

Focus Group Meeting - Developer Community

Missouri City Comprehensive Plan Update Report

September 10, 2024, 3:30 PM



How many years have you been doing business in Missouri City?

20 years

1.5 years

17 years

5 years

5 years

15 years

Why did you choose to bring your development to Missouri City?

Population Growth and vacant land

Kroger, critical mass, entertainment, anchor at Ft. Bend & Hwy 6 intersection.

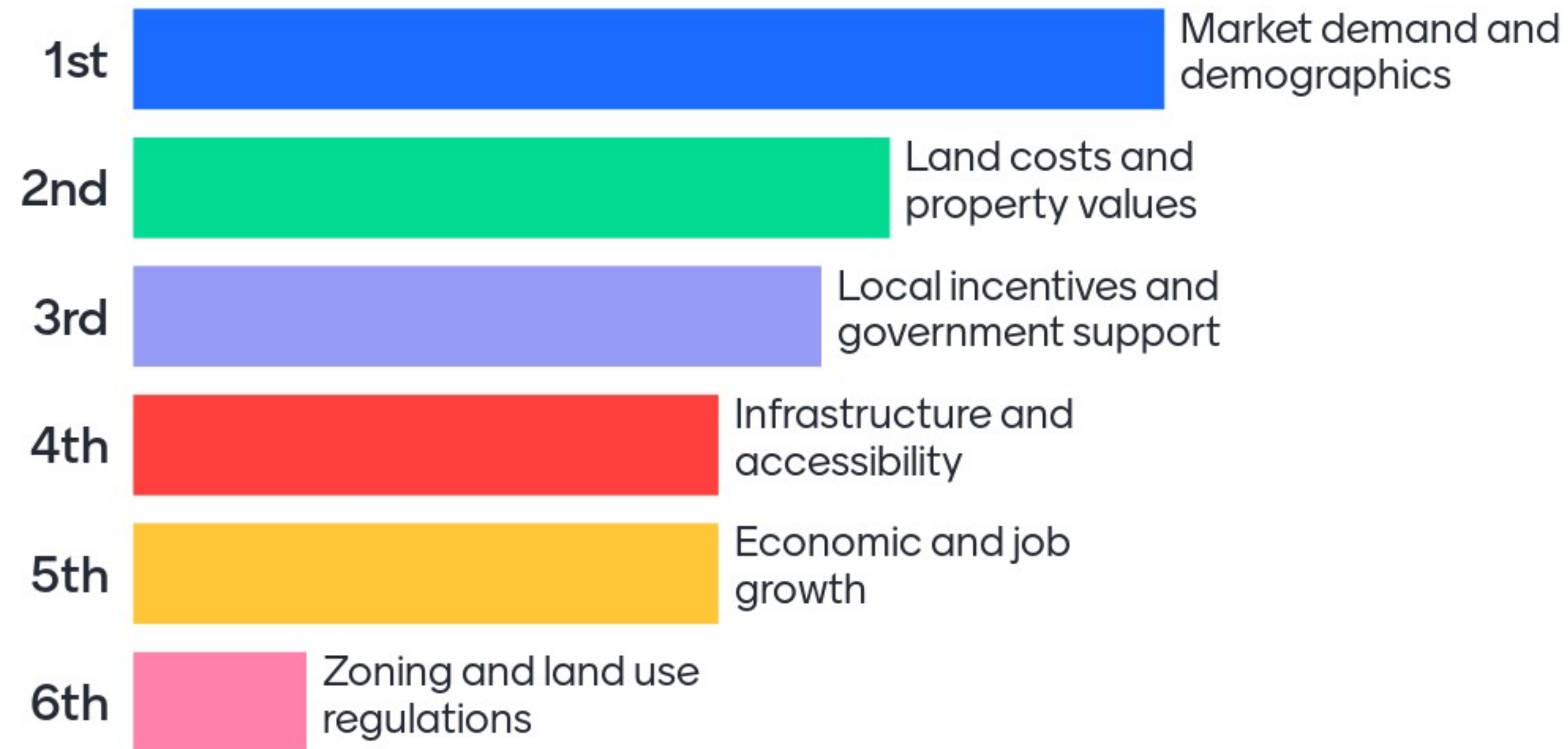
Infrastructure availability, transportation, workforce availability, attractive tax structure

Accessibility to the Beltway and US90A (access to Medical Center)

abundance of growth; able to bring multifamily and retail

Tollway, Hwy 6, accessibility, growth, affordable land prices

Please rank the most important factors for scoping for a new project, ranked 1-6, ranked 1-6 (1 being the highest).

