

For Sale ±29 Acres

Highway 6 at Vicksburg Blvd, Missouri City, TX 77459



Accelerating success.

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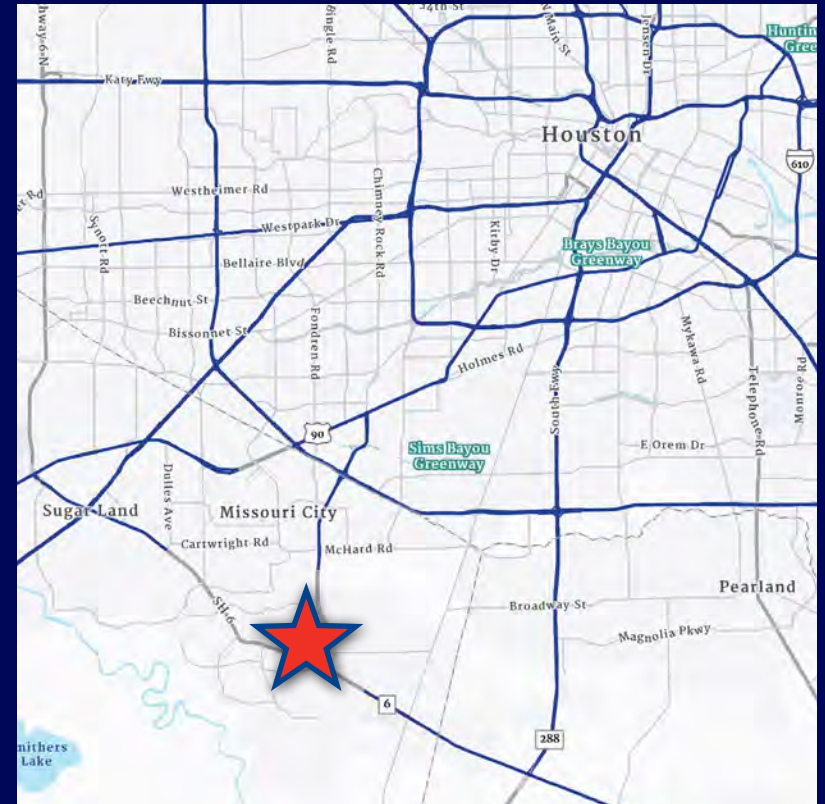
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Site Information

Size	±29 Acres behind pads
Street Address	Highway 6 at Vicksburg Blvd
City, State, Zip	Missouri City, TX 77459
County	Fort Bend
APN	0086-00-000-2121-907 0077-00-000-0303-907
Zoning	SD
Utilities	City of Missouri City
Improvements	Raw Land
Longitude, Latitude	29.534452, -95.513495
Schools	Fort Bend Independent School District
Potential Uses	Retail, medical, residential and office
Subdivision	Owner will subdivide

2024 Tax Rates

D01 - Fort Bend Drainage	\$0.011316
G01 - Fort Bend County General	\$0.451376
S07 - Fort Bend ISD	\$0.986900
C09 - City of Missouri City	\$0.578045
J07 - Houston Community College	\$0.096967
TOTAL (\$ per \$100 Value)	\$2.124604



Colliers is pleased to offer qualified developers and end users the rare opportunity to acquire ±29 acres of land located near the intersection of Highway 6 and Fort Bend Parkway in Missouri City, TX. This tract represents the last large parcel of undeveloped land in the trade corridor not already in developers' hands. The site is ideal for the mixed-use development of retail, medical, residential and office. Strategically situated across Highway 6 from Kroger, between Walmart and NewQuest's Ft. Bend Town Center II, this property is centrally located in the heart of the new growth in Missouri City.

