

# 7.64 Acres For Sale Adjacent to Walmart

9929 TX-6, MISSOURI CITY, TX 77459



**\$2,750,000 (\$8.27/SF)**

## Cody Persyn

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## Property Overview

<b>Address</b>	9929 TX-6 Missouri City, TX
<b>Lot Size</b>	7.64 AC
<b>County</b>	Fort Bend County
<b>Adjacent Retail/QSR</b>	Walmart (1.5M visits to annually), Murphy USA, Panda Express, Pop Shelf, Wendy's O'Reilly, Verizon, and more
<b>Access</b>	Located at the northeast corner of State Highway 6 & Trammel Fresno Road
<b>Zoning</b>	LC-3
<b>Area Overview</b>	High-growth area for retail
<b>Traffic Counts</b>	39,643 VPD along State Highway 6
<b>Parking</b>	In close proximity to the Sienna Master Planned Community and the Fort Bend Parkway Toll Road
<b>Price</b>	\$2,750,000 (\$8.27/SF)

**SIENNA CROSSING RETAIL CENTER**

**FORT BEND TOWN CENTER II UNDER CONSTRUCTION**

± 599,633 SF PROPOSED RETAIL

**amazon**  
1,882 EMPLOYEES

**WELLS FARGO** **H-E-B**  
**WHATABURGER**

**pop shelf** **verizon**  
**Bank of America** **MURPHY USA** **O'Reilly**  
**Panda Express** **McDonald's** **TACO BELL** **Wendy's**

**SITE** **Walmart**

39,643 VPD

**KOLACHE FACTORY** **STARBUCKS COFFEE**  
**TAKE 5** **Goodwill**

25,374 VPD

**COMING SOON: SHOPS AT VICKSBURG**

**HIGH TOWER HIGH SCHOOL**  
2,150 STUDENTS

**FORT BEND TOWN CENTER I**

**COMING SOON: FORT BEND TOWN CENTER III**

Fort Bend Parkway Toll Rd

6 TEXAS

6 TEXAS





# Demographic Summary Report

9929 Highway 6, Missouri City, Texas, 77459

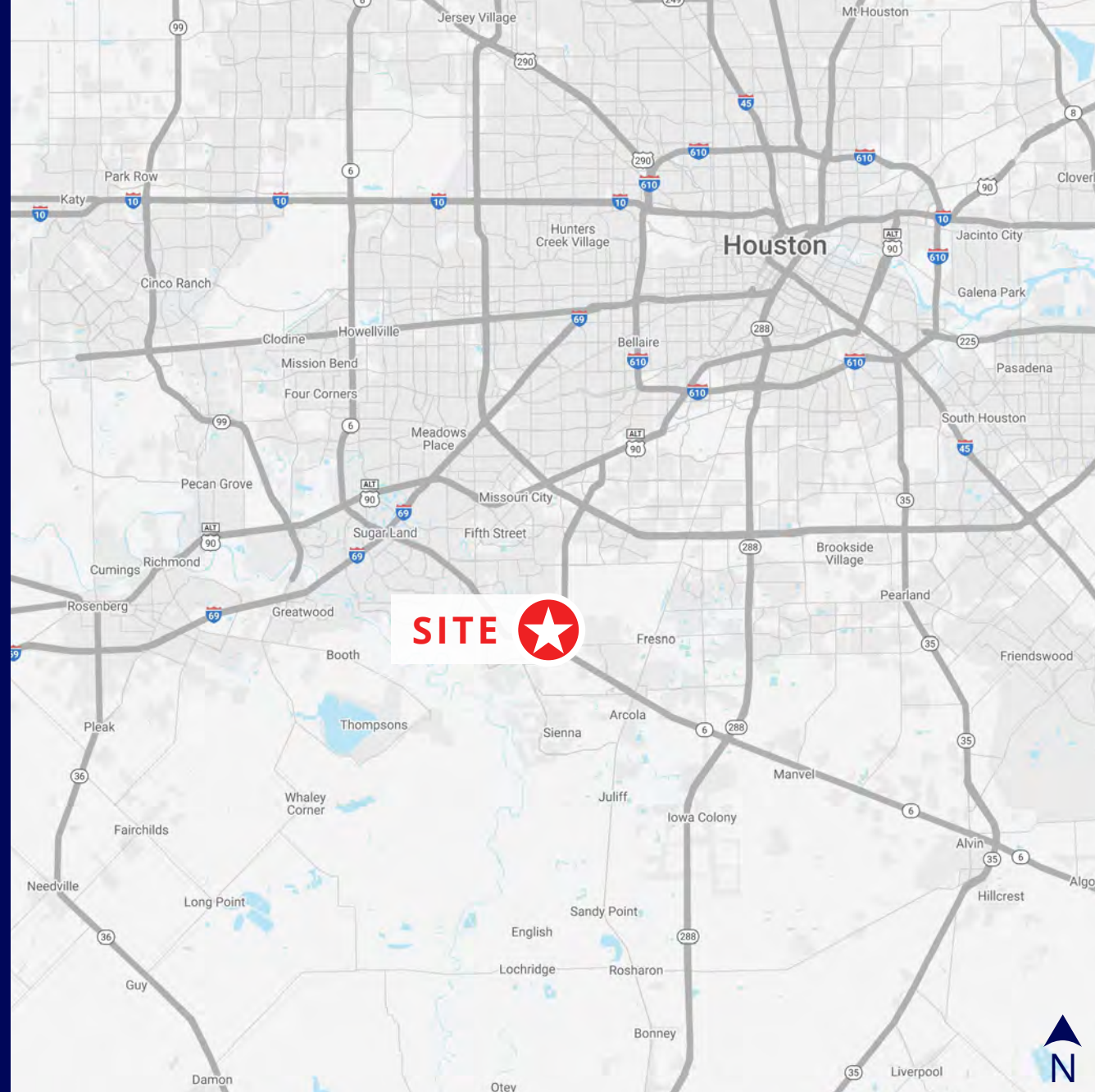
Prepared by Colliers  
 Latitude: 29.53507  
 Longitude: -95.51718

