

4.4 Acre Historical Grand Estate & Venue For Sale

SWC of Texas Pkwy & US-90 Alt
Missouri City, Texas - Fort Bend County



LOCATION:

SWC of Texas Pkwy & US-90 Alt
Missouri City, Texas 77489

PRICE:

\$5,750,000

HIGHLIGHTS:

The estate property consists of three parcels:

- 2.1 Acres - Includes 22,000 sq. ft. grand entertainment venue surrounded by century old oak trees
- 1.6 Acres - Texas Parkway frontage with two buildings
- 0.7 Acre - US-90 Alt visibility with a single tenant office building

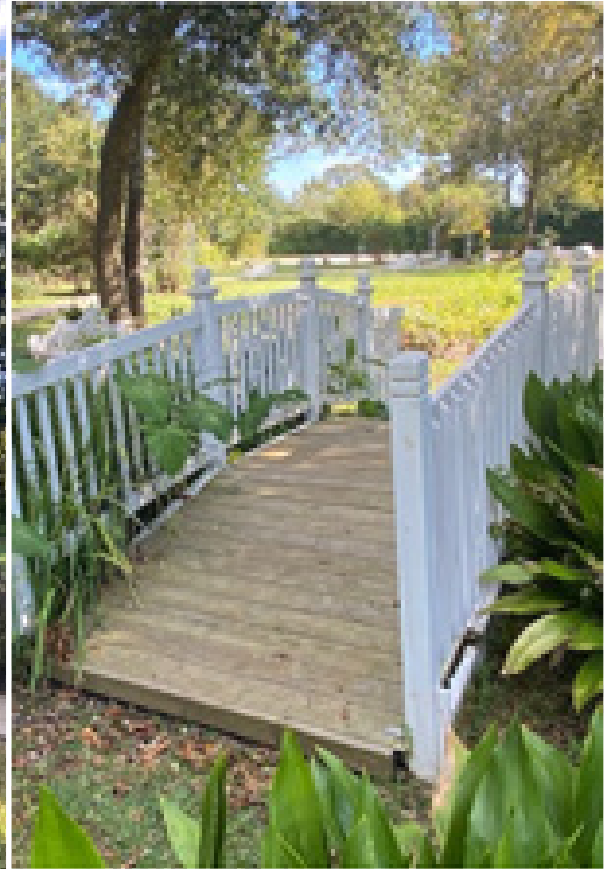
Loh & Co

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The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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LOCATION: Located just one block south of US Highway 90 Alt and with retail frontage on Texas Parkway, the grand estate has superb access from US-90 Alt, Beltway 8, Highway 59, Highway 6 and Fort Bend Parkway Toll Road in the incorporated city of Missouri City, Fort Bend County.

HISTORY: Originally built as a private residence in 1898, the special events venue had been expanded to become a captivating setting, since 1970, where many people began celebrating lifelong memorable occasions. The current owner purchased the property in 2013.

ROOMS: The special events venue includes 2 ballrooms, the grand ballroom accommodates occupancy up to 350 people with dramatic European style stain glass windows. A stunning sanctuary with a 42 ft. cathedral ceiling, spectacular palladium windows providing dramatic sunlight and an internal balcony where brides have descended the split staircase from upstairs dressing rooms to take their enduring vows. In addition, there are numerous other entertainment rooms, dressing rooms, food preparation area and the original residential estate.

USE: The special events venue is a magnificent retreat and majestic meeting place for organizations, churches, temples, synagogues or other conference uses.

