

±1.11 ACRES

HWY 6 & KNIGHTS CT, 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

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 & Knights Ct, 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

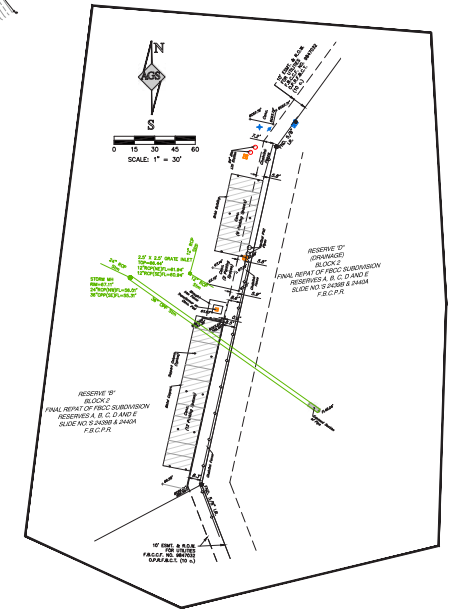
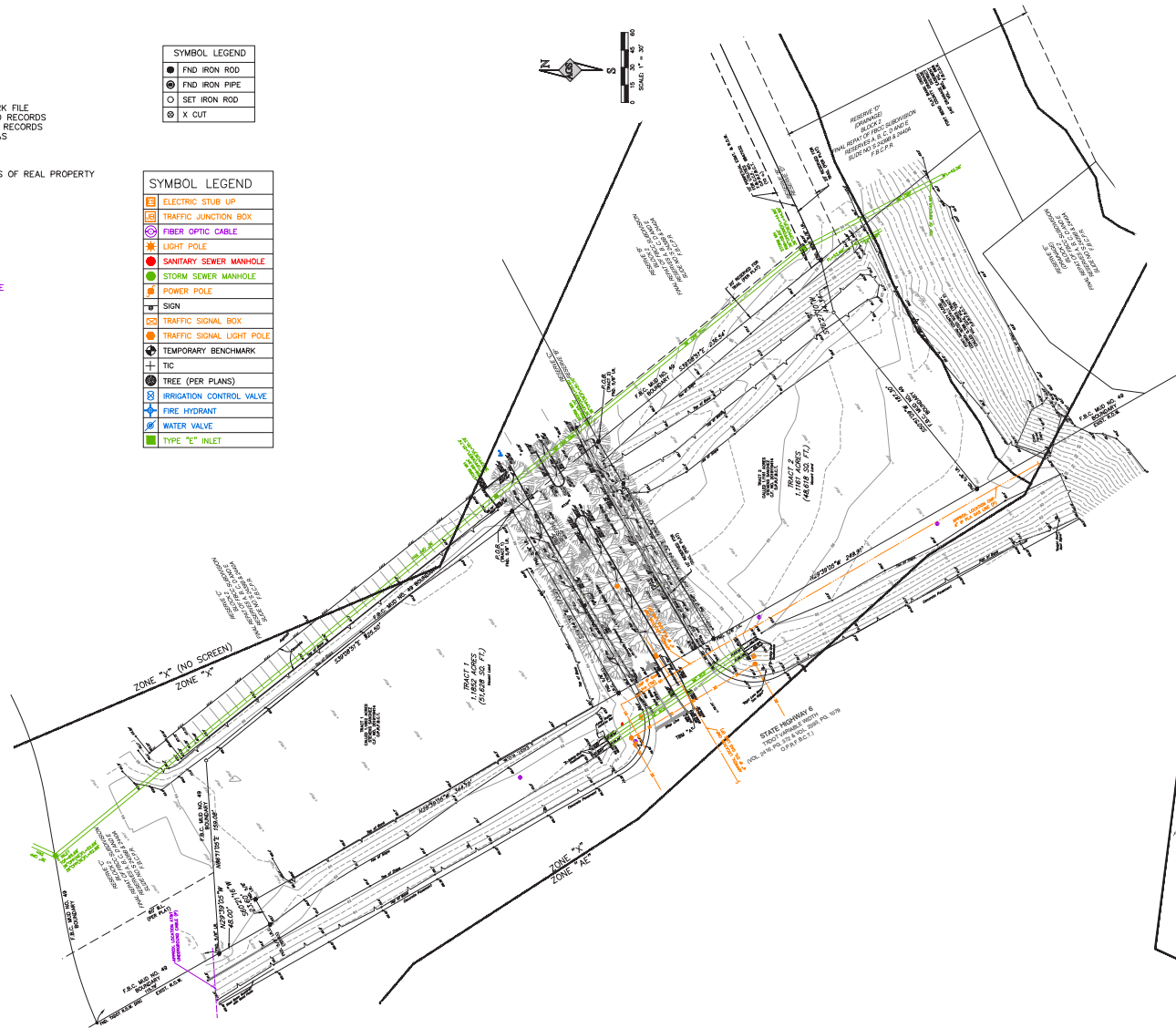
LEGEND	
B.L.	BUILDING LINE
B.M.	BENCHMARK
ESMT.	EASEMENT
FL	FLOW LINE
FND	FOUND
F.B.C.C.F.	FORT BEND COUNTY CLERK FILE
F.D.O.D.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.T.	FORT BEND COUNTY TEXAS
IRG	IRON ROD
I.R.C.	IRON ROD CAPPED
1-P.	1 PER
O.P.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
P.O.B.	POINT OF BEGINNING
P.O.V.	POINT OF COMMENCING
P.G.	PAGE
RO.	RIGHT-OF-WAY
SANIT. SWR.	SANITARY SEWER
STM.	STORM
1-STM. SWR.	1- STORM SEWER
SWL	SIDEWALK
VOL.	VOLUME
-OC-	ELECTRIC OVERHEAD
-UG-	UNDERGROUND GAS
-UT-	UNDERGROUND TELEPHONE
-C-	UNDERGROUND CABLE
W-F	WOOD FENCE
-X--	BARBED WIRE FENCE
	CHAIN LINK FENCE
	HIGH BANK

