



Colliers

For Sale

**\$5,292,600**  
(\$101.20 PSF)

**Kolbe Curtice, CCIM CLS**

Principal | Houston

+1 281 269 3441

kolbe.curtice@colliers.com

**Jason Scholtz**

Senior Vice President | Houston

+1 281 269 3444

jason.scholtz@colliers.com

**2303 FM 1092, Missouri City, TX 77459**

- One-story, 52,300 SF building
- Constructed in 2017
- ±8.1783 acres
- Excellent location, between FM 1092 and Cartwright Rd
- Eave height: 24'
- Clear height: 20'-50'
- ±30,000 SF of clear span area
- Zoning: LC-2 / SUP-73 - Places of Assembly
- Parking spaces: 6.5/1,000

# Team Structure

Exclusively listed by:



Kolbe Curtice  
Principal | Houston  
Investment Specialist

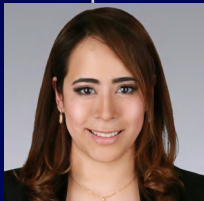


Jason Scholtz  
Senior Vice President | Houston  
Investment Specialist



David Falcon  
Associate | Houston

## Team Resources



Cristina Sigarrostegui  
Senior Client Services Specialist

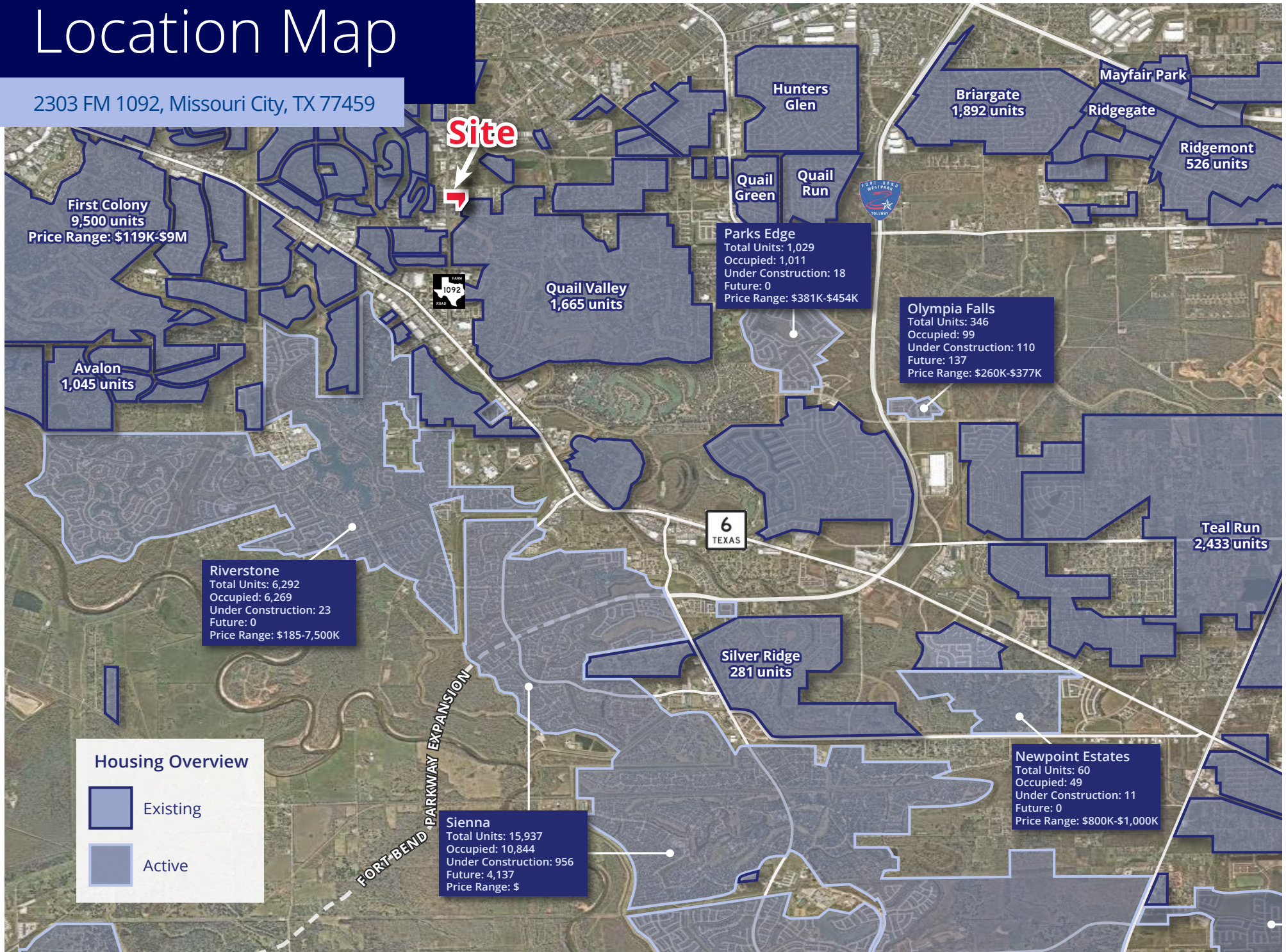


Jennifer Lopez  
Senior Client Services  
Specialist



# Location Map

2303 FM 1092, Missouri City, TX 77459



48,792 VPD

FM 1092



# Property Site Plan

2303 FM 1092, Missouri City, TX 77459



±1.26 Acres

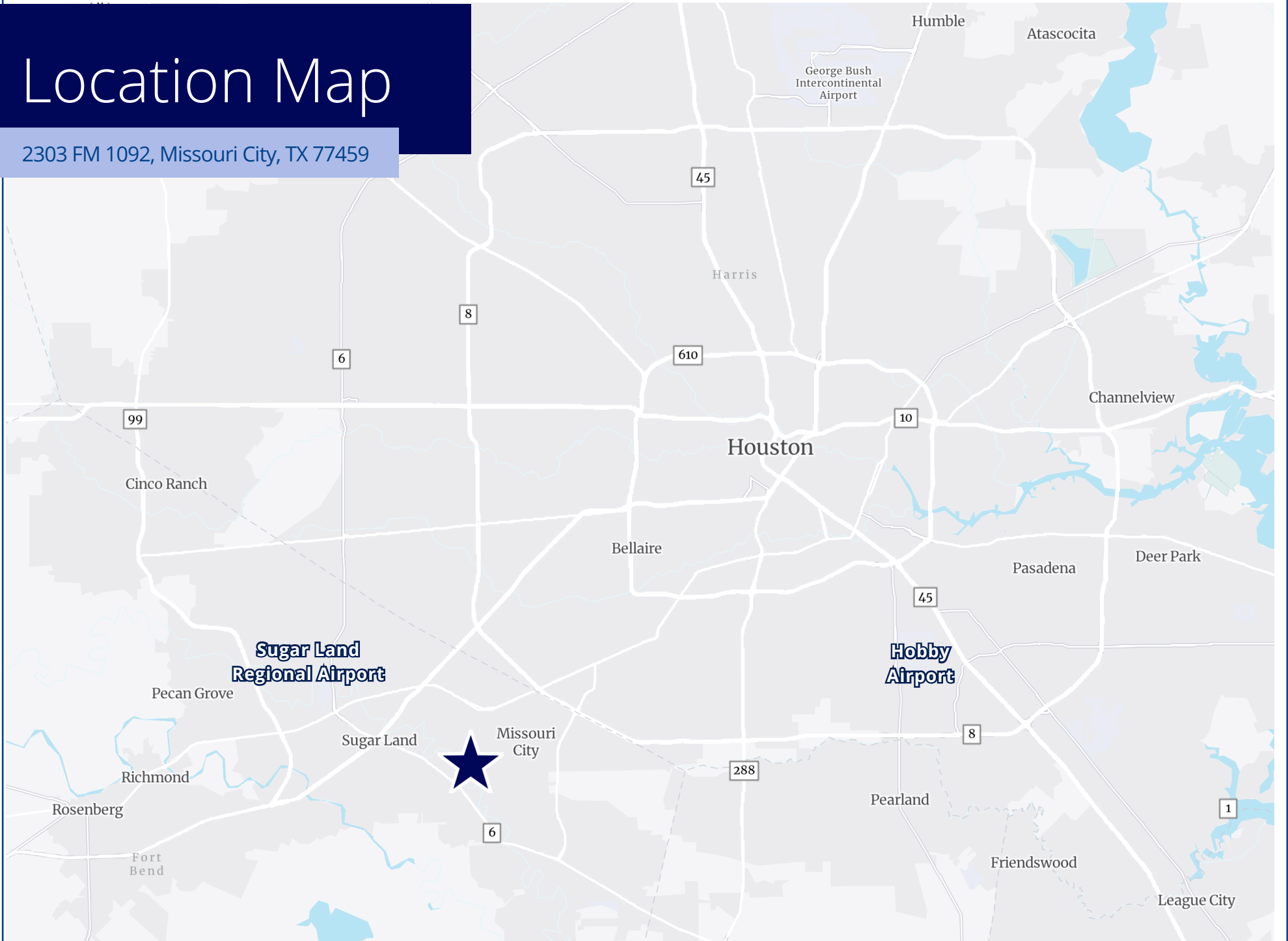


±52,300 SF  
Shell Building



# Location Map

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# Surrounding Master Planned Communities

2303 FM 1092, Missouri City, TX 77459



10,000 acres  
26,003 homes



9,700 acres  
14,000 homes



3,800 acres  
6,400 homes



2,530 acres  
5,000 homes



130 acres  
1,800 homes



29.8 acres  
14,000 homes

# Missouri City, TX

2303 FM 1092, Missouri City, TX 77459



Missouri City is conveniently located only minutes from downtown Houston and all of the amenities the metropolitan area has to offer. It is close to major freeways, rail lines, the Port of Houston, and Bush and Hobby Airports. Missouri City's strategic location links its businesses with customers around the nation and the world. Missouri City is a business-friendly environment, one that includes a variety of incentives, including a corporate aviation facility.

