

FOR GROUND LEASE

# Stafford Signalized Hard Corner Pad Site

439 FM 1092 Rd | Stafford, TX



## Overview

LEASE RATE	Contact Broker
BUILDING SF	2,810 SF
LOT SIZE	0.76 AC

## Description

- Hard corner pad site for ground lease
- Just south of US-90
- Combined traffic counts exceeding 57K
- Lighted intersection

## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	13,308	93,973	334,665
Average Household Income	\$75,657	\$95,287	\$87,541
Daytime Population	12,290	102,769	322,829

Year: 2021 | Source: ESRI

## Contact

**ROBERT BERNARD**

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## Traffic Counts

Murphy Rd (FM 1092)	37,321 VPD
US-90	60,984 VPD

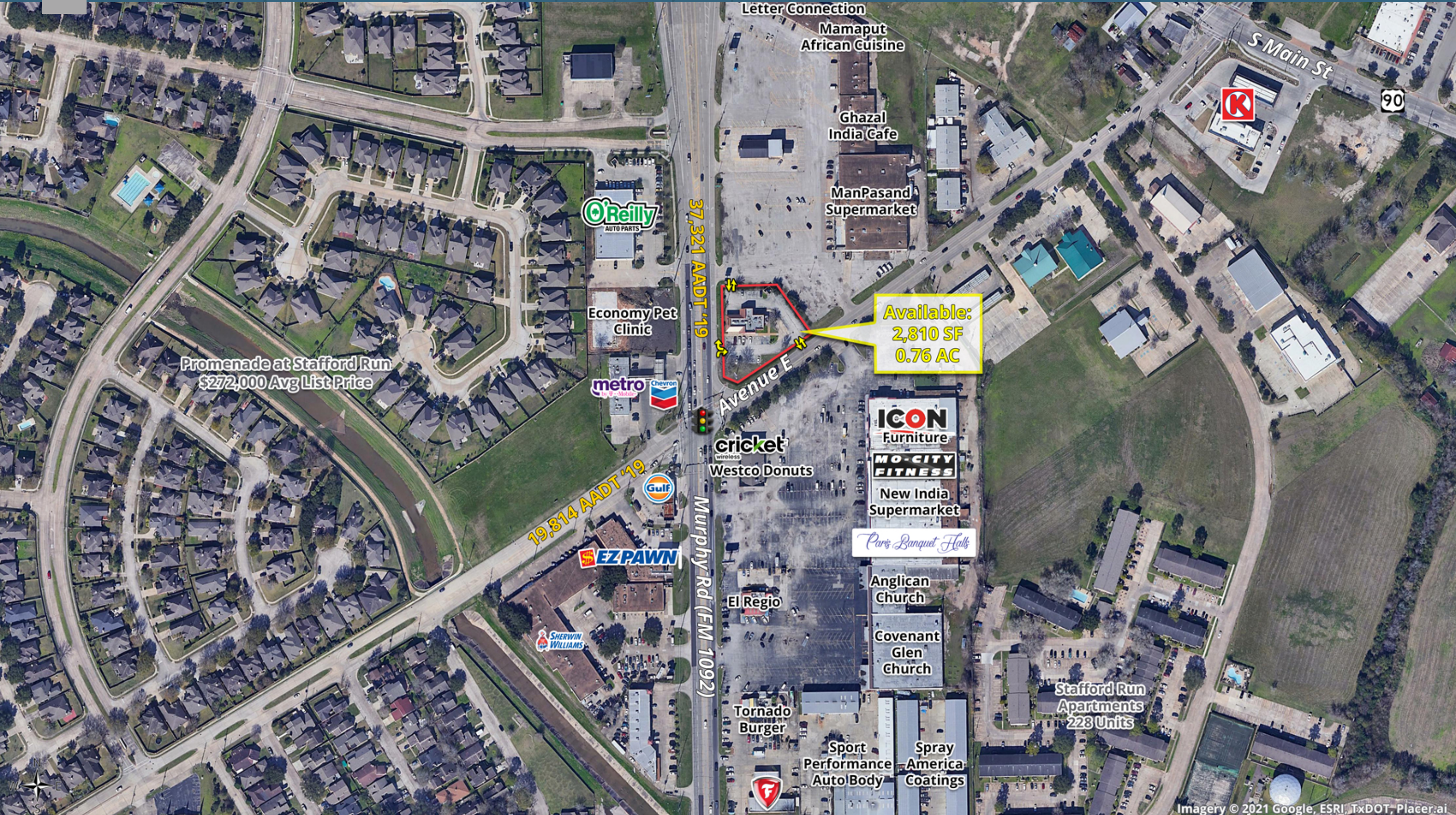
Year: 2019 | Source: TxDOT

SRS REAL ESTATE PARTNERS | 2950 N Loop West, Suite 1125 | Houston, TX 77092 | 281.661.3220

