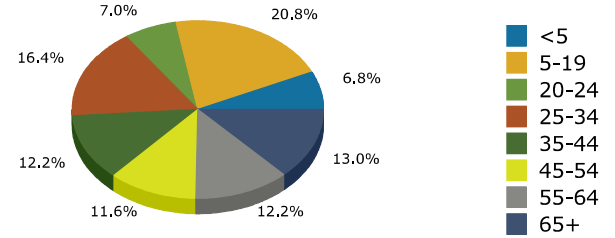
Hillcroft Ave, Missouri City, Texas, 77489
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 29.60427
 Longitude: -95.50033

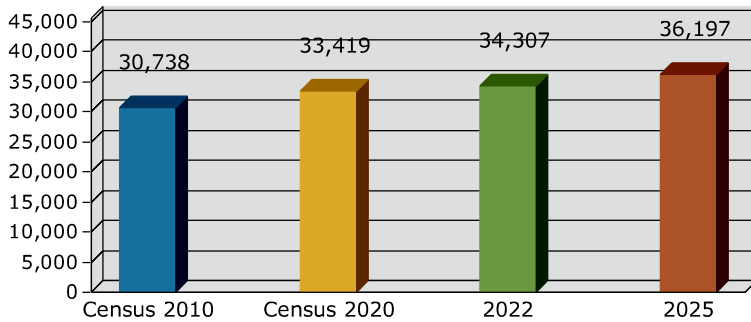
2022 Population by Race



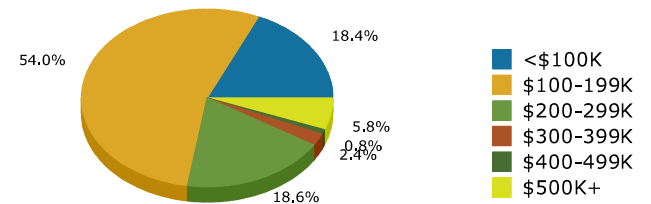
2022 Population by Age



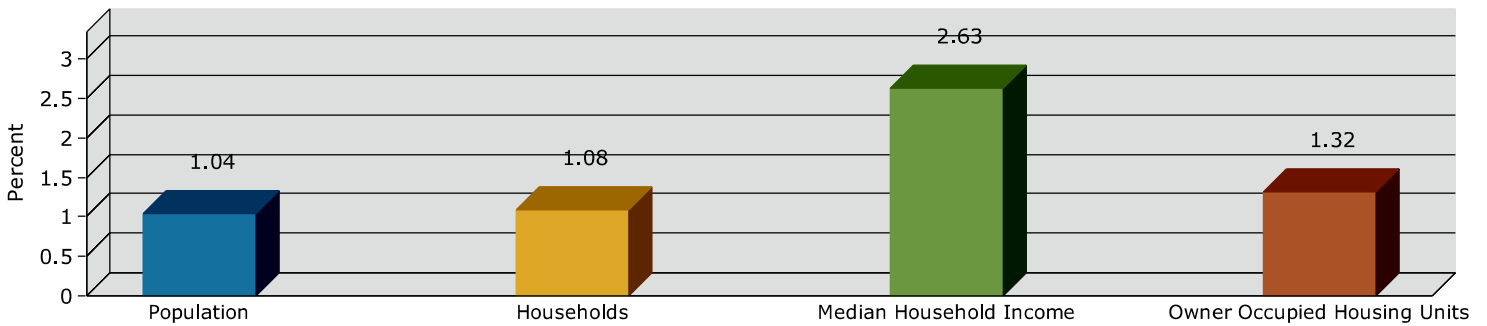
Households



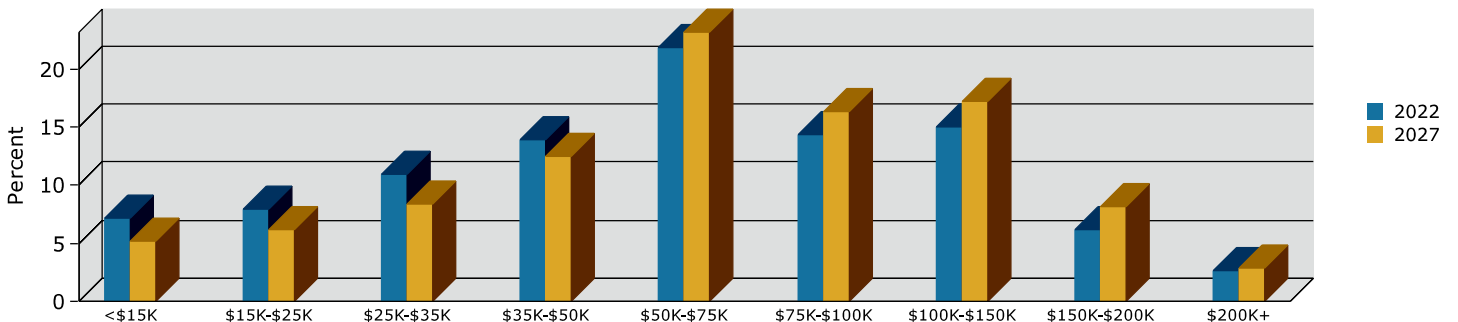