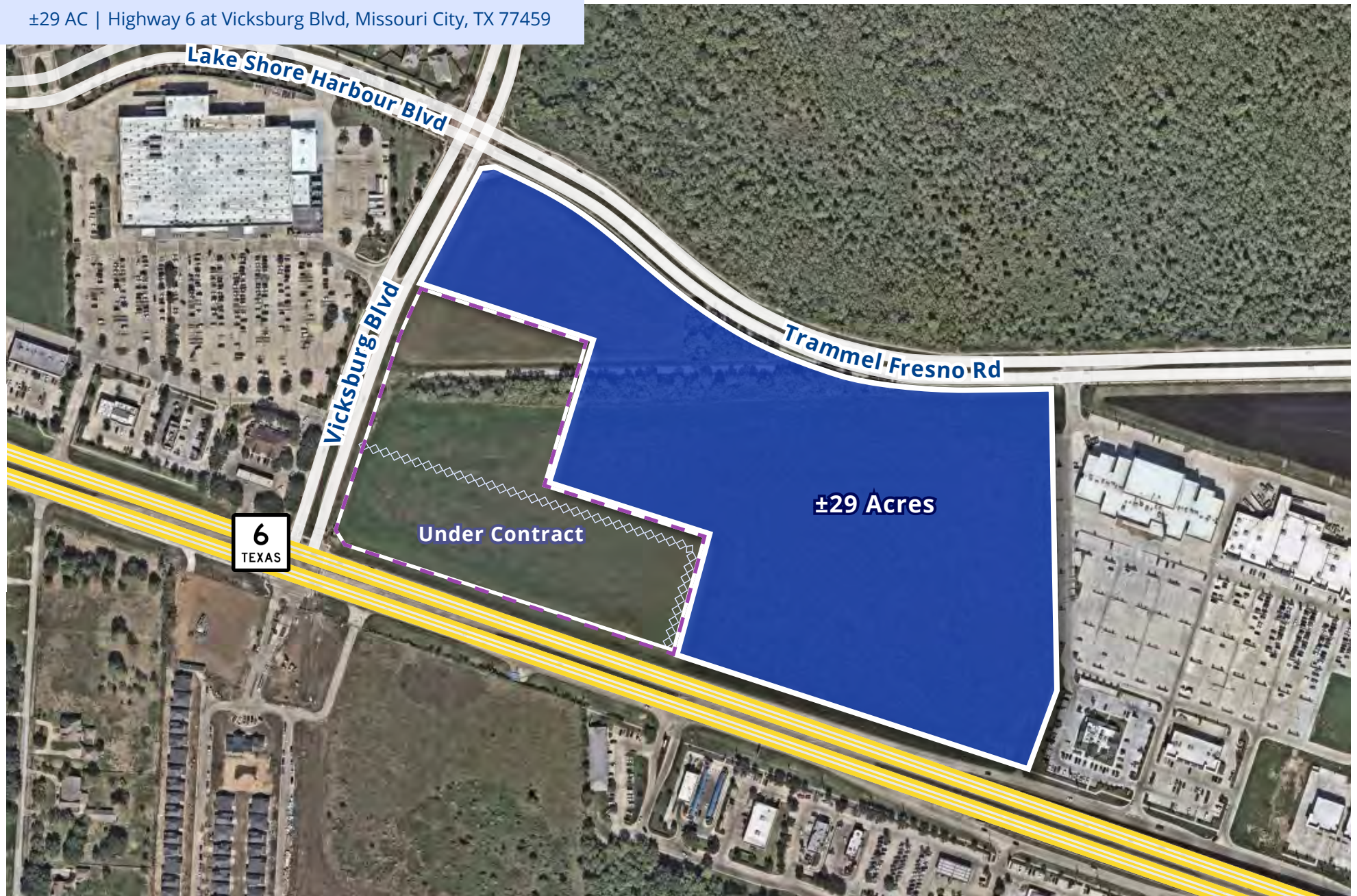
Price: Contact Brokers

