



1,200 SF
NAIL SALON
AVAILABLE

2,500 SF
AVAILABLE
CAN BE DEMISED

ROCKY CREEK

FOR LEASE

7260 Hwy 6
Missouri City, TX 77459

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PROPERTY INFORMATION

LOCATION

7260 HWY 6
MISSOURI CITY, TX 77459

AVAILABLE SPACE

1,200 SF - 2,500 SF AVAILABLE

CPD

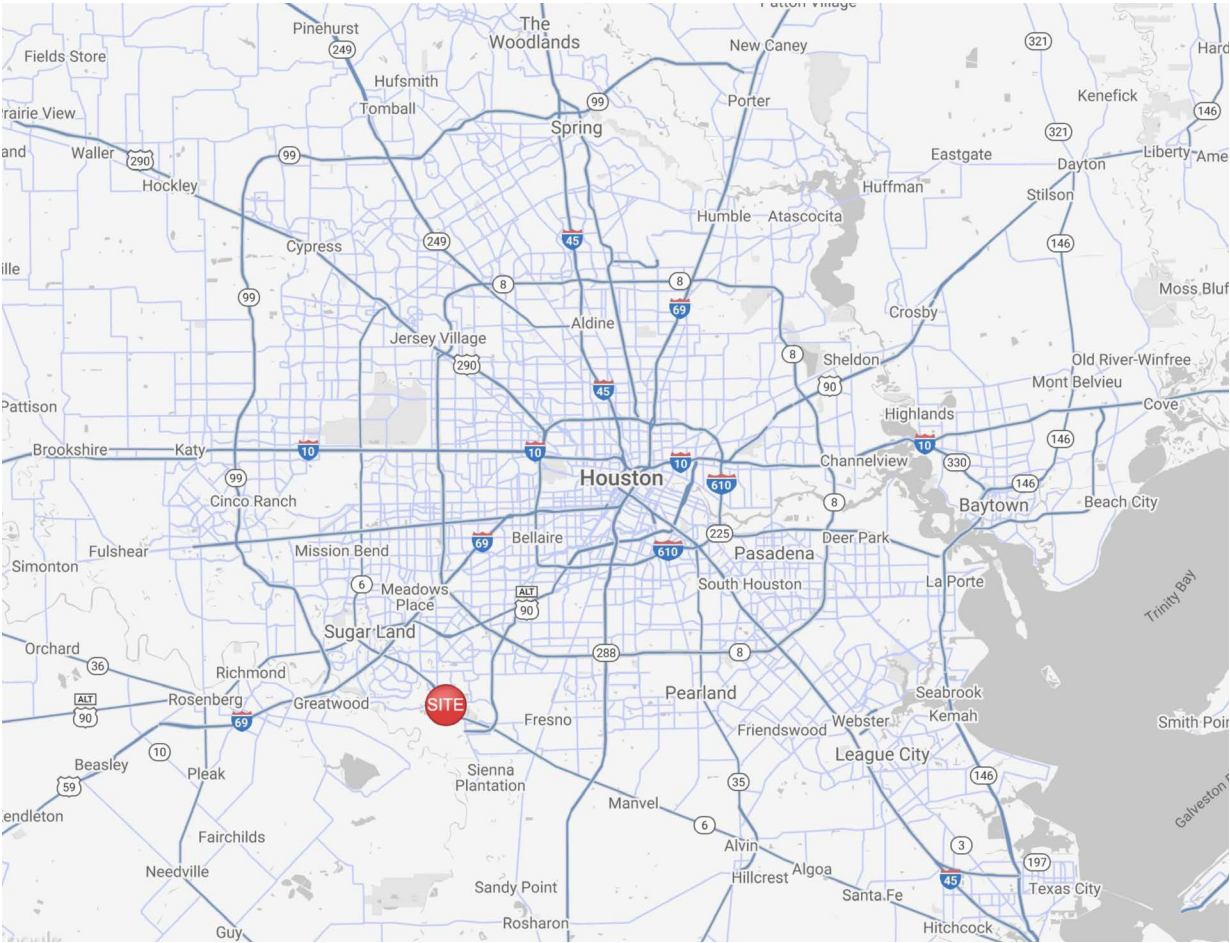
31,191 CPD

2019 Estimated Demographics	1 mile	3 miles	5 miles
Population	7,988	78,407	197,810
Average Household Income	\$156,774	\$140,313	\$130,445