SYMBOL LEGEND	
	FND IRON ROD
	FND IRON PIPE
	SET IRON ROD
	X CUT

SYMBOL		LEGEND
	ELECTRIC STUB UP	
	TRAFFIC JUNCTION BOX	
	FIBER OPTIC CABLE	
	LIGHT POLE	
	SANITARY SEWER MANHOLE	
	STORM SEWER MANHOLE	
	POWER POLE	
	SIGN	
	TRAFFIC SIGNAL BOX	
	TRAFFIC SIGNAL LIGHT POLE	
	TEMPORARY BENCHMARK	
	TIC	
	TREE (PER PLANS)	
	IRRIGATION CONTROL VALVE	
	FIRE HYDRANT	
	WATER VALVE	
	TYPE "E" INLET	

UTILITIES LEGEND

	CABLE
	ELECTRIC
	GAS
	TELEPHONE
	WATER



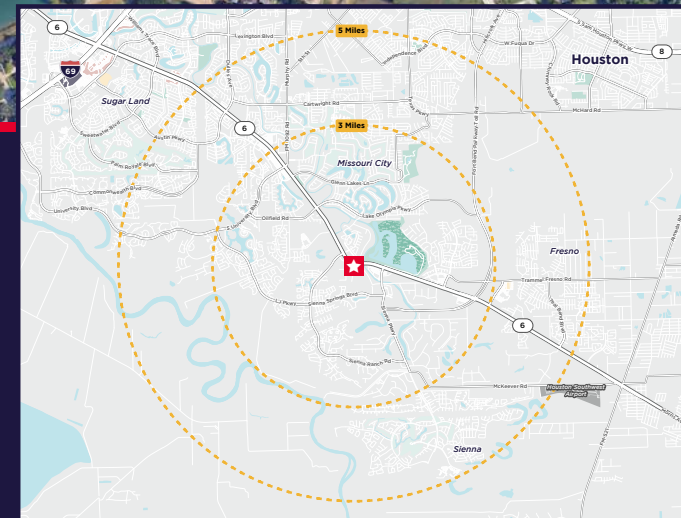