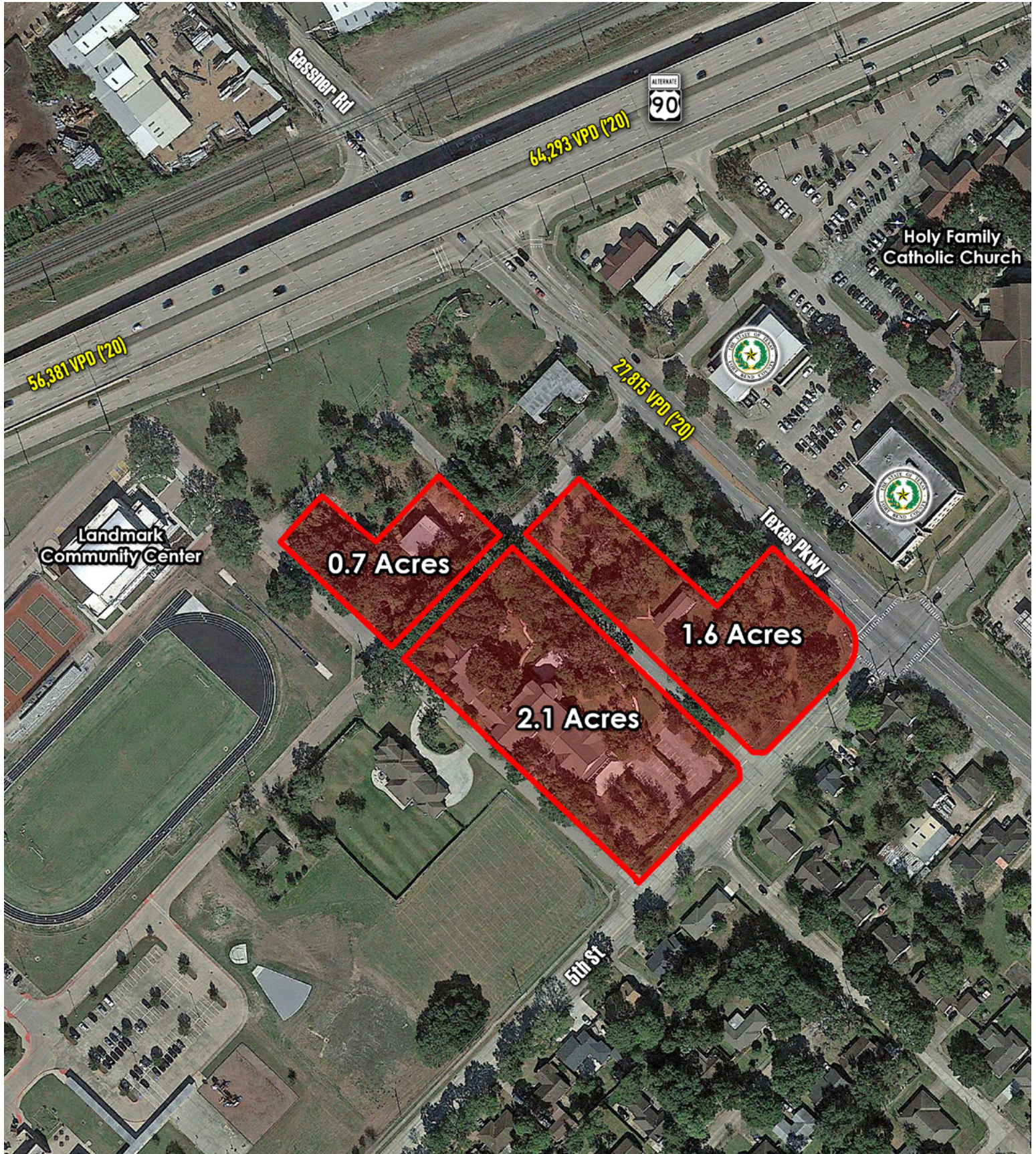
FURNISHINGS: The special event venue is also exquisitely accessorized with historical, collectible grand furnishings, fixtures and equipment from Europe and historically notable Houston homes, which may be available for purchase separately.

NOT IN FLOOD ZONE: Per FEMA the property is not located in a floodplain and the owner represents the property has not flooded.

ROOF: Roof was replaced in 2017.

Site Aerial

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TRAFFIC COUNTS:

US-90 Alt (W of Texas Pkwy): 56,381 VPD | **US-90 Alt (E of Texas Pkwy):** 64,293 VPD
Texas Pkwy: 27,815 VPD

FORT BEND COUNTY SCHOOLS:

Jones Elementary, Missouri City Middle School, Marshall High School

MISSOURI CITY: With a 2021 population estimate of over 77,000 residents, Missouri City is home to some of the top master-planned communities in the country, such as Riverstone and Sienna Plantation. Over 90% of the households are home owners making Missouri City one of the most stable and safest residential communities in the Houston area.

FORT BEND COUNTY: Fort Bend County is one of the most ethnically diverse counties in the country with a population over 800,000 residents. In 2016, Fort Bend County was one of the fastest growing counties in the country and had the highest percentage of college graduates in the greater Houston region.

ECONOMIC INCENTIVE: Economic incentives may be available.

ZONED: Currently zoned by Missouri City as LC3 - commercial retail use

TAXING AUTHORITIES:

- Missouri City
- Fort Bend County General Fund
- Fort Bend Independent School District
- Fort Bend Drainage
- Houston Community College, Missouri City
- Fort Bend WCID2
- Co9TIRZ1

