

Up TO 41.72 AC OF LAND FOR SALE FOR MEDICAL DEVELOPMENT

NWC FORT BEND PARKWAY TOLL ROAD AND LAKE OLYMPIA PARKWAY
MISSOURI CITY, TX 77459

Tim Gregory

Healthcare & Life Sciences
T +1 713 888 4061
tim.gregory@jll.com

Kendall Kerr

Healthcare & Life Sciences
T +1 713 243 3306
kendall.kerr@jll.com



PARKWAY CROSSING PROJECT OVERVIEW

SITE DETAILS

The available parcels are located along Fort Bend Parkway Toll Rd and Lake Olympia Parkway offering great visibility and access. Located just North of HWY 6, Parkway Crossing is adjacent to dense residential and is surrounded by growth. This is the new gateway to Missouri City.

SIZE

Up to 41.72 Acres for Medical Development

DETENTION

On-site detention required, detention pond area is designated

ZONING

PDD #96

UTILITIES

Missouri City MMD #1 & Fort Bend MUD #48

ACCESS

Ft. Bend Toll Rd Authority has approved the relocation of the off ramp allowing for up to three points of access onto the new service road. The development also offers multiple points of access from Lake Olympia Pkwy and Parks Edge Blvd.

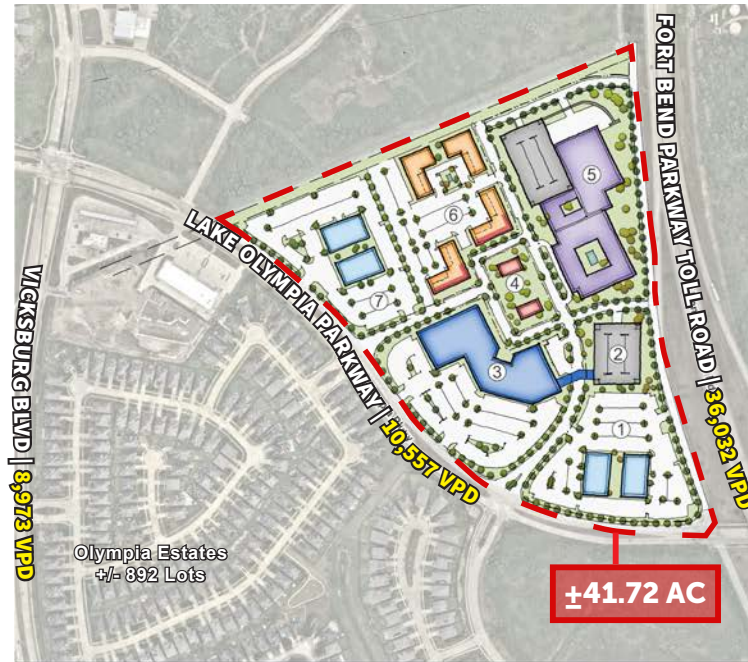
SURROUNDING AREA

Missouri City is a vibrant and rapidly growing city located in Fort Bend County, just southwest of Houston. With a population of over 75,000, Missouri City offers a desirable suburban lifestyle with easy access to the amenities of a major metropolitan area. The city offers a high quality of life with its strong sense of community, excellent schools, and convenient location. With its mix of residential options, recreational amenities, and economic opportunities, it continues to attract residents and businesses alike, making it a thriving city in the Houston metropolitan area.

PRICE

Please contact broker for pricing

CONCEPTUAL SITE PLAN



PARCEL	FUNCTION	ACREAGE
1	Medical Office	5.8 ac
2	Garage	1.8 ac
3	Hospital	7.7 ac
4	Plaza / Retail	1.3 ac
5	Hotel Convention Center Garage / Rooftop Sport Court	8.2 ac
6	Multi-family / Retail	5.6 ac
7	Medical Office	5.7 ac



Hospital adjacent to the plaza



Plaza with facing retail stores



Bridge connection between the hospital and the garage



DEMOGRAPHICS

Missouri City's growth can be attributed to various factors, including its proximity to Houston, good transportation infrastructure, affordable housing options, and a strong local economy. The city has seen continued residential and commercial development, with new housing developments and retail centers attracting businesses and residents. The city's economy is driven by various industries, including healthcare, energy, education, retail, and professional services.

Current average household income is **\$139,779** within a 1 mile radius, compared to **\$83,694** for all U.S. households. Median home value in the 1 mile radius is **\$312,321**.

MISSOURI CITY IS CURRENTLY GROWING AT A RATE OF 0.63% ANNUALLY AND ITS POPULATION HAS INCREASED BY 2.55% SINCE RECENT CENSUS.

