



FONDREN ROAD

Focus Area Background

Population

6,950

Median Household Income

\$ 68,655

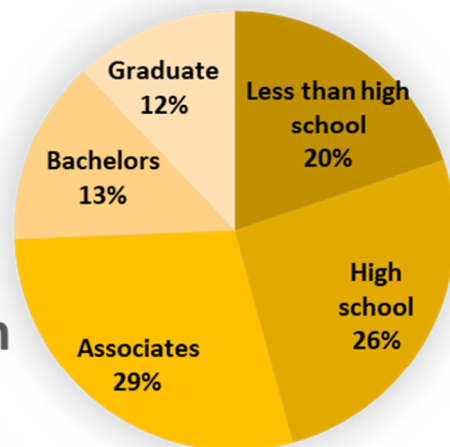
Median Housing Value

\$180,500

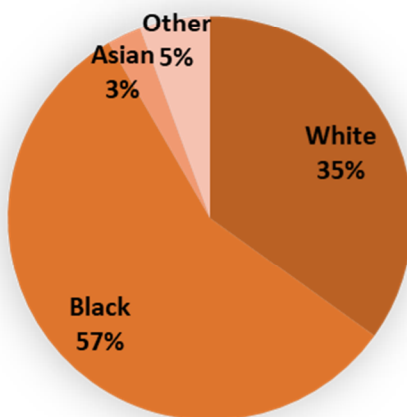
Key Characteristics:

- * 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

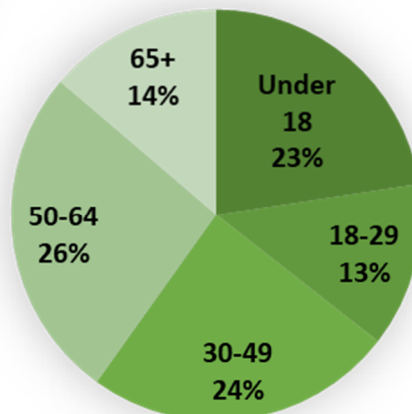
Education Status



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 Frondren 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