TENANTS



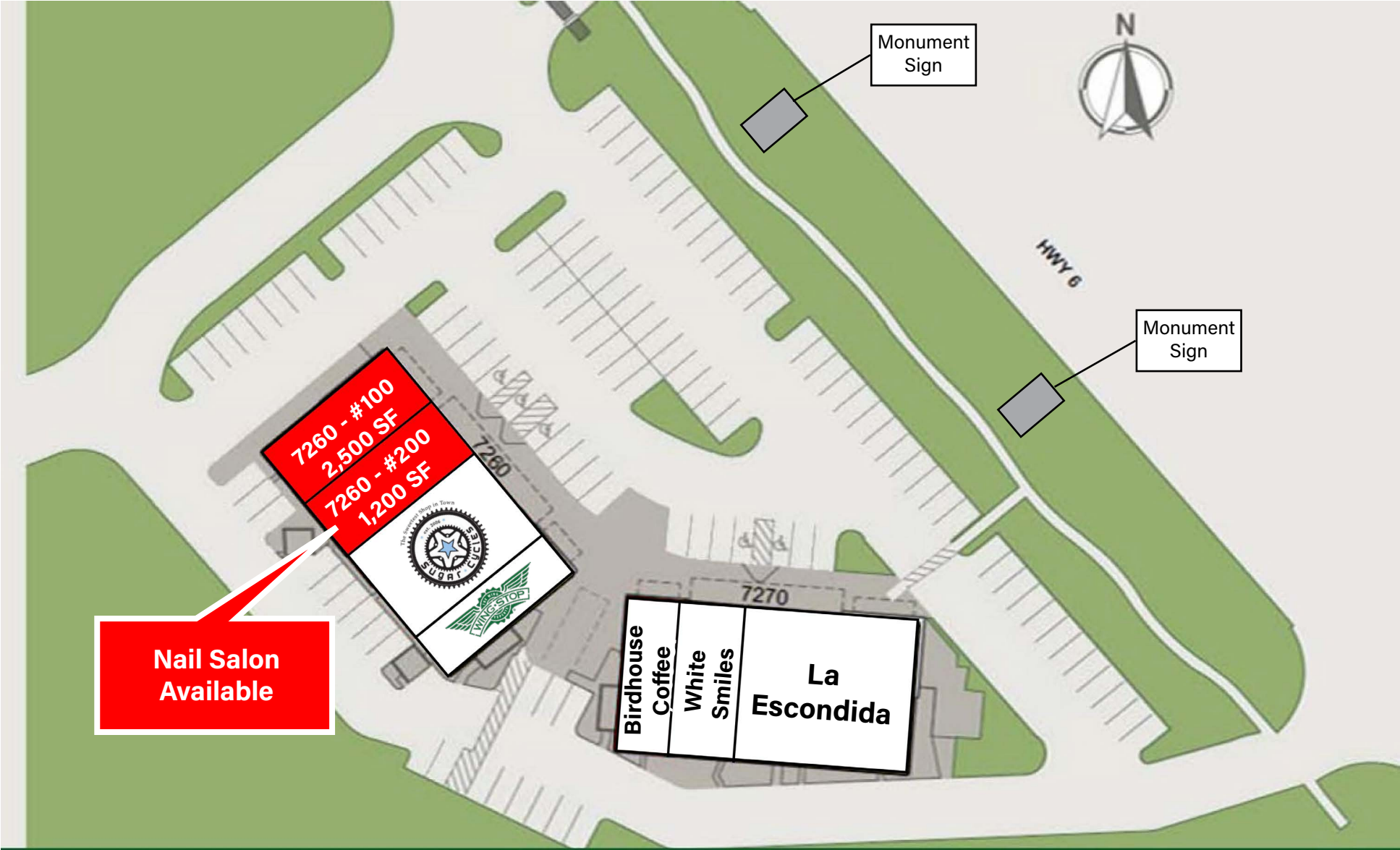
AREA RETAILERS



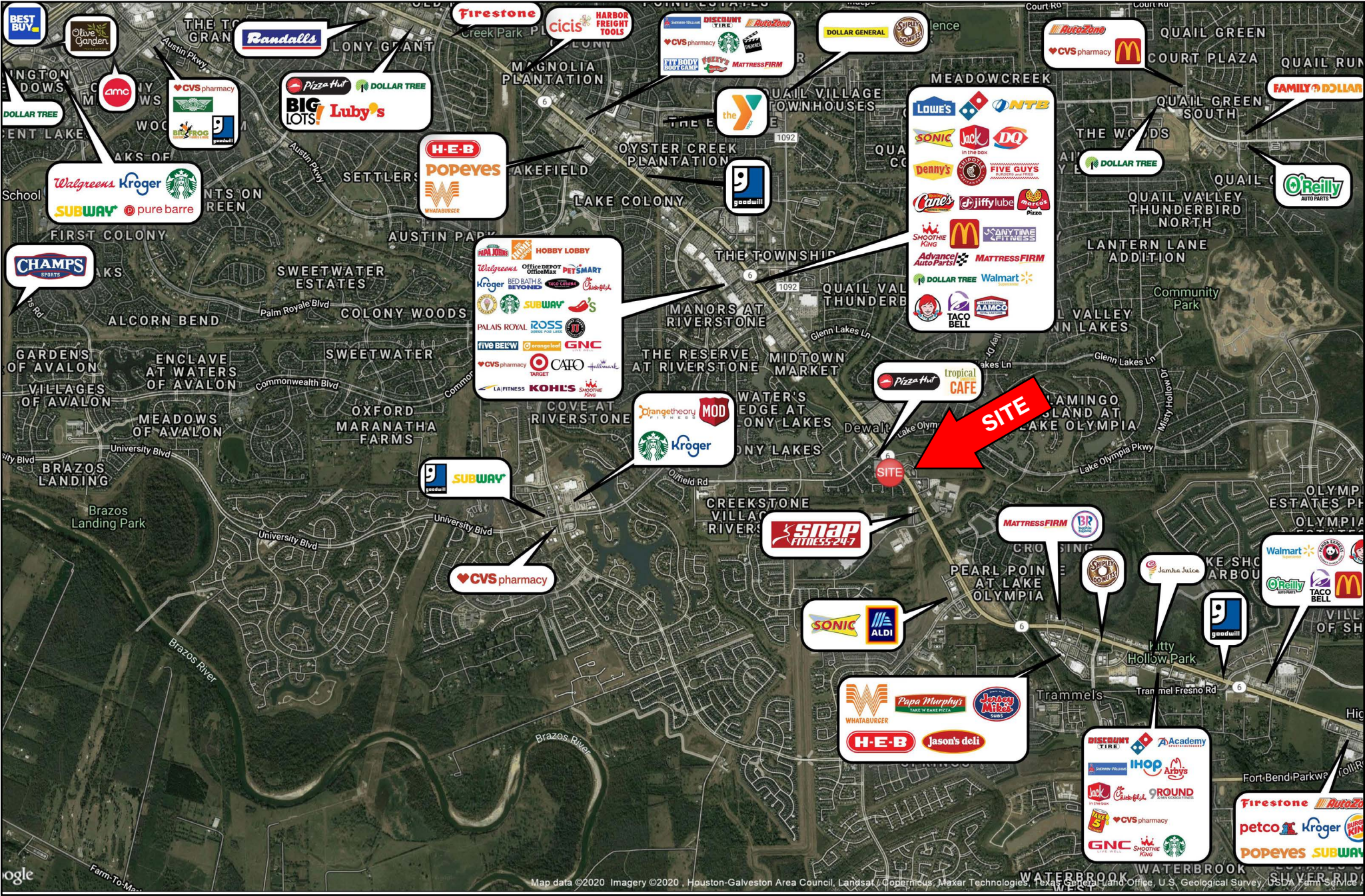
PROPERTY HIGHLIGHTS

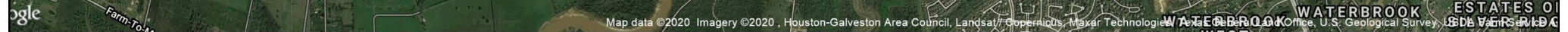
- Building faces Highway 6; excellent visibility
- Centrally located between 4 master-planned communities

SITE PLAN









COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5527/-95.5542

RFULL9

7260 Hwy 6

Missouri City, TX 77459

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2019)	7,988		78,407		197,810	
Projected Population (2024)	9,167		90,224		227,660	
Census Population (2010)	5,673		54,513		156,616	
Census Population (2000)	4,185		39,892		114,554	
Projected Annual Growth (2019-2024)	1,179	3.0%	11,817	3.0%	29,850	3.0%
Historical Annual Growth (2010-2019)	2,315	3.2%	23,894	3.4%	41,194	2.3%
Historical Annual Growth (2000-2010)	1,488	3.6%	14,621	3.7%	42,062	3.7%
Estimated Population Density (2019)	2,544	psm	2,774	psm	2,520	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2019)	2,689		26,557		66,637	
Projected Households (2024)	3,119		30,870		77,503	
Census Households (2010)	1,857		18,218		51,850	
Census Households (2000)	1,280		12,834		36,332	
Projected Annual Growth (2019-2024)	430	3.2%	4,313	3.2%	10,866	3.3%
Historical Annual Change (2000-2019)	1,408	5.8%	13,723	5.6%	30,305	4.4%

Average Household Income

Estimated Average Household Income (2019)	\$156,774		\$140,313		\$130,445	
