MURPHY ROAD PLAZA

NWQ MURPHY RD AND AIRPORT BLVD
12220 Murphy Road Stafford, TX 77477

FOR LEASE

AVAILABLE SPACE

End Cap Space
Suite Q: 2,730 SF

Inline Space:
Suite P: 3,100 SF
Suite L: 1,400 SF
Suite H: 1,400 SF
Suite F: 2,100 SF

RATE
Call For Pricing

Gustavo Lopez
glopez@resolutre.com
(281) 445-0033

Sydney Martin del Campo
smartindelcampo@resolutre.com
(281) 445-0033

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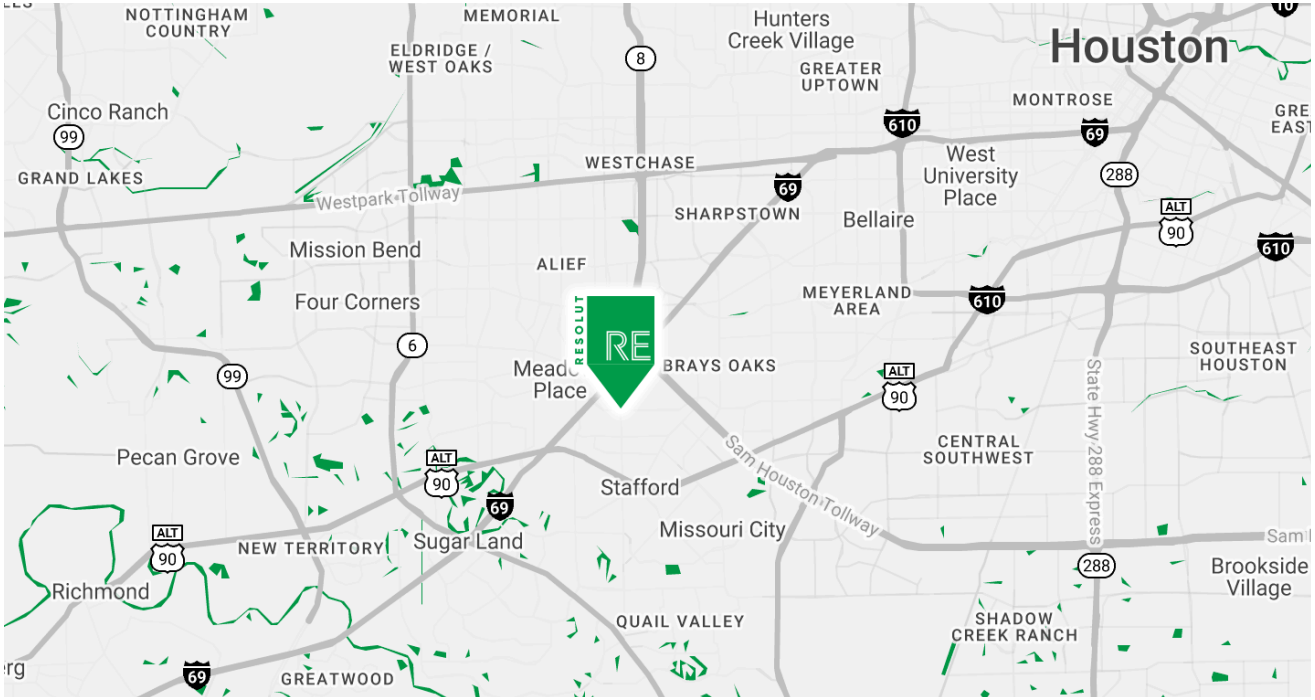
MURPHY ROAD PLAZA | 12220 Murphy Road Stafford, TX 77477

PROPERTY HIGHLIGHTS

- 2nd generation retail spaces available immediately
- High traffic count over 30,000 VPD
- Easy access to Southwest Freeway, Sam Houston Tollway, and Highway 90
- Nearby the top performing Walmart with over 3 million visitors per year
- Pylon signage



