

10.614 ACRES

Signalized Hard Corner Site For Sale

Strong Visibility From Fort Bend Pkwy Toll Rd

SWC Lake Olympia Pkwy & Fort Bend Pkwy Toll Rd | Missouri City, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	SWC Lake Olympia Pkwy & Ft Bend Pkwy Toll Rd Missouri City, TX 77459
Size:	±10.614 Acres (Divisible)
Price:	$12.00 PSF (±$5,550,000)

Highlights:

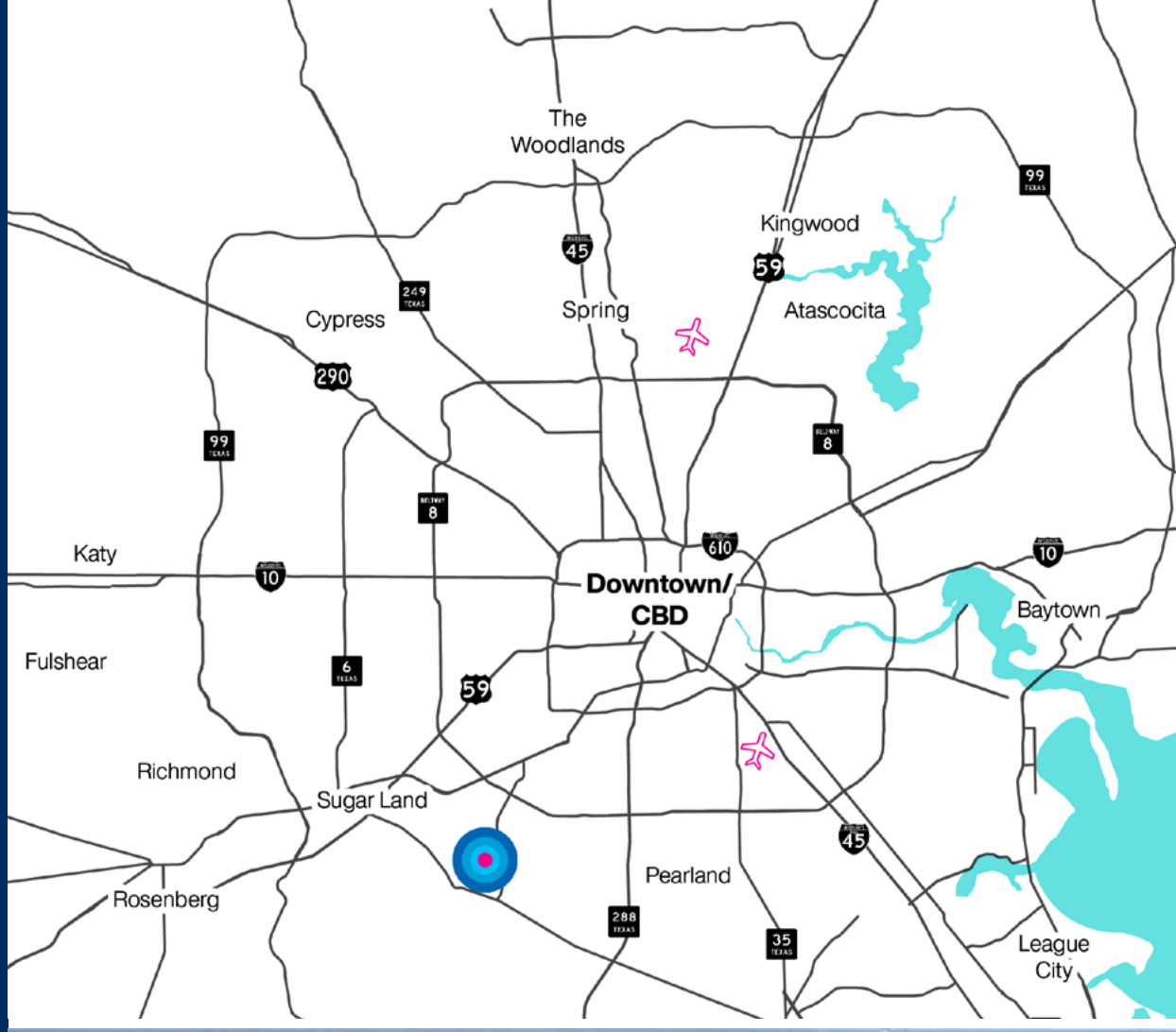
- Positioned at the signalized hard corner of Lake Olympia Pkwy & Ft Bend Pkwy Toll Rd
- Exposure to over 62,000+ cars per day along Ft Bend Pkwy Toll Rd
- Zoned commercial: suited to retail, restaurants, medical and professional office, banks, daycare and service users
- Access along Lake Olympia Pkwy & Dry Creek Dr
- No detention required
- Utilities ready
- Not located in a flood plain
- Close proximity to Amazon distribution center
- Surrounded by multiple residential developments with over 66,000 homes within 5 miles