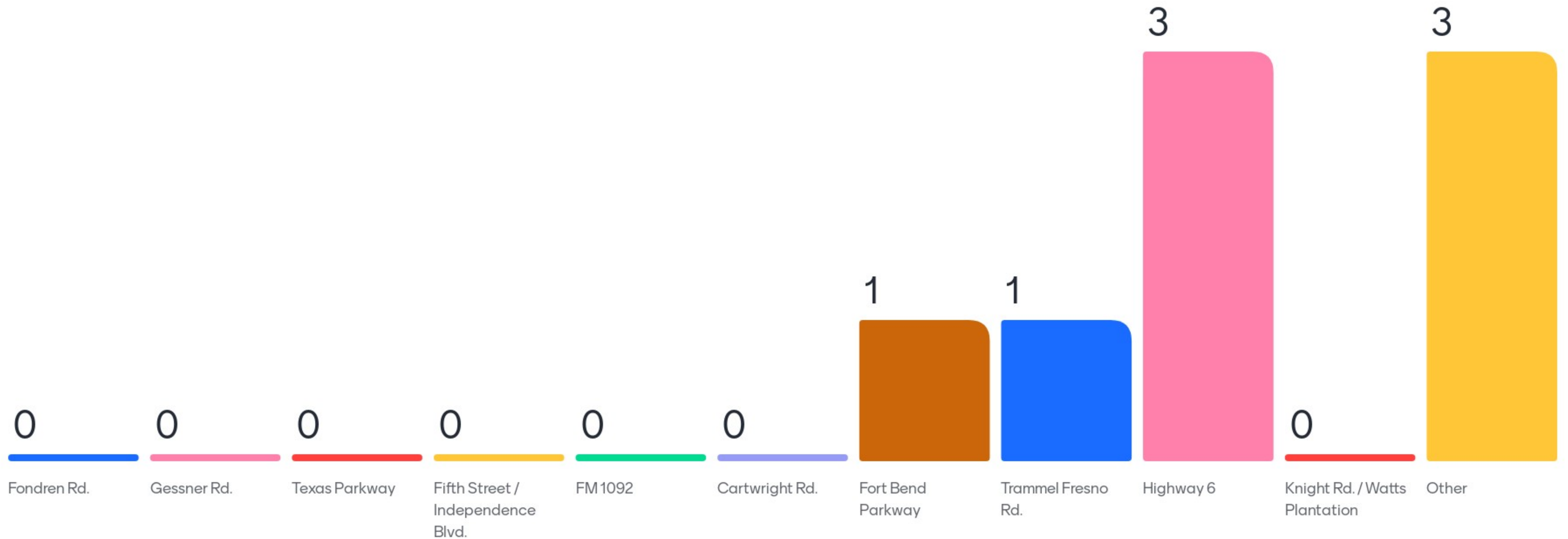


Focus Areas

1. Fondren Road
2. Gessner Road
3. Texas Parkway
4. Fifth Street /
Independence Blvd.
5. FM 1092
6. Cartwright Road
7. Fort Bend Parkway
8. Trammel Fresno Road
9. Highway 6
10. Knight Road / Watts
Plantation

The City has identified 10 focus areas to consider the development and redevelopment potential

What area(s) of Missouri City have you focused your developments?



If you have focused on any areas other than the 10 focus areas, please list them.