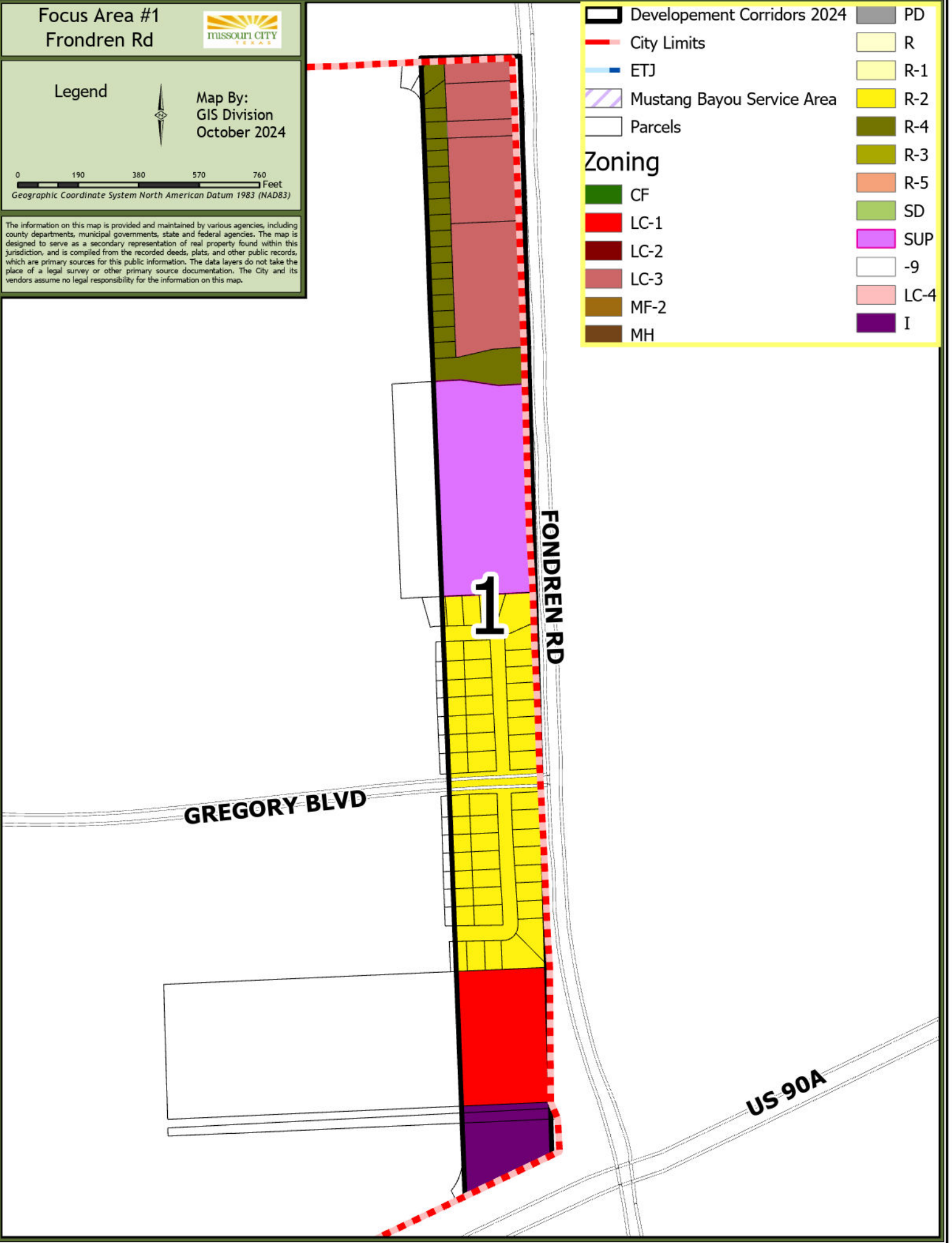
SD

SUP

-9

LC-4

I





S GESSNER ROAD

Focus Area Background

Population

4,403

Median Household Income

\$83,780

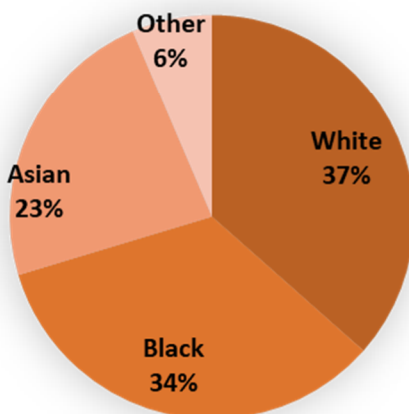
Median Housing Value

\$228,600

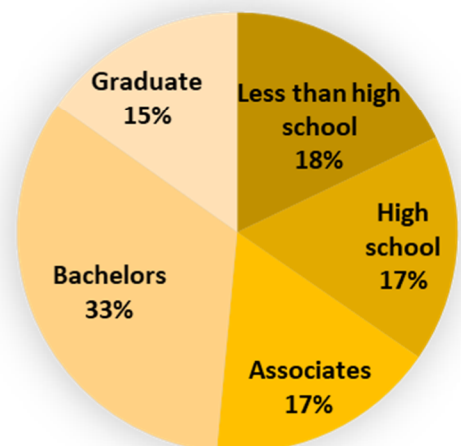
Key Characteristics:

