

20417 S UNIVERSITY BLVD | MISSOURI CITY, TX 77459

SUBLEASE OPPORTUNITY



INSITE EFS



PROPERTY DETAILS

OVERVIEW

Offering	Educational space for sublease
Building Area	Approx. 17,727 SF
Land Area	2.0 AC
Year Built	2007, renovated in 2014
APN	0089-00-000-0431-907
Zoning	PD (Planned Development) Commercial; <u>Ordinance</u>
Parking	50 spaces

PROPERTY HIGHLIGHTS

- 4 outdoor play areas with 3 covered pavilions and a basketball court.
- Monument signage along University Blvd
- Two points of access allowing for easy site access and circulation
- Located next to Missouri City's Shopping Center, anchored by Target and Home Depot
- Lease Term expires December 31, 2041

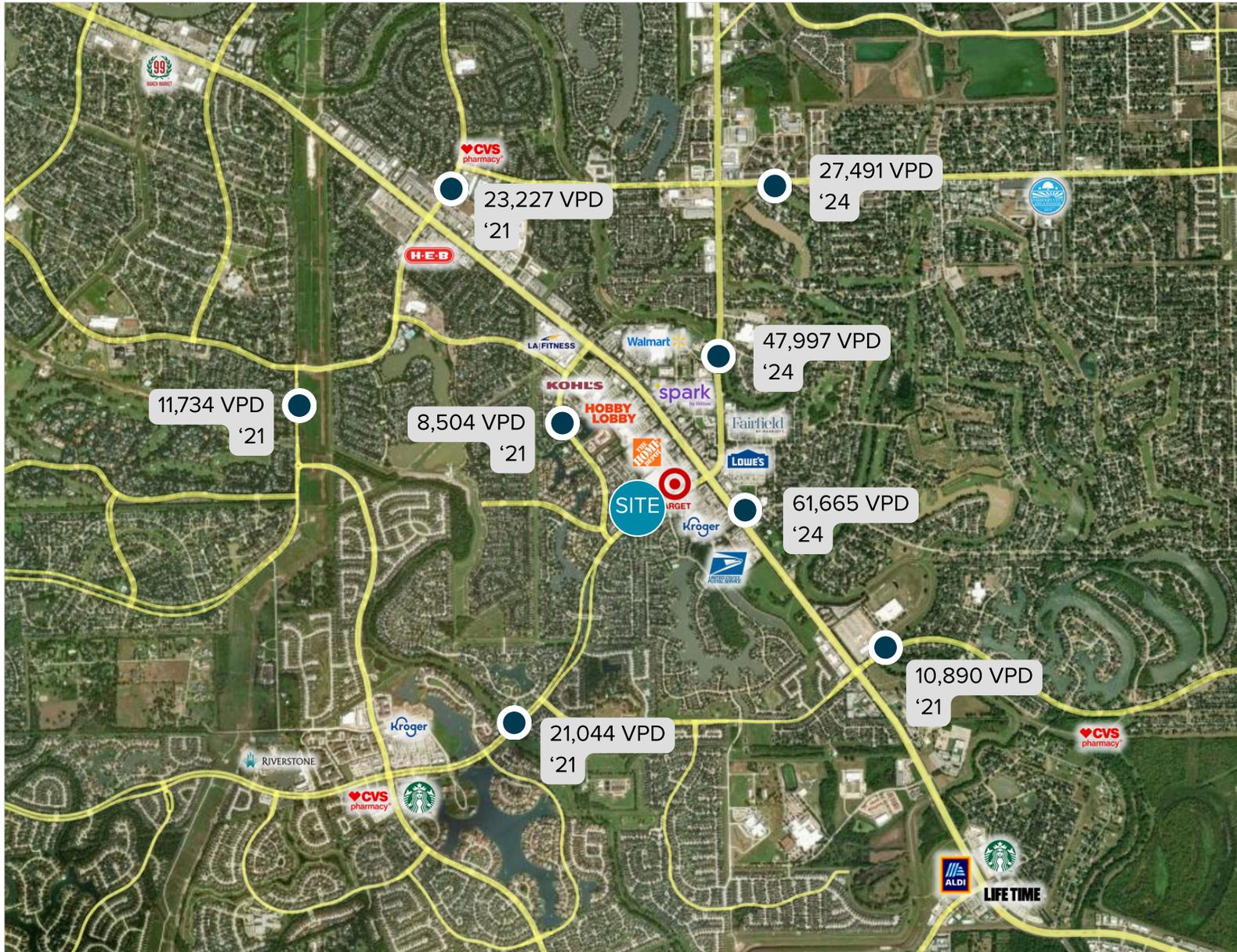
OFFERING

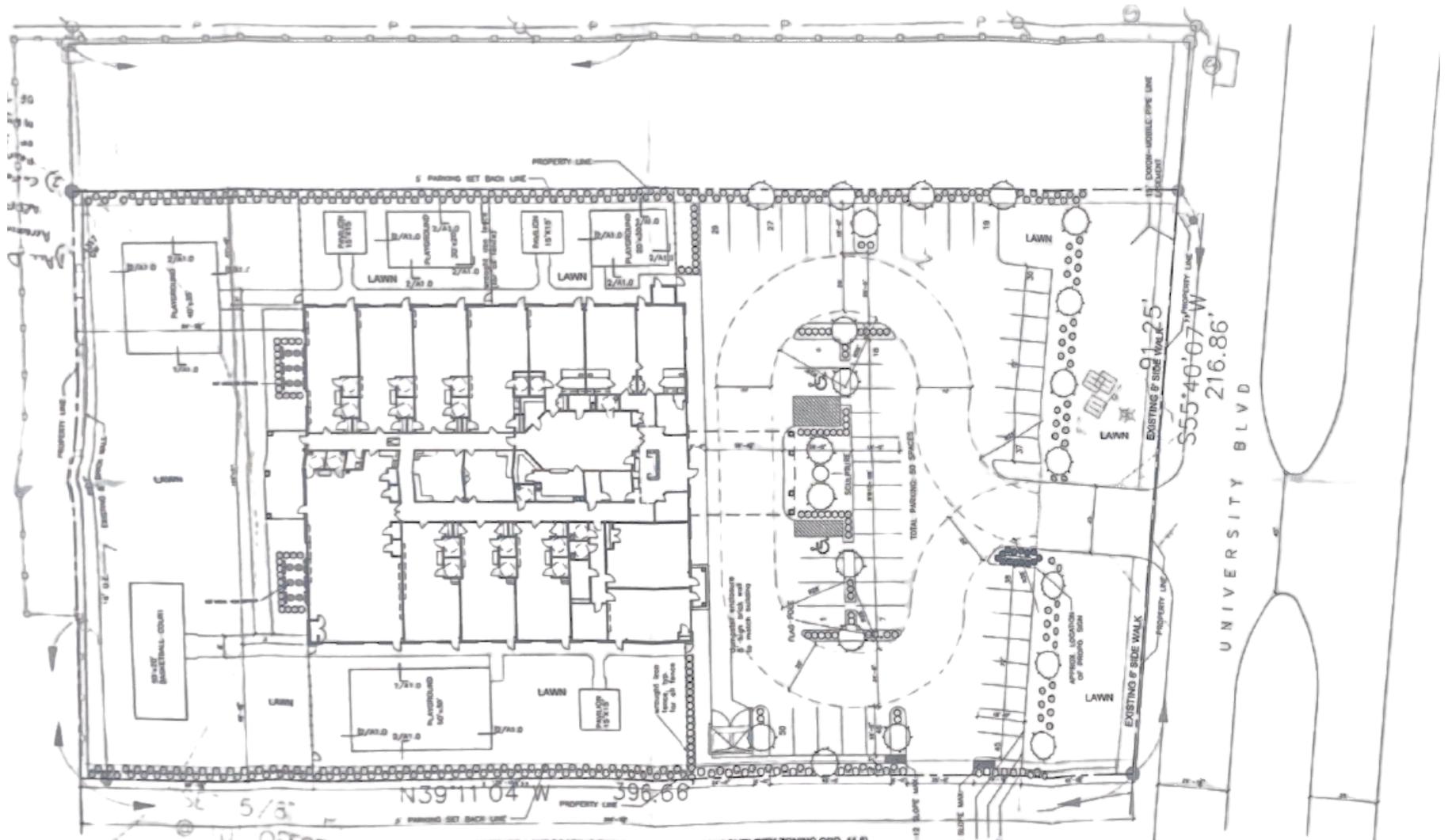
InSite EFS, LLC is offering a plug and play sublease opportunity at 20417 University Blvd in Missouri City, Texas. The ±17,727 SF, single-story commercial building sits on approximately two acres and is currently a preschool-level education campus.

