

HARD CORNER FOR SALE – 4.27 ACRES

SOUTHWEST CORNER OF WESTPARK TOLLWAY & GRAND MISSION BLVD



S&P INTERESTS

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PROPERTY OVERVIEW

 **LAND SIZE**
4.27 Acres

 **HARD CORNER**
Westpark & Grand Mission Blvd

 **ROOFTOPS**
31,877 Households (3 mile radius)

 **SCHOOL DISTRICT**
Fort Bend ISD

SURROUNDING BUSINESSES



GRAND MISSION
LIFE ON A GRAND SCALE

GRAND MISSION
LIFE ON A GRAND SCALE

Palomar Park Dr

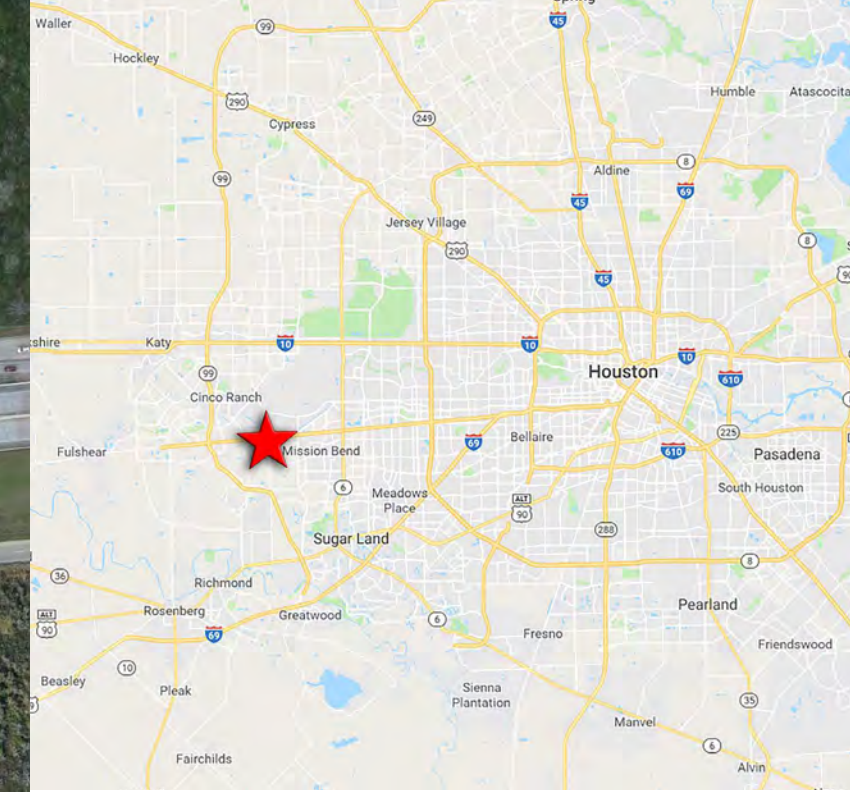
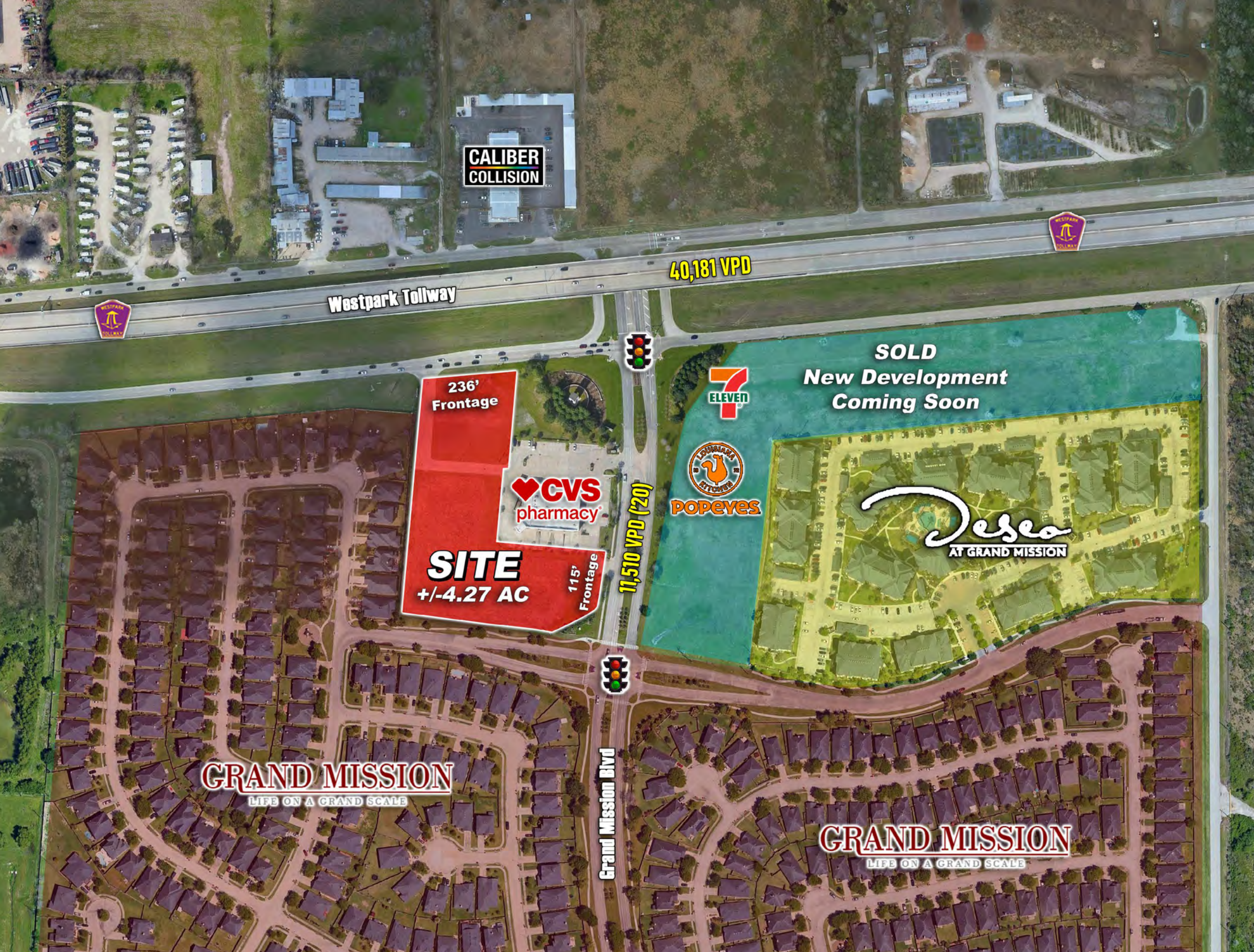
Grand Mission Blvd

