

TEXAS PARKWAY / US90A



AVAILABLE OPPORTUNITIES

1. SEC of Beltway 8 & Gessner

Last undeveloped Beltway 8 corner with 130K AADT on 5-acres.

2. New Build Strip Center (Food/Retail)

New retail development featuring multiple drive-thru opportunities and convenience-oriented commercial space.

3. Quail Corner

Neighborhood commercial site offering reinvestment potential.

4. Missouri City Central

Established retail center with repositioning opportunities.

5. NWC of Turtle Creek & Texas Parkway

Commercial corner site with visibility and access serving nearby neighborhoods.

6. Draper Tract

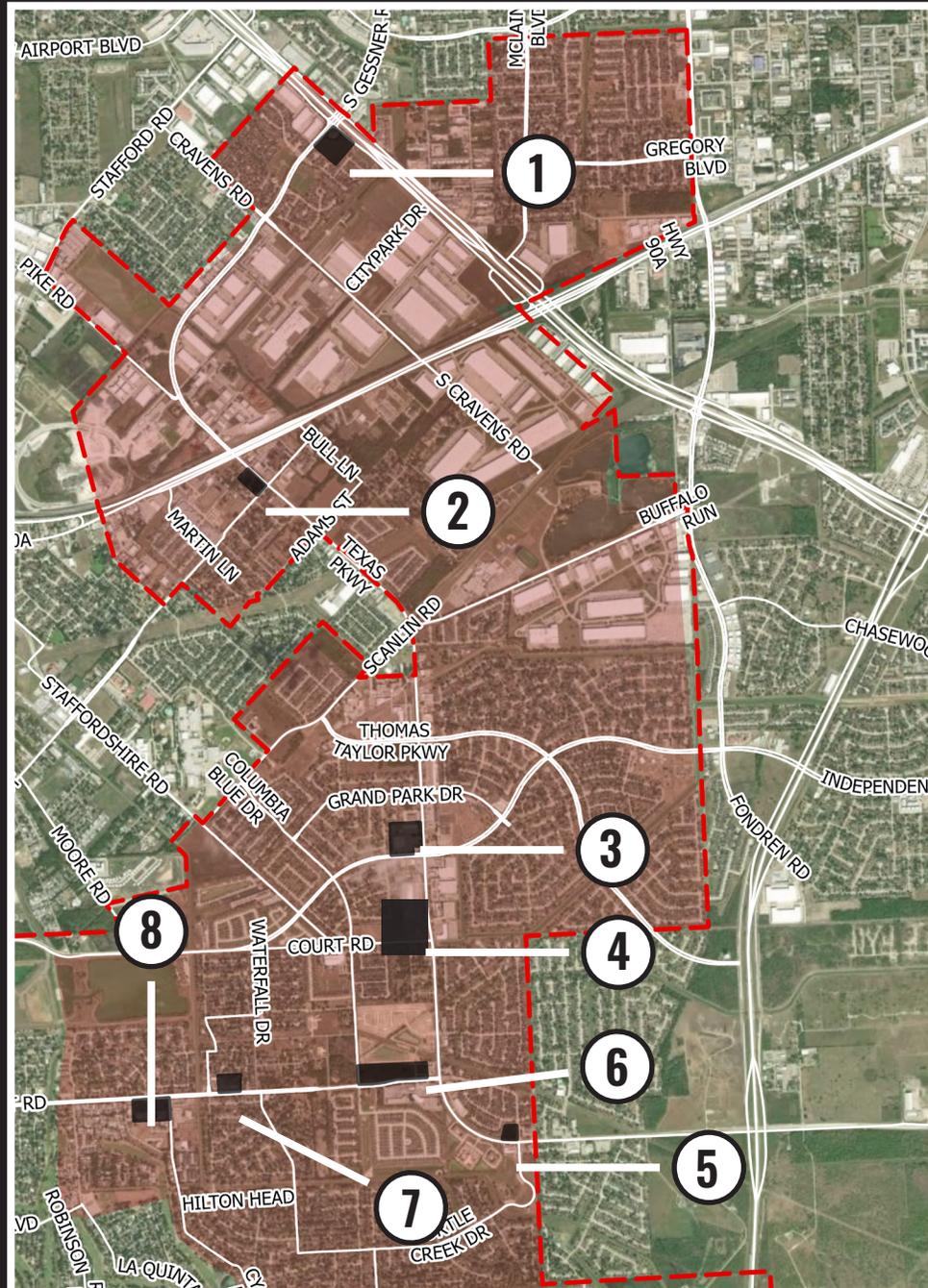
20-acre commercial-zoned site between signalized intersections with no detention required.

7. Former Grocery Store – Redevelopment Opportunity

43,000 square foot divisible building on 2.91 acres within a mature neighborhood.

8. Quail Valley Shopping Center

Community-serving shopping center positioned for modernization and long-term reinvestment.



About the Area

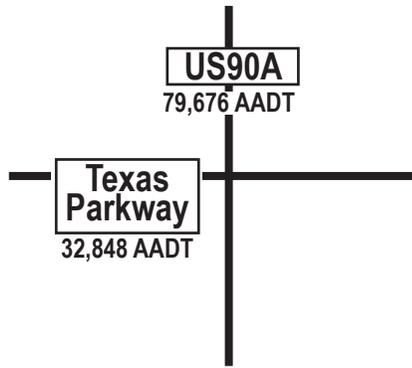
An emerging commercial district positioned for revitalization, featuring redevelopment opportunities and strong community investment. The area serves as a key gateway into Missouri City, with access to established neighborhoods, civic assets, and long-term reinvestment potential.





TEXAS PARKWAY/US90A 15-MINUTE TRADE AREA OVERVIEW

ACCESS & VISIBILITY



MARKET SNAPSHOT

POPULATION & GROWTH

Estimated population within 15-minute drive time (2026) **375,994**

EDUCATIONAL ATTAINMENT

Share of residents age 25+ with a college degree **35.7%**

HOUSEHOLD COMPOSITION

Family household composition within the trade area **64.5%**

MEDIAN INCOME

Median household income within 15-minute trade area **\$70,660**

WORKFORCE PROFILE

Employment composition of resident workforce

White Collar Workers **61.2%**
Blue Collar Workers **38.8%**

HOUSING

Owner-occupied housing share within the trade area **58.1%**

RETAIL & SERVICE OPPORTUNITY GAPS

Pharmacy, Health & Beauty Retail	\$676.6M
Specialty & Neighborhood Grocery	\$381.8M
Full-Service & Anchor Grocery	\$285.7M
Home Improvement & Trade Retail	\$217.2M
Discount & General Merchandise Retail	\$107.4M
Fast Casual & Quick-Service Restaurants	\$96.5M
Full-Service Dining	\$95.0M
Clothing Stores	\$43.9M
Pets / Pet Foods / Pet Supplies	\$38.2M
Sporting Goods / Hobby / Musical Instrument Stores	\$18.2M