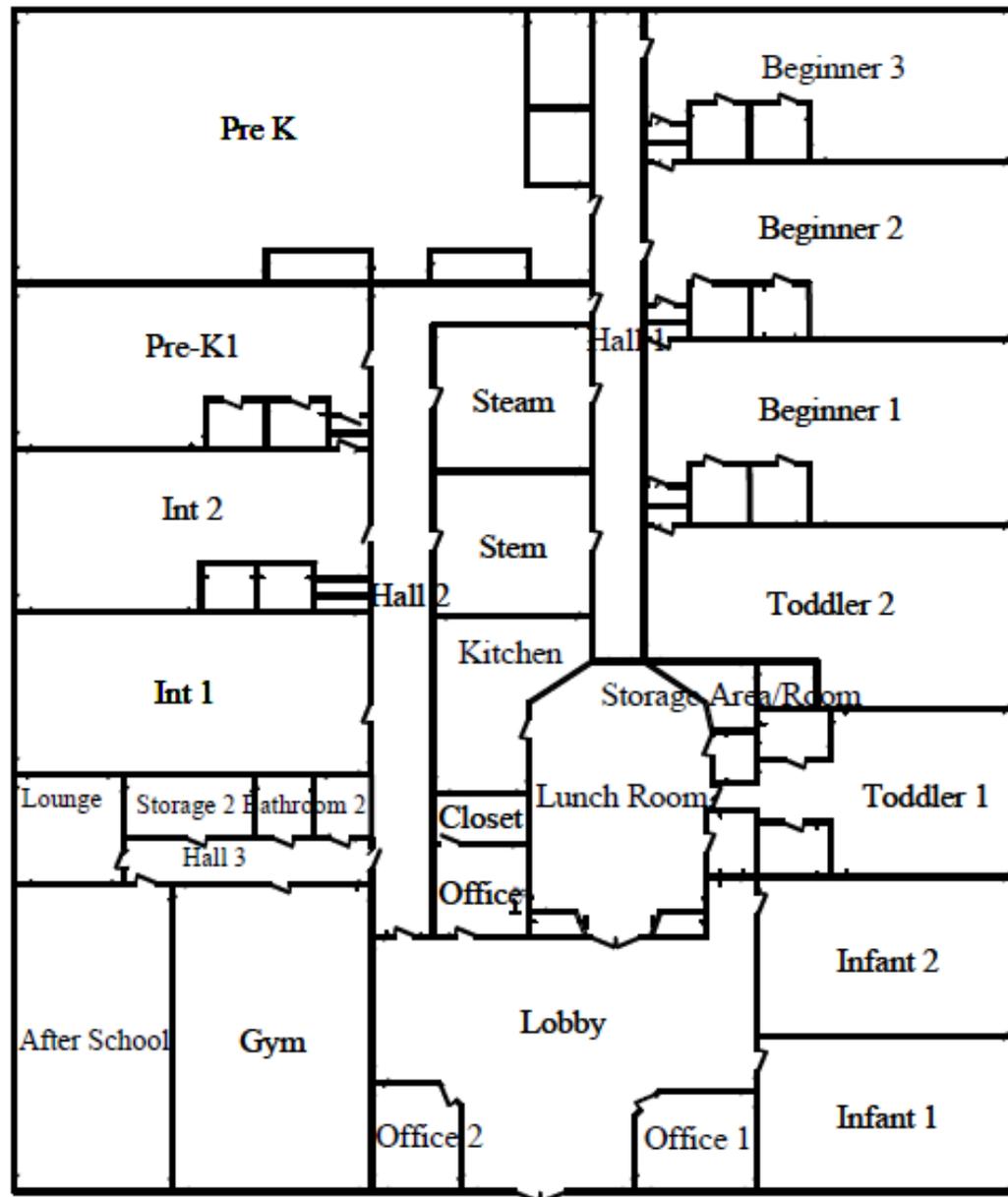
The property is currently a turnkey educational space, and provides a flexible interior layout for the potential of converting the space to a traditional office use with multiple private offices. The property features generous outdoor amenities and well-maintained landscaping.