Traffic Counts:

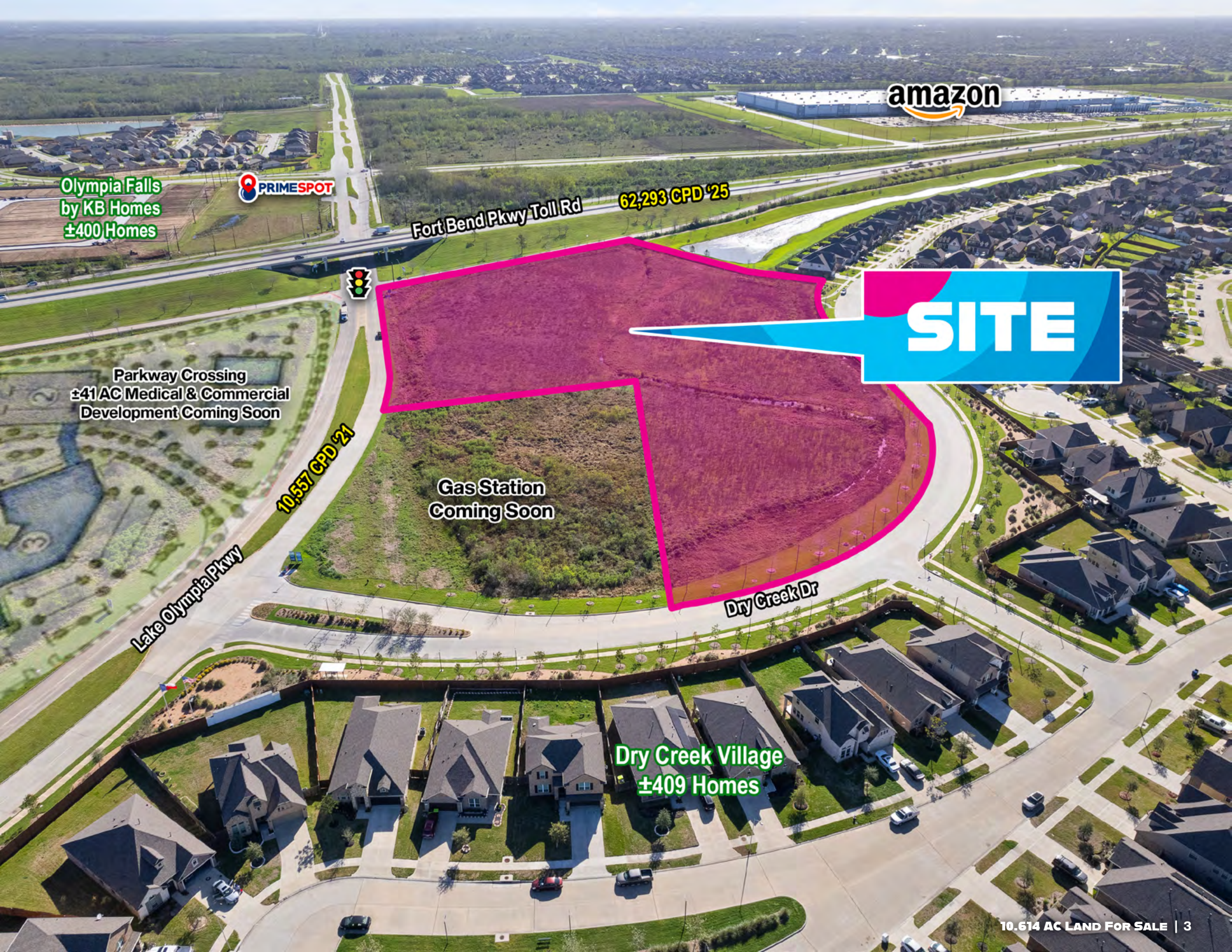
Lake Olympia Pkwy:	10,557 CPD '21
Ft Bend Pkwy Toll Rd:	62,293 CPD '25

