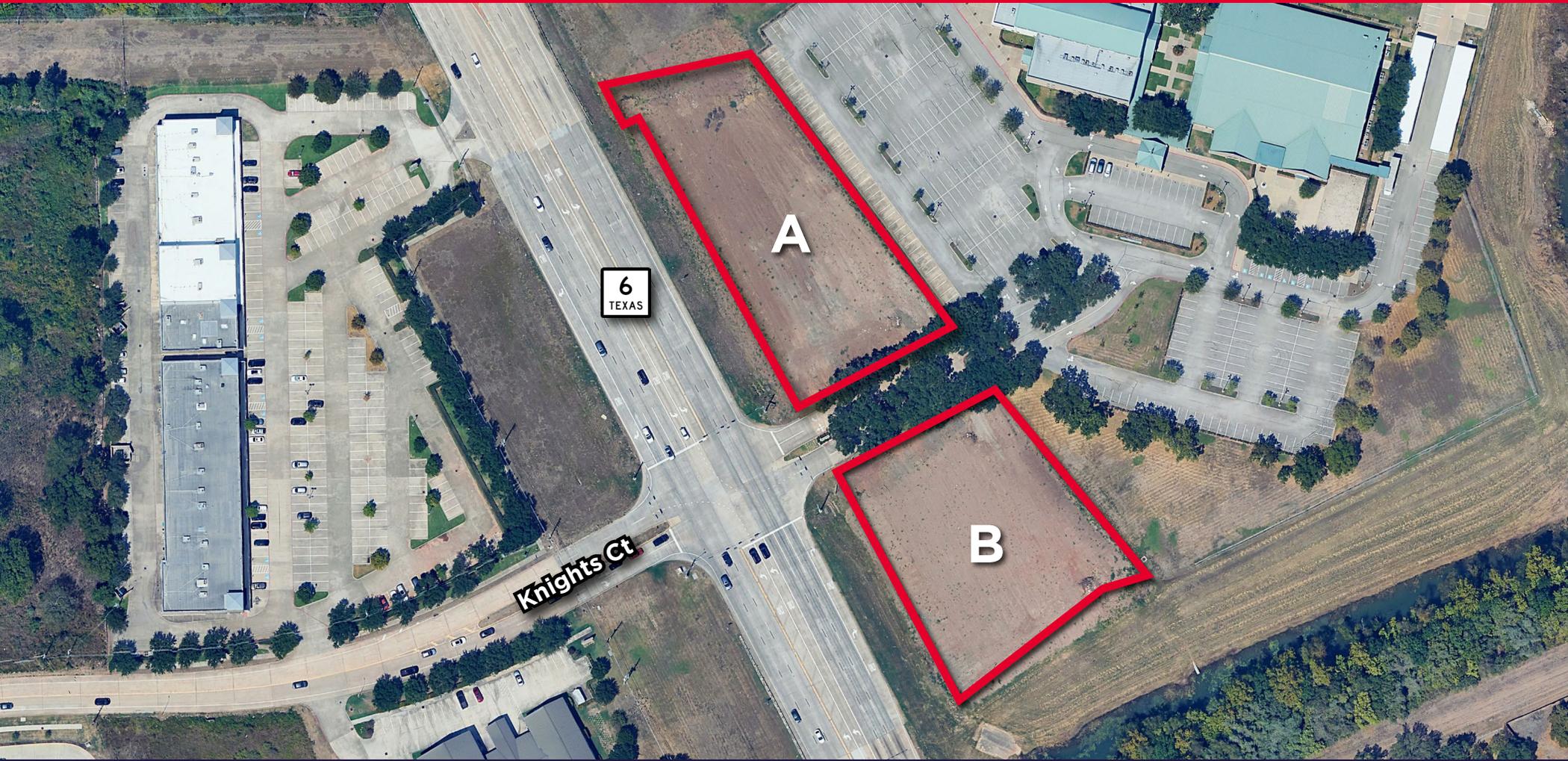


PAD SITES

HWY 6 & KNIGHTS CT, MISSOURI CITY, TX 77459



CALL FOR OFFERS DUE: Wednesday, April 22, 2026 / 2:00pm (CST)