Projected Average Household Income (2024)	\$161,207		\$144,247		\$134,425	
Census Average Household Income (2010)	\$137,797		\$109,258		\$103,656	
Census Average Household Income (2000)	\$118,956		\$93,298		\$87,825	
Projected Annual Change (2019-2024)	\$4,433	0.6%	\$3,934	0.6%	\$3,980	0.6%
Historical Annual Change (2000-2019)	\$37,819	1.7%	\$47,015	2.7%	\$42,620	2.6%

Median Household Income

Estimated Median Household Income (2019)	\$125,622		\$115,954		\$106,564	
Projected Median Household Income (2024)	\$144,537		\$133,460		\$122,005	
Census Median Household Income (2010)	\$112,552		\$93,355		\$86,937	
Census Median Household Income (2000)	\$104,413		\$81,712		\$75,634	
Projected Annual Change (2019-2024)	\$18,914	3.0%	\$17,506	3.0%	\$15,441	2.9%
Historical Annual Change (2000-2019)	\$21,209	1.1%	\$34,242	2.2%	\$30,930	2.2%

Per Capita Income

Estimated Per Capita Income (2019)	\$52,769		\$47,534		\$43,955	
Projected Per Capita Income (2024)	\$54,853		\$49,361		\$45,772	
Census Per Capita Income (2010)	\$45,113		\$36,513		\$34,317	
Census Per Capita Income (2000)	\$36,868		\$30,088		\$27,828	
Projected Annual Change (2019-2024)	\$2,083	0.8%	\$1,828	0.8%	\$1,818	0.8%
Historical Annual Change (2000-2019)	\$15,901	2.3%	\$17,446	3.1%	\$16,127	3.1%
Estimated Average Household Net Worth (2019)	\$1.38 M		\$1.19 M		\$1.05 M	