SITE
±4.27 AC



40,181 VPD





PROPERTY FEATURES:

- Approximately 4.27 acres including pad with 236' frontage
- Hard corner, lighted intersection with great access
- Located at the entrance to Grand Mission, a master planned community with approximately 3,016 residential lots on 1,270 acres
- Excellent access with multiple curb cuts and frontage on Westpark Tollway
- Prime location to capture "going to work" and "going home" traffic
- Offsite detention provided

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	8,196	88,327	266,284
2025 Population Est.	9,494	100,570	298,401
Daytime Population	6,868	72,676	226,290
Average HH Income	\$13,192	\$118,902	\$122,000

TRAFFIC COUNTS: Westpark Tollway: 40,181 VPD
Grand Mission Blvd: 11,510 VPD



Palomar Park Dr

115'
Frontage

CVS
pharmacy

SITE
±4.27 AC

Grand Mission Blvd

236' Frontage

FM 1093

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	700	16,963	105,102
2010 Total Population	5,945	58,691	194,488
2020 Total Population	8,186	88,327	266,284
2020 Group Quarters	0	10	418
2025 Total Population	9,494	100,570	298,401
2020-2025 Annual Rate	3.01%	2.63%	2.30%
2020 Total Daytime Population	6,868	72,676	226,290
Workers	2,366	23,954	83,317
Residents	4,502	48,722	142,973
Household Summary			
2000 Households	271	5,148	33,128
2000 Average Household Size	2.58	3.29	3.16
2010 Households	2,179	18,099	61,506
2010 Average Household Size	2.73	3.24	3.15
2020 Households	3,019	27,536	84,339
2020 Average Household Size	2.71	3.21	3.15
2025 Households	3,502	31,382	94,375
2025 Average Household Size	2.71	3.20	3.16
2020-2025 Annual Rate	3.01%	2.65%	2.27%
2010 Families	1,793	15,218	50,966
2010 Average Family Size	3.03	3.56	3.49
2020 Families	2,457	22,738	69,252
2020 Average Family Size	3.03	3.56	3.50
2025 Families	2,843	25,839	77,427
2025 Average Family Size	3.03	3.56	3.51
2020-2025 Annual Rate	2.96%	2.59%	2.26%
Housing Unit Summary			
2000 Housing Units	295	5,421	35,153
Owner Occupied Housing Units	88.8%	85.4%	74.4%
Renter Occupied Housing Units	3.1%	9.5%	19.8%
Vacant Housing Units	8.1%	5.0%	5.8%
2010 Housing Units	2,287	18,738	64,900
Owner Occupied Housing Units	82.3%	81.9%	75.1%
Renter Occupied Housing Units	12.9%	14.7%	19.6%
Vacant Housing Units	4.7%	3.4%	5.2%
2020 Housing Units	3,092	28,186	87,506
Owner Occupied Housing Units	84.3%	82.2%	74.6%
Renter Occupied Housing Units	13.3%	15.5%	21.8%
Vacant Housing Units	2.4%	2.3%	3.6%
2025 Housing Units	3,567	32,037	97,826
Owner Occupied Housing Units	85.5%	83.0%	75.3%
Renter Occupied Housing Units	12.7%	14.9%	21.2%
Vacant Housing Units	1.8%	2.0%	3.5%
Median Household Income			
2020	\$94,437	\$95,139	\$91,788
2025	\$101,905	\$101,832	\$98,981
Median Home Value			
2020	\$255,589	\$257,264	\$255,030
2025	\$279,160	\$281,710	\$280,007
Per Capita Income			
2020	\$35,494	\$37,075	\$38,790
2025	\$38,557	\$40,075	\$42,143
Median Age			
2010	31.2	32.4	34.1
2020	32.5	33.2	34.8
2025	31.0	32.4	34.7

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,019	27,536	84,339
<\$15,000	4.9%	4.8%	5.1%
\$15,000 - \$24,999	2.7%	4.2%	4.5%
\$25,000 - \$34,999	5.2%	5.2%	5.8%
\$35,000 - \$49,999	6.1%	6.9%	8.4%
\$50,000 - \$74,999	18.3%	17.1%	16.6%
\$75,000 - \$99,999	15.5%	14.0%	13.2%
\$100,000 - \$149,999	24.7%	22.7%	19.5%
\$150,000 - \$199,999	12.4%	12.1%	12.0%
\$200,000+	10.2%	13.0%	14.9%
Average Household Income	\$113,192	\$118,902	\$122,000
2025 Households by Income			
Household Income Base	3,502	31,382	94,375
<\$15,000	4.5%	4.4%	4.9%
\$15,000 - \$24,999	2.4%	3.8%	4.1%
\$25,000 - \$34,999	4.6%	4.7%	5.2%
\$35,000 - \$49,999	5.4%	6.2%	7.7%
\$50,000 - \$74,999	16.6%	15.9%	15.7%
\$75,000 - \$99,999	14.9%	13.6%	12.9%
\$100,000 - \$149,999	26.3%	24.0%	20.1%
\$150,000 - \$199,999	14.5%	13.7%	13.2%
\$200,000+	10.9%	13.7%	16.3%
Average Household Income	\$123,144	\$128,423	\$132,746
2020 Owner Occupied Housing Units by Value			
Total	2,608	23,176	65,238
<\$50,000	0.3%	0.5%	0.6%
\$50,000 - \$99,999	0.0%	2.6%	3.3%
\$100,000 - \$149,999	2.8%	5.8%	9.3%
\$150,000 - \$199,999	19.0%	18.3%	18.3%
\$200,000 - \$249,999	25.8%	20.4%	17.0%
\$250,000 - \$299,999	19.2%	16.5%	14.9%
\$300,000 - \$399,999	26.9%	23.7%	20.3%
\$400,000 - \$499,999	5.1%	8.1%	8.1%
\$500,000 - \$749,999	0.9%	3.6%	6.4%
\$750,000 - \$999,999	0.1%	0.2%	1.1%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$270,926	\$280,777	\$294,289
2025 Owner Occupied Housing Units by Value			
Total	3,049	26,597	73,659
<\$50,000	0.1%	0.3%	0.4%
\$50,000 - \$99,999	0.0%	1.9%	2.3%
\$100,000 - \$149,999	1.4%	4.1%	7.1%
\$150,000 - \$199,999	12.6%	13.5%	14.4%
\$200,000 - \$249,999	23.6%	19.0%	16.2%
\$250,000 - \$299,999	20.9%	17.8%	16.0%
\$300,000 - \$399,999	33.1%	28.6%	23.7%
\$400,000 - \$499,999	6.9%	10.1%	9.9%
\$500,000 - \$749,999	1.3%	4.3%	7.9%
\$750,000 - \$999,999	0.1%	0.2%	1.3%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$289,948	\$300,725	\$318,756