KRISTEN MCDADE
Managing Director
+1 713 331 1796
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MATTHEW DAVIS
Senior Director
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**CLICK TO VIEW
PROPERTY
VIDEO**



2026

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

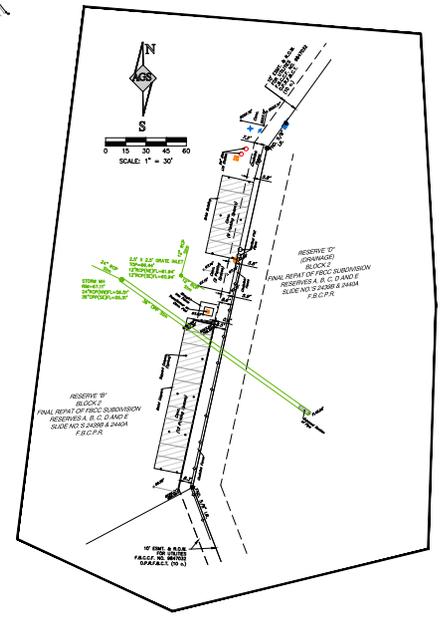
CLUTCH CITY

LEGEND	BUILDING LINE
B.L.	BENCHMARK
S.M.	EASEMENT
ESMT.	FLOW LINE
FL	FIND
FND	FORT BEND COUNTY CLERK FILE
F.B.C.C.F.	FORT BEND COUNTY DEED RECORDS
F.B.C.D.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.M.R.	FORT BEND COUNTY TEXAS
F.B.C.T.	IRON ROD
I.R.	IRON ROD CAPPED
I.R.C.	IRON PIPE
I.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
O.P.R.R.P.	POINT OF BEGINNING
P.O.B.	POINT OF COMMENCING
P.O.C.	PAGE
PG.	RIGHT-OF-WAY
R.O.W.	SAN. SWR.
SAN. SWR.	SANITARY SEWER
STM.	STORM
STM. SWR.	STORM SEWER
SW	SIDEWALK
SW	VOLUME
-OE-	ELECTRIC OVERHEAD
-UG-	UNDERGROUND GAS
-UT-	UNDERGROUND TELEPHONE
-UC-	UNDERGROUND CABLE
--//--	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