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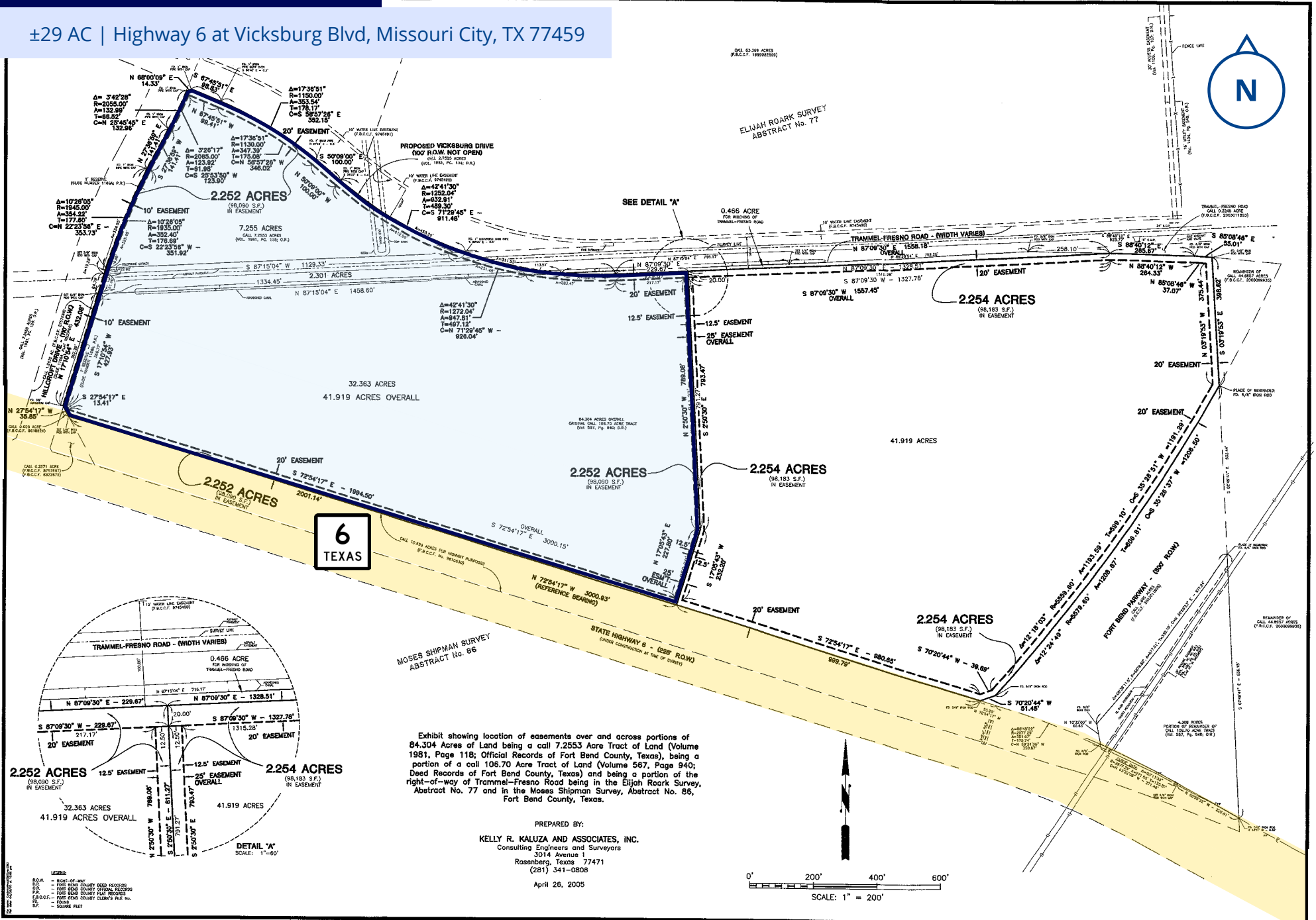
Site Dimensions

