



FONDREN ROAD

Focus Area Background

Population

6,950

Median Household Income

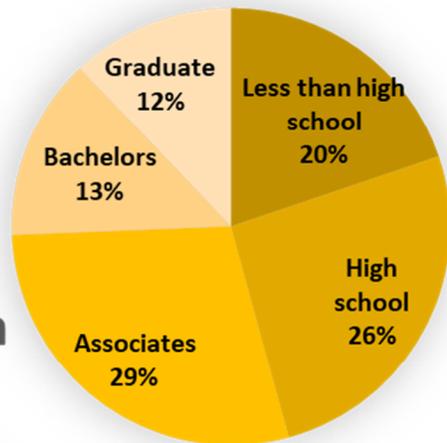
\$ 68,655

Median Housing Value

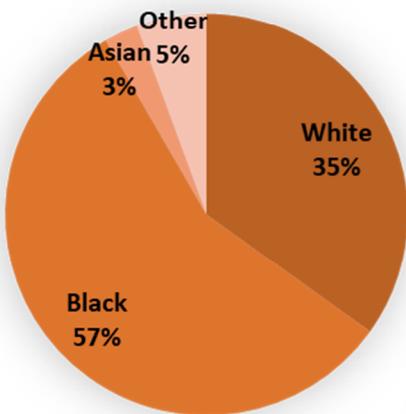
\$180,500

- Key Characteristics:**
- * City of Houston maintained roadway
 - * Major Arterial, 4-lane roadway, median dividers, curb and gutters
 - * North of Missouri City, intersects with US Route 59/ Interstate 69. South of Missouri City, intersects with Fort Bend Parkway
 - * Annexation of land along corridor between 1960 and 1975
 - * Existing land uses include residential, commercial/retail
 - * Recent development includes gas station

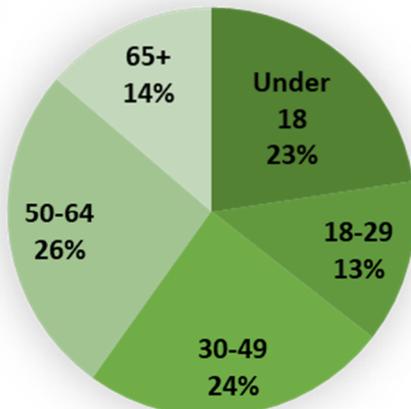
Education Status



Race



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

**Focus Area #1
Fron dren Rd**



Legend

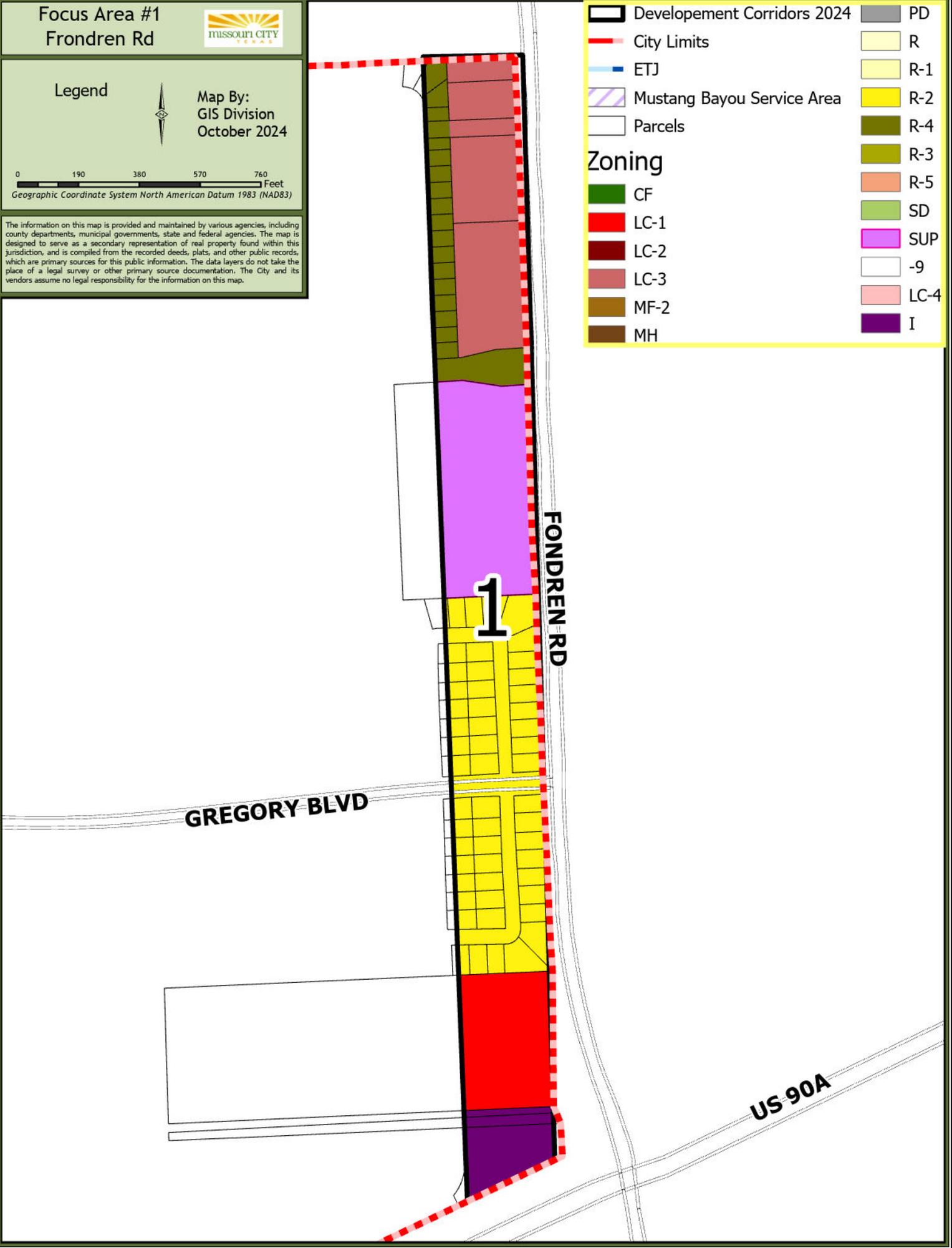


Map By:
GIS Division
October 2024

0 190 380 570 760 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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Development Corridors 2024	PD
City Limits	R
ETJ	R-1
Mustang Bayou Service Area	R-2
Parcels	R-4
	R-3
	R-5
	SD
Zoning	SUP
CF	-9
LC-1	LC-4
LC-2	I
LC-3	
MF-2	
MH	





S GESSNER ROAD

Focus Area Background

Population

4,403

Median Household Income

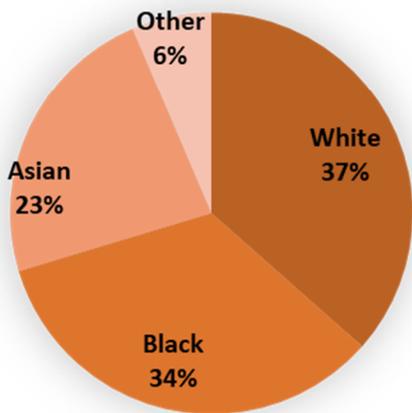
\$83,780

Median Housing Value

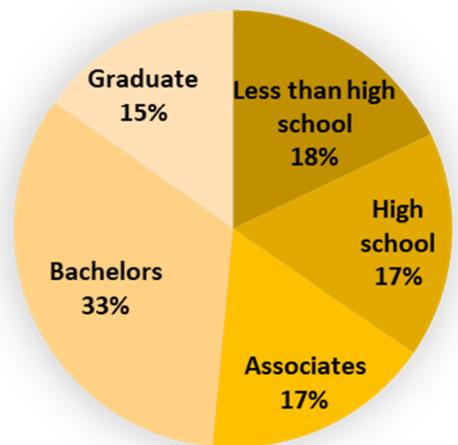
\$228,600

- Key Characteristics:**
- * City maintained roadway
 - * Major Arterial, 4-lane roadway, median dividers, curb and gutters
 - * North of Missouri City, intersects with Beltway 8 - US Route 59/ Interstate 69. South of US 90A intersection becomes Texas Parkway
 - * Annexation of land along corridor between 1956 and 19
 - * Existing land uses include residential, commercial/retail, office/warehouse industrial
 - * Recent development includes gas station, office/ warehouse industrial