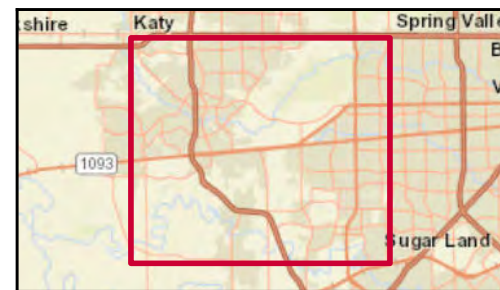
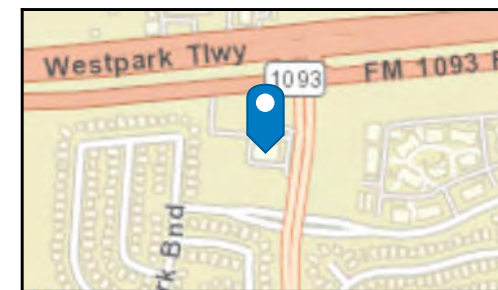
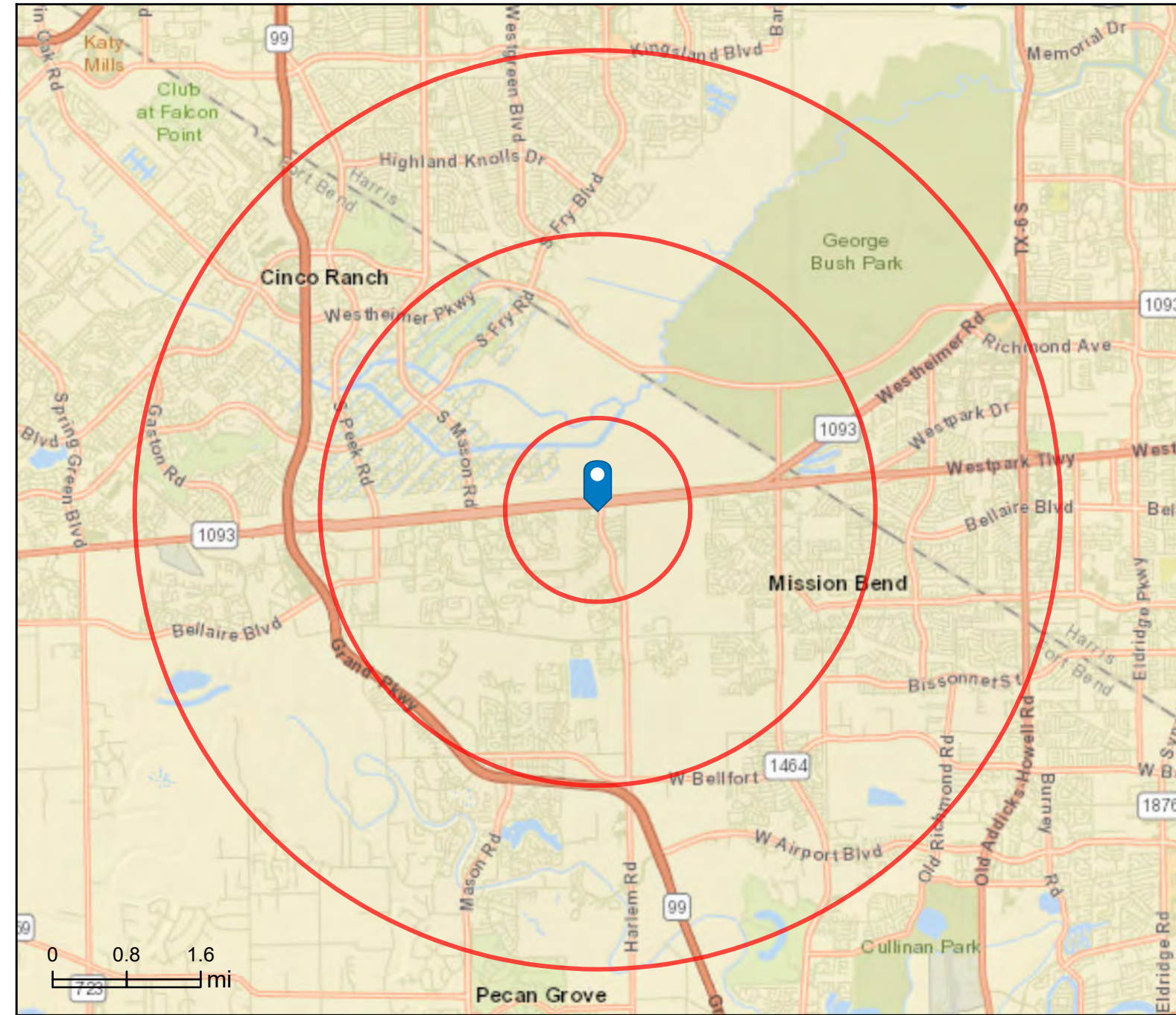
	1 mile	3 miles	5 miles
2010 Population by Age			
Total	5,947	58,692	194,490
0 - 4	10.6%	9.1%	7.7%
5 - 9	8.9%	9.4%	8.7%
10 - 14	7.9%	9.1%	9.2%
15 - 24	11.6%	12.4%	13.3%
25 - 34	18.5%	14.2%	12.3%
35 - 44	18.8%	18.6%	16.8%
45 - 54	12.4%	14.9%	16.3%
55 - 64	7.3%	8.0%	9.9%
65 - 74	2.7%	3.0%	3.8%
75 - 84	0.9%	1.1%	1.6%
85 +	0.2%	0.3%	0.4%
18 +	68.2%	67.2%	68.9%
2020 Population by Age			
Total	8,185	88,326	266,286
0 - 4	8.8%	8.1%	7.2%
5 - 9	9.1%	8.6%	7.9%
10 - 14	8.9%	8.9%	8.2%
15 - 24	12.1%	12.7%	12.5%
25 - 34	14.6%	14.1%	14.5%
35 - 44	17.1%	15.7%	14.6%
45 - 54	13.7%	14.4%	13.8%
55 - 64	8.9%	10.2%	11.8%
65 - 74	4.8%	5.3%	6.7%
75 - 84	1.5%	1.7%	2.2%
85 +	0.3%	0.4%	0.6%
18 +	69.0%	69.9%	72.3%
2025 Population by Age			
Total	9,493	100,570	298,402
0 - 4	9.2%	8.5%	7.5%
5 - 9	9.1%	8.6%	7.8%
10 - 14	9.0%	9.0%	8.1%
15 - 24	12.7%	12.8%	11.7%
25 - 34	17.9%	16.0%	15.4%
35 - 44	15.5%	15.6%	15.9%
45 - 54	12.2%	12.7%	12.3%
55 - 64	7.9%	9.1%	10.3%
65 - 74	4.7%	5.5%	7.6%
75 - 84	1.6%	1.9%	2.9%
85 +	0.3%	0.4%	0.6%
18 +	68.0%	69.2%	72.2%
2010 Population by Sex			
Males	2,876	28,564	94,992
Females	3,069	30,127	99,496
2020 Population by Sex			
Males	3,972	42,898	129,655
Females	4,214	45,428	136,630
2025 Population by Sex			
Males	4,597	48,828	145,270
Females	4,898	51,742	153,131

