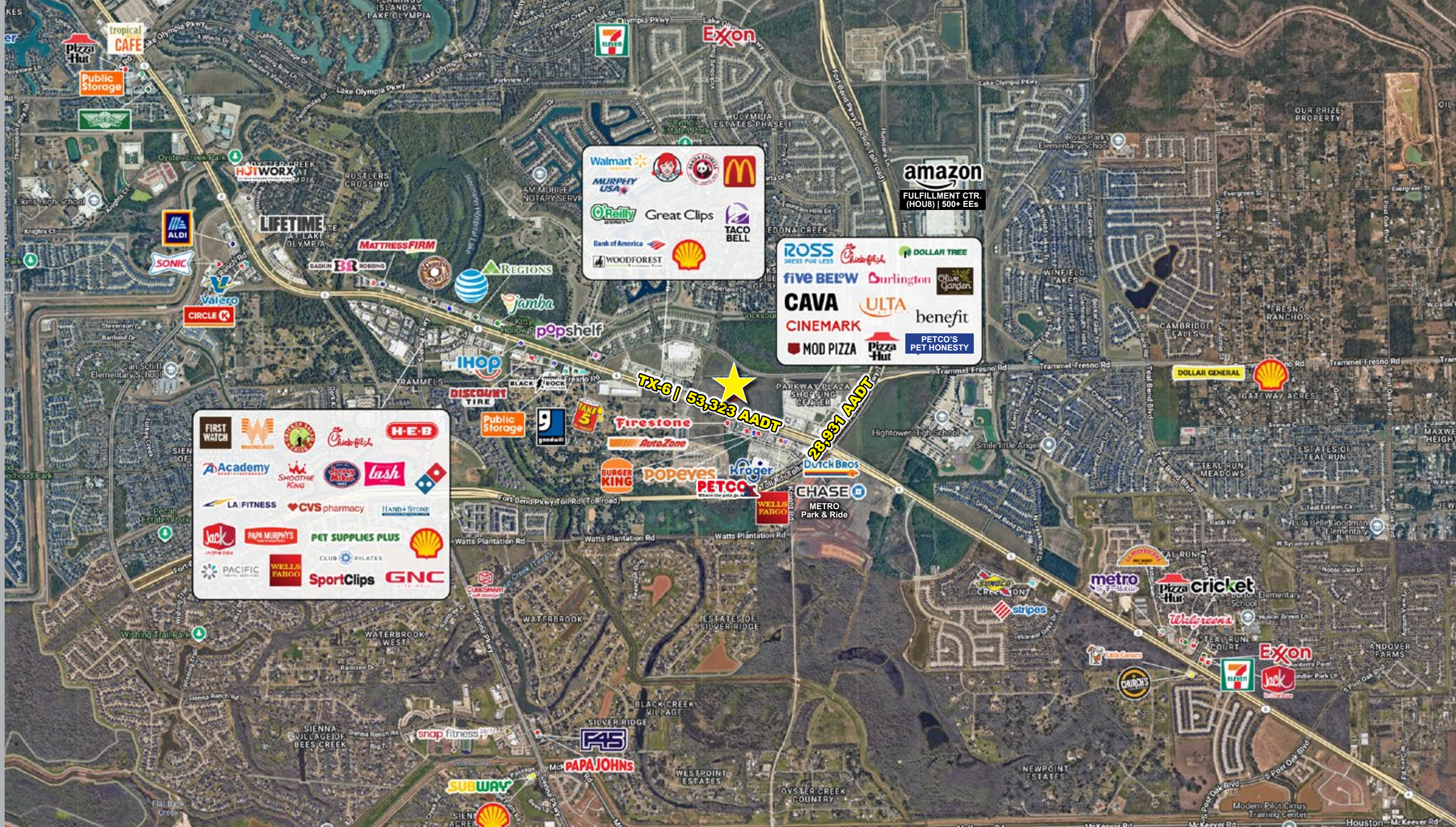


FORT BEND COMMONS

MISSOURI CITY, TX

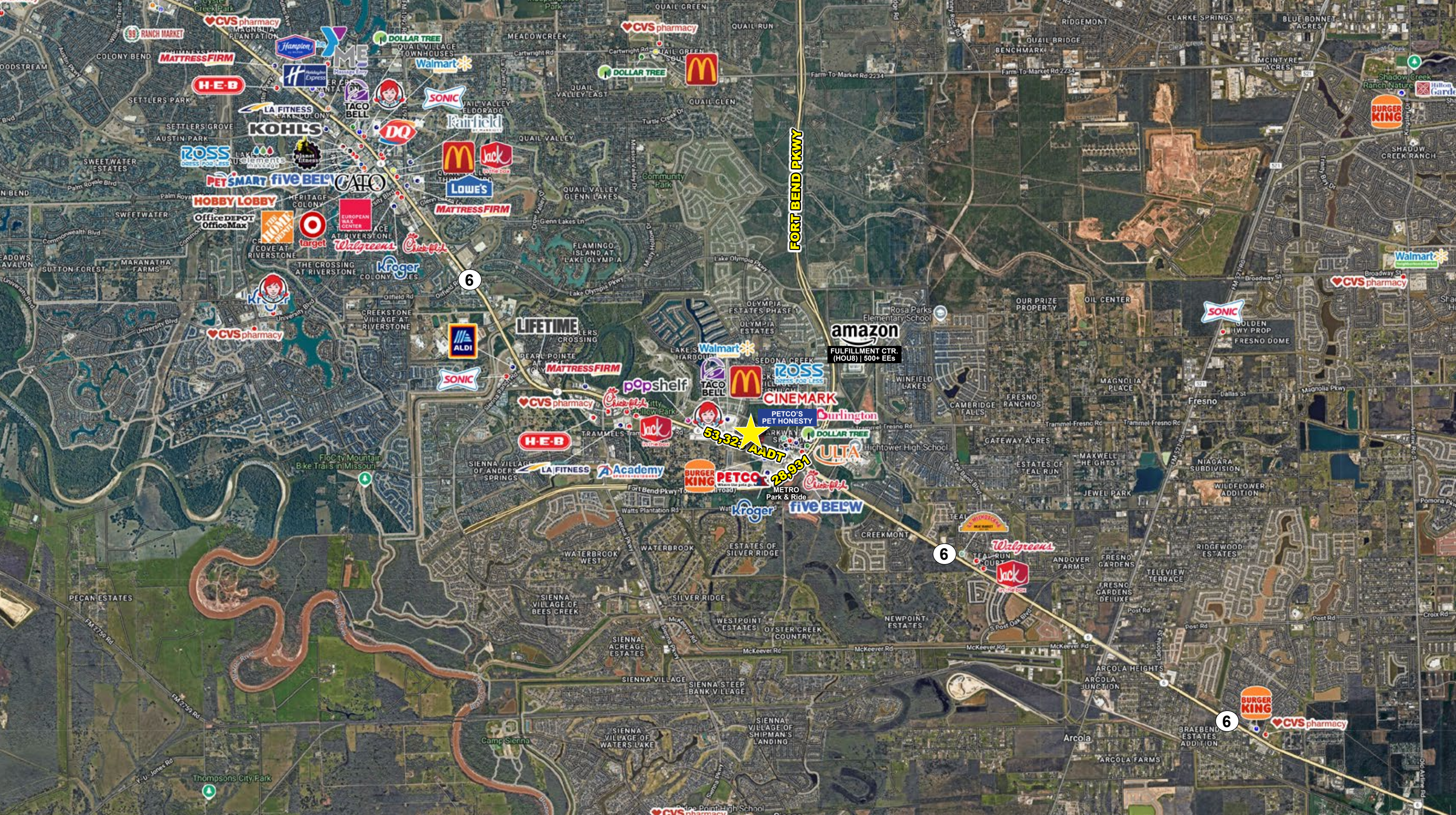


SITE DESCRIPTION

TX-6 & VICKSBURG BOULEVARD
SHOPPING CENTER: ± 12.97 ACRES
OUTPARCEL TOTAL: ± 7.36 ACRES

53,323 AADT ON TX-6
28,931 AADT ON FT. BEND PKWY

The site is located at the absolute heart of Missouri City's vibrant growth – a recognized jewel within Houston's most promising suburban landscape. This premier site, strategically anchored at the high-visibility intersection of Texas State Highway 6 and the Fort Bend Parkway, delivers unparalleled access and exposure within a dynamic and affluent community. Capitalize immediately on direct connectivity to the city's two most critical arteries, guaranteeing exceptional daily traffic and unmatched visibility. Furthermore, the site's direct adjacency to a major METRO Park & Ride facility provides an undeniable advantage, tapping into a broad and readily accessible customer and employee base. This is more than just a location; it's a strategic launchpad for unparalleled commercial success.