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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439 FM 1092 Rd | Stafford, TX



Promenade at Stafford Run  
\$272,000 Avg List Price

37,321 AADT '19

19,814 AADT '19

Murphy Rd (FM 1092)

Available:  
2,810 SF  
0.76 AC

Letter Connection  
Mamaput African Cuisine

Ghazal India Cafe

ManPasand Supermarket

O'Reilly AUTO PARTS

Economy Pet Clinic

metro

Chevron

cricket wireless

Westco Donuts

Gulf

EZPAWN

SHERWIN WILLIAMS

El Regio

Tornado Burger

Sport Performance AutoBody

Spray America Coatings

ICON Furniture

MO-CITY FITNESS

New India Supermarket

Paris Banquet Halls

Anglican Church

Covenant Glen Church

Stafford Run Apartments  
228 Units

S Main St

90



# Stafford Signalized Hard Corner Pad Site

439 FM 1092 Rd | Stafford, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	13,308	93,973	334,665
2000 Population	6,351	76,421	283,327
2010 Population	12,041	86,771	305,300
2025 Population	14,992	104,631	364,272
2000-2010 Annual Rate	6.61%	1.28%	0.75%
2010-2020 Population: Annual Growth Rate	0.98%	0.78%	0.90%
2020-2025 Population: Annual Growth Rate	2.41%	2.17%	1.71%
2020 Median Age	31.7	37.7	36.0
<b>Households</b>			
2000 Households	2,104	25,538	96,706
2010 Households	4,075	30,484	105,383
2020 Total Households	4,531	33,422	115,599
2025 Total Households	5,092	37,285	125,779
2000-2010 Annual Rate	6.83%	1.79%	0.86%
2010-2020 Households: Annual Growth Rate	1.04%	0.90%	0.91%
2020-2025 Households: Annual Growth Rate	2.36%	2.21%	1.70%
2020 Average Household Size	2.94	2.80	2.89
<b>Housing Units</b>			
2020 Total Housing Units	4,788	35,025	126,065
2020 Owner Occupied Housing Units	1,706	21,091	64,764
2020 Renter Occupied Housing Units	2,824	12,331	50,835
2020 Vacant Housing Units	257	1,603	10,466
<b>Race and Ethnicity</b>			
2020 White Alone	24.1%	34.1%	32.8%
2020 Black Alone	25.3%	28.2%	31.3%
2020 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2020 Asian Alone	35.0%	24.3%	20.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Hispanic Origin (Any Race)	26.3%	25.3%	29.3%
<b>Income</b>			
2020 Median Household Income	\$60,490	\$68,137	\$58,477
2020 Average Household Income	\$75,657	\$95,287	\$87,541
2020 Per Capita Income	\$26,125	\$33,870	\$30,279
<b>2020 Population 25+ by Educational Attainment</b>			
Total	8,350	65,481	222,523
High School Graduate	15.0%	17.8%	19.1%
GED/Alternative Credential	3.2%	2.7%	3.0%
Some College, No Degree	16.6%	17.7%	18.9%
Associate Degree	10.6%	7.4%	6.6%
Bachelor's Degree	26.4%	27.9%	23.4%
Graduate/Professional Degree	10.8%	15.1%	13.7%
<b>Data for all businesses in area</b>			
Total Businesses:	796	6,149	14,202
Total Employees:	5,509	58,640	137,291
Total Residential Population:	13,308	93,973	334,665
Employee/Residential Population Ratio:	0:1	1:1	0:1
2020 Total Daytime Population	12,290	102,769	322,829
Workers	5,626	54,197	144,138
Residents	6,664	48,572	178,691

Source: Esri, Esri and Infogroup, U.S. Census

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials      Tenant Initials      Seller Initials      Landlord Initials      Date