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

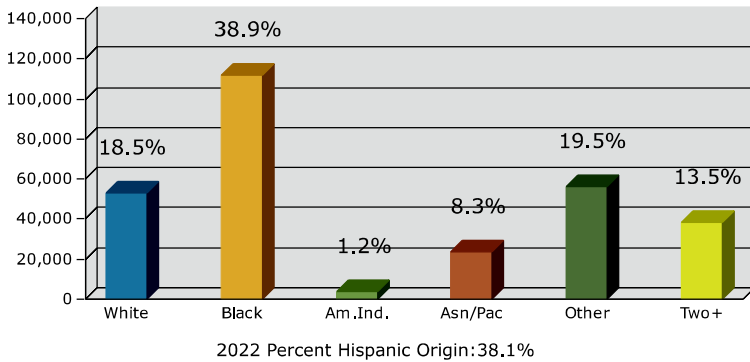


Graphic Profile

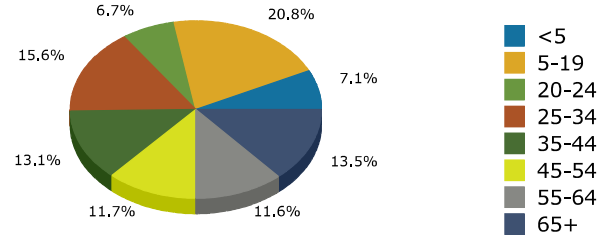
Hillcroft Ave, Missouri City, Texas, 77489
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 29.60427
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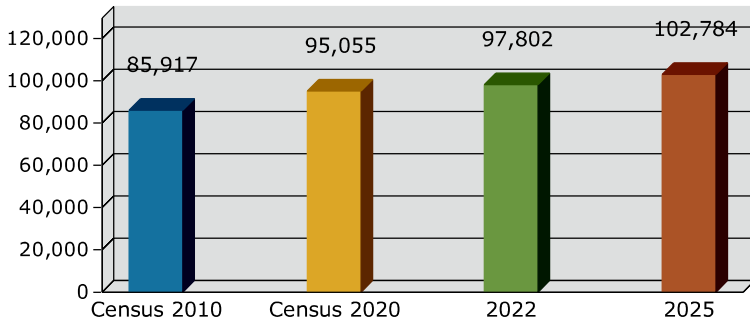
2022 Population by Race