±29 AC | Highway 6 at Vicksburg Blvd, Missouri City, TX 77459



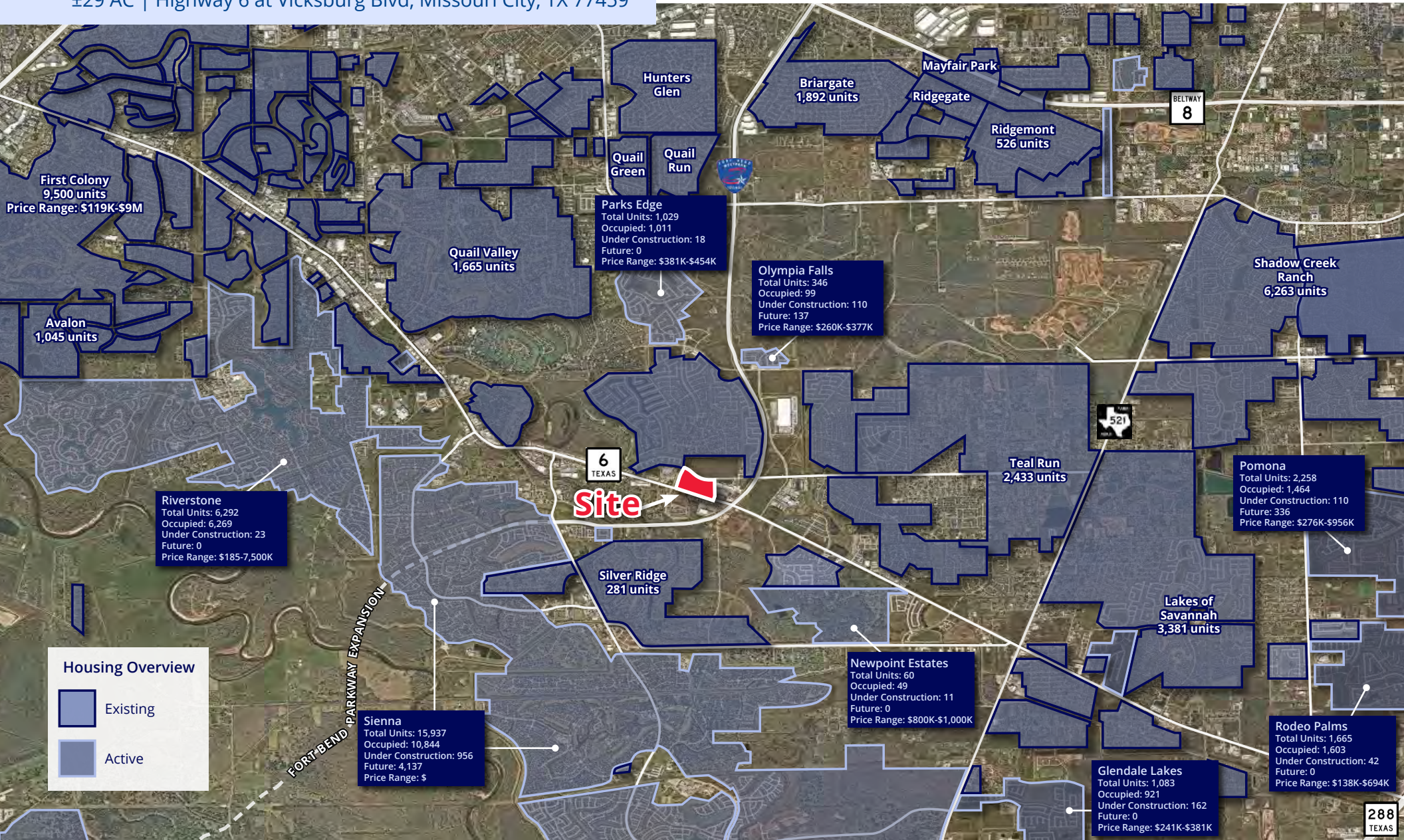
Site Survey

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Housing Aerial

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Retail Map

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Retail Map

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KEY	BUSINESS	AREAS
1	Enterprise Rent-A-Car	1,432 SF
2	Police Substation	1,190 SF
3	Coco Bella Coming Q1 2024	12,530 SF
4	Available For Lease	2,323 SF
5	Cost Cutters Hair Salon	
5	Available For Lease	1,657 SF
5	Subject to Recapture	
6	QQ China Cafe	1,500 SF
7	TSO	2,100 SF

KEY	BUSINESS	AREAS
8	Postal Annex	1,394 SF
9	Sienna Cleaners	1,213 SF
10	Image Nails	1,750 SF
11	Kroger Signature	102,984 SF
12	Wirthlin Orthodontics	1,960 SF
13	Fort Bend Liquor	2,340 SF
14	BD Dental	2,000 SF
15	Chase	3,950 SF
16	Russo's New York Pizzeria	2,450 SF

KEY	BUSINESS	AREAS
17	H&R Block	1,397 SF
18	Subway	1,400 SF
19	Available For Lease Q2 2024 End Cap with Drive-Thru	4,890 SF
20	Proposed Dutch Bros. Coffee	9,800 SF
21	Wells Fargo	4,055 SF
22	Popeyes	2,157 SF
23	Burger King	3,150 SF



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KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS
1	Cinemark	56,865 SF	10	The Joint Chiropractic	1,409 SF	19	MOD Pizza	2,602 SF	28	Proposed Chick-fil-A	4,561 SF
2	Petco	12,598 SF	11	Dollar Tree	10,000 SF	20	Available For Lease	4,992 SF	29	McAlister's Deli	2,800 SF
3	Burlington	25,116 SF	12	Michaels	15,716 SF	21	Gyro Republic	2,000 SF	30	Elite Endodontist	3,500 SF
4	ULTA	10,033 SF	13	EOS Fitness	40,000 SF	22	Share tea	1,200 SF	31	Proposed Trill Burgers	2,800 SF
5	Ross	22,106 SF	14	Future Lease	6,750 SF	23	Sapporo Sushi Bar	3,200 SF	32	Swig	634 SF
6	Five Below	8,542 SF	15	Olive Garden	7,932 SF	24	Buffalo Wild Wings	5,200 SF	33	Proposed Kelsey Seybold	36,788 SF
7	America's Best Eyewear	3,490 SF	16	CAVA	2,450 SF	25	Marble Slab Creamery	1,600 SF			
8	Nail Salon	2,800 SF	17	James Avery Artisan Jewelry	2,800 SF	26	Freebirds World Burrito	2,400 SF			
9	Warehouse Shoe Sale	9,791 SF	18	Howdy Hot Chicken	1,948 SF	27	Quick Quack Car Wash	3,586 SF			