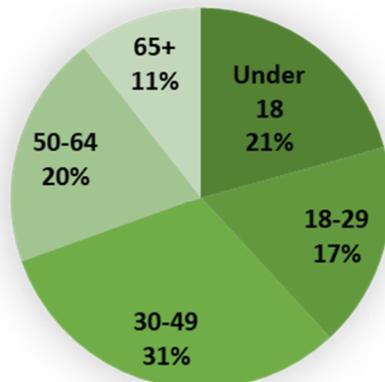
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #2
S Gessner Rd



Legend



Map By:
GIS Division
October 2024

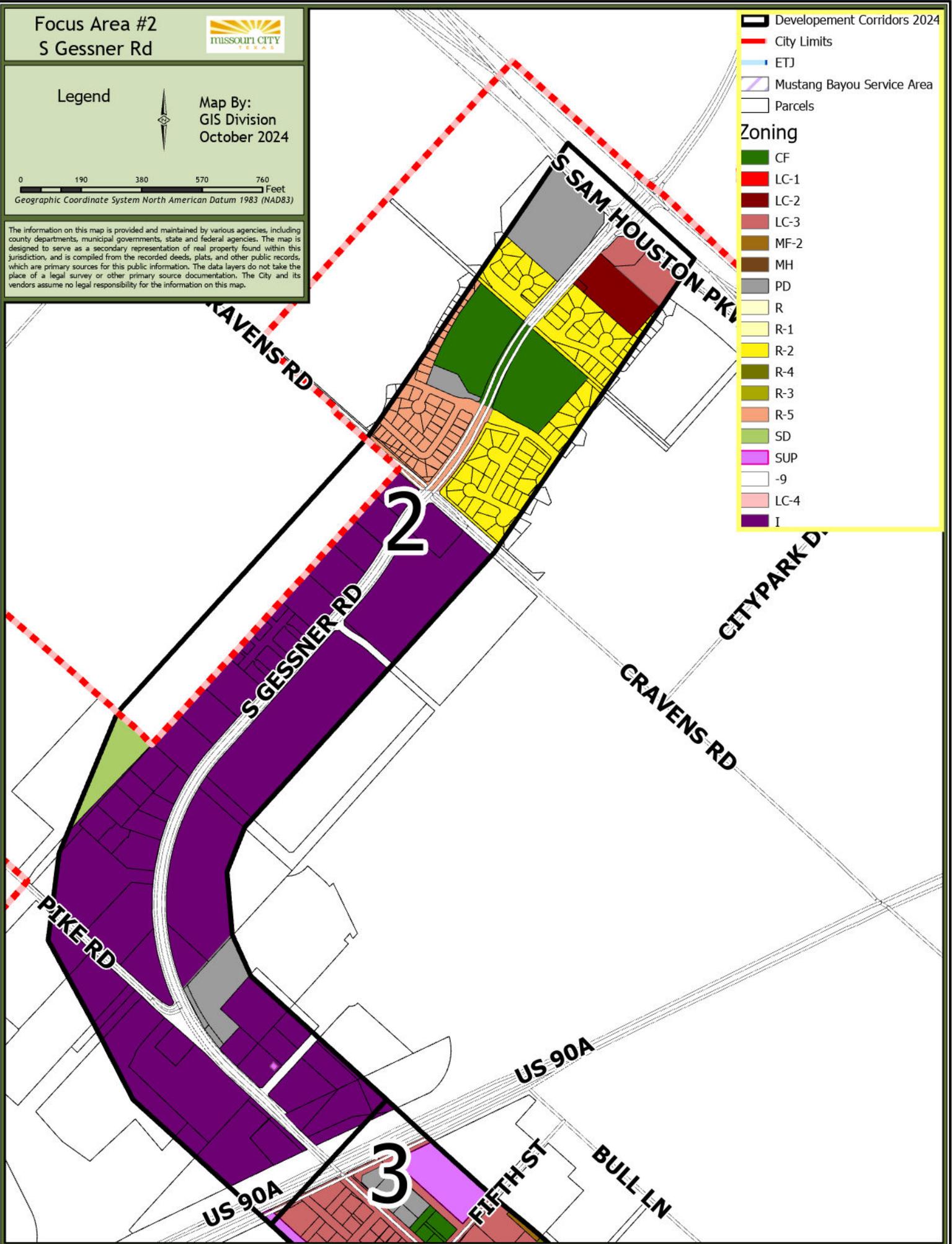
0 190 380 570 760 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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- Development Corridors 2024
- City Limits
- ETJ
- Mustang Bayou Service Area
- Parcels

Zoning

- CF
- LC-1
- LC-2
- LC-3
- MF-2
- MH
- PD
- R
- R-1
- R-2
- R-4
- R-3
- R-5
- SD
- SUP
- 9
- LC-4
- I





TEXAS PARKWAY

Focus Area Background

Population

28,546

Median Household Income

\$70,077

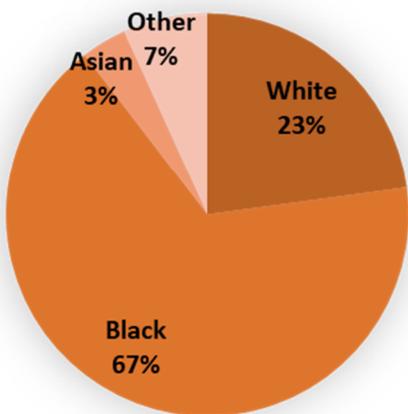
Median Housing Value

\$197,500

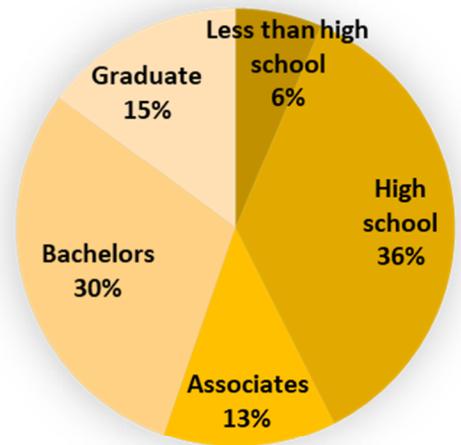
Key Characteristics:

- * State of Texas/ TxDOT Highway
- * Major Thoroughfare, 4-lane roadway, median dividers, open ditches
- * North of Missouri City, intersects with US 90A. South of Missouri City, intersects with Fort Bend Pkwy; becomes McHard Rd and continues into Pearland
- * Original Missouri City townsite (1894)
- * Annexation of land along corridor between 1956 and 1964
- * Existing Land uses include residential, commercial/retail, and civic
- * Recent development includes civic buildings, building façade updates

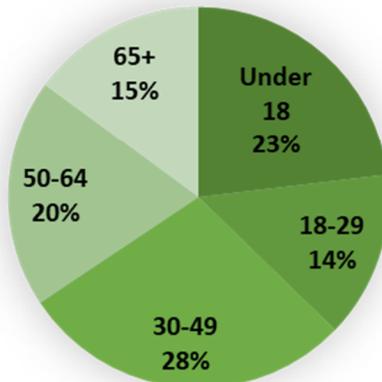
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #3
Texas Parkway