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Missouri City, TX 77459

Race and Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
Total Population (2019)	7,988		78,407		197,810	
White (2019)	4,212	52.7%	34,492	44.0%	74,359	37.6%
Black or African American (2019)	1,387	17.4%	18,953	24.2%	58,039	29.3%
American Indian or Alaska Native (2019)	24	0.3%	249	0.3%	651	0.3%
Asian (2019)	1,886	23.6%	19,143	24.4%	48,462	24.5%
Hawaiian or Pacific Islander (2019)	4	-	23	-	76	-
Other Race (2019)	181	2.3%	2,763	3.5%	9,994	5.1%
Two or More Races (2019)	295	3.7%	2,784	3.6%	6,228	3.1%
Population < 18 (2019)	2,043	25.6%	19,690	25.1%	49,692	25.1%
White Not Hispanic	693	33.9%	5,260	26.7%	11,322	22.8%
Black or African American	346	17.0%	4,605	23.4%	14,376	28.9%
Asian	493	24.2%	4,831	24.5%	11,502	23.1%
Other Race Not Hispanic	92	4.5%	862	4.4%	1,942	3.9%
Hispanic	418	20.5%	4,133	21.0%	10,550	21.2%
Not Hispanic or Latino Population (2019)	6,634	83.0%	64,693	82.5%	162,017	81.9%
Not Hispanic White	3,334	50.3%	26,355	40.7%	54,584	33.7%
Not Hispanic Black or African American	1,280	19.3%	17,923	27.7%	55,735	34.4%
Not Hispanic American Indian or Alaska Native	16	0.2%	176	0.3%	380	0.2%
Not Hispanic Asian	1,781	26.8%	18,236	28.2%	46,631	28.8%
Not Hispanic Hawaiian or Pacific Islander	4	-	18	-	63	-
Not Hispanic Other Race	-	-	42	-	417	0.3%
Not Hispanic Two or More Races	218	3.3%	1,944	3.0%	4,206	2.6%
Hispanic or Latino Population (2019)	1,354	17.0%	13,714	17.5%	35,792	18.1%
Hispanic White	878	64.8%	8,137	59.3%	19,775	55.2%
Hispanic Black or African American	107	7.9%	1,030	7.5%	2,304	6.4%
Hispanic American Indian or Alaska Native	8	0.6%	73	0.5%	271	0.8%
Hispanic Asian	104	7.7%	907	6.6%	1,831	5.1%
Hispanic Hawaiian or Pacific Islander	-	-	5	-	12	-
Hispanic Other Race	181	13.3%	2,722	19.8%	9,577	26.8%
Hispanic Two or More Races	76	5.6%	841	6.1%	2,022	5.6%
Not Hispanic or Latino Population (2010)	5,134	90.5%	47,193	86.6%	131,555	84.0%
Hispanic or Latino Population (2010)	539	9.5%	7,320	13.4%	25,061	16.0%
Not Hispanic or Latino Population (2000)	3,884	92.8%	35,176	88.2%	99,440	86.8%
Hispanic or Latino Population (2000)	301	7.2%	4,716	11.8%	15,113	13.2%
Not Hispanic or Latino Population (2024)	7,629	83.2%	74,675	82.8%	187,144	82.2%
Hispanic or Latino Population (2024)	1,537	16.8%	15,549	17.2%	40,516	17.8%
Projected Annual Growth (2019-2024)	184	-	1,835	-	4,724	-
Historical Annual Growth (2000-2010)	238	7.9%	2,604	5.5%	9,948	6.6%

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RFULL9

7260 Hwy 6

Missouri City, TX 77459

1 mi radius

3 mi radius

5 mi radius

Total Age Distribution (2019)

Total Population	7,988		78,407		197,810	
Age Under 5 Years	467	5.8%	4,699	6.0%	11,983	6.1%
Age 5 to 9 Years	568	7.1%	5,376	6.9%	13,291	6.7%
Age 10 to 14 Years	626	7.8%	5,902	7.5%	15,004	7.6%
Age 15 to 19 Years	560	7.0%	5,536	7.1%	14,247	7.2%
Age 20 to 24 Years	417	5.2%	4,424	5.6%	12,232	6.2%
Age 25 to 29 Years	416	5.2%	4,223	5.4%	11,605	5.9%
Age 30 to 34 Years	430	5.4%	4,424	5.6%	11,244	5.7%
Age 35 to 39 Years	509	6.4%	5,251	6.7%	12,937	6.5%
Age 40 to 44 Years	564	7.1%	5,509	7.0%	13,729	6.9%
Age 45 to 49 Years	595	7.4%	5,850	7.5%	14,731	7.4%
Age 50 to 54 Years	576	7.2%	5,464	7.0%	13,932	7.0%
Age 55 to 59 Years	587	7.4%	5,708	7.3%	14,582	7.4%
Age 60 to 64 Years	554	6.9%	5,397	6.9%	13,214	6.7%
Age 65 to 69 Years	423	5.3%	4,123	5.3%	10,015	5.1%
Age 70 to 74 Years	320	4.0%	2,904	3.7%	6,652	3.4%
Age 75 to 79 Years	181	2.3%	1,721	2.2%	4,019	2.0%
Age 80 to 84 Years	107	1.3%	1,012	1.3%	2,286	1.2%
Age 85 Years or Over	89	1.1%	883	1.1%	2,106	1.1%
Median Age	39.4		38.7		38.0	
Age 19 Years or Less	2,222	27.8%	21,513	27.4%	54,527	27.6%
Age 20 to 64 Years	4,647	58.2%	46,251	59.0%	118,205	59.8%
Age 65 Years or Over	1,119	14.0%	10,643	13.6%	25,078	12.7%

Female Age Distribution (2019)

Female Population	4,075	51.0%	40,490	51.6%	102,054	51.6%
Age Under 5 Years	229	5.6%	2,283	5.6%	5,845	5.7%
Age 5 to 9 Years	278	6.8%	2,614	6.5%	6,415	6.3%
Age 10 to 14 Years	292	7.2%	2,861	7.1%	7,216	7.1%
Age 15 to 19 Years	262	6.4%	2,692	6.6%	6,867	6.7%
Age 20 to 24 Years	208	5.1%	2,120	5.2%	5,945	5.8%
Age 25 to 29 Years	215	5.3%	2,145	5.3%	5,907	5.8%
Age 30 to 34 Years	236	5.8%	2,461	6.1%	6,118	6.0%
Age 35 to 39 Years	281	6.9%	2,832	7.0%	6,994	6.9%
Age 40 to 44 Years	301	7.4%	2,936	7.3%	7,413	7.3%
Age 45 to 49 Years	314	7.7%	3,113	7.7%	7,847	7.7%
Age 50 to 54 Years	295	7.2%	2,897	7.2%	7,390	7.2%
Age 55 to 59 Years	290	7.1%	2,973	7.3%	7,619	7.5%
Age 60 to 64 Years	289	7.1%	2,791	6.9%	6,772	6.6%
Age 65 to 69 Years	224	5.5%	2,168	5.4%	5,162	5.1%
Age 70 to 74 Years	161	3.9%	1,527	3.8%	3,569	3.5%
Age 75 to 79 Years	88	2.2%	942	2.3%	2,251	2.2%
Age 80 to 84 Years	61	1.5%	589	1.5%	1,368	1.3%
Age 85 Years or Over	50	1.2%	546	1.3%	1,355	1.3%
Female Median Age	39.9		39.7		39.1	
Age 19 Years or Less	1,061	26.0%	10,450	25.8%	26,343	25.8%
Age 20 to 64 Years	2,430	59.6%	24,268	59.9%	62,005	60.8%
Age 65 Years or Over	584	14.3%	5,773	14.3%	13,705	13.4%