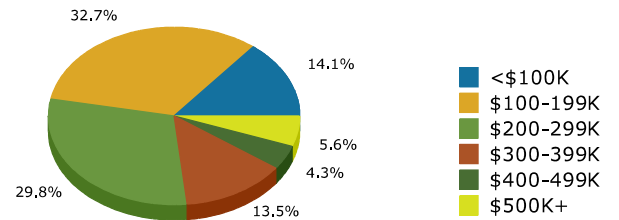
2022 Population by Age



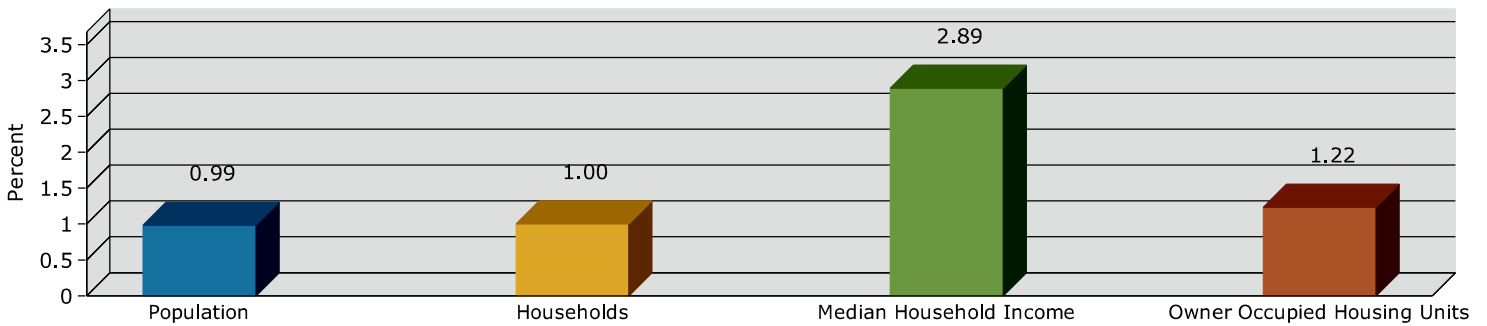
Households



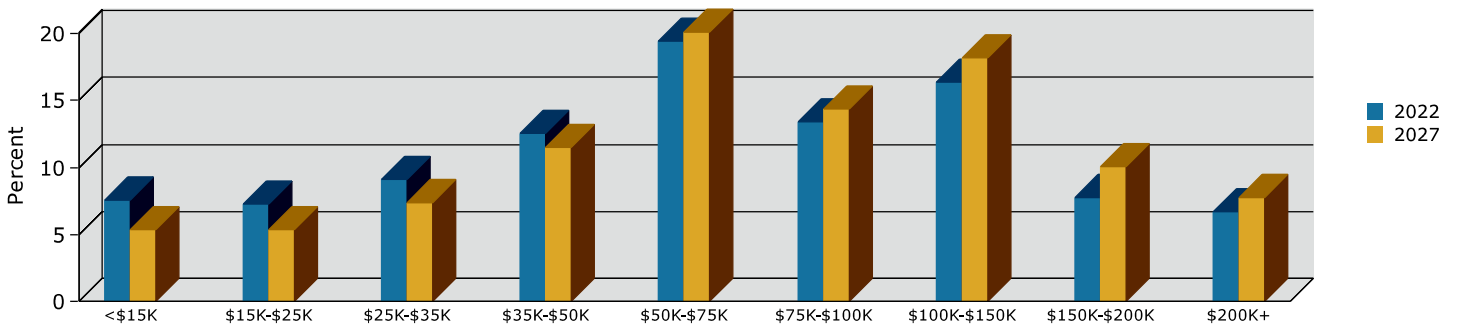
2022 Home Value



2022-2027 Annual Growth Rate



Household Income

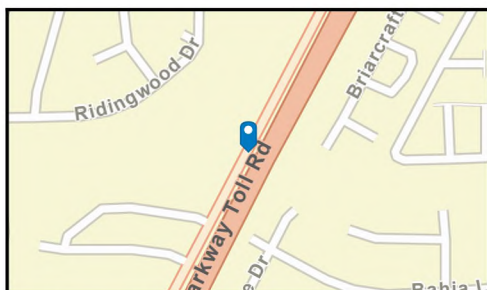
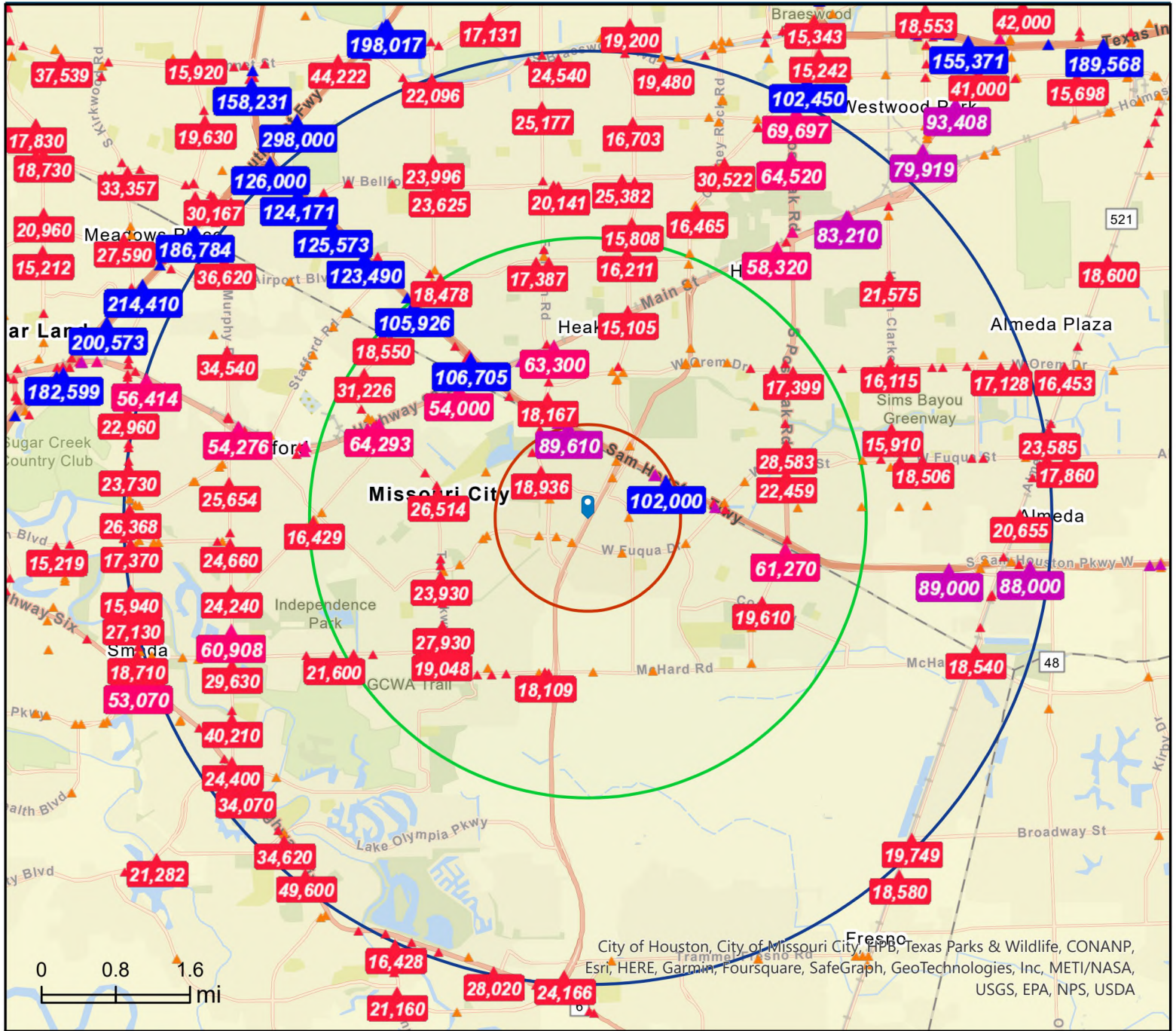


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Traffic Count Map

Hillcroft Ave, Missouri City, Texas, 77489
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.60427
 Longitude: -95.50033



- 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



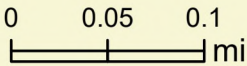
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022

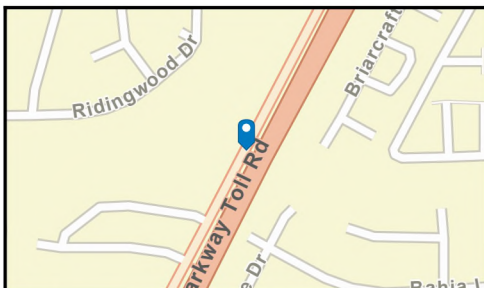
Traffic Count Map - Close Up

Hillcroft Ave, Missouri City, Texas, 77489
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.60427
 Longitude: -95.50033



Esri Community Maps Contributors, City of Houston, City of Missouri City, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



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 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

The closest match to Hillcroft Ave & Beltway 8, Missouri City, TX 77477 is HILLCROFT AVE MISSOURI CITY, TX 77489-18ND

HILLCROFT AVE MISSOURI CITY, TX 77489-18ND

LOCATION ACCURACY: Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0305M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0305M