- * 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

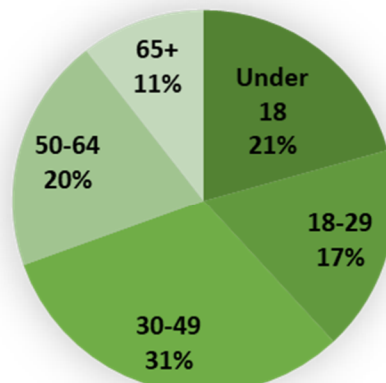
Race



Education Status



Age Distribution



Focus Area #2
S Gessner Rd



Legend

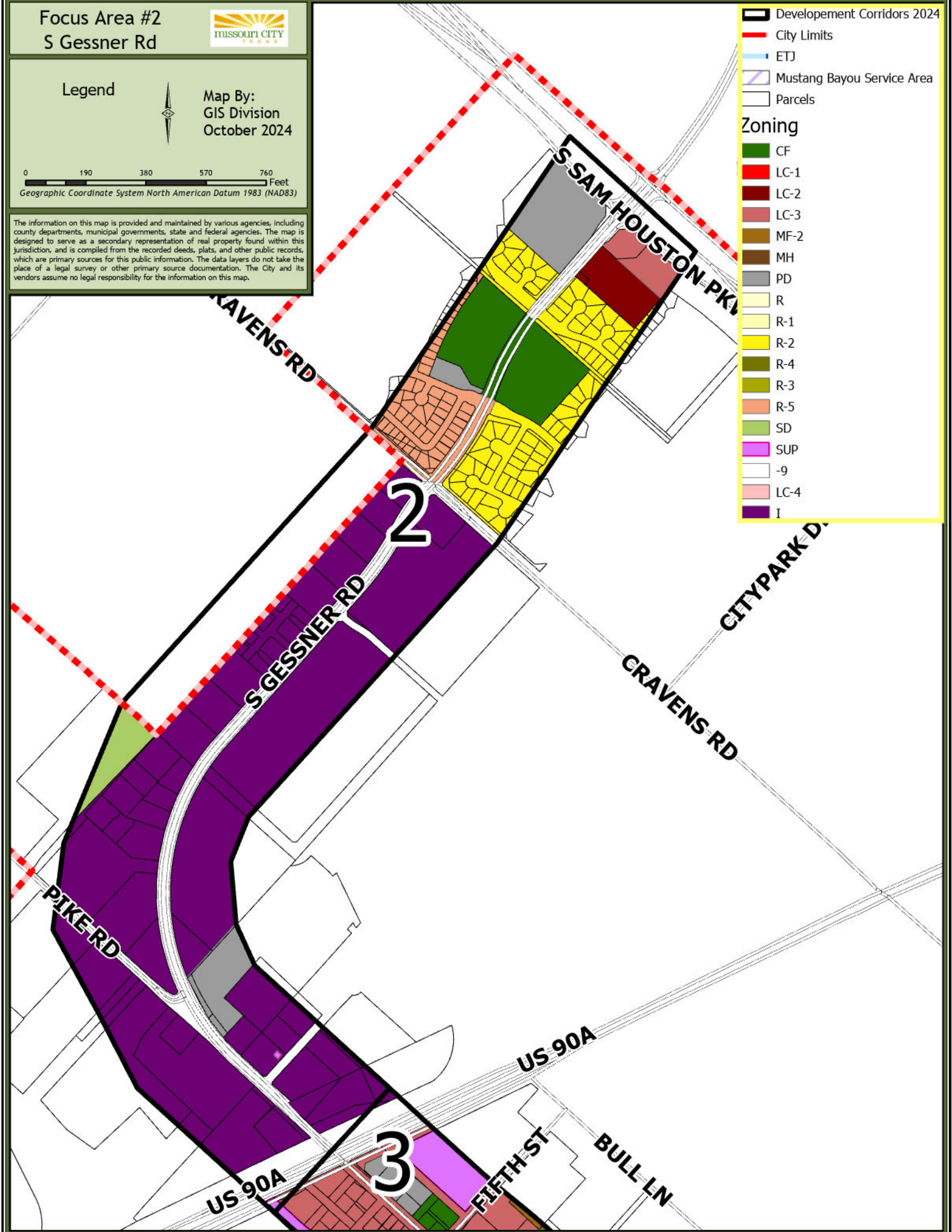


Map By:
GIS Division
October 2024

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

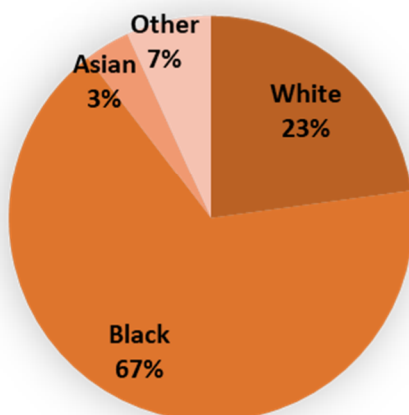
Median Housing Value

\$197,500

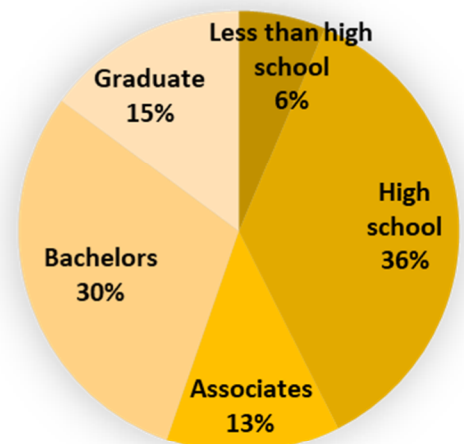
Key Characteristics:

- * 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

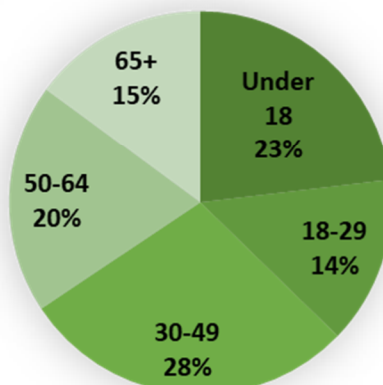
Race



Education Status



Age Distribution



Focus Area #3
Texas Parkway



Legend

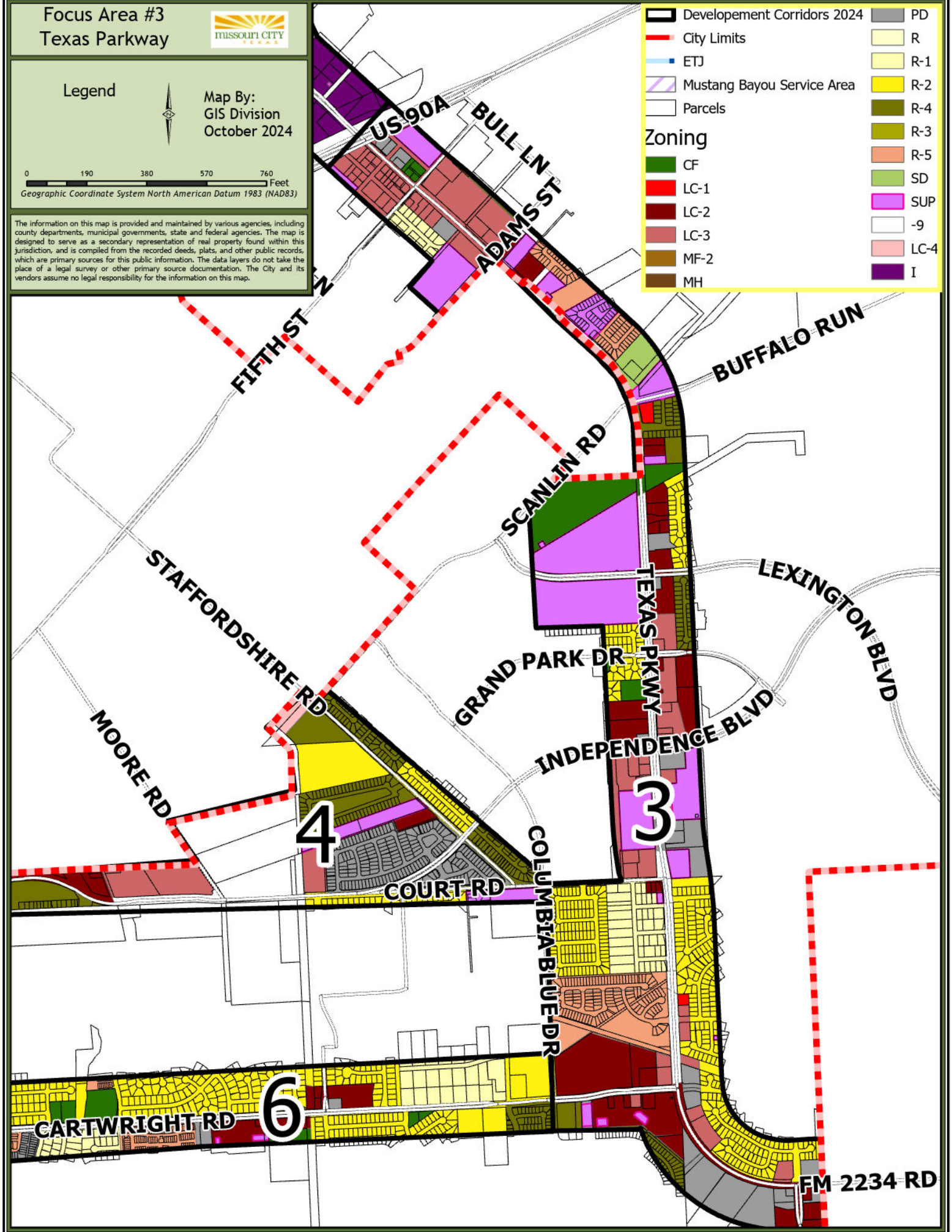


Map By:
GIS Division
October 2024

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





5TH & INDEPENDENCE