The premises are available for sublease beginning June 2026, with the remaining lease term extending through December 31, 2041.





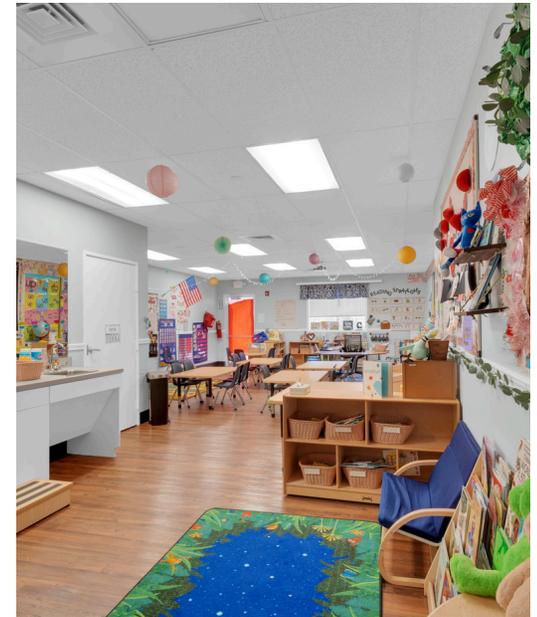




Main Level





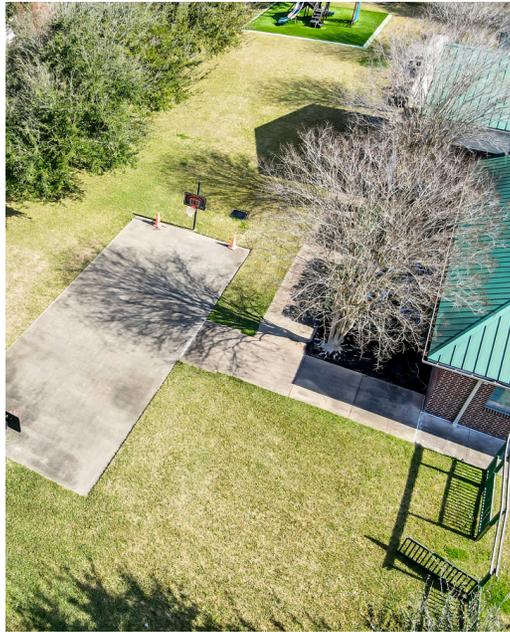






INSITE EFS

PHOTOS



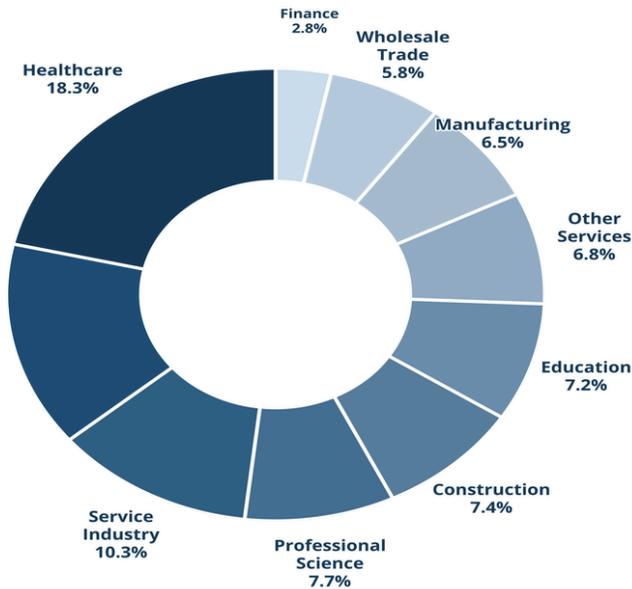
MARKET OVERVIEW

MISSOURI CITY, TX & GREATER HOUSTON MSA

Missouri City is one of the Houston region’s fastest-growing and most strategically positioned suburban communities, offering a strong blend of residential stability, commercial opportunity, and cultural diversity in Fort Bend County. With a population of roughly 75,000 residents, the city has experienced steady growth over the past decade, supported by high median household incomes, a well-educated workforce, and thoughtfully planned master-planned communities. Its business-friendly environment and quality-of-life advantages make it an attractive location for companies, institutions, and mission-driven organizations seeking proximity to Houston without sacrificing community scale.

Located just southwest of Houston, Missouri City benefits directly from the scale and economic strength of the Greater Houston metropolitan area — home to more than 7 million residents and one of the largest employment bases in the United States. As part of the Houston–The Woodlands–Sugar Land metro economy, the city is connected to globally competitive industries including energy, healthcare, life sciences, advanced manufacturing, logistics, and aerospace.

With access to major transportation corridors, proximity to the Texas Medical Center and downtown Houston, and placement within one of the nation’s most diverse and fastest-growing counties, Missouri City offers a compelling combination of local community character and regional economic power.