Legend

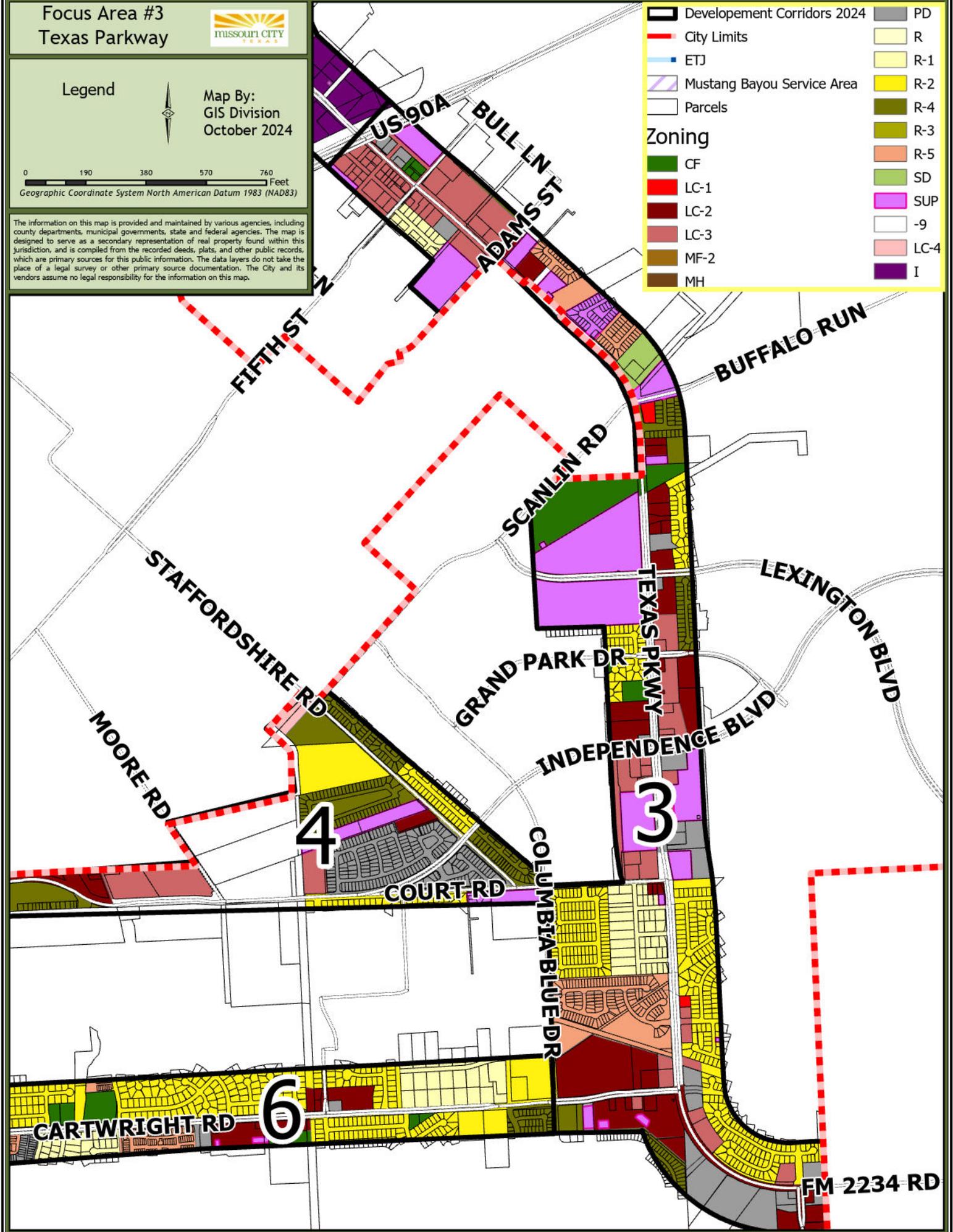


Map By:
GIS Division
October 2024

0 190 380 570 760 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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- Development Corridors 2024
- City Limits
- ETJ
- Mustang Bayou Service Area
- Parcels
- Zoning**
- CF
- LC-1
- LC-2
- LC-3
- MF-2
- MH
- PD
- R
- R-1
- R-2
- R-4
- R-3
- R-5
- SD
- SUP
- 9
- LC-4
- I



4

3

6

CARTWRIGHT RD

FM 2234 RD

STAFFORDSHIRE RD

MOORE RD

COURT RD

COLUMBIA BLUE DR

GRAND PARK DR

INDEPENDENCE BLVD

LEXINGTON BLVD

SCANLIN RD

BUFFALO RUN

ADAMS ST

BULL LN ST

US 90A

FIFTH ST



5TH & INDEPENDENCE

Focus Area Background

Population

24,434

Median Household Income

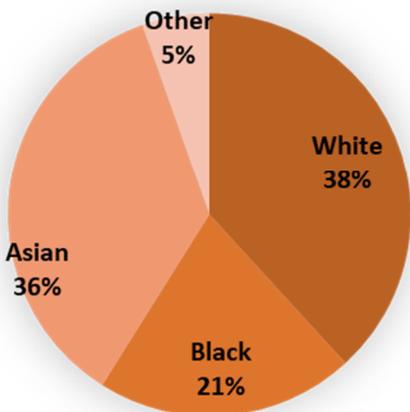
\$109,679

Median Housing Value

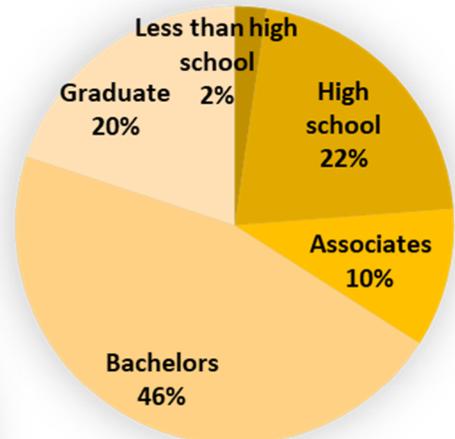
\$298,175

- Key Characteristics:**
- * City maintained roadway
 - * Major Arterial road, median dividers, curbs and gutters
 - * East of Missouri City, connects to the City of Houston
 - * West of Missouri City, connects to the City of Sugar Land
 - * Annexation of land along corridor between 1959 and 1988
 - * Existing land uses include 2 public parks, former horse stable, single family residential
 - * Recent development includes gas station, proposed places of assembly, office/warehouses, sports facilities, single family residential

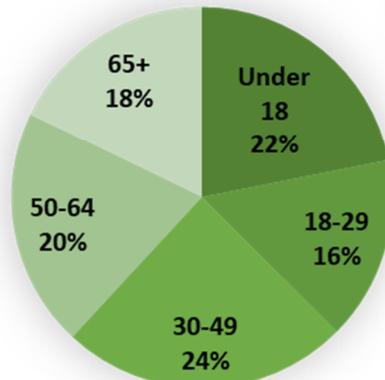
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.