LEASING:
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MARKET AERIAL
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AERIAL - NORTHEAST

FORT BEND COMMONS | MISSOURI CITY, TX

NUMBERS

FORT BEND COMMONS
MISSOURI CITY, TX

POPULATION

2 MILE	31,675
4 MILE	117,493
6 MILE	262,401

HOUSEHOLDS

2 MILE	10,585
4 MILE	38,175
6 MILE	84,781

AVG. HH INCOME

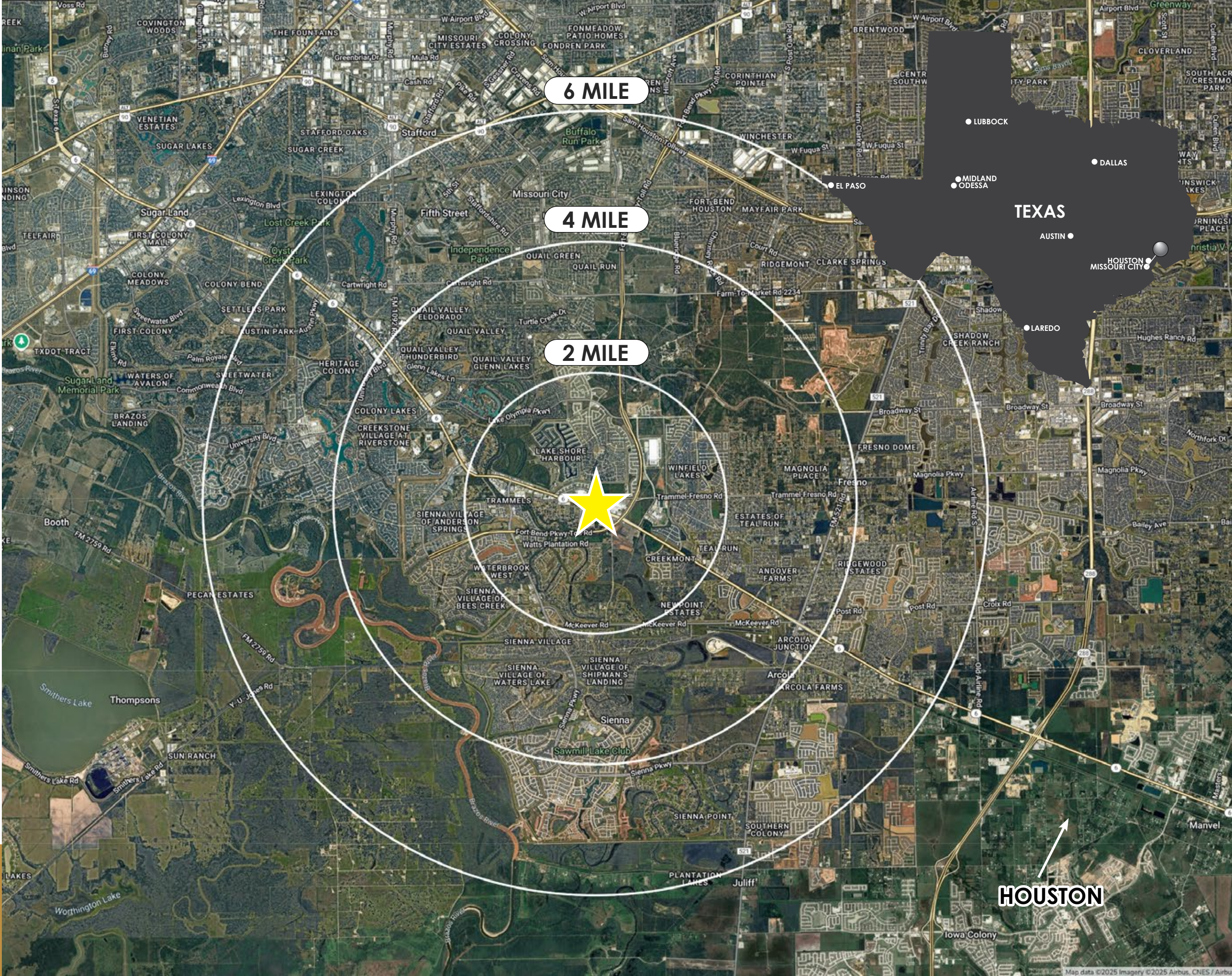
2 MILE	\$143,605
4 MILE	\$154,121
6 MILE	\$138,894

MED. HH INCOME

2 MILE	\$124,758
4 MILE	\$130,925
6 MILE	\$116,716

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SITE AERIAL
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SITE PLAN

FORT BEND COMMONS
MISSOURI CITY, TX

TOTALS

LAND AREA:	± 12.97 AC
PROPOSED AREA:	40,553 SF
PARKING:	242 SPACES
PARKING RATIO:	5.96/1000

GROCER:	23,2673 SF
PARKING:	117 SPACES
PARKING RATIO:	5.02/1000

SHOPS:	17,280 SF
PARKING:	125 SPACES
PARKING RATIO:	7.2/1000

OUTPARCELS:	
OP 1	± 1.44 AC
OP 2	± 1.00 AC
OP 3	± 1.00 AC
OP 4	± .95 AC
OP 5	± 1.00 AC
OP 6	± 1.00 AC
OP 7	± 1.00 AC



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