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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RFULL9

7260 Hwy 6

Missouri City, TX 77459

1 mi radius

3 mi radius

5 mi radius

Male Age Distribution (2019)

Male Population	3,913	49.0%	37,917	48.4%	95,756	48.4%
Age Under 5 Years	238	6.1%	2,416	6.4%	6,138	6.4%
Age 5 to 9 Years	291	7.4%	2,762	7.3%	6,877	7.2%
Age 10 to 14 Years	334	8.5%	3,041	8.0%	7,788	8.1%
Age 15 to 19 Years	298	7.6%	2,844	7.5%	7,381	7.7%
Age 20 to 24 Years	209	5.3%	2,304	6.1%	6,286	6.6%
Age 25 to 29 Years	201	5.1%	2,079	5.5%	5,698	6.0%
Age 30 to 34 Years	194	5.0%	1,963	5.2%	5,126	5.4%
Age 35 to 39 Years	228	5.8%	2,418	6.4%	5,943	6.2%
Age 40 to 44 Years	263	6.7%	2,573	6.8%	6,316	6.6%
Age 45 to 49 Years	281	7.2%	2,737	7.2%	6,883	7.2%
Age 50 to 54 Years	281	7.2%	2,567	6.8%	6,541	6.8%
Age 55 to 59 Years	297	7.6%	2,735	7.2%	6,963	7.3%
Age 60 to 64 Years	265	6.8%	2,606	6.9%	6,442	6.7%
Age 65 to 69 Years	199	5.1%	1,955	5.2%	4,853	5.1%
Age 70 to 74 Years	159	4.1%	1,377	3.6%	3,083	3.2%
Age 75 to 79 Years	92	2.4%	779	2.1%	1,768	1.8%
Age 80 to 84 Years	46	1.2%	423	1.1%	918	1.0%
Age 85 Years or Over	39	1.0%	337	0.9%	751	0.8%
Male Median Age	38.6		37.6		36.7	
Age 19 Years or Less	1,160	29.7%	11,063	29.2%	28,183	29.4%
Age 20 to 64 Years	2,217	56.7%	21,983	58.0%	56,200	58.7%
Age 65 Years or Over	535	13.7%	4,871	12.8%	11,373	11.9%

Males per 100 Females (2019)

Overall Comparison						
Age Under 5 Years	104	51.0%	106	51.4%	105	51.2%
Age 5 to 9 Years	105	51.1%	106	51.4%	107	51.7%
Age 10 to 14 Years	114	53.3%	106	51.5%	108	51.5%
Age 15 to 19 Years	114	53.2%	106	51.4%	107	51.8%
Age 20 to 24 Years	100	50.1%	109	52.1%	106	51.4%
Age 25 to 29 Years	93	48.2%	97	49.2%	96	49.1%
Age 30 to 34 Years	82	45.1%	80	44.4%	84	45.6%
Age 35 to 39 Years	81	44.7%	85	46.1%	85	45.9%
Age 40 to 44 Years	87	46.6%	88	46.7%	85	46.0%
Age 45 to 49 Years	90	47.2%	88	46.8%	88	46.7%
Age 50 to 54 Years	95	48.8%	89	47.0%	89	47.0%
Age 55 to 59 Years	103	50.7%	92	47.9%	91	47.8%
Age 60 to 64 Years	91	47.8%	93	48.3%	95	48.8%
Age 65 to 69 Years	89	47.1%	90	47.4%	94	48.5%
Age 70 to 74 Years	99	49.7%	90	47.4%	86	46.3%
Age 75 to 79 Years	105	51.2%	83	45.3%	79	44.0%
Age 80 to 84 Years	75	42.9%	72	41.8%	67	40.2%
Age 85 Years or Over	77	43.5%	62	38.1%	55	35.6%
Age 19 Years or Less	109	52.2%	106	51.4%	107	51.7%
Age 20 to 39 Years	88	46.9%	92	47.8%	92	48.0%
Age 40 to 64 Years	93	48.2%	90	47.3%	89	47.2%
Age 65 Years or Over	92	47.8%	84	45.8%	83	45.4%

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RFULL9

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Household Type (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Households	2,689		26,557		66,637	
Households with Children	1,115	41.5%	11,003	41.4%	28,284	42.4%
Average Household Size	3.0		2.9		3.0	
Household Density per Square Mile	856		940		849	
Population Family	7,447	93.2%	72,248	92.1%	182,021	92.0%
Population Non-Family	541	6.8%	6,031	7.7%	15,466	7.8%
Population Group Quarters	-	-	128	0.2%	322	0.2%
Family Households	2,233	83.1%	21,567	81.2%	53,750	80.7%
Married Couple Households	1,944	87.1%	17,748	82.3%	42,447	79.0%
Other Family Households with Children	289	12.9%	3,819	17.7%	11,303	21.0%
Family Households with Children	1,111	49.7%	10,953	50.8%	28,160	52.4%
Married Couple with Children	945	85.0%	8,725	79.7%	21,241	75.4%
Other Family Households with Children	166	15.0%	2,228	20.3%	6,918	24.6%
Family Households No Children	1,123	50.3%	10,613	49.2%	25,590	47.6%
Married Couple No Children	1,000	89.1%	9,023	85.0%	21,206	82.9%
Other Family Households No Children	123	10.9%	1,591	15.0%	4,384	17.1%
Non-Family Households	455	16.9%	4,990	18.8%	12,887	19.3%
Non-Family Households with Children	4	0.9%	49	1.0%	125	1.0%
Non-Family Households No Children	451	99.1%	4,941	99.0%	12,763	99.0%
Average Family Household Size	3.3		3.3		3.4	
Average Family Income	\$170,882		\$154,883		\$143,023	
Median Family Income	\$135,881		\$128,012		\$118,721	
Average Non-Family Household Size	1.2		1.2		1.2	