AREA TRAFFIC GENERATORS

Walmart | Sam's Club | Costco Wholesale | Starbucks | Whataburger | Luby's | Super 8

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DEMOGRAPHIC SNAPSHOT 2025

142,276
POPULATION
3-MILE RADIUS

$81,570.00
AVG HH INCOME
3-MILE RADIUS

111,505
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Murphy Road: 37,321 VPD
I-69: 71,864 VPD
(Costar 20245)

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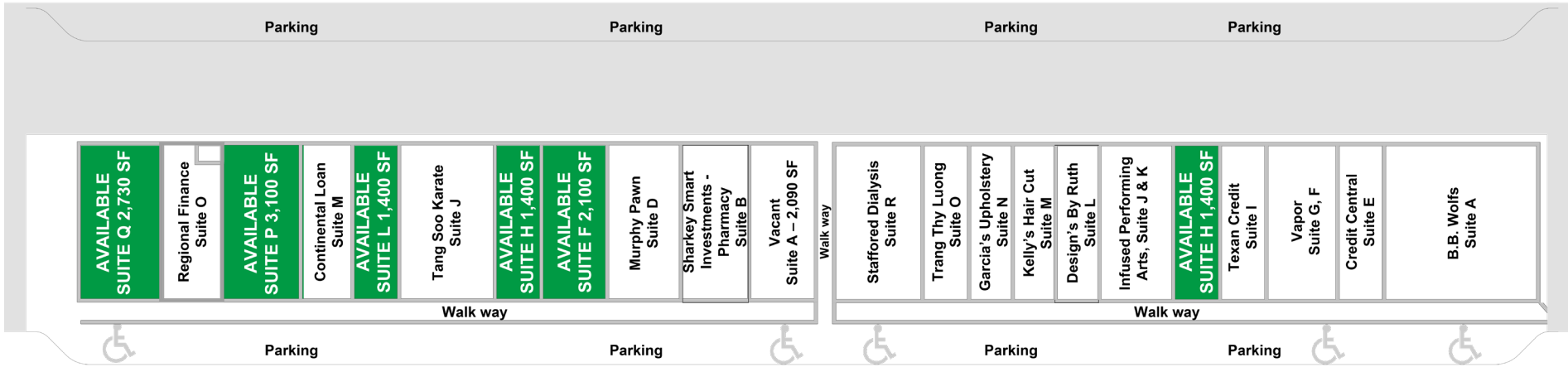
12220 -12240 Murphy Road
Stafford, Tx 77477



12240-A	Vacant Medical Clinic	2,090
12240-B	Sharkey Smart Phar	2,040
12240-D	Sunbelt Pawn	2,800
12240-F	AVAILABLE	2,100
12240-H	AVAILABLE	1,400
12240-J	Tang Soo Karate	2,800
12240-L	Copy-N-Sign	1,400
12240-M	Continental Loan	1,400
12240-P	AVAILABLE	3,100
12240-O	Regional Finance	2,275
12240-Q	AVAILABLE	2,730

12220-A	B&B Wolfs	5,530
12220-E	Credit Central	1,400
12220-EFG	Vapor	2,800
12220-I	Texan Credit	1,400
12220-H	AVAILABLE	1,400
12220-J	Infused Performing Arts	1,400
12220-K	Infused Performing Arts	1,488
12220-L	Designed By Ruth	1,488
12220-M	Kellys Family Hair	1,325
12220-N	Garcia Upholstery	1,400
12220-O	Vacant	1,400
12220-R	Stafford Dialysis Center	4,130