Beltway 8 and Highway
90

Trammel Crow

Beltway 8 & Hwy 90

Hagerson Rd

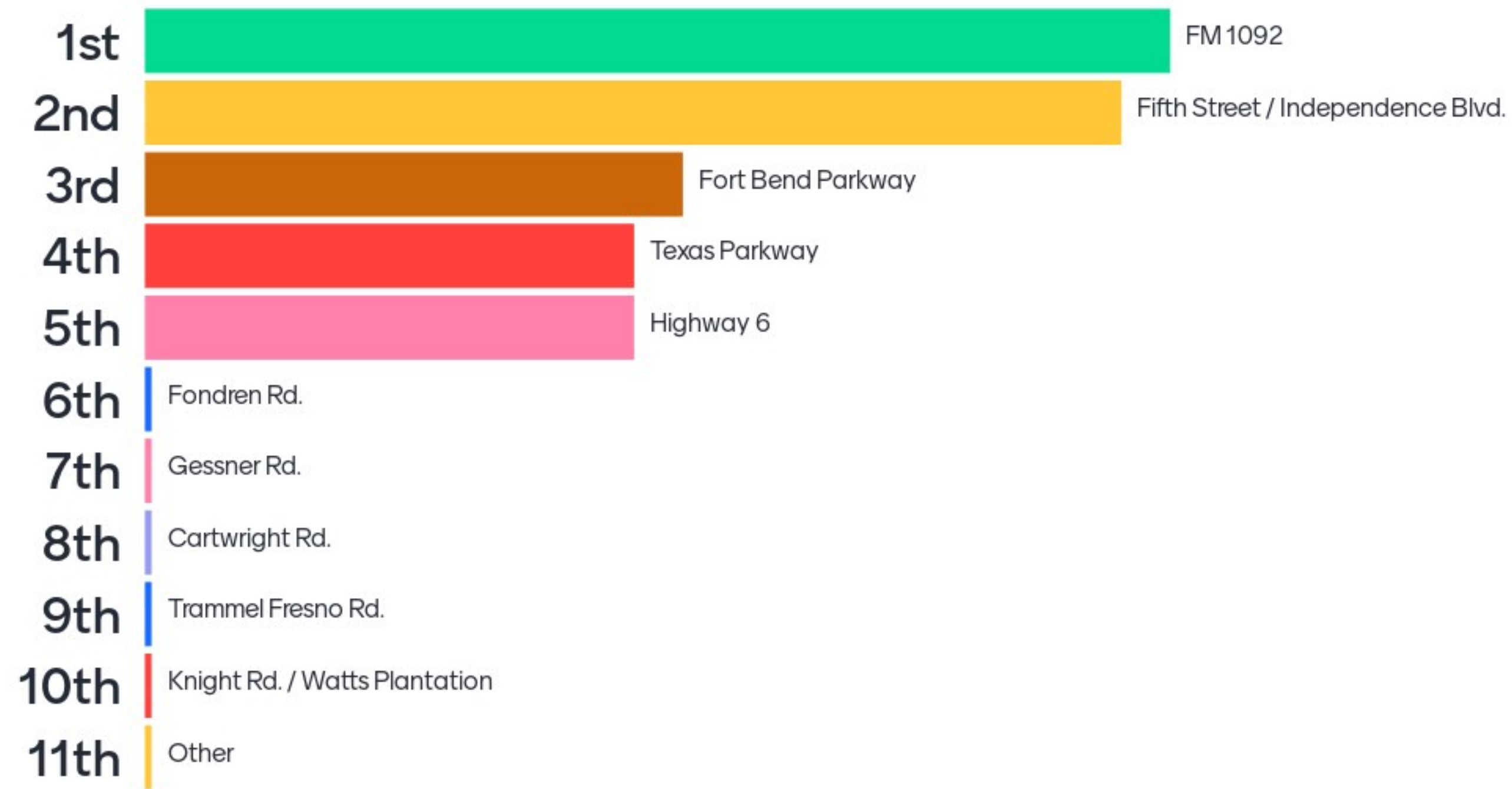
Thinking of the development areas, what factors attracted you to develop there?

Barriers of entry to the cities were dropping. Changes in the city and focus on speeding up permit processes.

City shift towards pro-development and support.

A very supportive city council and leadership.

Taking a look at the 10 focus areas, where would you most likely locate your next development, ranked 1-10 (1 being the most desirable) ?



Thinking of the areas you are least likely to develop, what factors would prevent you from developing in those areas?

Availability of large lots that can host anchor stores.

Ease of city officials to get projects approved.
Willingness to bring development.

Demographics, numbers from it and crime rates, impact tenant types.

Catalytic converter theft and street racing at industrial distribution parks during COVID

Small lots of land, crime rates,

In your experience, what would make it easier for developers to do business in Missouri City?

Easy to communicate with city officials and staff..

Automation was challenging initially with the new system. Not being able to get notifications required developers to constantly check the portal manual to stay up to date with the status



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