Marital Status (2019)

Population Age 15 Years or Over	6,326		62,430		157,530	
Never Married	1,464	23.1%	16,408	26.3%	45,321	28.8%
Currently Married	4,000	63.2%	36,714	58.8%	87,056	55.3%
Previously Married	862	13.6%	9,309	14.9%	25,153	16.0%
Separated	327	37.9%	2,948	31.7%	8,098	32.2%
Widowed	185	21.5%	2,134	22.9%	6,037	24.0%
Divorced	350	40.6%	4,227	45.4%	11,018	43.8%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	5,349		52,470		131,051	
Elementary (Grade Level 0 to 8)	73	1.4%	1,202	2.3%	4,719	3.6%
Some High School (Grade Level 9 to 11)	208	3.9%	2,036	3.9%	5,312	4.1%
High School Graduate	690	12.9%	6,983	13.3%	20,255	15.5%
Some College	859	16.1%	8,866	16.9%	23,053	17.6%
Associate Degree Only	446	8.3%	4,749	9.1%	10,891	8.3%
Bachelor Degree Only	1,848	34.5%	17,801	33.9%	41,426	31.6%
Graduate Degree	1,225	22.9%	10,832	20.6%	25,395	19.4%
Any College (Some College or Higher)	4,378	81.8%	42,248	80.5%	100,765	76.9%
College Degree + (Bachelor Degree or Higher)	3,073	57.4%	28,633	54.6%	66,821	51.0%

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Housing

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units (2019)	2,713		26,942		67,820	
Total Housing Units (2010)	1,719		20,045		54,346	
Historical Annual Growth (2010-2019)	994	6.4%	6,897	3.8%	13,474	2.8%
Housing Units Occupied (2019)	2,689	99.1%	26,557	98.6%	66,637	98.3%
Housing Units Owner-Occupied	2,411	89.7%	23,273	87.6%	54,434	81.7%
Housing Units Renter-Occupied	278	10.3%	3,284	12.4%	12,203	18.3%
Housing Units Vacant (2019)	25	0.9%	385	1.5%	1,183	1.8%

Household Size (2019)

Total Households	2,689		26,557		66,637	
1 Person Households	394	14.7%	4,222	15.9%	10,936	16.4%
2 Person Households	842	31.3%	8,146	30.7%	19,620	29.4%
3 Person Households	525	19.5%	5,241	19.7%	13,164	19.8%
4 Person Households	568	21.1%	5,141	19.4%	12,830	19.3%
5 Person Households	239	8.9%	2,402	9.0%	6,184	9.3%
6 Person Households	78	2.9%	873	3.3%	2,395	3.6%
7 or More Person Households	42	1.6%	532	2.0%	1,507	2.3%

Household Income Distribution (2019)

HH Income \$200,000 or More	626	23.3%	4,948	18.6%	10,558	15.8%
HH Income \$150,000 to \$199,999	355	13.2%	3,372	12.7%	7,534	11.3%
HH Income \$125,000 to \$149,999	336	12.5%	3,150	11.9%	6,796	10.2%
HH Income \$100,000 to \$124,999	369	13.7%	3,396	12.8%	7,396	11.1%
HH Income \$75,000 to \$99,999	305	11.3%	3,561	13.4%	9,563	14.4%
HH Income \$50,000 to \$74,999	320	11.9%	3,883	14.6%	10,821	16.2%
HH Income \$35,000 to \$49,999	171	6.3%	1,636	6.2%	5,352	8.0%
HH Income \$25,000 to \$34,999	106	3.9%	993	3.7%	3,030	4.5%
HH Income \$15,000 to \$24,999	49	1.8%	802	3.0%	2,704	4.1%
HH Income \$10,000 to \$14,999	7	0.3%	198	0.7%	666	1.0%
HH Income Under \$10,000	45	1.7%	618	2.3%	2,216	3.3%

Household Vehicles (2019)

Households 0 Vehicles Available	18	0.7%	392	1.5%	1,235	1.9%
Households 1 Vehicle Available	449	16.7%	4,685	17.6%	13,803	20.7%
Households 2 Vehicles Available	1,489	55.4%	13,733	51.7%	31,669	47.5%
Households 3 or More Vehicles Available	732	27.2%	7,747	29.2%	19,929	29.9%
Total Vehicles Available	5,883		58,332		144,558	
Average Vehicles per Household	2.2		2.2		2.2	
Owner-Occupied Household Vehicles	5,433	92.3%	52,941	90.8%	124,260	86.0%
Average Vehicles per Owner-Occupied Household	2.3		2.3		2.3	
Renter-Occupied Household Vehicles	451	7.7%	5,391	9.2%	20,298	14.0%
Average Vehicles per Renter-Occupied Household	1.6		1.6		1.7	

Travel Time (2019)