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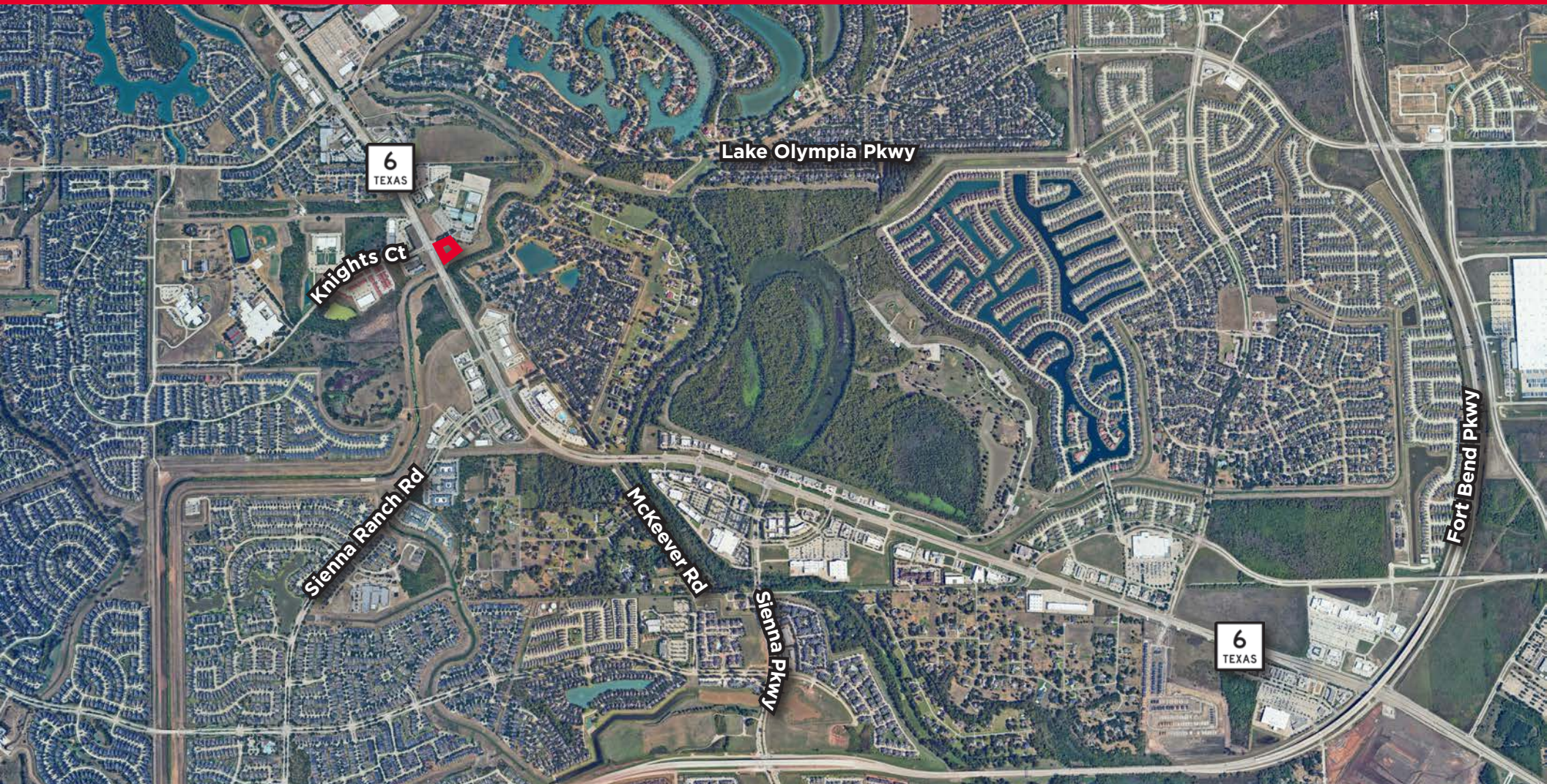
PROPERTY HIGHLIGHTS

- Not located in floodplain
- LC-3 Zoning
- Located in MUD 49
- TXDOT is willing to grant a RULIS allowing the water and sewer lines to run parallel to Hwy 6
- Drainage District Detention Credits
- ±249.91' frontage on Highway 6
- ±188.32' frontage on Knights Ct
- Excellent visibility and access to Fort Bend Pkwy Toll Rd and I-59/I-69
- School District: Fort Bend ISD
- County: Fort Bend



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