



Fort Bend Town Center II



53,263 VPD

6 TEXAS

Fort Bend Town Center



11,750 VPD

MEIRO NOW OPEN ±1,750 SPACES

Fort Bend Town Center III

42 Acre Development

MULTIFAMILY 600 UNITS

Skylake Commercial

Future 96 Single Family Homes

Winfield Lakes 2,104 Homes

Hightower High School

Creekmont 979 Homes

SITE

Land For Sale

Up to ±51 Acres Available

Hwy 6 & Watts Plantation Dr., Missouri City, TX 77545

JLL SEE A BRIGHTER WAY

SIMMI JAGGI

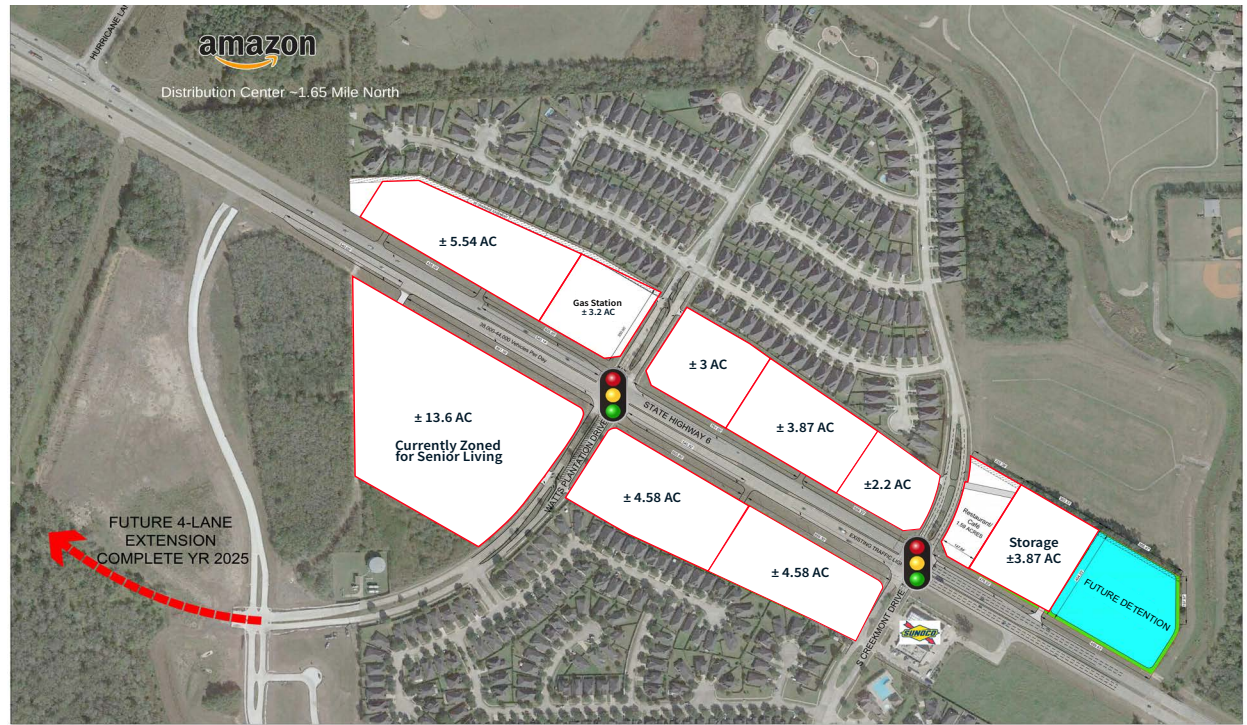
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Property Highlights

- Up to ±51 AC
- Excellent access via Highway 6 and Fort Bend Parkway
- High visibility at two separate signalized intersections
- Steady traffic from Hightower High School
- Located in the center of a booming commercial district
- Surrounded by rapid residential growth
- **Pricing**
 - Contact broker for pricing