2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	8,778	69,565	214,158
Median Home Value	$362,604	$339,663	$361,961
Avg HH Income	$141,385	$125,958	$139,242

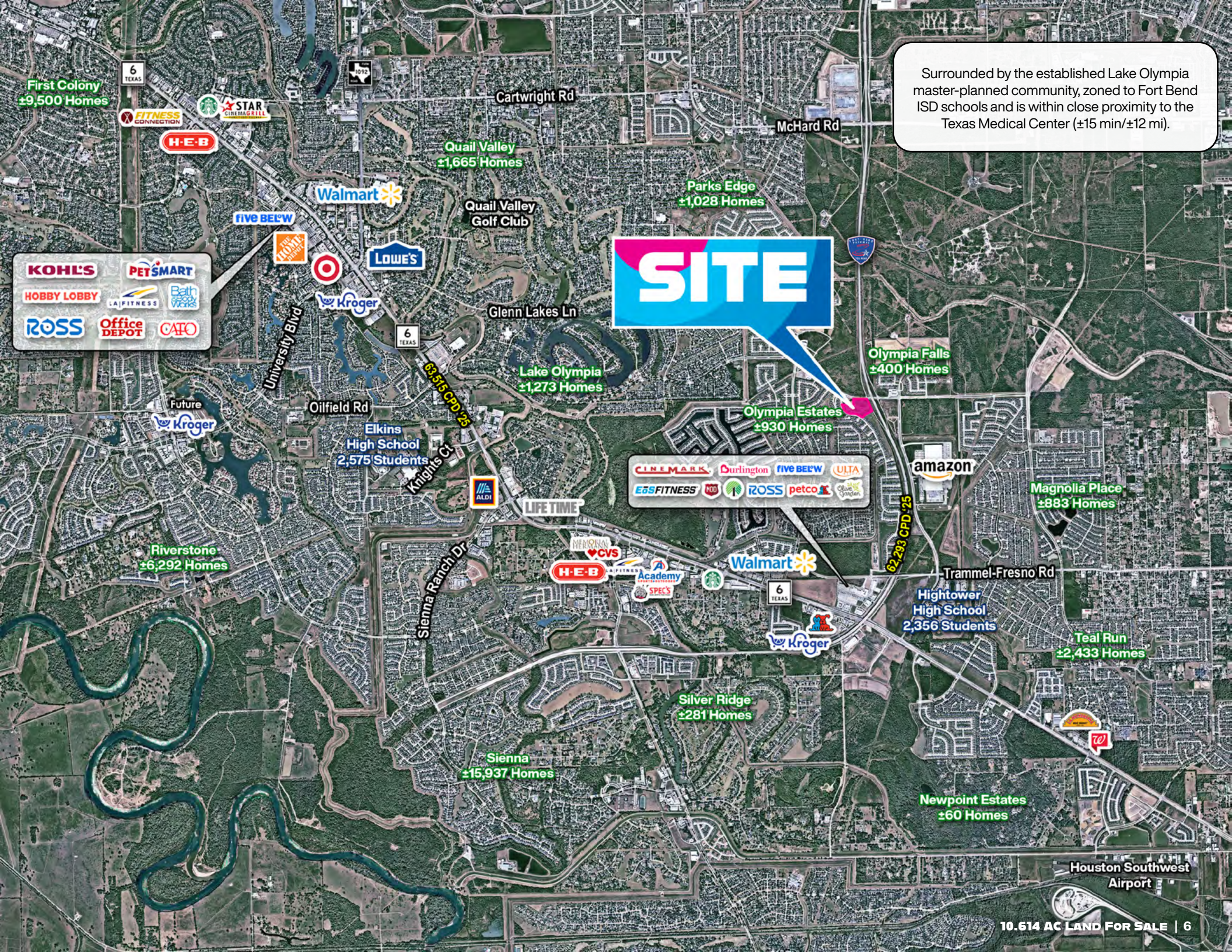




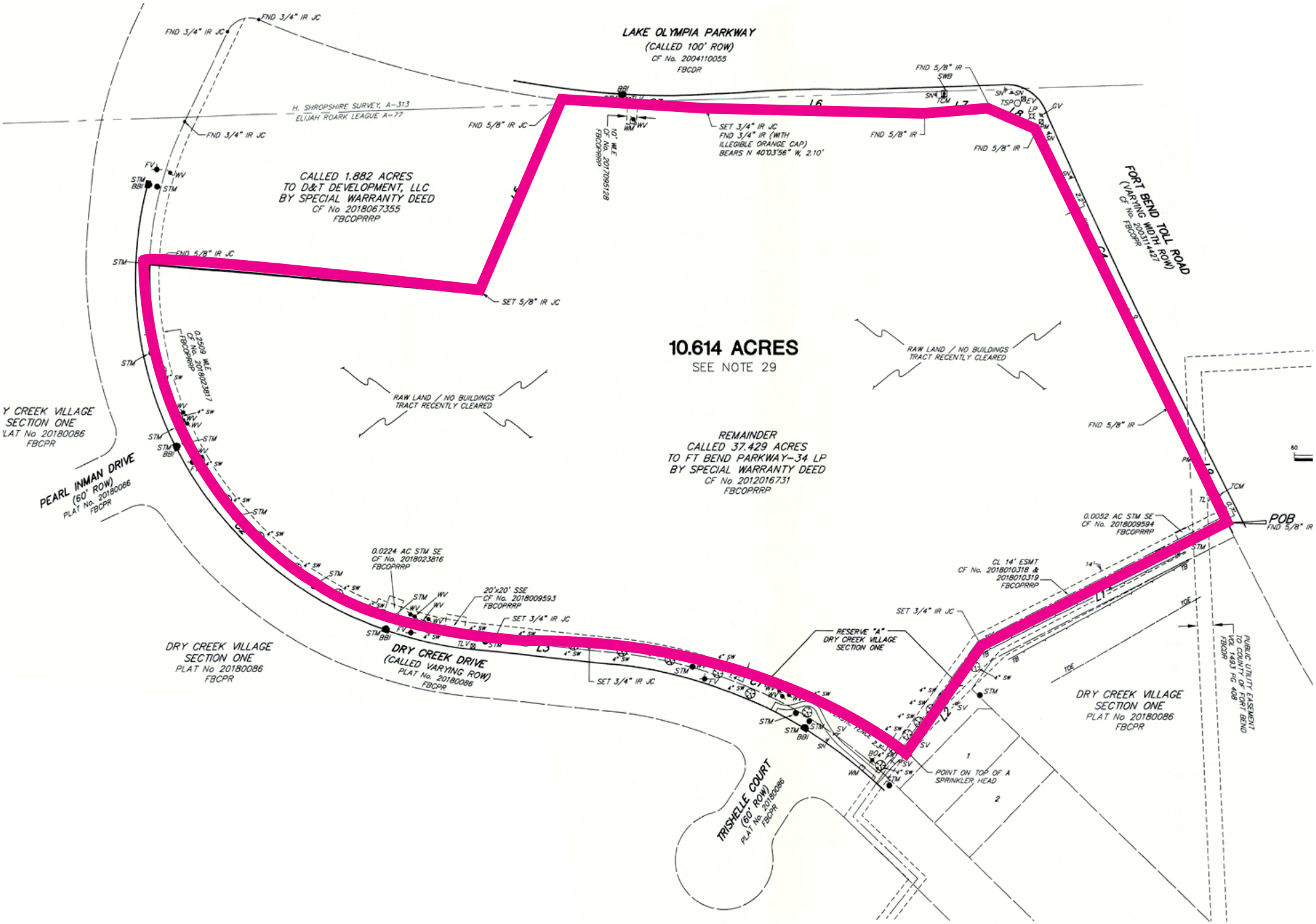

amazon
Olympia Falls
by KB Homes
±400 Homes
PRIMESPOT
Fort Bend Pkwy Toll Rd
62,293 CPD '25
SITE
Parkway Crossing
±41 AC Medical & Commercial
Development Coming Soon
10,557 CPD '21
Gas Station
Coming Soon
Lake Olympia Pkwy
Dry Creek Dr
Dry Creek Village
±409 Homes