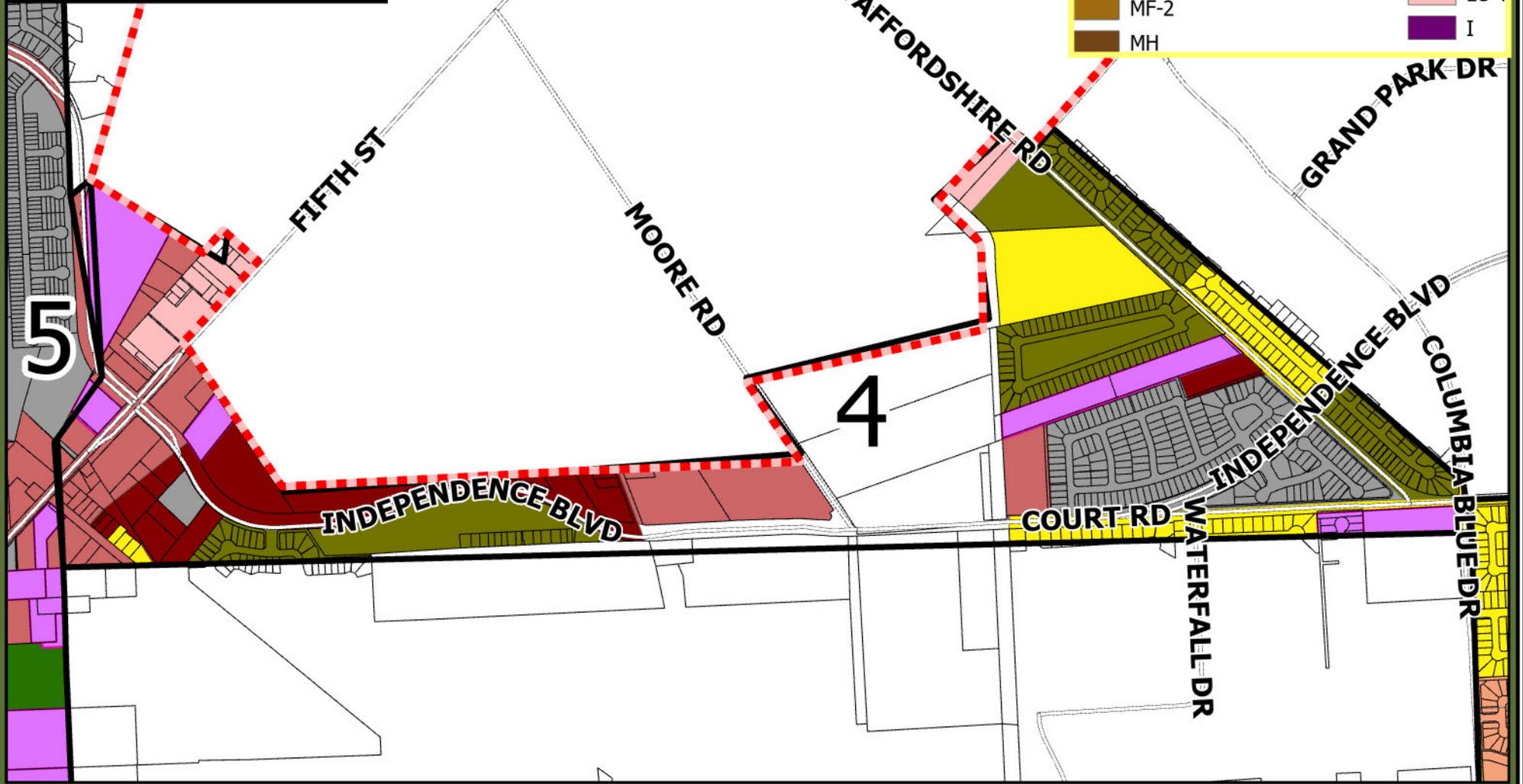
Focus Area #4 5th Street & Independence

Map By:
GIS Division
October 2024



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Development Corridors 2024	PD
City Limits	R
ETJ	R-1
Mustang Bayou Service Area	R-2
Parcels	R-4
Zoning	
CF	R-3
LC-1	R-5
LC-2	SD
LC-3	SUP
MF-2	-9
MH	LC-4
	I



5

4



FM 1092

Focus Area Background

Population

24,434

Median Household Income

\$109,679

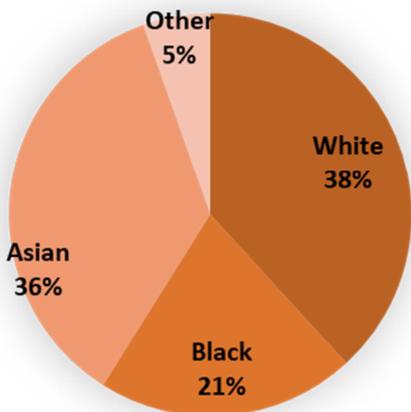
Median Housing Value

\$298,175

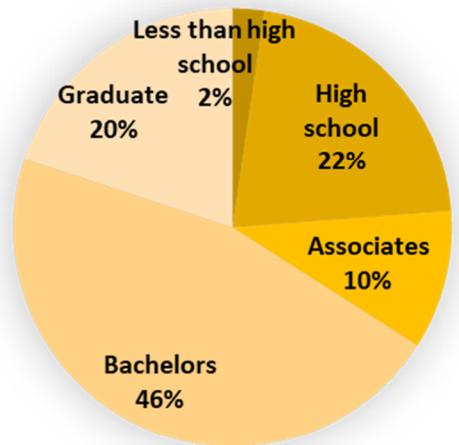
Key Characteristics:

- * State of Texas/ TxDOT Highway
- * Major Thoroughfare, median dividers and open ditches
- * North of Missouri City, turns into Murphy Road and intersects with US Route 59/ Interstate 69. South in Missouri City, at Highway 6, turns into University Blvd
- * Annexation of land along corridor between 1959 and 1983
- * Existing Land uses include residential, commercial/retail, light industrial civic
- * Recent development includes detached single family townhomes, retail shopping centers, gas stations, and assisted living

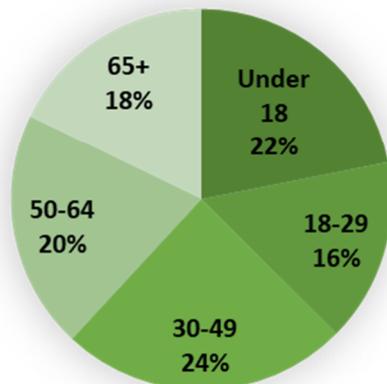
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #5
FM 1092



Map By:
GIS Division
October 2024



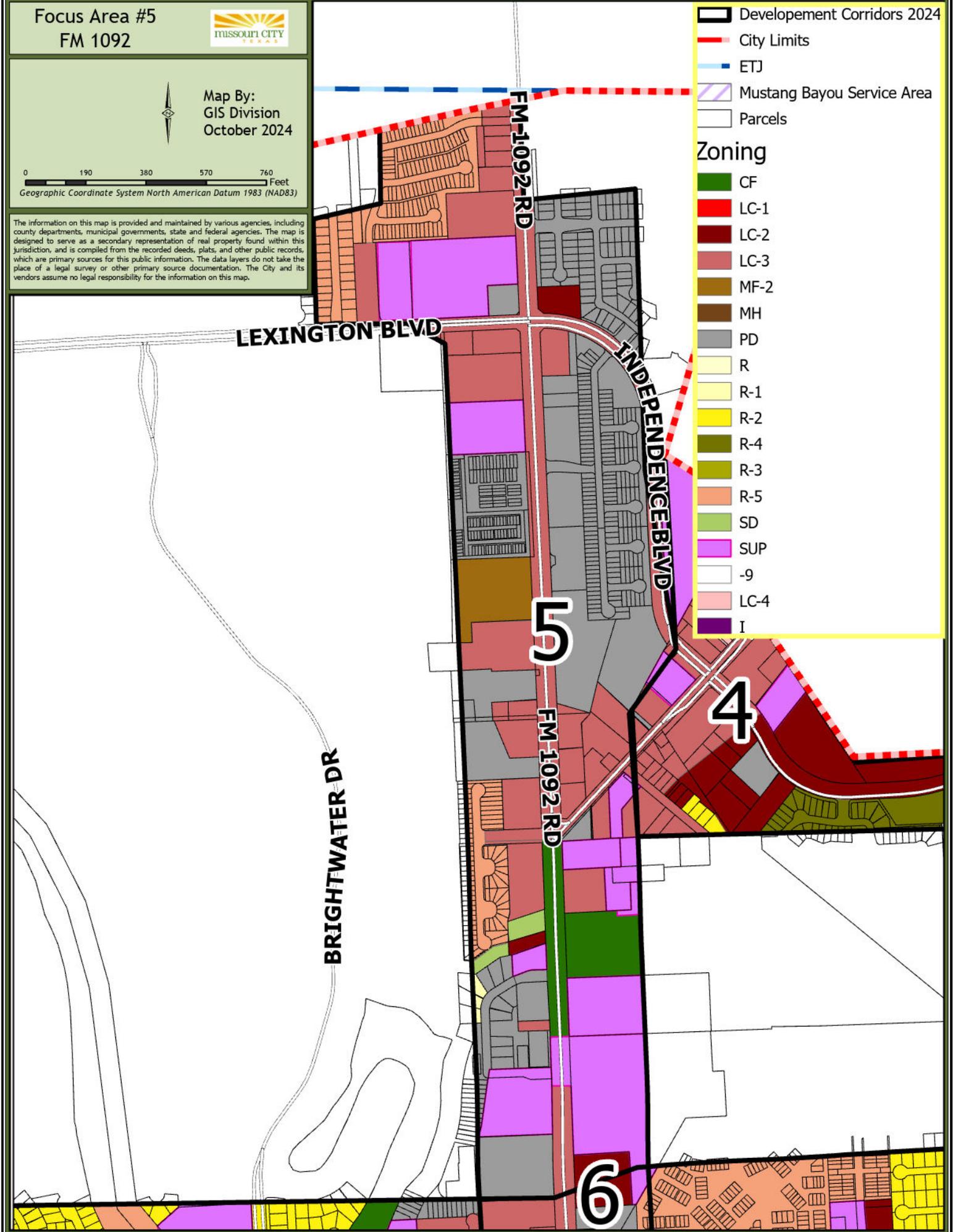
0 190 380 570 760 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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- Development Corridors 2024
- City Limits
- ETJ
- Mustang Bayou Service Area
- Parcels