Retail Map

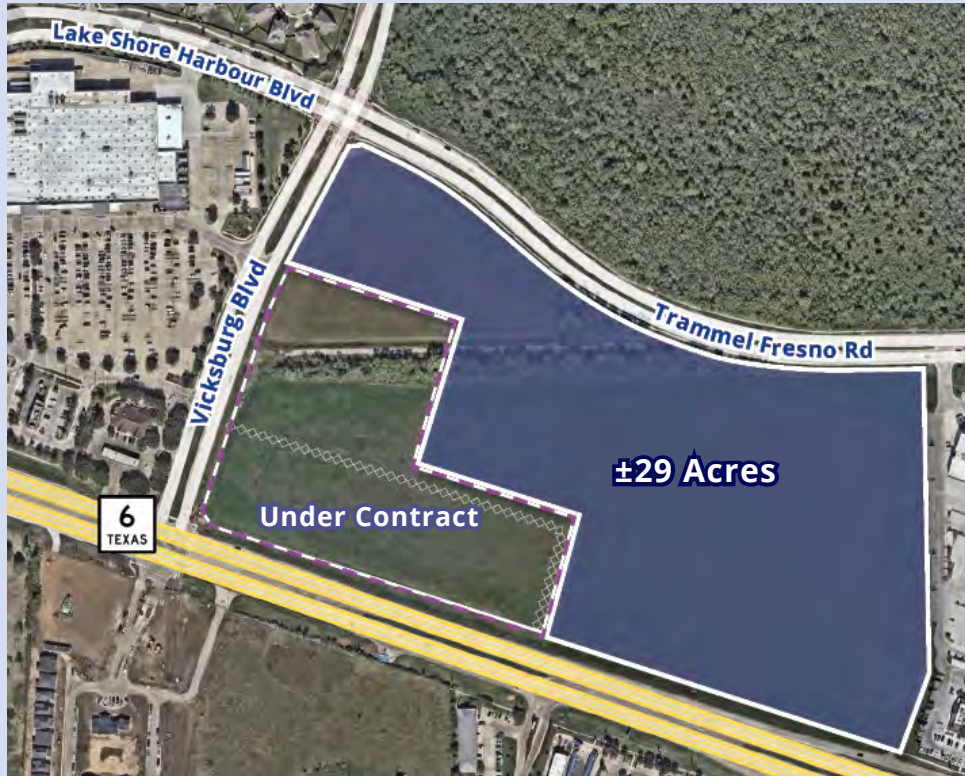
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KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS
1	Available For Lease	34,095 SF	6	Available For Lease	10,500 SF	10	Available Pad	39,239 SF	14	Available Pad	51,379 SF
2	Available For Lease	8,750 SF	7	Available For Lease	15,000 SF	11	Available Pad	33,317 SF	15	Available Pad	51,484 SF
3	Available For Lease	12,500 SF	8	Available For Lease	12,600 SF	12	Available Pad	33,117 SF	16	Available Pad	52,432 SF
4	Available For Lease	22,000 SF	9	Available For Lease	24,500 SF	13	Available Pad	51,878 SF	17	Available Pad	49,758 SF
5	Available For Lease	7,000 SF									



Demographics

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	10,120	75,454	188,97
2025 Households	3,521	24,917	61,460
2020 Population	5,671	64,293	161,313
2020-2025 Growth Rate	11.7%	3.1%	3.1%
2025 Median Age	38.6	38.0	37.9

INCOME	1 MILE	3 MILE	5 MILE
Average Household	\$133,333	\$148,307	\$141,462
Median Household	\$108,183	\$120,344	\$109,301
Per Capita Income	\$45,705	\$48,974	\$45,994

CENSUS HOUSEHOLDS	1 MILE	3 MILE	5 MILE
1-Person	17.0%	15.1%	15.4%
2-Person	27.9%	26.5%	26.6%
3+Person	55.1%	58.4%	58.0%
Owner-occupied	72.2%	77.8%	78.9%
Renter-occupied	18.7%	17.7%	16.5%

RACE & ETHNICITY	1 MILE	3 MILE	5 MILE
White	15.4%	21.8%	20.0%
Black or African American	47.0%	42.4%	39.0%
Asian or Pacific Islander	25.4%	19.3%	19.0%
Hispanic	12.3%	16.8%	23.3%
Other Races	4.9%	6.5%	10.5%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date