SITE
Olympia Estates
±930 Homes
Parks Edge
±1,028 Homes
Parkway Commons
±122 Homes
Parkway Crossing
±41 AC Medical & Commercial
Development Coming Soon
Gas Station
Coming Soon
10,557 CPD '21
Lake Olympia Pkwy
62,293 CPD '25
Fort Bend Pkwy Toll Rd
Olympia Falls
by KB Homes
±400 Homes
PRIMESPOT
Dry Creek Village
±409 Homes
ExtraSpace Storage

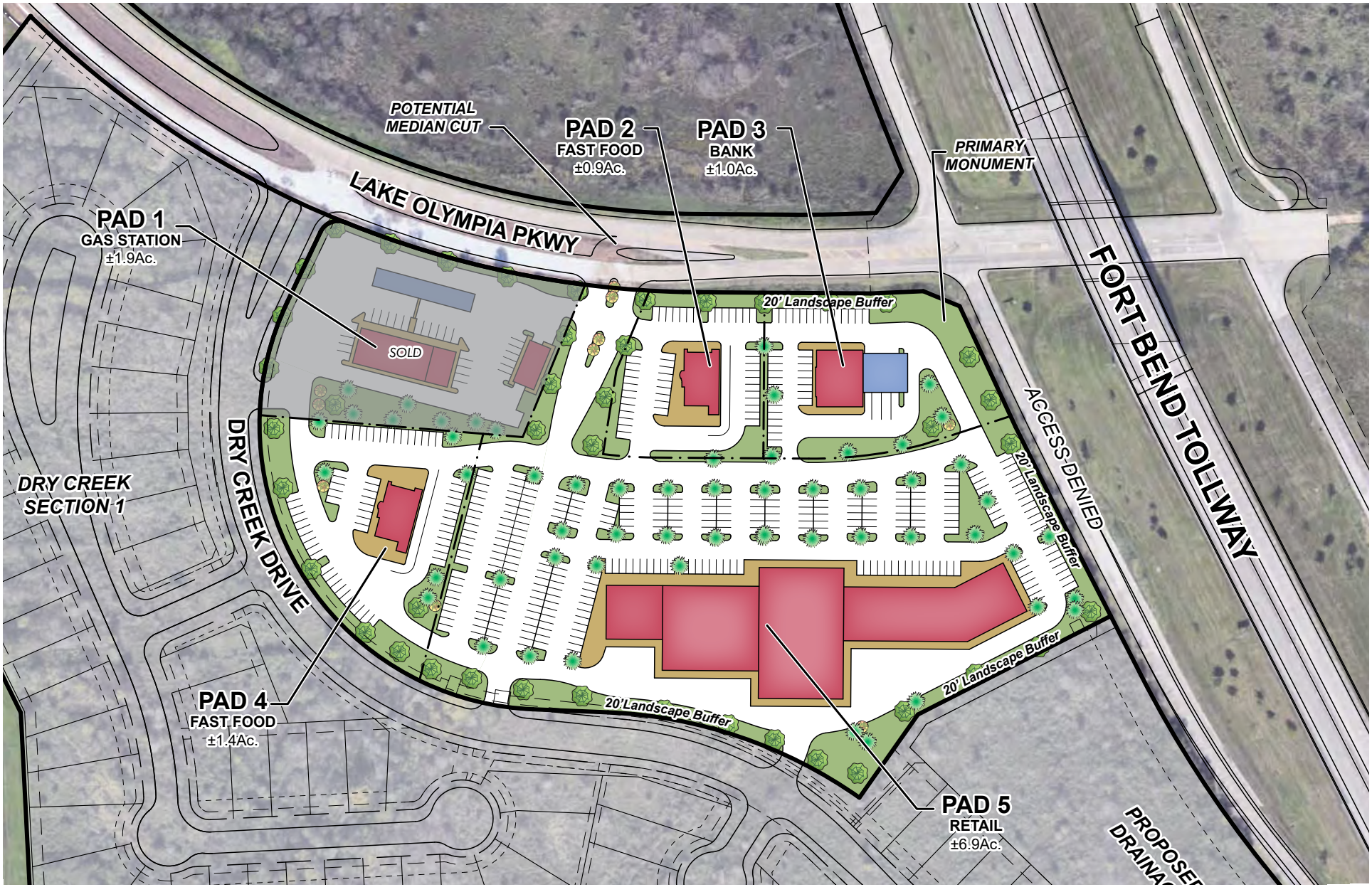

Olympia Falls
by KB Homes
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PRIMESPOT
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Parkway Crossing
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10,557 CPD '21
Lake Olympia Pkwy
Gas Station
Coming Soon
SITE
Dry Creek Dr
Dry Creek Village
±409 Homes


Surrounded by the established Lake Olympia master-planned community, zoned to Fort Bend ISD schools and is within close proximity to the Texas Medical Center (±15 min/±12 mi).
SITE
First Colony ±9,500 Homes
Cartwright Rd
McHard Rd
Quail Valley ±1,665 Homes
Parks Edge ±1,028 Homes
Quail Valley Golf Club
Glenn Lakes Ln
University Blvd
63,515 CPD '25
Lake Olympia ±1,273 Homes
Olympia Falls ±400 Homes
Olympia Estates ±930 Homes
Future
Oilfield Rd
Elkins High School 2,575 Students
Knights Ct
LIFE TIME
62,293 CPD '25
Magnolia Place ±883 Homes
Riverstone ±6,292 Homes
Sienna Ranch Dr
Trammel-Fresno Rd
Hightower High School 2,356 Students
Teal Run ±2,433 Homes
Silver Ridge ±281 Homes
Sienna ±15,937 Homes
Newpoint Estates ±60 Homes
Houston Southwest Airport
KOHL'S
PETSMART
HOBBY LOBBY
ROSS
Office DEPOT
CATO
Walmart
five BELOW
LOWE'S
Kroger
H-E-B
FITNESS CONNECTION
STAR CINEMA GRILL
CINEMARK
Burlington
ULTA
EOS FITNESS
ROSS
petco
Olive Garden
amazon
CVS
Academy
SPEC'S
ALDI