Zoning

- CF
- LC-1
- LC-2
- LC-3
- MF-2
- MH
- PD
- R
- R-1
- R-2
- R-4
- R-3
- R-5
- SD
- SUP
- 9
- LC-4
- I





CARTWRIGHT ROAD

Focus Area Background

Population

28,413

Median Household Income

\$91,642

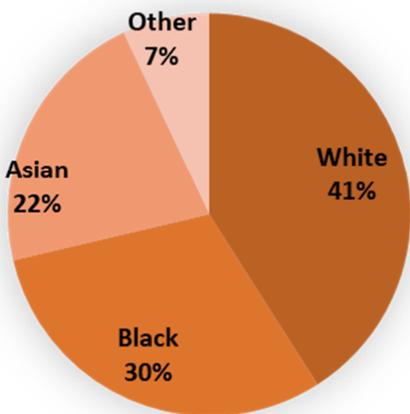
Median Housing Value

\$257,000

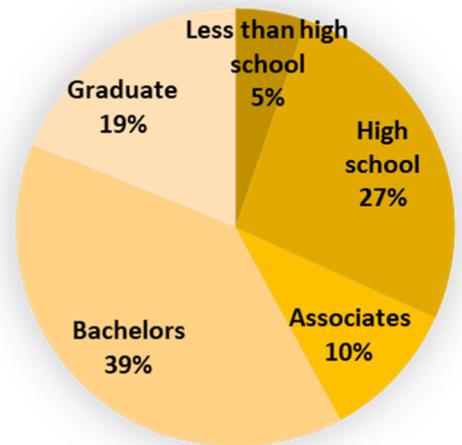
Key Characteristics:

- * State of Texas/ TxDOT Highway
- * Major Thoroughfare, 4-lane roadway, median dividers, curb and gutters
- * Intersects with Texas Parkway to the east and Dulles Ave (Sugar Land) to the west
- * Annexation of land along corridor between 1959 and 1973
- * Existing Land uses include residential, commercial/retail
- * Recent development includes building façade updates; existing building alterations

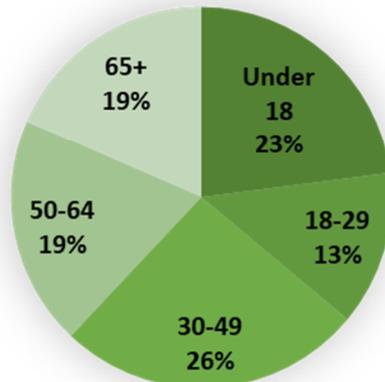
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #6
Cartwright Rd



Legend



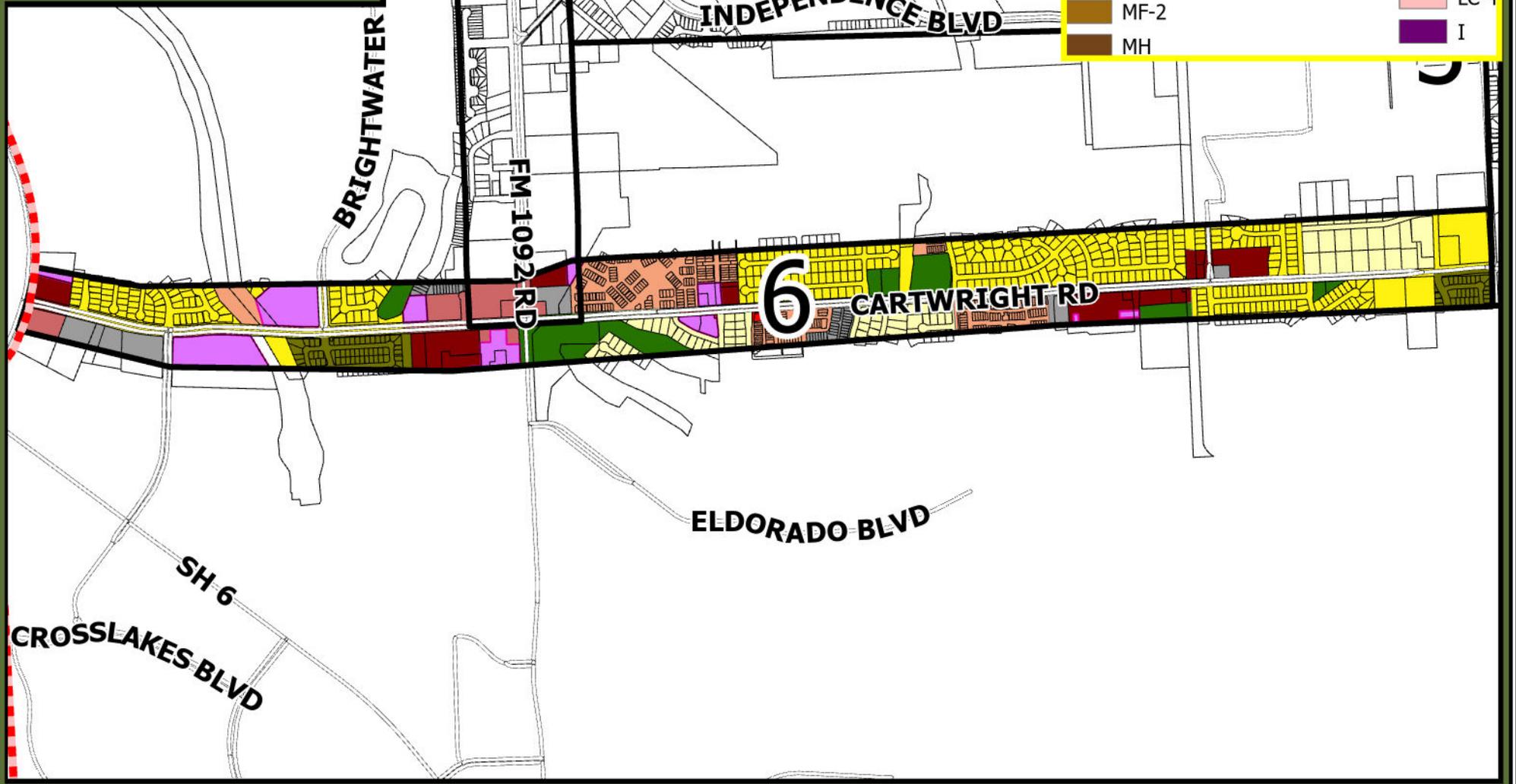
Map By:
GIS Division
October 2024



Geographic Coordinate System North American Datum 1983 (NAD83)