DEMOGRAPHICS

2025 TOTAL POPULATION

1-miles	3-miles	5-miles
6,541	62,638	181,042

2025 MEDIAN AGE

1-miles	3-miles	5-miles
36.5	36.3	36.9

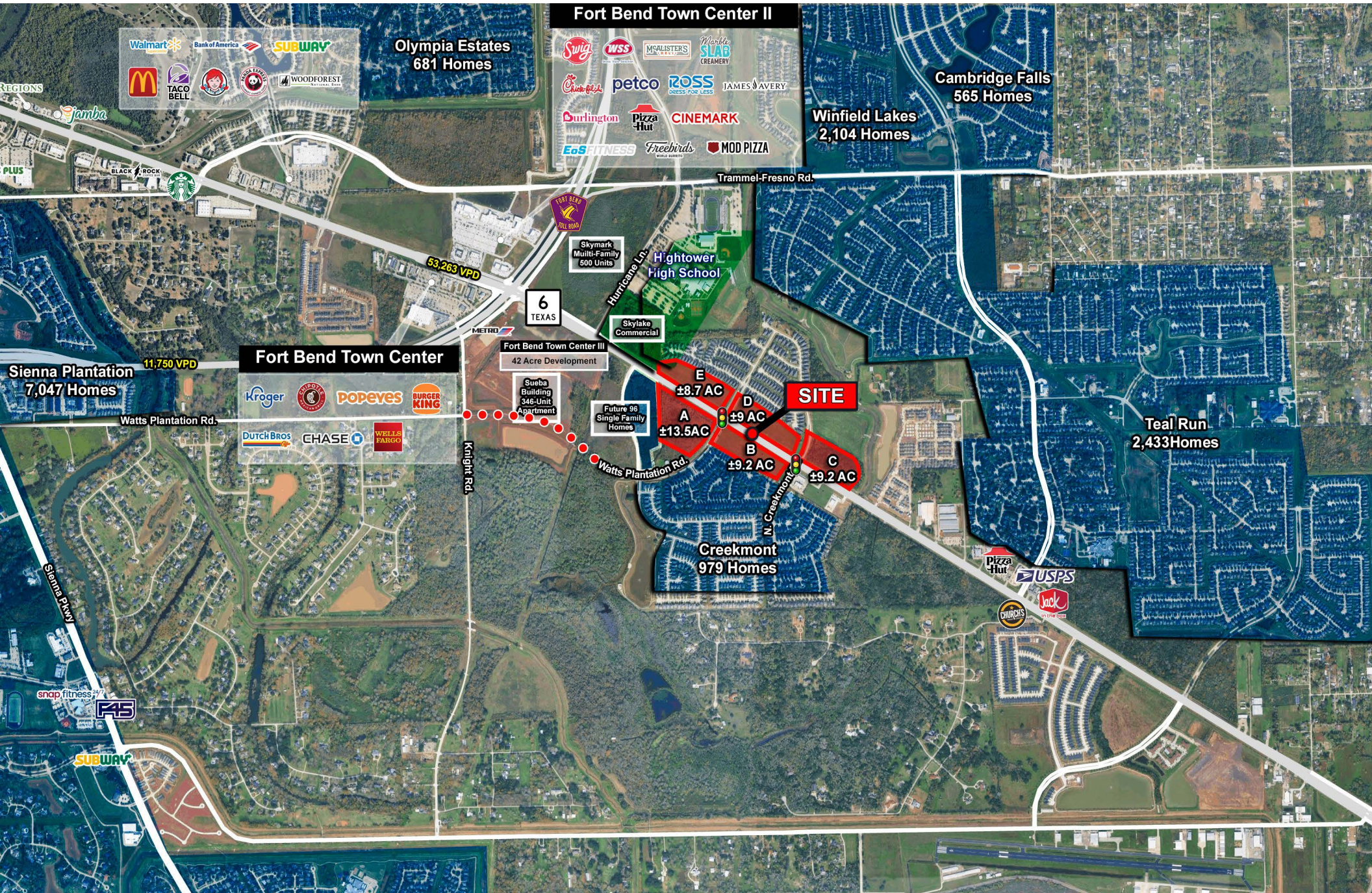
2025 AVERAGE HOUSEHOLD INCOME

1-miles	3-miles	5-miles
\$142,921	\$139,721	\$141,463

2025 AVERAGE HOME VALUE

1-miles	3-miles	5-miles
\$442,239	\$397,708	\$404,798

Aerial View



Thank you

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