Demographics			
Population	1 mile	3 mile	5 mile
2029 Population projection	12,310	105,740	252,274
2024 Population	11,599	100,328	236,202
2010 Population	11,199	92,973	191,657
Households	1 mile	3 mile	5 mile
2029 Household projection	4,482	37,595	90,172
2024 Households	4,168	35,232	83,064
2010 Households	3,753	31,530	66,021
Income	1 mile	3 mile	5 mile
Average Household Income	\$116,855	\$131,087	\$135,537



# Property Pictures

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+1 281 269 3444

jason.scholtz@colliers.com

1233 West Loop South, Suite 900

Houston, TX 77027

+1 713 222 2111

www.colliers.com

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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.

2-10-2025



### 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 others, including the broker's own interests;
- 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. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 opinions 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 ESTABLISH:

- 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.

Colliers International Houston, Inc.	<b>29114</b>
<hr/>	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
<hr/>	
Email	Phone

<b>Daniel Patrick Rice</b>	<b>811065</b>
<hr/>	
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
<hr/>	
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
<hr/>	

Email	Phone
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Kolbe Curtice CLS	<b>343848</b>
<hr/>	
Sales Agent/Associate's Name	License No.

kolbe.curtice@colliers.com	+1 281 269 3441
<hr/>	
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Date