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Development Corridors 2024	PD
City Limits	R
ETJ	R-1
Mustang Bayou Service Area	R-2
Parcels	R-4
Zoning	
CF	R-3
LC-1	R-5
LC-2	SD
LC-3	SUP
MF-2	-9
MH	LC-4
	I





FORT BEND PKWY

Focus Area Background

Population

17,526

Median Household Income

\$103,393

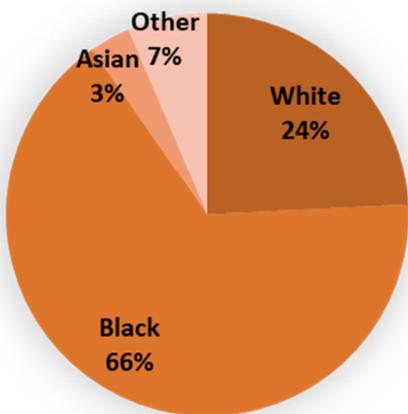
Median Housing Value

\$328,700

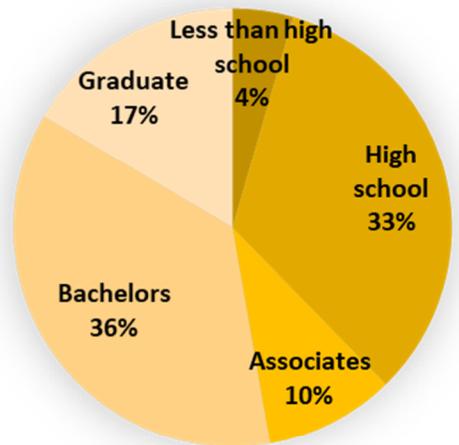
Key Characteristics:

- * Fort Bend County Roll Road Authority
- * 4-lane roadway
- * TxDOT planned—early 1960's; first segment connecting US Highway 90A to Hwy 6 opened in 2004; segment from HWY 6 to Sienna Pkwy opened in 2012; Sienna Pkwy to Sienna Ranch opened in 2023
- * Ultimate buildout—extend across Brazos River—connect to the Grand Parkway
- * Annexation of land along corridor between 1982 and 1997
- * Existing land uses include communication towers, residential, warehouse, commercial/retail

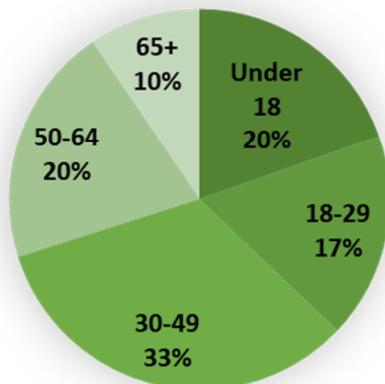
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #7
Fort Bend Parkway



Legend



Map By:
GIS Division
October 2024

0 190 380 570 760 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

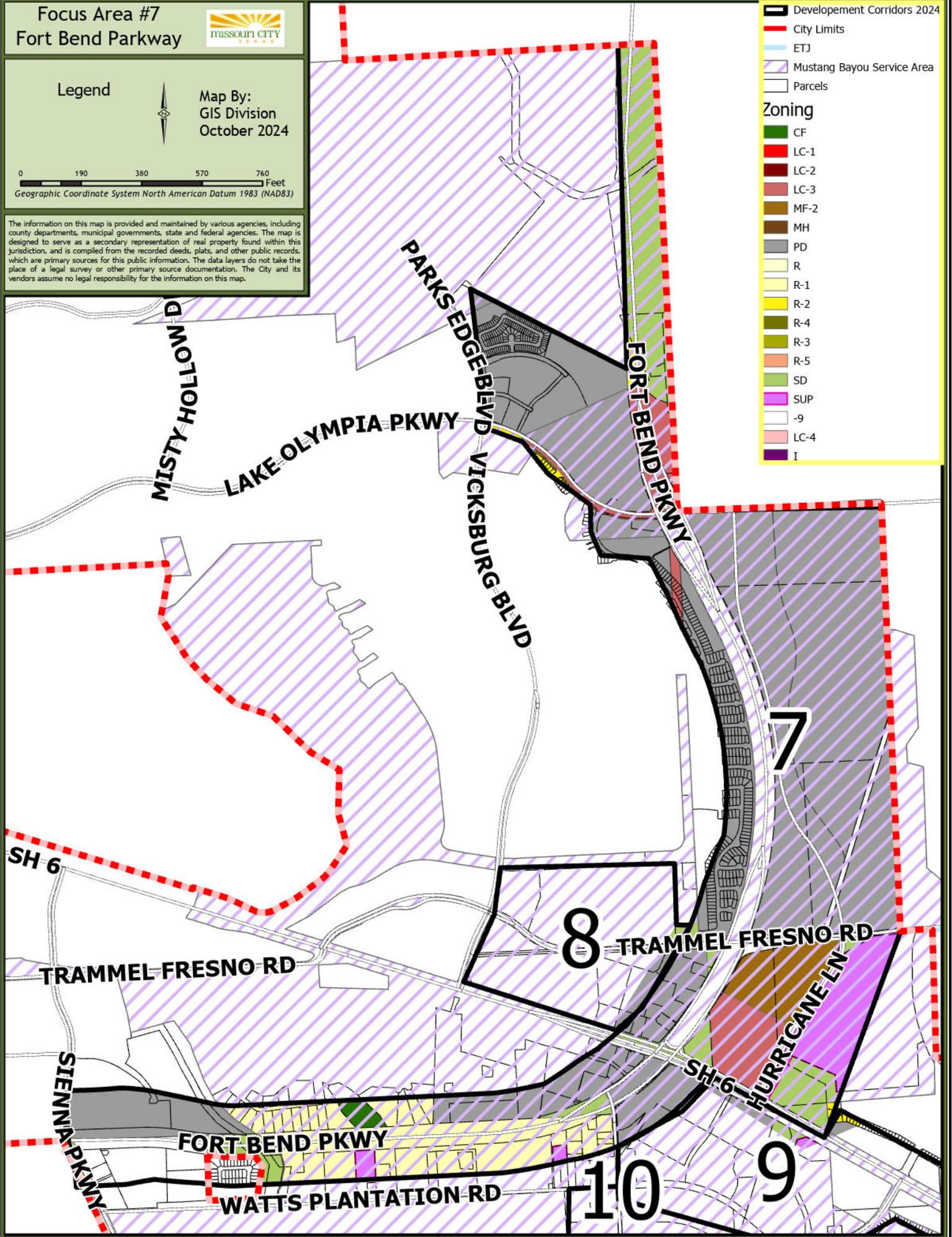
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Development Corridors 2024