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	5,944	58,692	194,488
White Alone	42.6%	49.6%	54.5%
Black Alone	26.9%	21.0%	18.5%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	19.7%	18.3%	16.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.9%	7.3%	7.3%
Two or More Races	3.5%	3.3%	3.1%
Hispanic Origin	24.6%	25.6%	24.5%
Diversity Index	81.6	80.0	77.5
2020 Population by Race/Ethnicity			
Total	8,186	88,328	266,286
White Alone	37.1%	41.5%	48.2%
Black Alone	26.1%	22.2%	19.4%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	24.7%	24.0%	20.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.6%	8.0%	7.9%
Two or More Races	4.1%	3.9%	3.7%
Hispanic Origin	26.0%	26.9%	26.3%
Diversity Index	83.6	83.1	80.9
2025 Population by Race/Ethnicity			
Total	9,494	100,569	298,401
White Alone	34.6%	38.7%	45.6%
Black Alone	25.1%	21.5%	19.0%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	28.2%	27.6%	23.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.5%	7.8%	7.8%
Two or More Races	4.1%	3.9%	3.9%
Hispanic Origin	26.2%	27.1%	27.1%
Diversity Index	83.9	83.5	82.0
2010 Population by Relationship and Household Type			
Total	5,945	58,691	194,488
In Households	100.0%	100.0%	99.8%
In Family Households	93.0%	93.9%	93.0%
Householder	25.9%	25.9%	26.2%
Spouse	20.5%	21.0%	20.9%
Child	37.6%	39.2%	38.6%
Other relative	7.5%	6.3%	5.7%
Nonrelative	1.6%	1.5%	1.6%
In Nonfamily Households	7.0%	6.1%	6.7%
In Group Quarters	0.0%	0.0%	0.2%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.0%