Text

Murphy Road

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RESOLUT RE

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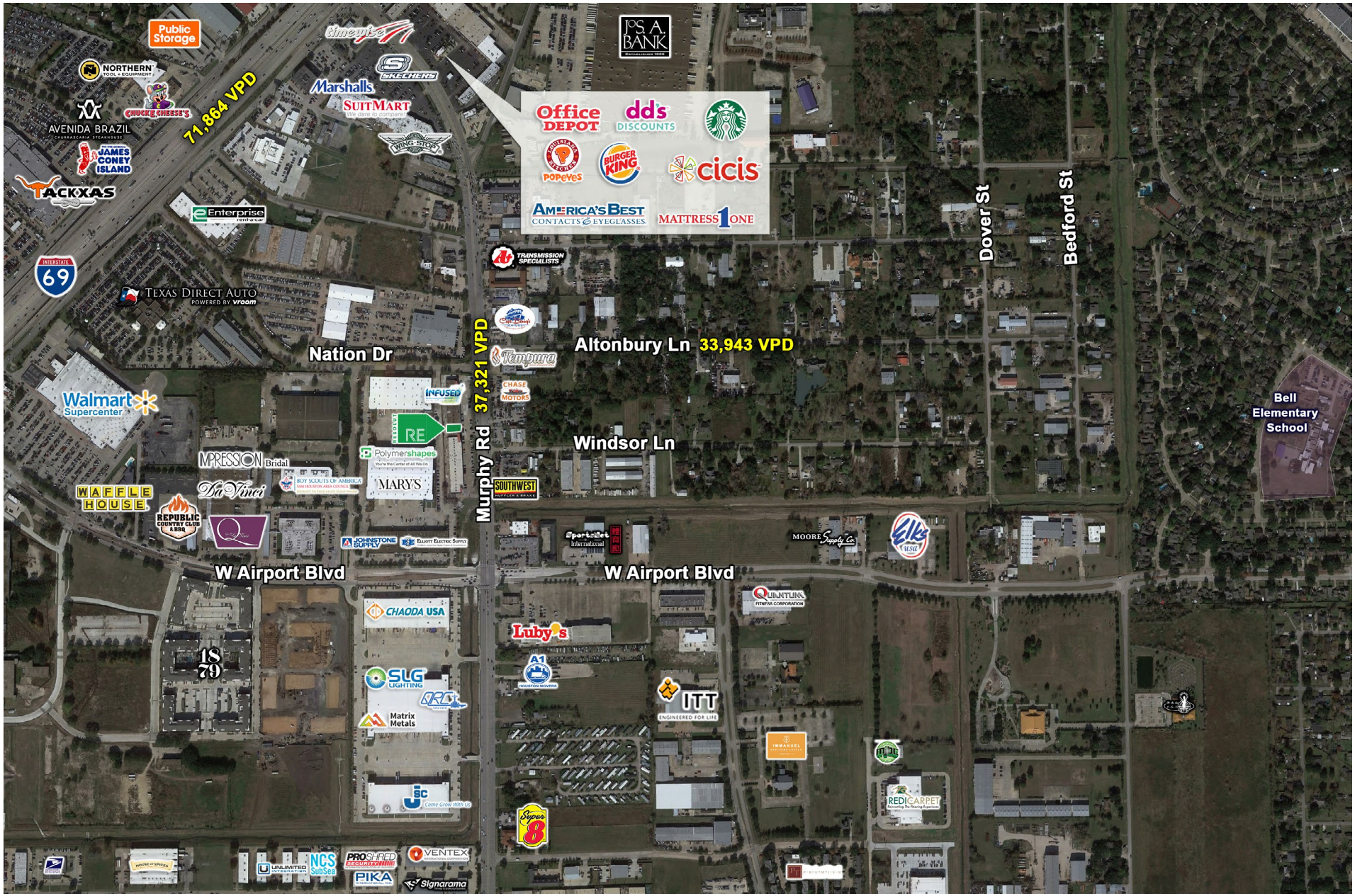

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Information About Brokerage Services

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 i structs 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David J. Simmonds	459263	david@resolutre.com	512-474-5557
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____