	1 MILE	3 MILES	5 MILES
2023 Total Population	10,488	74,640	211,896
2028 Est. Total Population	11,362	81,487	226,385
Number of Households	3,360	25,180	68,158
Average Household Income	\$139,779	\$117,214	\$118,561
Median Age	36.4	36.8	35.8

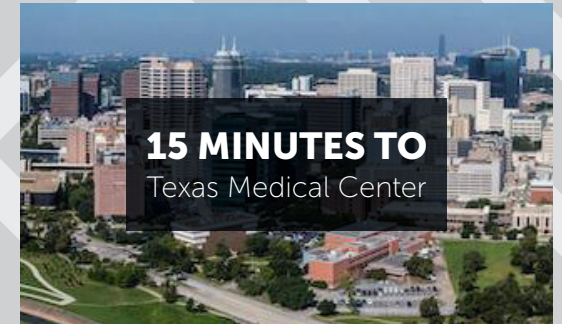
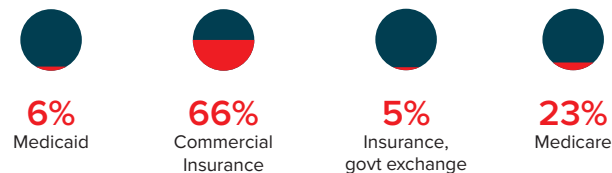
EDUCATION

- 5%** No High School Diploma
- 18%** High School Graduate
- 22%** Some College
- 56%** Bachelor's/Grad/Prof Degree

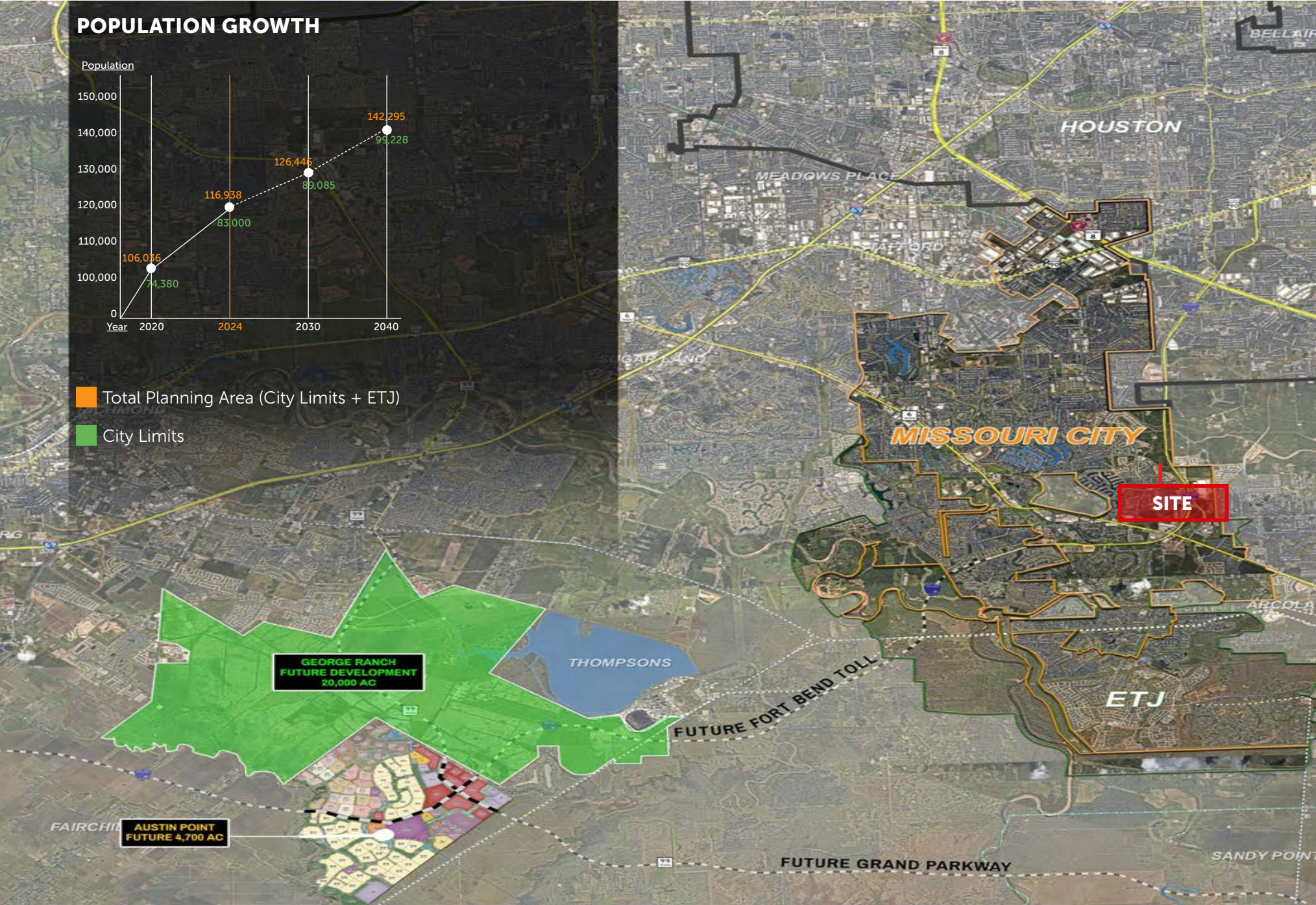
EMPLOYMENT

- 5.0%** Unemployment Rate
- 80%** White Collar
- 12%** Blue Collar
- 8%** Services