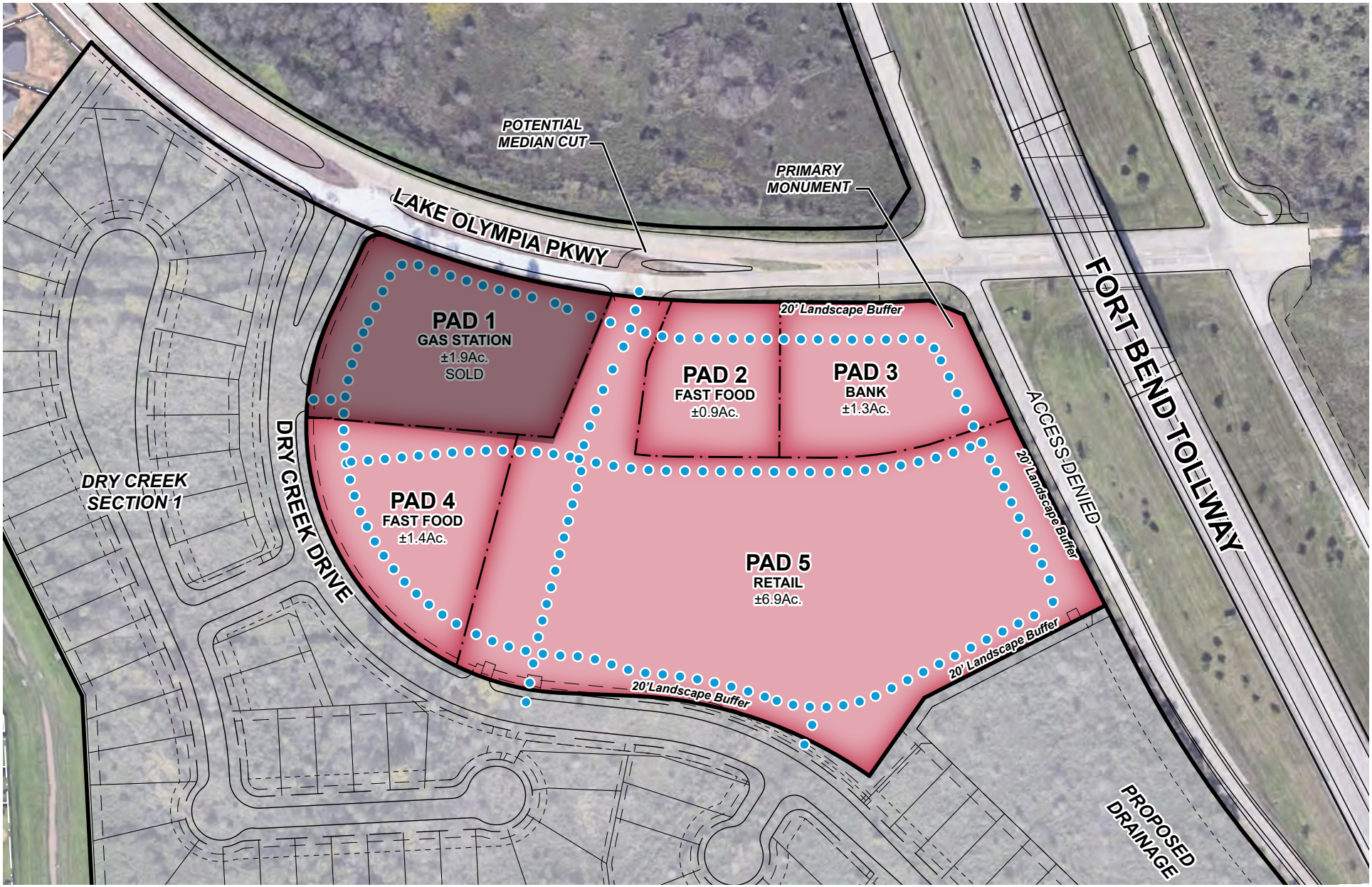
SURVEY


LAKE OLYMPIA PARKWAY
(CALLED 100' ROW)
CF No. 2004110055
FBCDR
FORT BEND TOLL ROAD
(VARYING WIDTH ROW)
CF No. 2003114427
FBCDR
CALLED 1.882 ACRES
TO D&T DEVELOPMENT, LLC
BY SPECIAL WARRANTY DEED
CF No 2018067355
FBCOPRRP
10.614 ACRES
SEE NOTE 29
REMAINDER
CALLED 37.429 ACRES
TO FT BEND PARKWAY-34 LP
BY SPECIAL WARRANTY DEED
CF No 2012016731
FBCOPRRP
RAW LAND / NO BUILDINGS
TRACT RECENTLY CLEARED
H. SHROPSHIRE SURVEY, A-313
ELIJAH ROARK LEAGUE A-77
PEARL INMAN DRIVE
(60' ROW)
PLAT No. 20180086
FBCPR
DRY CREEK VILLAGE
SECTION ONE
PLAT No 20180086
FBCPR
DRY CREEK DRIVE
(CALLED VARYING ROW)
PLAT No. 20180086
FBCPR
TRISHELLE COURT
(60' ROW)
PLAT No. 20180086
FBCPR
RESERVE "A"
DRY CREEK VILLAGE
SECTION ONE
POINT ON TOP OF A
SPRINKLER HEAD
POB
FND 5/8" IR
SET 5/8" IR JC
SET 3/4" IR JC
FND 3/4" IR JC
FND 5/8" IR JC
0.0224 AC STM SE
CF No. 2018023816
FBCOPRRP
0.0052 AC STM SE
CF No. 2018009594
FBCOPRRP
20'x20' SSE
CF No. 2018009593
FBCOPRRP
CL 14' ESMT
CF No. 2018010318 &
2018010319
FBCOPRRP
0.2509 WLE
CF No. 2018023817
FBCOPRRP
10' WLE
CF No. 2017096128
FBCOPRRP
PUBLIC UTILITY EASEMENT
10 CLEAR OF FORT BEND
FBCDR

CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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.

Blue Ox Brokerage, LLC	**9009549-BB**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255-B**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	**764131-SA**	**cs@blueoxgroup.com**	**713.574.6281**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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