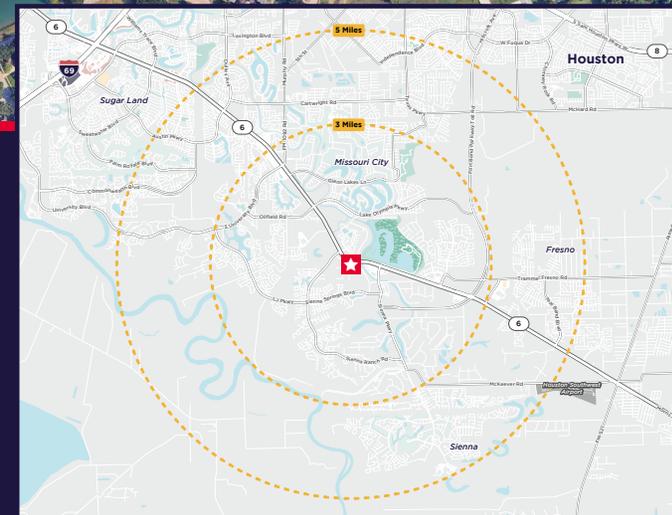
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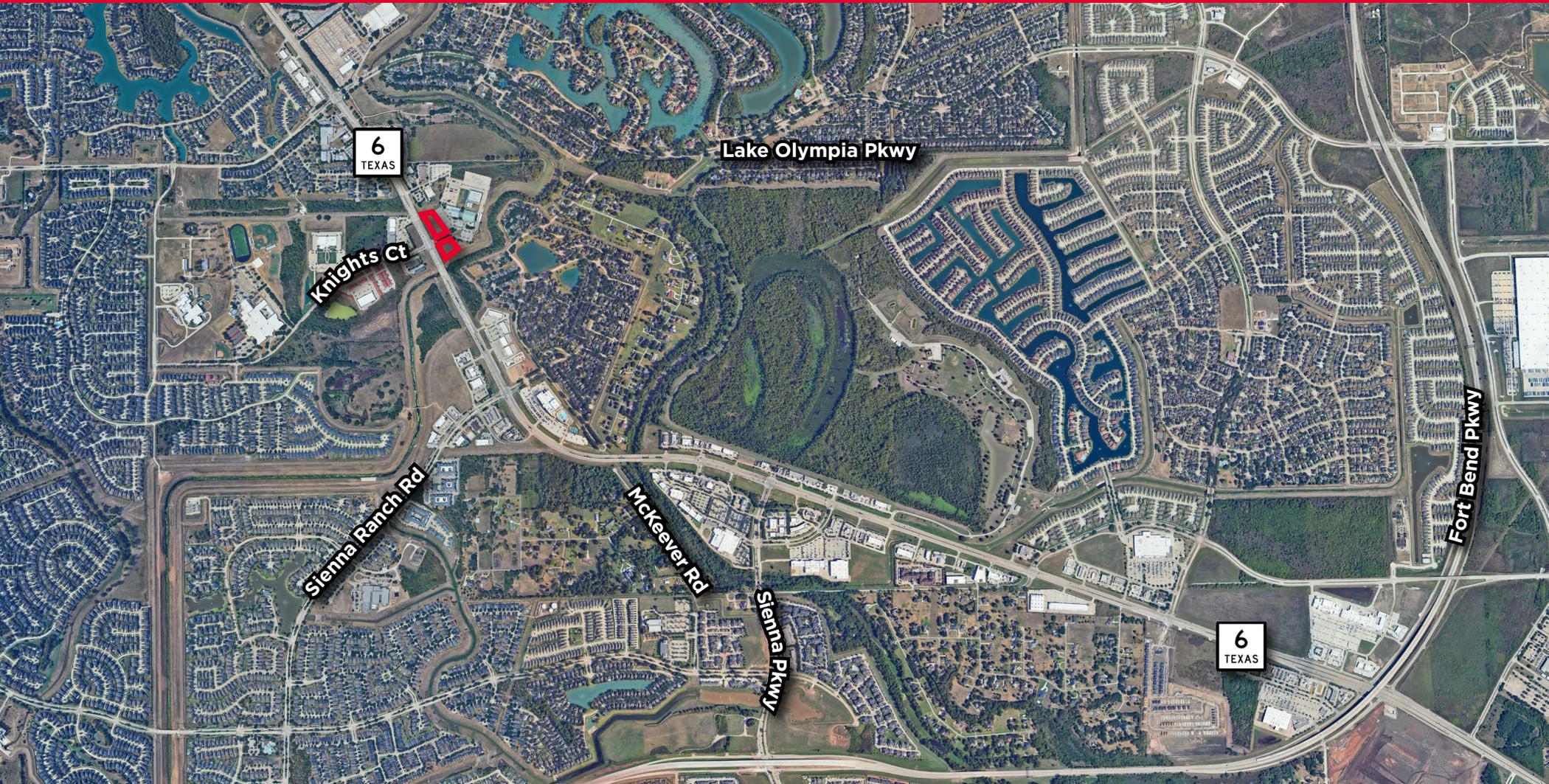
PROPERTY HIGHLIGHTS

- County: Fort Bend
- School District: Fort Bend ISD
- Not located in a floodplain
- LC-3 Zoning
- Excellent visibility and access to Fort Bend Pkwy Toll Rd and I-59/I-69
- Tract A: ±1.1852 acres (not in a MUD; MUD 46 willing to annex, with capacity and a manhole 75' north)
- Tract B: ±1.1161 acres (located in MUD 49)
- Potential for both tracts to be served by MUD 46
- TXDOT has approved one preliminary curb cut on the north tract
- TXDOT is willing to grant a RULIS allowing water and sewer lines to run parallel to Hwy 6
- Future driveway access via Knight Court



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