

# ±5.37 Acres HIGHWAY 6

MISSOURI CITY, TEXAS 77459



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Managing Director

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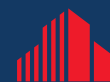
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**CUSHMAN &  
WAKEFIELD**

**±5.37 Acres  
HIGHWAY 6**



### 2020 ESTIMATED DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,372	71,113	186,922
AVG. HOUSEHOLD INCOME	\$146,497	\$133,797	\$125,066
AVG. HOUSING VALUE	\$357,372	\$350,221	\$331,469

### 2021 TRAFFIC COUNTS

	CARS PER DAY
HWY 6 ALVIN SUGARLAND RD	58,036



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Walmart  
Supercenter

HOBBY LOBBY

KOHL'S



Kroger  
FRESH FOR EVERYONE™

LOWE'S  
Home Improvement Warehouse

ALDI

Academy  
SPORTS+OUTDOORS

CVS



amazon FULFILLMENT  
Fulfilling The Customer Promise

SITE

Walmart  
Supercenter

H-E-B



NORTH

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## SIENNA PLANTATION

Sienna Plantation is a visual splendor; a 10,000-acre, master-planned community that blends naturally wooded landscapes and gorgeous modern abodes. The Missouri City, TX neighborhood boasts an attractive mixture of Traditional, Colonial, and Mediterranean style homes that are ideal for families at approximately 3,000 square feet in size. South of Sugarland, TX along Highway 6, Sienna Plantation offers residents both top-tier amenities—resort-style swimming pools, 160-acre sports park, miles of walking and hiking trails, sports leagues, social events—and a tightknit local energy that makes the community feel like a thriving small town.



## FLOODPLAIN



### MISSOURI CITY, TX

7240 KNIGHTS CT  
NEIGHBORHOOD QUICK FACTS

<b>71.1k</b>	
Population (Within Three Miles)	
<b>13%</b>	
Renter Occupied Housing Units (Within Three Miles)	
<b>\$291.3k</b>	
Median Housing Unit Value (Within Three Miles)	
<b>\$104.5k</b>	
Median Household Income (Within Three Miles)	
<b>8.9%*</b>	
City Unemployment Rate (*Preliminary for November 2020)	

### NEIGHBORHOOD SHOPPING

<b>5.9mi</b>	FROM THE PROPERTY
<b>1.2m</b>	SF SHOPPING DESTINATION
<b>160</b>	TOTAL STORES
Dillard's   Express   Forever 21   Apple   AMC Theatres	

### NEIGHBORHOOD CONVENIENCES

Within a two-mile radius of the property		

### PRIMARY EDUCATION

<b>76.4k</b>	STUDENTS SERVED
<b>81</b>	SCHOOLS AND CENTERS
<b>10.2k</b>	JOBS SUPPORTED
Austin Parkway ES   First Colony MS   Elkins HS	

### DEMAND DRIVER

<b>6.8mi</b>	FROM THE PROPERTY
<b>FLUOR.</b>	<b>2.0k</b> JOBS SUPPORTED
<b>1.0m</b>	SF FACILITY
Flour Corporation	

### DEMAND DRIVER

<b>7.2mi</b>	FROM THE PROPERTY
	<b>2.5k</b> JOBS SUPPORTED
<b>316</b>	HOSPITAL BEDS
Houston Methodist Sugar Land Hospital	

### DEMAND DRIVER

<b>7.9mi</b>	FROM THE PROPERTY
	<b>1.2k</b> JOBS SUPPORTED
<b>178k</b>	SF FACILITY
Nalco Champion Plant - Headquarters	

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- +/- 5.37 acres of land on the south side of SH6, just west of Sienna Ranch Rd., Fort Bend County, TX
- Approximately 575' of frontage along SH6
- There is a current permit for a curb cut on SH 6
- No zoning or restrictions
- The property is adjacent to Sienna Plantation, but not subject to its regulations
- CONTACT BROKERS FOR PRICING

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