

FORT BEND PARKWAY



AVAILABLE OPPORTUNITIES

1. Parkway Crossing

Planned 42-acre mixed-use development along Fort Bend Parkway with retail, dining, hotel, and employment.

2. SWC – Fort Bend Toll Rd

& Lake Olympia Pkwy

±12.4-acre commercial site at major connecting corridors expanding regional trade areas.

3. Sprouts-Anchored Retail Center

Proposed Sprouts-anchored center with ±0.95–3.95-acre pads and divisible retail space.

4. Fort Bend Town Center III

METRO garage-anchored development with multifamily underway, retail, pad sites available, and proposed wholesale club.

5. Hurricane Lane & Highway 6

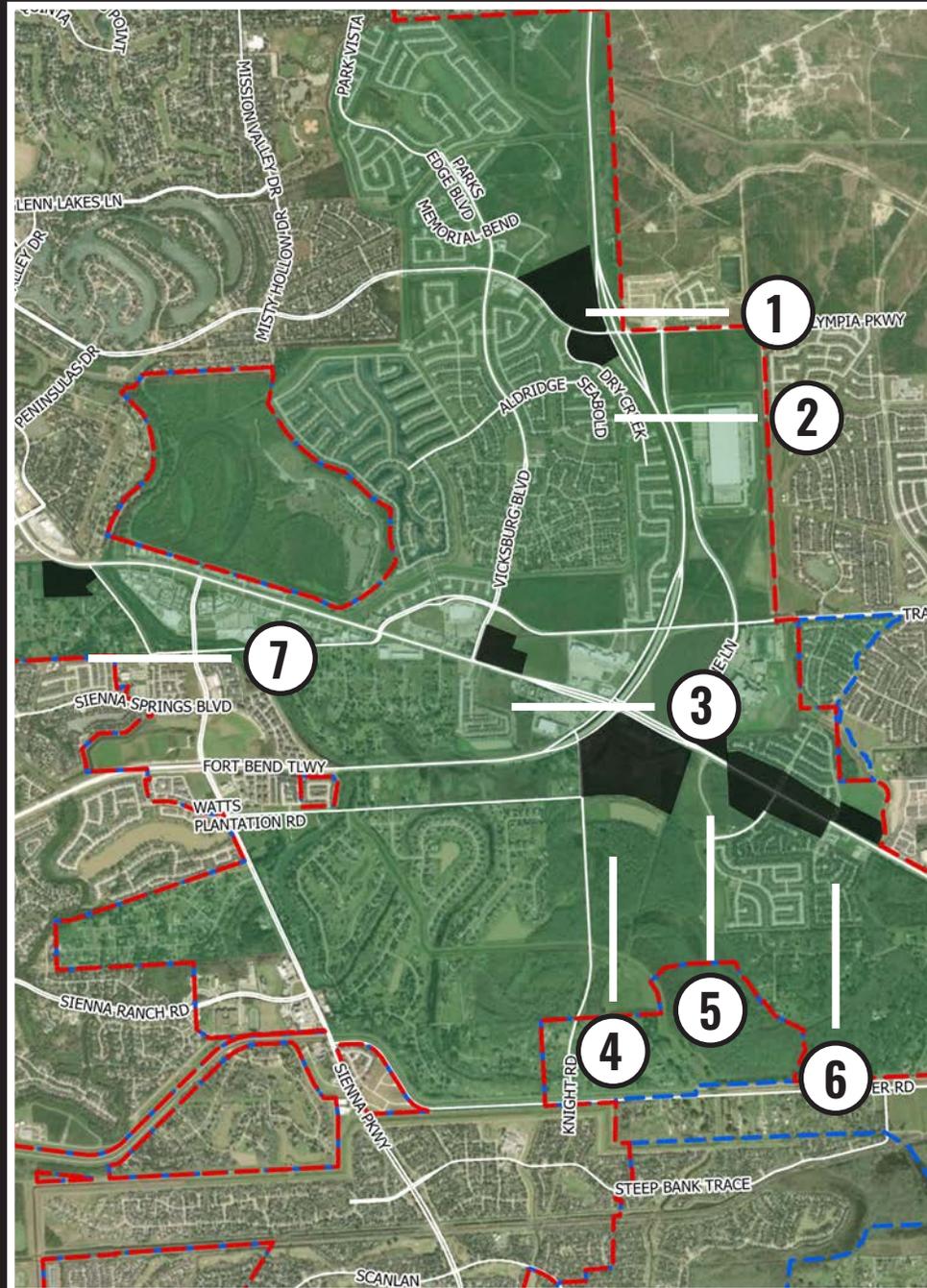
±13.2-acre commercial development opportunity along Fort Bend Parkway serving growing residential demand.

6. The Shoppes at Fort Bend

±49.6-acre across five tracts supporting office, retail, and restaurant uses.

7. Highway 6 & McKeever Road

±15.97-acre commercial site between both primary entrances to the Sienna master-planned community.



About the Area

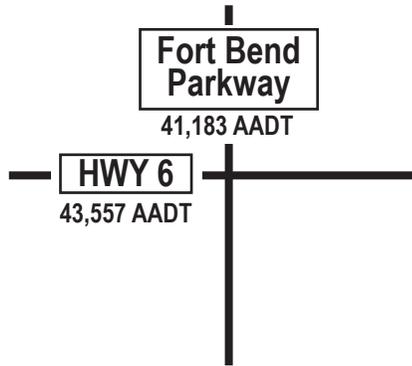
A strategic growth hub anchored by direct tollway access and proximity to major employment centers. The corridor offers significant development potential for larger-scale commercial, employment, and mixed-use projects serving a regional market.





FORT BEND PARKWAY 15-MINUTE TRADE AREA OVERVIEW

ACCESS & VISIBILITY



MARKET SNAPSHOT

POPULATION & GROWTH

Estimated population within 15-minute drive time (2026) **339,928**

EDUCATIONAL ATTAINMENT

Share of residents age 25+ with a college degree **42.3%**

HOUSEHOLD COMPOSITION

Family household composition within the trade area **71.6%**

MEDIAN INCOME

Median household income within 15-minute trade area **\$94,916**

WORKFORCE PROFILE

Employment composition of resident workforce

White Collar Workers **68.3%**
Blue Collar Workers **31.7%**

HOUSING

Owner-occupied housing share within the trade area **74.8%**

RETAIL & SERVICE OPPORTUNITY GAPS

Pharmacy, Health & Beauty Retail	\$718.6M
Specialty & Neighborhood Grocery	\$539.7M
Discount & General Merchandise Retail	\$306.7M
Building Material / Supplies Dealers	\$235.9M
Fast Casual & Quick-Service Restaurant	\$140.0M
Full-Service Dining	\$126.5M
Clothing Stores	\$114.2M
Department Stores	\$103.3M
Pets / Pet Foods / Pet Supplies	\$47.5M
Lawn / Garden Equipment & Supplies Stores	\$41.3M