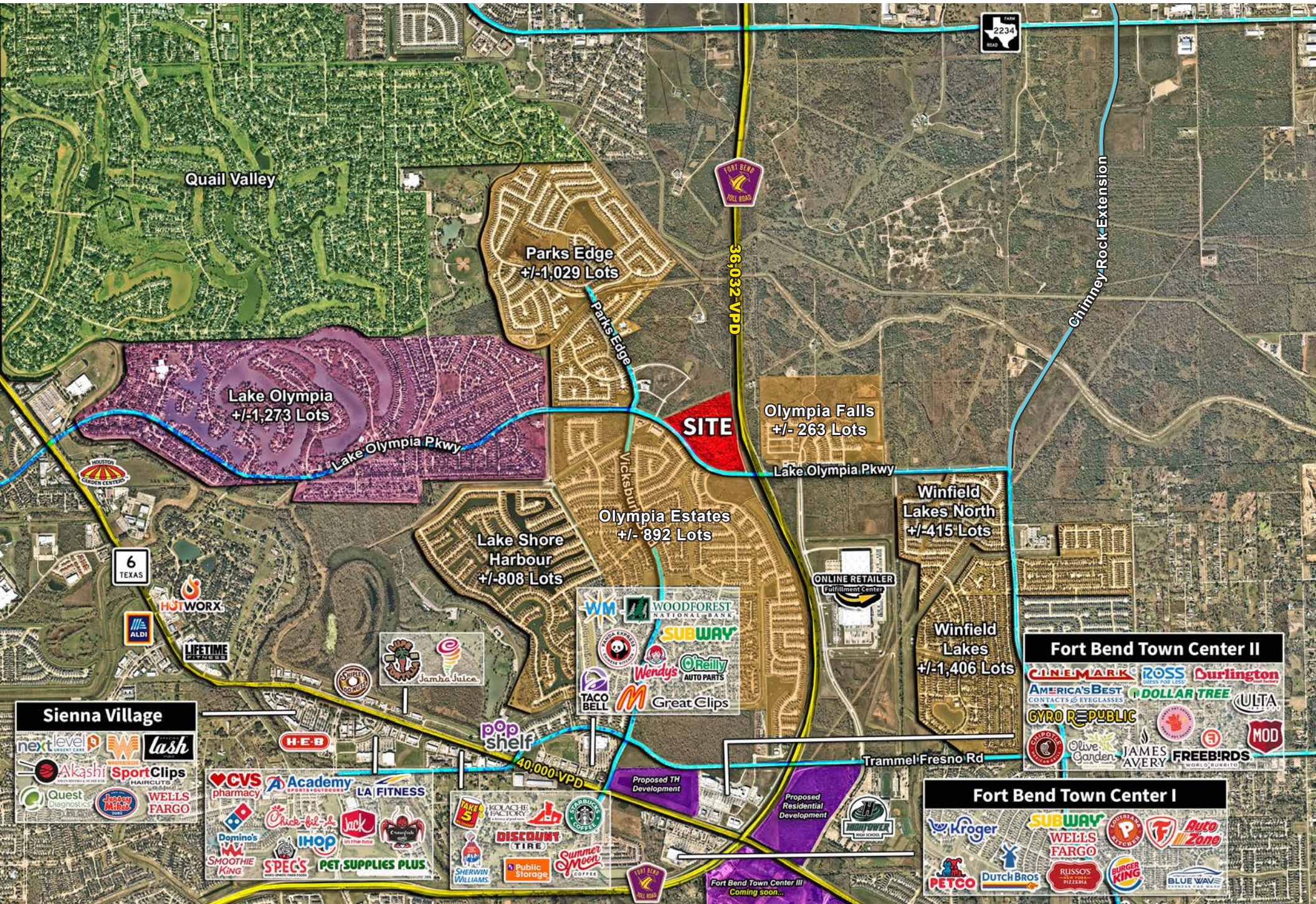
INSURANCE MIX



MISSOURI CITY, TEXAS



TRADE AREA AERIAL



CONTACT



Tim Gregory
Healthcare & Life Sciences
T +1 713 888 4061
tim.gregory@jll.com



Kendall Kerr
Healthcare & Life Sciences
T +1 713 243 3306
kendall.kerr@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------