

±15.97 ACRES

HWY 6 & MCKEEVER RD, MISSOURI CITY, TX 77459



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2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

4th

Largest U.S. City

⊕ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

⊕ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

within 3 miles of Hwy 6 & McKeever Rd, Missouri City, TX



77,297

2025 Total Population



\$157,307

2025 Average Household Income



\$479,220

2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST
MEDICAL CENTER



NASA

CLUTCH CITY

Line Table		
Line	Length	Direction
L1	348.50	S50°42'24"W
L2	228.69	S39°17'36"E
L3	1000.48	S86°53'45"W
L4	106.34	N86°21'14"E
L5	13.10	N21°11'32"E
L6	10.31	N87°50'19"E
L7	53.73	S65°43'39"E
L8	235.05	S39°17'36"E

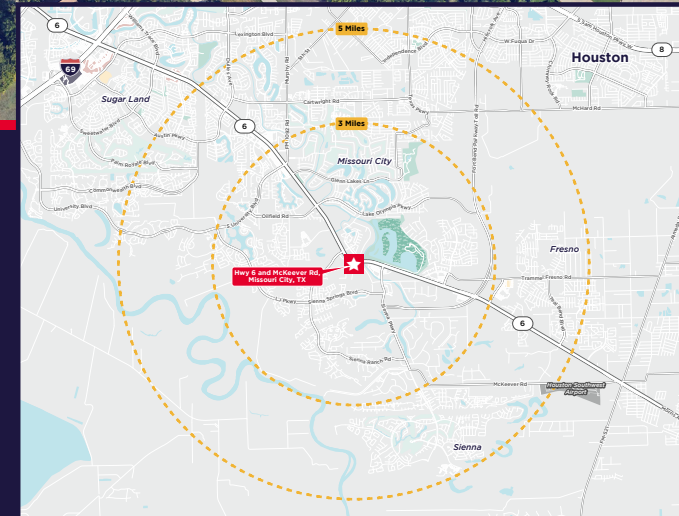
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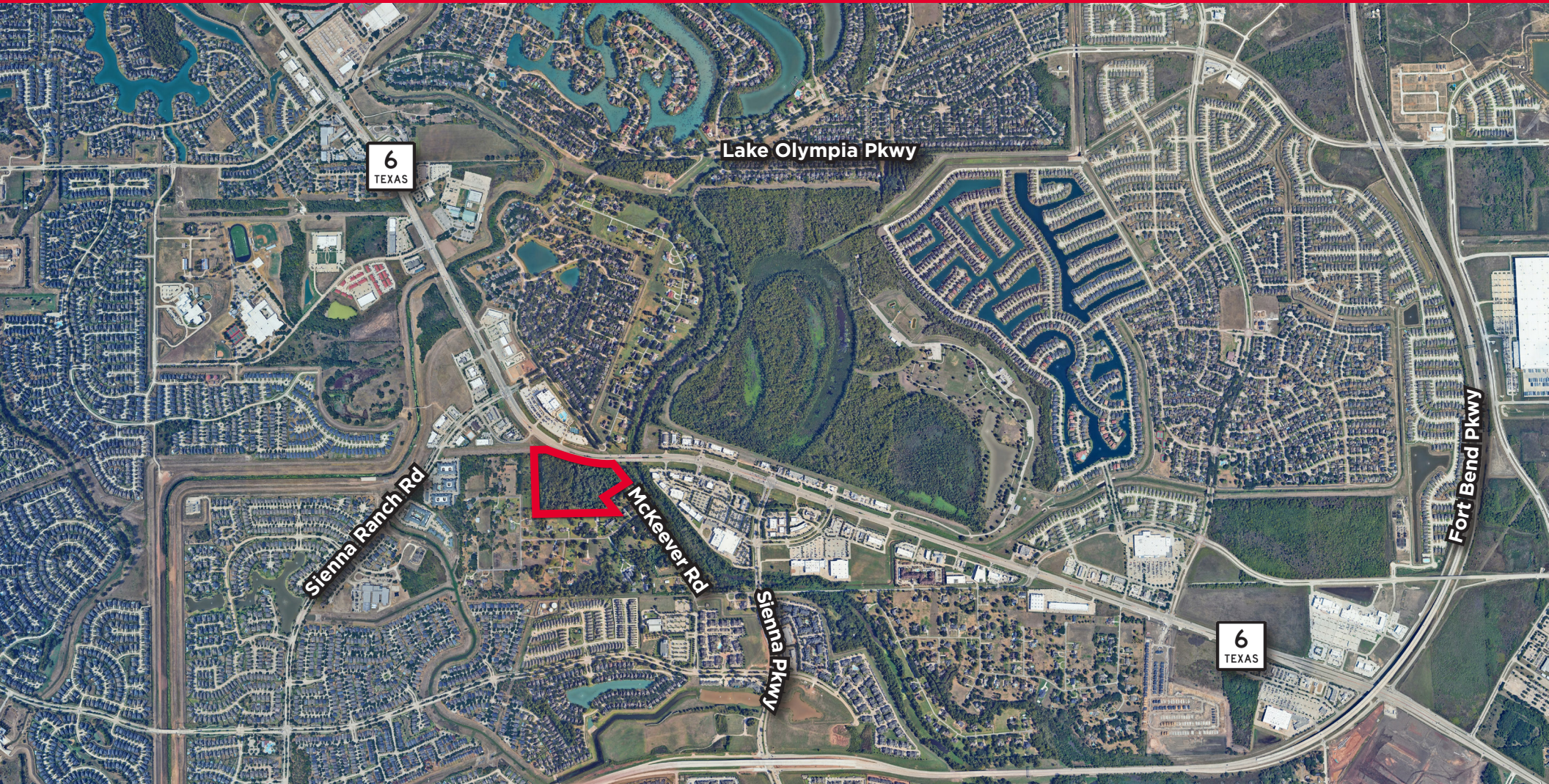
PROPERTY HIGHLIGHTS

- | | |
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| <ul style="list-style-type: none"> • Not located in floodplain • LC-1 Zoning • ±902.62' frontage on Highway 6 • Excellent visibility and access to Fort Bend Pkwy Toll Rd and I-59/I-69 • School District: Fort Bend ISD • County: Fort Bend | <ul style="list-style-type: none"> • The City is actively engaged here and open to rezoning to MF or other possibilities. They would prefer a mixed-use concept. They are also open to lifting the height restriction to accommodate such development, pending a proposed project. • There are several paths to utilities for this site, by way of the City of Missouri City or by the nearby MUD district, which is open to annexing and serving pending a capacity report. |
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