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	4,994	54,465	170,856
Less than 9th Grade	3.5%	4.3%	4.3%
9th - 12th Grade, No Diploma	2.8%	3.1%	3.6%
High School Graduate	13.1%	13.9%	14.8%
GED/Alternative Credential	1.8%	2.0%	2.4%
Some College, No Degree	20.1%	20.2%	20.3%
Associate Degree	7.3%	7.3%	6.8%
Bachelor's Degree	32.3%	29.8%	30.0%
Graduate/Professional Degree	19.0%	19.3%	17.9%
2020 Population 15+ by Marital Status			
Total	5,987	65,673	204,206
Never Married	25.9%	27.9%	29.0%
Married	61.0%	60.7%	59.5%
Widowed	3.9%	3.4%	4.1%
Divorced	9.2%	8.0%	7.3%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,036	43,337	134,819
Population 16+ Employed	91.5%	91.9%	92.0%
Population 16+ Unemployment rate	8.5%	8.1%	8.0%
Population 16-24 Employed	8.4%	8.7%	9.4%
Population 16-24 Unemployment rate	14.4%	13.8%	14.8%
Population 25-54 Employed	77.6%	75.2%	70.7%
Population 25-54 Unemployment rate	7.3%	7.1%	7.0%
Population 55-64 Employed	12.3%	14.2%	16.3%
Population 55-64 Unemployment rate	12.2%	9.9%	8.2%
Population 65+ Employed	1.7%	2.0%	3.6%
Population 65+ Unemployment rate	7.2%	7.5%	7.5%
2020 Employed Population 16+ by Industry			
Total	3,691	39,825	124,004
Agriculture/Mining	4.3%	4.8%	4.8%
Construction	4.2%	4.8%	6.2%
Manufacturing	7.1%	7.7%	8.5%
Wholesale Trade	4.1%	3.6%	3.5%
Retail Trade	9.2%	9.7%	10.1%
Transportation/Utilities	5.8%	5.4%	5.2%
Information	0.5%	0.6%	1.2%
Finance/Insurance/Real Estate	7.3%	8.1%	7.4%
Services	54.4%	52.7%	50.5%
Public Administration	3.1%	2.6%	2.6%
2020 Employed Population 16+ by Occupation			
Total	3,690	39,827	124,004
White Collar	78.7%	75.1%	73.1%
Management/Business/Financial	22.2%	21.0%	19.9%
Professional	33.9%	31.4%	30.1%
Sales	9.6%	10.7%	11.0%
Administrative Support	13.0%	11.9%	12.2%
Services	10.2%	13.1%	13.2%
Blue Collar	11.1%	11.9%	13.7%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.9%	2.9%	3.8%
Installation/Maintenance/Repair	1.5%	2.1%	2.3%
Production	2.9%	3.2%	3.3%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,179	18,099	61,507
Households with 1 Person	13.8%	12.8%	14.0%
Households with 2+ People	86.2%	87.2%	86.0%
Family Households	82.3%	84.1%	82.9%
Husband-wife Families	65.0%	67.9%	66.0%
With Related Children	41.9%	44.4%	39.8%
Other Family (No Spouse Present)	17.3%	16.2%	16.9%
Other Family with Male Householder	4.4%	4.0%	4.2%
With Related Children	2.6%	2.5%	2.5%
Other Family with Female Householder	12.9%	12.1%	12.6%
With Related Children	9.4%	8.7%	8.9%
Nonfamily Households	3.9%	3.1%	3.2%
All Households with Children	54.2%	55.8%	51.6%
Multigenerational Households	7.8%	7.1%	6.7%
Unmarried Partner Households	5.0%	4.2%	4.1%
Male-female	4.4%	3.7%	3.5%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	2,179	18,098	61,505
1 Person Household	13.8%	12.8%	14.0%
2 Person Household	26.1%	24.6%	26.1%
3 Person Household	20.6%	20.3%	20.1%
4 Person Household	20.6%	23.2%	21.9%
5 Person Household	11.2%	11.6%	10.9%
6 Person Household	4.8%	4.6%	4.3%
7 + Person Household	3.0%	2.9%	2.7%
2010 Households by Tenure and Mortgage Status			
Total	2,179	18,099	61,506
Owner Occupied	86.4%	84.8%	79.3%
Owned with a Mortgage/Loan	81.5%	76.5%	67.7%
Owned Free and Clear	5.0%	8.4%	11.5%
Renter Occupied	13.6%	15.2%	20.7%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	154	157	156
Percent of Income for Mortgage	11.3%	11.3%	11.6%
Wealth Index	111	128	141
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,287	18,738	64,900
Housing Units Inside Urbanized Area	99.5%	99.6%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.5%	0.4%	0.7%
2010 Population By Urban/ Rural Status			
Total Population	5,945	58,691	194,488
Population Inside Urbanized Area	99.7%	99.7%	99.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.3%	0.3%	0.6%