TAPESTRY HOUSEHOLD SEGMENTS

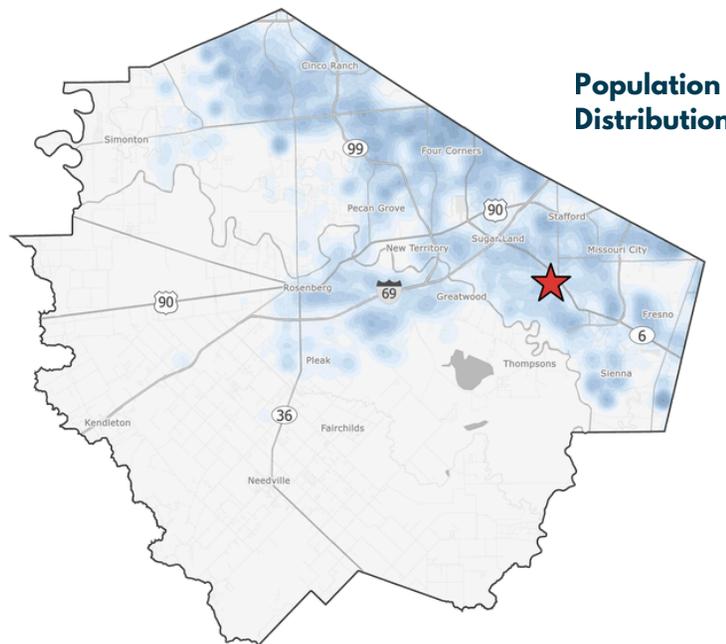
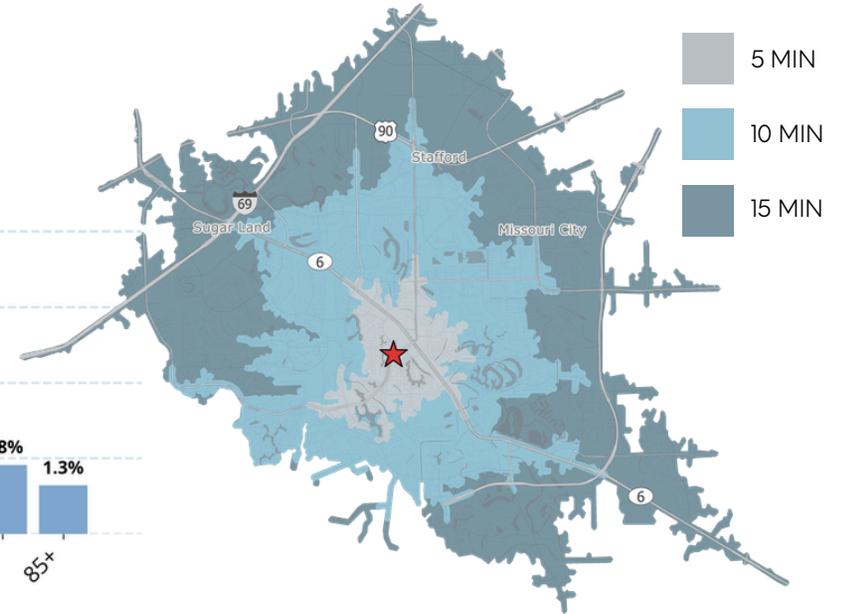
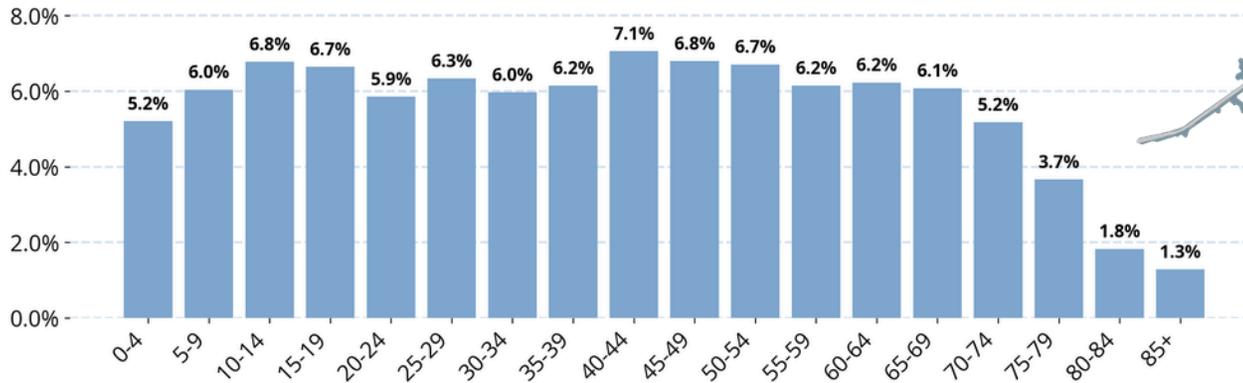
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Suburban Shine	4,755	21.1%
Family Prosperity	9,892	114.2%
Metro Vibes	6,840	9.8%
Tech Trailblazers	5,893	8.4%
Community Connections	5,520	7.9%

Click [here](#) for more detail on Esri Tapestry Segmentation





Age Distribution - 15 Minute Drivetime



Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2025)	12,550	103,480	199,192
5 Year Growth (2024 - 2029)	7.71%	8.09%	9.41%
Median Household Income	\$130,327	\$114,051	\$106,675
Total Households	4,161	35,480	69,847
HH With Bachelor Degree +	67.45%	60.16%	54.94%
Median Age	42.5	41.0	40.7
Owner Occupied	83%	75.3%	69.5%
Renter Occupied	13.4%	20.9%	25.0%



AMY MARTORANO

 amy@insiteefs.com

 512.271.5690

 License: #675091-BB

CRYSTAL ZAMORA

 crystale@insiteefs.com

 510.598.9856

 License: #826786-SA



InSite EFS represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

InSite EFS, LLC	9003386-BB	insiteefs@gmail.com	512-271-5690
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Amy Marie Kristina Martorano	675091-B	amy@insiteefs.com	512-271-5690
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Benson Sainsbury	642888-SA	bps@insiteefs.com	512-222-9133
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Crystal Zamora	826786-SA	crystal@insiteefs.com	510-598-9656
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date