Worker Base Age 16 years or Over	3,891		38,019		95,837	
Travel to Work in 14 Minutes or Less	573	14.7%	5,351	14.1%	14,239	14.9%
Travel to Work in 15 to 29 Minutes	1,050	27.0%	11,010	29.0%	29,165	30.4%
Travel to Work in 30 to 59 Minutes	1,716	44.1%	17,604	46.3%	41,621	43.4%
Travel to Work in 60 Minutes or More	384	9.9%	3,534	9.3%	8,851	9.2%
Work at Home	282	7.2%	2,181	5.7%	5,482	5.7%
Average Minutes Travel to Work	29.9		30.4		29.9	

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COMPLETE PROFILE

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Lat/Lon: 29.5527/-95.5542

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7260 Hwy 6

Missouri City, TX 77459

Transportation To Work (2019)

	1 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	3,891		38,019		95,837	
Drive to Work Alone	3,152	81.0%	31,123	81.9%	78,370	81.8%
Drive to Work in Carpool	362	9.3%	3,587	9.4%	9,278	9.7%
Travel to Work by Public Transportation	65	1.7%	671	1.8%	1,696	1.8%
Drive to Work on Motorcycle	1	-	9	-	21	-
Bicycle to Work	5	0.1%	50	0.1%	164	0.2%
Walk to Work	14	0.4%	137	0.4%	279	0.3%
Other Means	10	0.2%	262	0.7%	546	0.6%
Work at Home	282	7.2%	2,181	5.7%	5,482	5.7%

Daytime Demographics (2019)

Total Businesses	169		1,884		4,518	
Total Employees	1,590		14,230		34,693	
Company Headquarter Businesses	-	-	1	-	6	0.1%
Company Headquarter Employees	-	-	120	0.8%	759	2.2%
Employee Population per Business	9.4	to 1	7.6	to 1	7.7	to 1
Residential Population per Business	47.4	to 1	41.6	to 1	43.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	3,772		35,678		89,681	

Labor Force

Labor Population Age 16 Years or Over (2019)	6,202		61,237		154,511	
Labor Force Total Males (2019)	2,988	48.2%	29,122	47.6%	73,450	47.5%
Male Civilian Employed	2,134	71.4%	20,955	72.0%	52,758	71.8%
Male Civilian Unemployed	85	2.9%	964	3.3%	2,350	3.2%
Males in Armed Forces	-	-	-	-	33	-
Males Not in Labor Force	769	25.7%	7,203	24.7%	18,309	24.9%
Labor Force Total Females (2019)	3,213	51.8%	32,116	52.4%	81,061	52.5%
Female Civilian Employed	1,885	58.7%	18,835	58.6%	46,732	57.7%
Female Civilian Unemployed	68	2.1%	780	2.4%	1,843	2.3%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	1,260	39.2%	12,501	38.9%	32,486	40.1%
Unemployment Rate	153	2.5%	1,744	2.8%	4,193	2.7%

Occupation (2019)

Occupation Population Age 16 Years or Over	4,019		39,789		99,490	
Occupation Total Males	2,134	53.1%	20,955	52.7%	52,758	53.0%
Occupation Total Females	1,885	46.9%	18,835	47.3%	46,732	47.0%
Management, Business, Financial Operations	821	20.4%	8,233	20.7%	19,691	19.8%
Professional, Related	1,423	35.4%	13,092	32.9%	30,570	30.7%
Service	373	9.3%	4,313	10.8%	12,008	12.1%
Sales, Office	896	22.3%	9,610	24.2%	23,888	24.0%
Farming, Fishing, Forestry	2	-	6	-	16	-
Construction, Extraction, Maintenance	123	3.1%	1,507	3.8%	4,767	4.8%
Production, Transport, Material Moving	382	9.5%	3,028	7.6%	8,550	8.6%
White Collar Workers	3,140	78.1%	30,935	77.7%	74,150	74.5%
Blue Collar Workers	879	21.9%	8,854	22.3%	25,341	25.5%

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7260 Hwy 6

Missouri City, TX 77459

Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Units	1,857		18,218		51,850	
1 Detached Unit	2,521	135.7%	24,302	133.4%	58,101	112.1%
1 Attached Unit	22	1.2%	572	3.1%	1,825	3.5%
2 Units	-	-	9	-	38	-
3 to 4 Units	-	-	73	0.4%	378	0.7%
5 to 9 Units	13	0.7%	150	0.8%	594	1.1%
10 to 19 Units	37	2.0%	316	1.7%	1,833	3.5%
20 to 49 Units	30	1.6%	210	1.2%	784	1.5%
50 or More Units	39	2.1%	388	2.1%	1,455	2.8%
Mobile Home or Trailer	26	1.4%	484	2.7%	1,535	3.0%
Other Structure	-	-	54	0.3%	94	0.2%

Homes Built By Year (2019)

Homes Built 2014 or later	274	10.1%	2,077	7.7%	3,812	5.6%
Homes Built 2010 to 2013	479	17.6%	3,384	12.6%	6,150	9.1%
Homes Built 2000 to 2009	523	19.3%	6,656	24.7%	17,550	25.9%
Homes Built 1990 to 1999	546	20.1%	5,497	20.4%	14,530	21.4%
Homes Built 1980 to 1989	404	14.9%	4,177	15.5%	13,184	19.4%
Homes Built 1970 to 1979	417	15.4%	4,178	15.5%	9,446	13.9%
Homes Built 1960 to 1969	18	0.6%	272	1.0%	1,100	1.6%
Homes Built 1950 to 1959	11	0.4%	142	0.5%	445	0.7%
Homes Built 1940 to 1949	15	0.6%	119	0.4%	251	0.4%
Homes Built Before 1939	2	-	54	0.2%	169	0.2%
Median Age of Homes	22.2	yrs	22.2	yrs	22.7	yrs

Home Values (2019)

