

# HIGHWAY 6 / FM 1092



## AVAILABLE OPPORTUNITIES

### 1. Former CVS

High-visibility former retail site with strong access and redevelopment flexibility.

### 2. Lexington Village

Undeveloped land with pad-site opportunities serving new residential developments.

### 3. Murphy Village

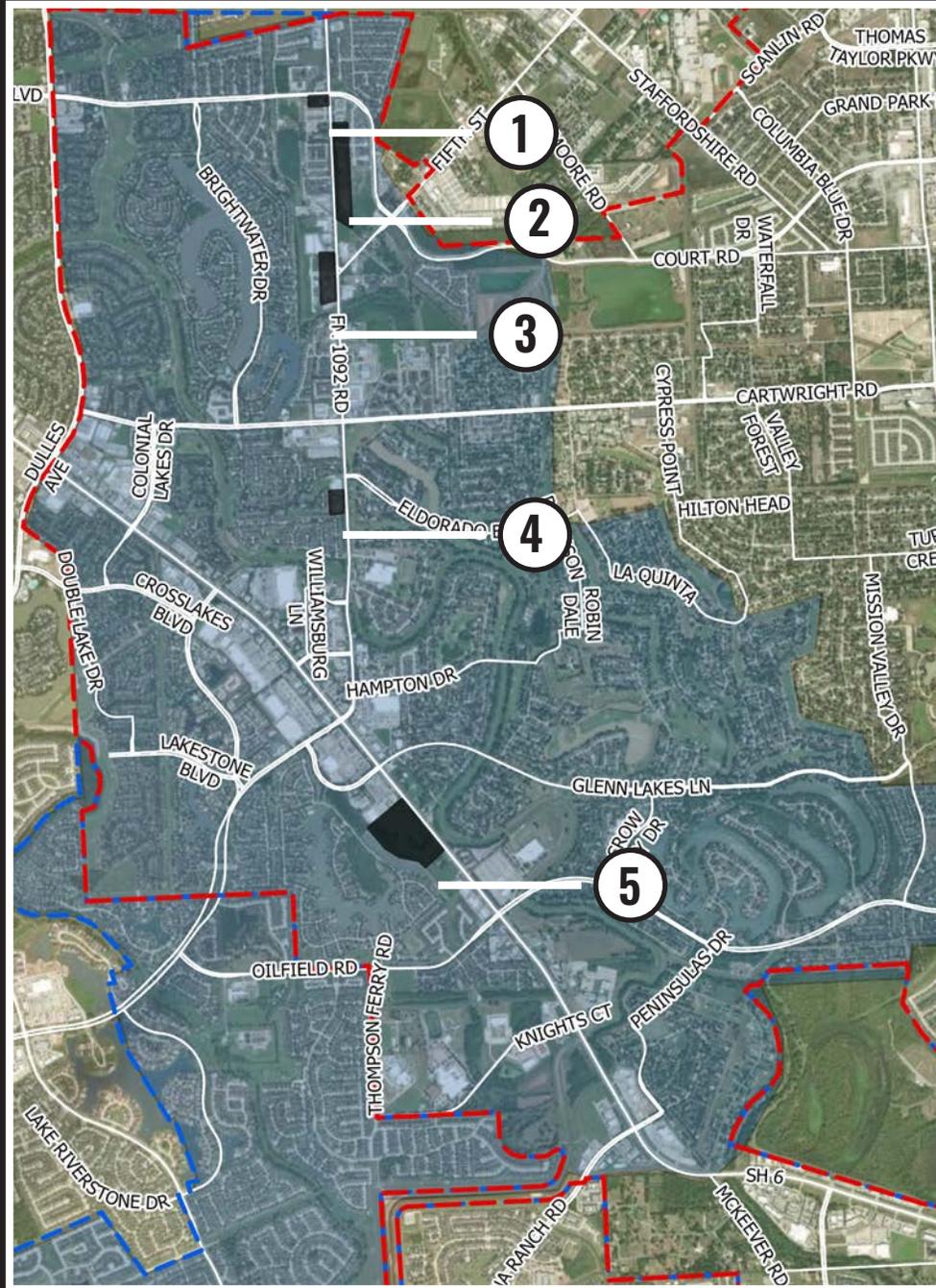
Neighborhood-scale commercial site suitable for modernized retail or service uses.

### 4. Plantation Creek

New commercial development supported by established residential and retail.

### 5. Brazos Lakes

Large mixed-use site offering long-term, phased development opportunities between Riverstone and Sienna master-planned communities.



## About the Area

A prime retail corridor with high visibility, strong traffic volumes, and a concentration of established shopping centers and services. This area functions as one of Missouri City's primary commercial spines, supporting both neighborhood-serving and destination retail uses.

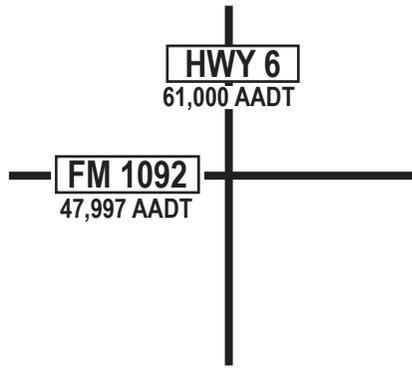




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## 15-MINUTE TRADE AREA OVERVIEW

### ACCESS & VISIBILITY



### MARKET SNAPSHOT

#### POPULATION & GROWTH

Estimated population within 15-minute drive time (2026) **260,509**

#### EDUCATIONAL ATTAINMENT

Share of residents age 25+ with a college degree **50.8%**

#### HOUSEHOLD COMPOSITION

Family household composition within the trade area **72.5%**

#### MEDIAN INCOME

Median household income within 15-minute trade area **\$109,547**

#### WORKFORCE PROFILE

Employment composition of resident workforce

White Collar Workers	<b>76.1%</b>
Blue Collar Workers	<b>23.9%</b>

#### HOUSING

Owner-occupied housing share within the trade area **74.3%**

### RETAIL & SERVICE OPPORTUNITY GAPS

Pharmacy, Health & Beauty Retail	<b>\$170.3M</b>
Specialty & Neighborhood Grocery	<b>\$143.8M</b>
Discount & General Merchandise Retail	<b>\$90.4M</b>
Full-Service & Anchor Grocery	<b>\$84.2M</b>
Building Material / Supplies Dealers	<b>\$63.8M</b>
Clothing Stores	<b>\$34.9M</b>
Full-Service Dining	<b>\$20.6M</b>
Fast Casual & Quick-Service Restaurants	<b>\$14.0M</b>
Pets / Pet Foods / Pet Supplies	<b>\$13.2M</b>
Sporting Goods/Hobby/Musical Instrument Stores	<b>\$11.7M</b>