- City Limits
- ETJ
- Mustang Bayou Service Area
- Parcels

Zoning

- CF
- LC-1
- LC-2
- LC-3
- MF-2
- MH
- PD
- R
- R-1
- R-2
- R-3
- R-4
- R-5
- SD
- SUP
- 9
- LC-4
- I





TRAMMEL FRESNO

Focus Area Background

Population

8,856

Median Household Income

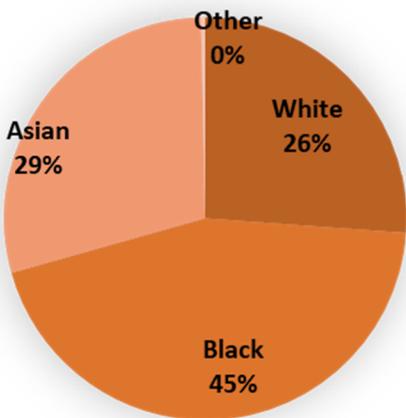
\$114,236

Median Housing Value

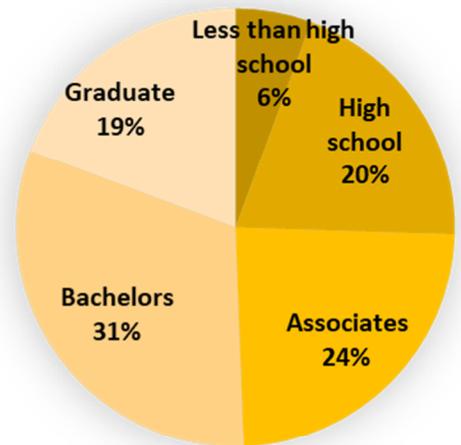
\$306,400

- Key Characteristics:**
- * Fort Bend County Roll Road Authority / City maintained roadway
 - * Minor arterial, 4-lane roadway; curb and gutter
 - * Intersects with FM 521 to the east and Sienna Parkway to the west
 - * Annexation of land along corridor occurred in 1988
 - * Existing land uses include residential, commercial/retail, and civic
 - * Recent development includes commercial/retail

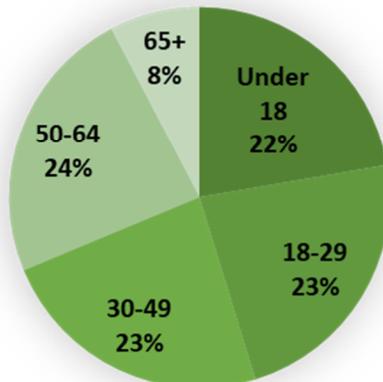
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #8
Trammel Fresno Rd



Legend

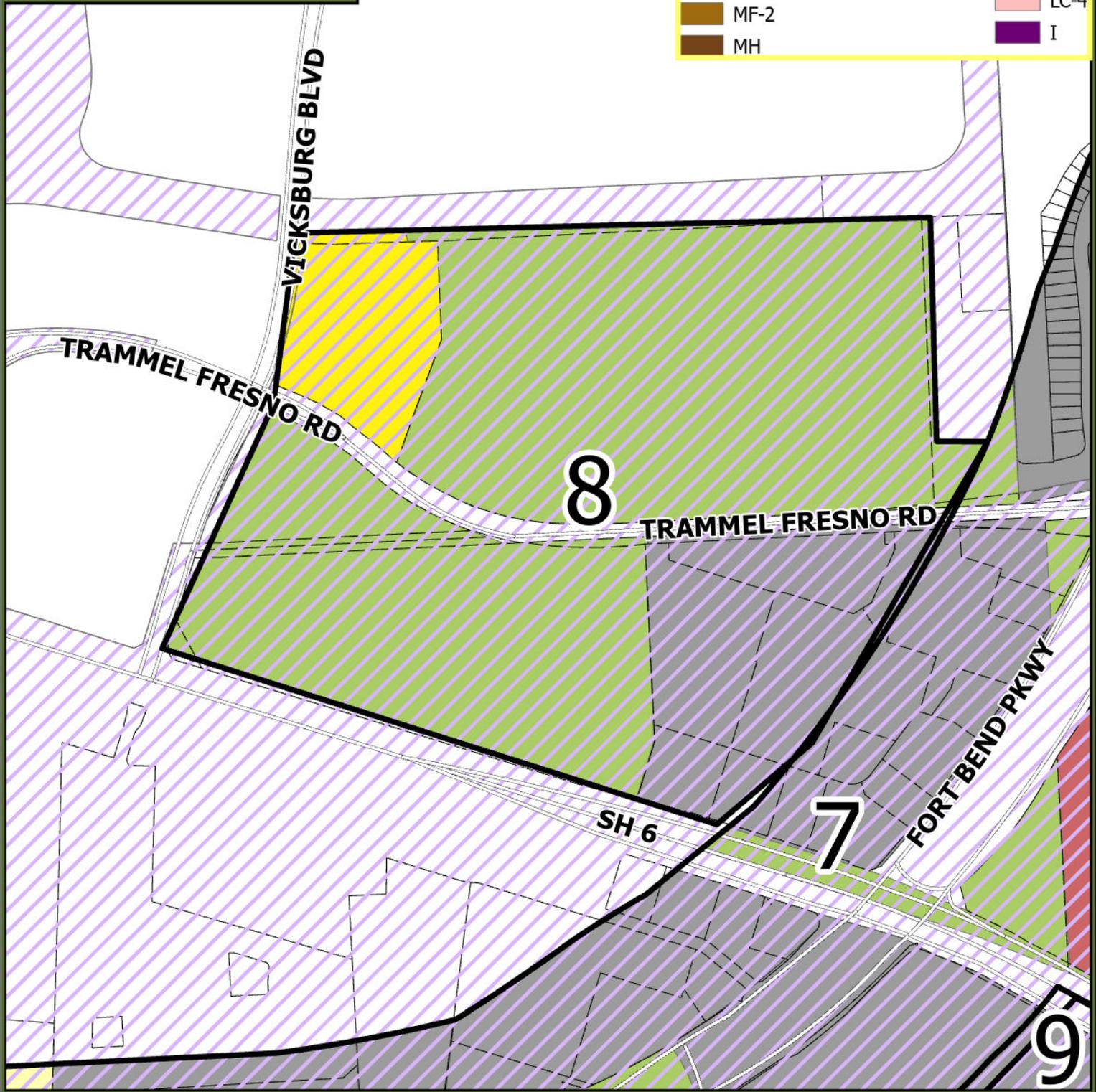


Map By:
 GIS Division
 October 2024

0 190 380 570 760 Feet
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- | | |
|----------------------------|------|
| Development Corridors 2024 | PD |
| City Limits | R |
| ETJ | R-1 |
| Mustang Bayou Service Area | R-2 |
| Parcels | R-4 |
| Zoning | |
| CF | R-3 |
| LC-1 | R-5 |
| LC-2 | SD |
| LC-3 | SUP |
| MF-2 | -9 |
| MH | LC-4 |
| | I |





HWY 6 (EAST OF FB PWKY)

Focus Area Background

Population

7,925

Median Household Income

\$99,913

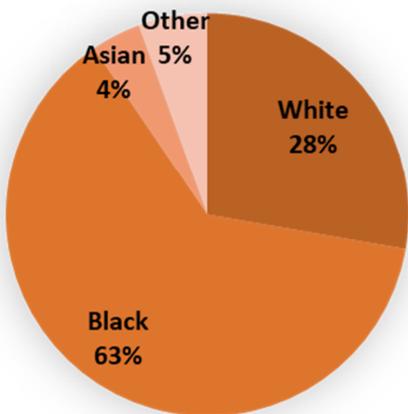
Median Housing Value

\$367,600

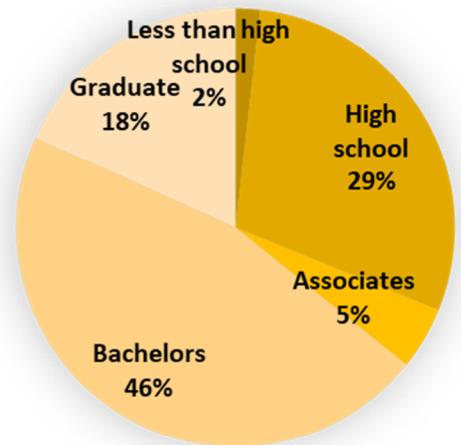
Key Characteristics:

- * State of Texas / TxDOT Highway
- * Major Thoroughfare, 6-lane roadway, median dividers, open ditches
- * Northwest of Missouri City, intersects with US Route 59/ Interstate 69. Southeast of Missouri City, interacts with Interstate 45.
- * Annexation of land along corridor between 1982 and 2005
- * Existing land uses include residential, commercial/retail, and civic
- * Recent development includes commercial/retail

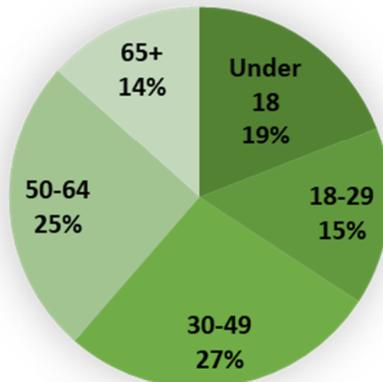
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area #9 Hwy 6
(East of FB Pkwy)



Legend

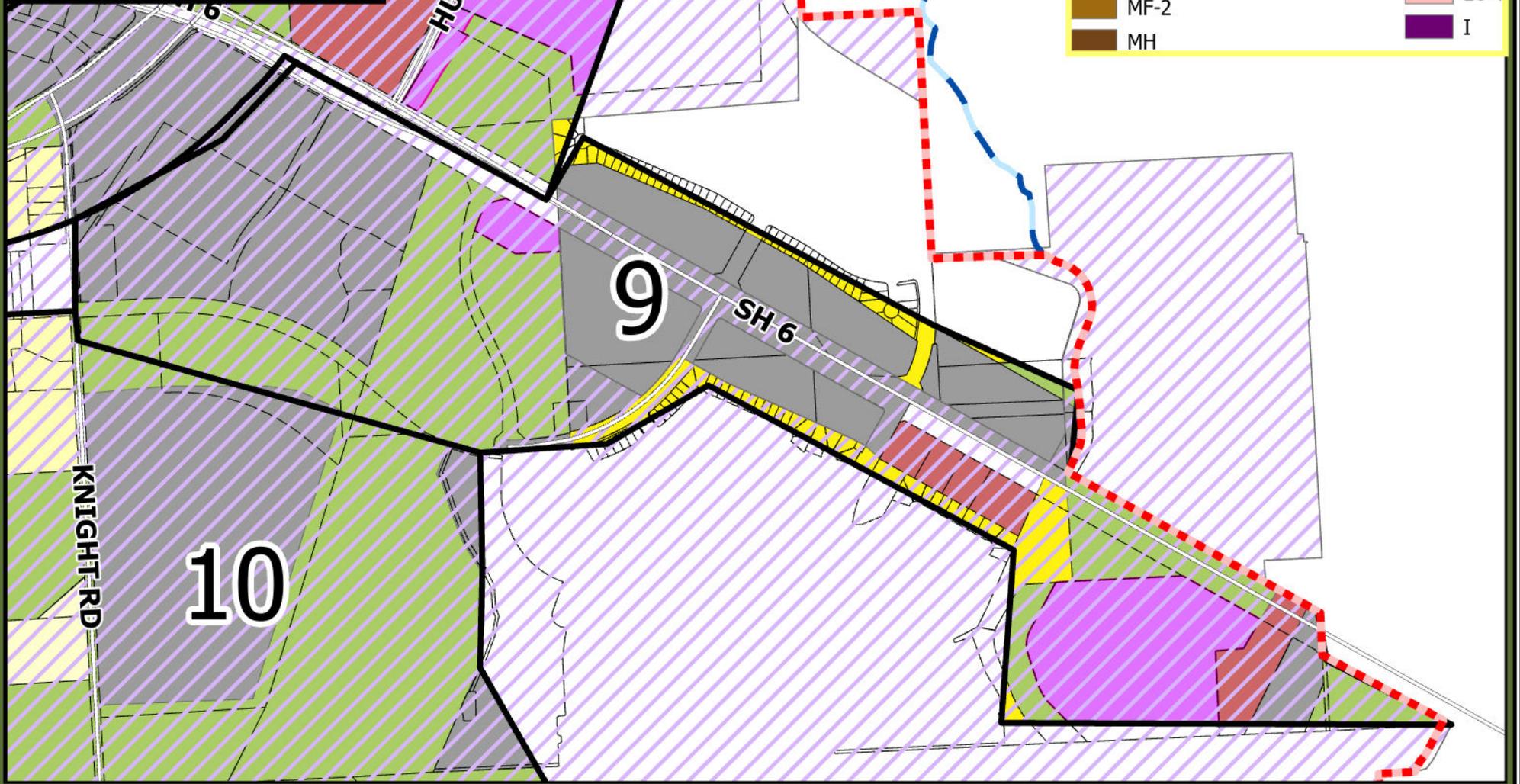


Map By:
GIS Division
October 2024



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	Development Corridors 2024		PD
	City Limits		R
	ETJ		R-1
	Mustang Bayou Service Area		R-2
	Parcels		R-3
Zoning			R-4
	CF		R-5
	LC-1		SD
	LC-2		SUP
	LC-3		-9
	MF-2		LC-4
	MH		I





KNIGHT / WATTS/ MCKEEVER

Focus Area Background

Population

4,275

Median Household Income

\$94,566

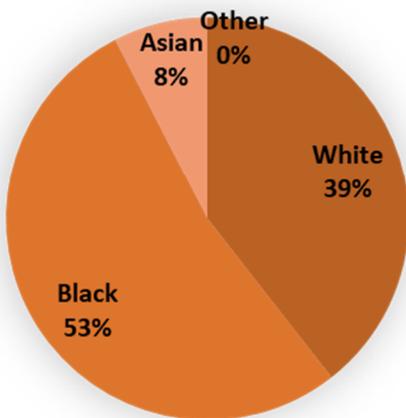
Median Housing Value

\$409,200

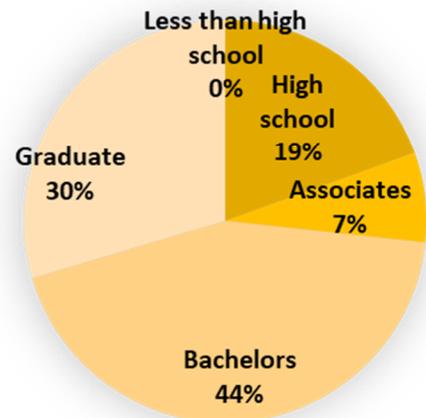
Key Characteristics:

- * Fort Bend County / City of Missouri City maintained roadways
- * Minor Arterial, Major Collector, 2-lane roadways, no dividers, open ditches
- * Watts Rd/ McKeever Rd runs east to west
- * Knight Rd runs north to south
- * Annexation of land along corridor between 1987 and 2011
- * Existing land uses include residential,

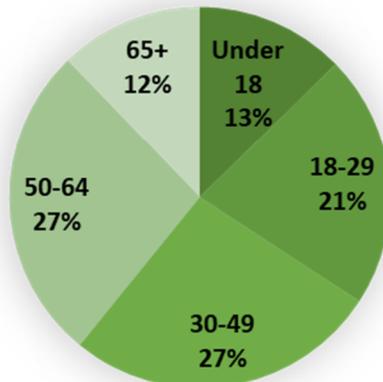
Race



Education Status



Age Distribution



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.



Focus Area #10
Knight Rd &
Watts Plantation
& Mckeever Rd

Map By:
 GIS Division
 October 2024

0 190 380 570 760 Feet
 Geographic Coordinate System North American Datum 1983 (NAD83)

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	Development Corridors 2024		PD
	City Limits		R
	ETJ		R-1
	Mustang Bayou Service Area		R-2
	Parcels		R-4
Zoning			R-3
	CF		R-5
	LC-1		SD
	LC-2		SUP
	LC-3		-9
	MF-2		LC-4
	MH		I