Owner Specified Housing Units	1,546		16,991		41,777	
Home Values \$1,000,000 or More	38	2.4%	397	2.3%	691	1.7%
Home Values \$750,000 to \$999,999	93	6.0%	737	4.3%	1,973	4.7%
Home Values \$500,000 to \$749,999	259	16.7%	1,697	10.0%	3,751	9.0%
Home Values \$400,000 to \$499,999	300	19.4%	2,424	14.3%	5,200	12.4%
Home Values \$300,000 to \$399,999	412	26.7%	4,261	25.1%	9,413	22.5%
Home Values \$250,000 to \$299,999	317	20.5%	3,705	21.8%	7,743	18.5%
Home Values \$200,000 to \$249,999	395	25.5%	3,351	19.7%	7,420	17.8%
Home Values \$175,000 to \$199,999	228	14.8%	1,694	10.0%	3,699	8.9%
Home Values \$150,000 to \$174,999	174	11.3%	1,380	8.1%	3,625	8.7%
Home Values \$125,000 to \$149,999	56	3.6%	1,233	7.3%	3,506	8.4%
Home Values \$100,000 to \$124,999	26	1.7%	1,101	6.5%	3,345	8.0%
Home Values \$90,000 to \$99,999	12	0.8%	274	1.6%	997	2.4%
Home Values \$80,000 to \$89,999	54	3.5%	308	1.8%	952	2.3%
Home Values \$70,000 to \$79,999	1	-	52	0.3%	312	0.7%
Home Values \$60,000 to \$69,999	6	0.4%	78	0.5%	265	0.6%
Home Values \$50,000 to \$59,999	2	0.1%	59	0.3%	169	0.4%
Home Values \$35,000 to \$49,999	2	0.1%	17	0.1%	106	0.3%
Home Values \$25,000 to \$34,999	6	0.4%	73	0.4%	152	0.4%
Home Values \$10,000 to \$24,999	8	0.5%	191	1.1%	508	1.2%
Home Values Under \$10,000	3	0.2%	101	0.6%	277	0.7%
Owner-Occupied Median Home Value	\$266,287		\$260,453		\$258,552	
Renter-Occupied Median Rent	\$1,643		\$1,425		\$1,284	

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7260 Hwy 6

Missouri City, TX 77459

Total Annual Consumer Expenditure (2019)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$264.59 M	\$2.39 B	\$5.69 B
Total Non-Retail Expenditure	\$140.13 M	\$1.27 B	\$3.01 B
Total Retail Expenditure	\$124.47 M	\$1.13 B	\$2.68 B
Apparel	\$9.59 M	\$86.4 M	\$205.07 M
Contributions	\$9.42 M	\$83.67 M	\$196.79 M
Education	\$9.3 M	\$81.68 M	\$191.35 M
Entertainment	\$15.57 M	\$140.16 M	\$331.35 M
Food and Beverages	\$38.12 M	\$346.45 M	\$826.33 M
Furnishings and Equipment	\$9.61 M	\$86.61 M	\$204.81 M
Gifts	\$7.23 M	\$63.8 M	\$149.94 M
Health Care	\$21.38 M	\$194.96 M	\$465.14 M
Household Operations	\$10.7 M	\$96.17 M	\$227.79 M
Miscellaneous Expenses	\$5.06 M	\$45.62 M	\$108.24 M
Personal Care	\$3.55 M	\$32.1 M	\$76.25 M
Personal Insurance	\$2.06 M	\$18.39 M	\$43.14 M
Reading	\$582.23 K	\$5.25 M	\$12.43 M
Shelter	\$55.05 M	\$498.27 M	\$1.19 B
Tobacco	\$1.29 M	\$12.1 M	\$29.74 M
Transportation	\$48.03 M	\$435.94 M	\$1.04 B
Utilities	\$18.04 M	\$165.45 M	\$397.75 M

Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$8,201		\$7,509		\$7,116	
Total Non-Retail Expenditure	\$4,343	53.0%	\$3,970	52.9%	\$3,762	52.9%
Total Retail Expenditures	\$3,858	47.0%	\$3,539	47.1%	\$3,354	47.1%
Apparel	\$297	3.6%	\$271	3.6%	\$256	3.6%
Contributions	\$292	3.6%	\$263	3.5%	\$246	3.5%
Education	\$288	3.5%	\$256	3.4%	\$239	3.4%
Entertainment	\$483	5.9%	\$440	5.9%	\$414	5.8%
Food and Beverages	\$1,182	14.4%	\$1,087	14.5%	\$1,033	14.5%
Furnishings and Equipment	\$298	3.6%	\$272	3.6%	\$256	3.6%
Gifts	\$224	2.7%	\$200	2.7%	\$188	2.6%
Health Care	\$663	8.1%	\$612	8.1%	\$582	8.2%
Household Operations	\$332	4.0%	\$302	4.0%	\$285	4.0%
Miscellaneous Expenses	\$157	1.9%	\$143	1.9%	\$135	1.9%
Personal Care	\$110	1.3%	\$101	1.3%	\$95	1.3%
Personal Insurance	\$64	0.8%	\$58	0.8%	\$54	0.8%
Reading	\$18	0.2%	\$16	0.2%	\$16	0.2%
Shelter	\$1,706	20.8%	\$1,564	20.8%	\$1,485	20.9%
Tobacco	\$40	0.5%	\$38	0.5%	\$37	0.5%
Transportation	\$1,489	18.2%	\$1,368	18.2%	\$1,296	18.2%
Utilities	\$559	6.8%	\$519	6.9%	\$497	7.0%

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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 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.

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.

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.

AFC REALTY LLC	9003354	shawnackerman@henrysmiller.com	(713)626-2828
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
SHAWN ACKERMAN	462530	shawnackerman@henrysmiller.com	(713)386-1088
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JASON DU	598158	jasondu@henrysmiller.com	(714)386-1066
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date