DEMOGRAPHICS

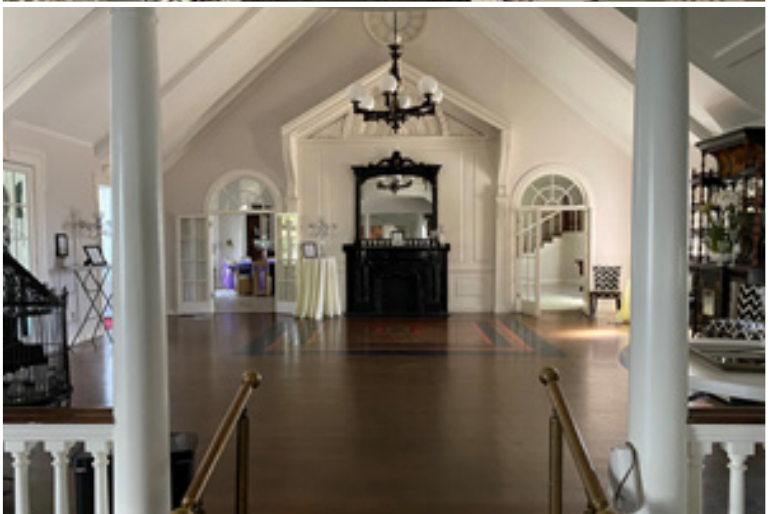
	1 Mile	3 Mile	5 Mile
Population	6,858	107,942	346,836
Households	2,228	37,211	118,555
Avg HH Income	\$77,508	\$76,197	\$81,133
Median Age	36.5	35.6	34.8



SANCTUARY

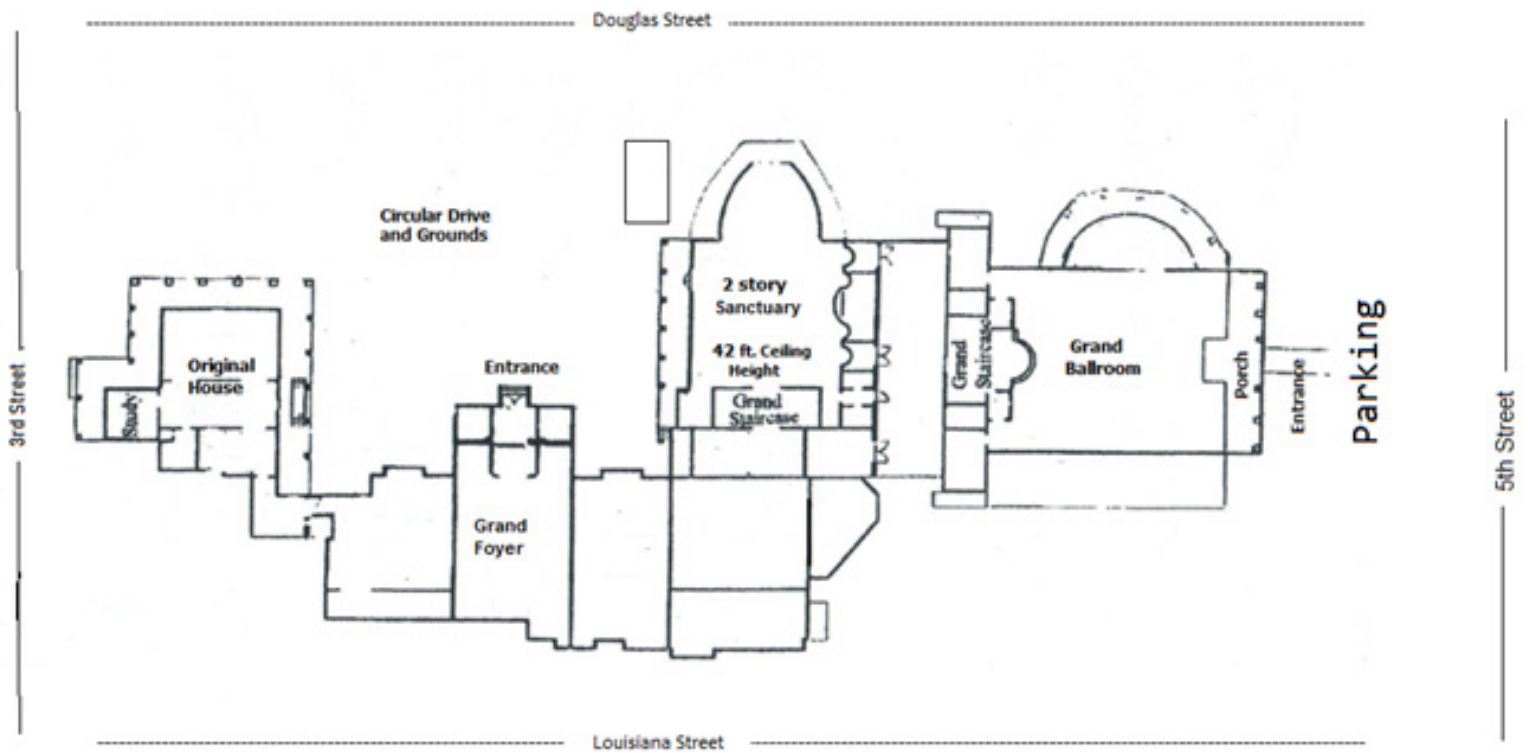


GRAND BALLROOM & FOYER



ARCHITECTURAL FEATURES







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.

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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