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	1,462	20,391	73,880
2010 Total Population	3,618	46,109	118,367
2020 Total Population	6,202	67,102	160,243
2025 Total Population	9,977	78,076	183,915
2025 Group Quarters	12	59	272
2030 Total Population	11,585	88,189	209,269
2000-2020 Growth Rate: Population (CAGR)	7.5%	6.1%	4.0%
2010-2020 Growth Rate: Population (CAGR)	5.5%	3.8%	3.1%
2020-2025 Growth Rate: Population (CAGR)	9.5%	2.9%	2.7%
2025-2030 Growth Rate: Population (CAGR)	3.0%	2.5%	2.6%
2025 Total Daytime Population	6,372	51,299	129,802
Workers	1,774	12,448	36,299
Residents	4,598	38,851	93,503
2025 Workers % of Daytime Population	27.8%	24.3%	28.0%
2025 Residents % of Daytime Population	72.2%	75.7%	72.0%
<b>Household Summary</b>			
2000 Households	446	6,425	22,968
2010 Households	1,276	14,604	37,377
2025 Households	3,615	25,759	59,928
2025 Average Household Size	2.76	3.03	3.06
2030 Households	4,291	29,501	68,992
2000-2020 Growth Rate: Households (CAGR)	8.4%	6.2%	4.1%
2010-2020 Growth Rate: Households (CAGR)	5.8%	4.0%	3.2%
2020-2025 Growth Rate: Households (CAGR)	9.6%	3.5%	3.0%
2025-2030 Growth Rate: Households (CAGR)	3.5%	2.8%	2.9%
2010 Families	1,019	12,298	31,020
2025 Families	2,795	20,755	48,066
2030 Families	3,288	23,629	55,206
2025-2030 Annual Rate	3.30%	2.63%	2.81%
<b>Housing Unit Summary</b>			
2025 Housing Units	4,001	26,955	62,658
Owner Occupied Housing Units	73.0%	81.8%	82.0%
Renter Occupied Housing Units	27.0%	18.2%	18.0%
Vacant Housing Units	9.7%	4.4%	4.4%
<b>Owner Occupied Median Home Value</b>			
2025 Median Home Value	\$379,356	\$375,472	\$357,105
2030 Median Home Value	\$447,666	\$442,914	\$430,966
<b>Income</b>			
2025 Per Capita Income	\$47,046	\$49,494	\$45,845
2025 Median Household Income	\$108,976	\$121,638	\$107,614
2025 Average Household Income	\$134,214	\$149,378	\$140,600
Household Income Base	3,615	25,759	59,928
<\$15,000	0.3%	2.6%	3.8%
\$15,000 - \$24,999	3.6%	2.5%	3.4%
\$25,000 - \$34,999	3.2%	3.2%	3.9%
\$35,000 - \$49,999	3.3%	4.9%	6.8%
\$50,000 - \$74,999	13.9%	12.8%	13.8%
\$75,000 - \$99,999	20.7%	15.1%	14.5%
\$100,000 - \$149,999	26.1%	21.2%	20.2%
\$150,000 - \$199,999	11.7%	13.7%	12.5%
\$200,000+	17.3%	24.0%	21.2%



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