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
3.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
2020 Consumer Spending			
Apparel & Services: Total \$	\$8,557,920	\$80,871,988	\$250,054,723
Average Spent	\$2,834.69	\$2,936.95	\$2,964.88
Spending Potential Index	132	137	138
Education: Total \$	\$5,942,709	\$59,705,861	\$198,964,010
Average Spent	\$1,968.44	\$2,168.28	\$2,359.10
Spending Potential Index	110	121	132
Entertainment/Recreation: Total \$	\$12,272,232	\$116,788,277	\$363,338,887
Average Spent	\$4,065.00	\$4,241.29	\$4,308.08
Spending Potential Index	125	131	133
Food at Home: Total \$	\$20,053,452	\$189,983,973	\$589,454,446
Average Spent	\$6,642.42	\$6,899.48	\$6,989.11
Spending Potential Index	124	129	131
Food Away from Home: Total \$	\$14,752,217	\$139,799,011	\$434,449,288
Average Spent	\$4,886.46	\$5,076.95	\$5,151.23
Spending Potential Index	130	135	137
Health Care: Total \$	\$21,667,302	\$205,153,149	\$631,202,545
Average Spent	\$7,176.98	\$7,450.36	\$7,484.11
Spending Potential Index	125	130	130
HH Furnishings & Equipment: Total \$	\$8,881,582	\$83,844,030	\$256,989,218
Average Spent	\$2,941.90	\$3,044.89	\$3,047.10
Spending Potential Index	135	139	139
Personal Care Products & Services: Total \$	\$3,699,502	\$34,964,889	\$107,875,823
Average Spent	\$1,225.41	\$1,269.79	\$1,279.07
Spending Potential Index	133	138	139
Shelter: Total \$	\$71,297,839	\$685,371,806	\$2,178,157,688
Average Spent	\$23,616.38	\$24,890.03	\$25,826.22
Spending Potential Index	122	128	133
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,788,032	\$91,716,804	\$276,874,024
Average Spent	\$3,242.14	\$3,330.80	\$3,282.87
Spending Potential Index	138	142	140
Travel: Total \$	\$9,060,511	\$87,748,301	\$278,967,059
Average Spent	\$3,001.16	\$3,186.68	\$3,307.69
Spending Potential Index	125	132	137
Vehicle Maintenance & Repairs: Total \$	\$4,405,414	\$41,484,085	\$127,487,002
Average Spent	\$1,459.23	\$1,506.54	\$1,511.60
Spending Potential Index	126	130	130





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____