Focus Area Background

Population

24,434

Median Household Income

\$109,679

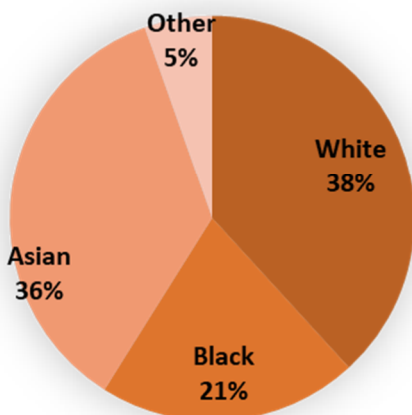
Median Housing Value

\$298,175

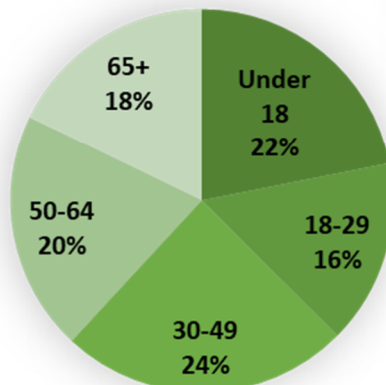
Key Characteristics:

- * 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

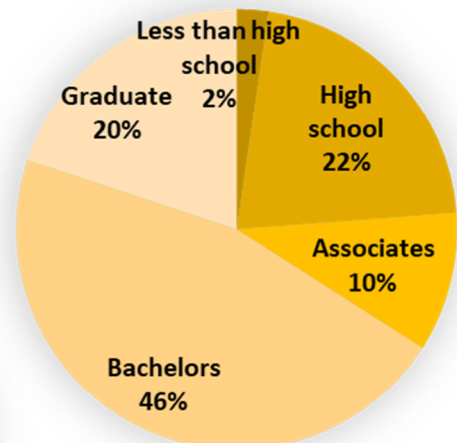
Race



Age Distribution



Education Status



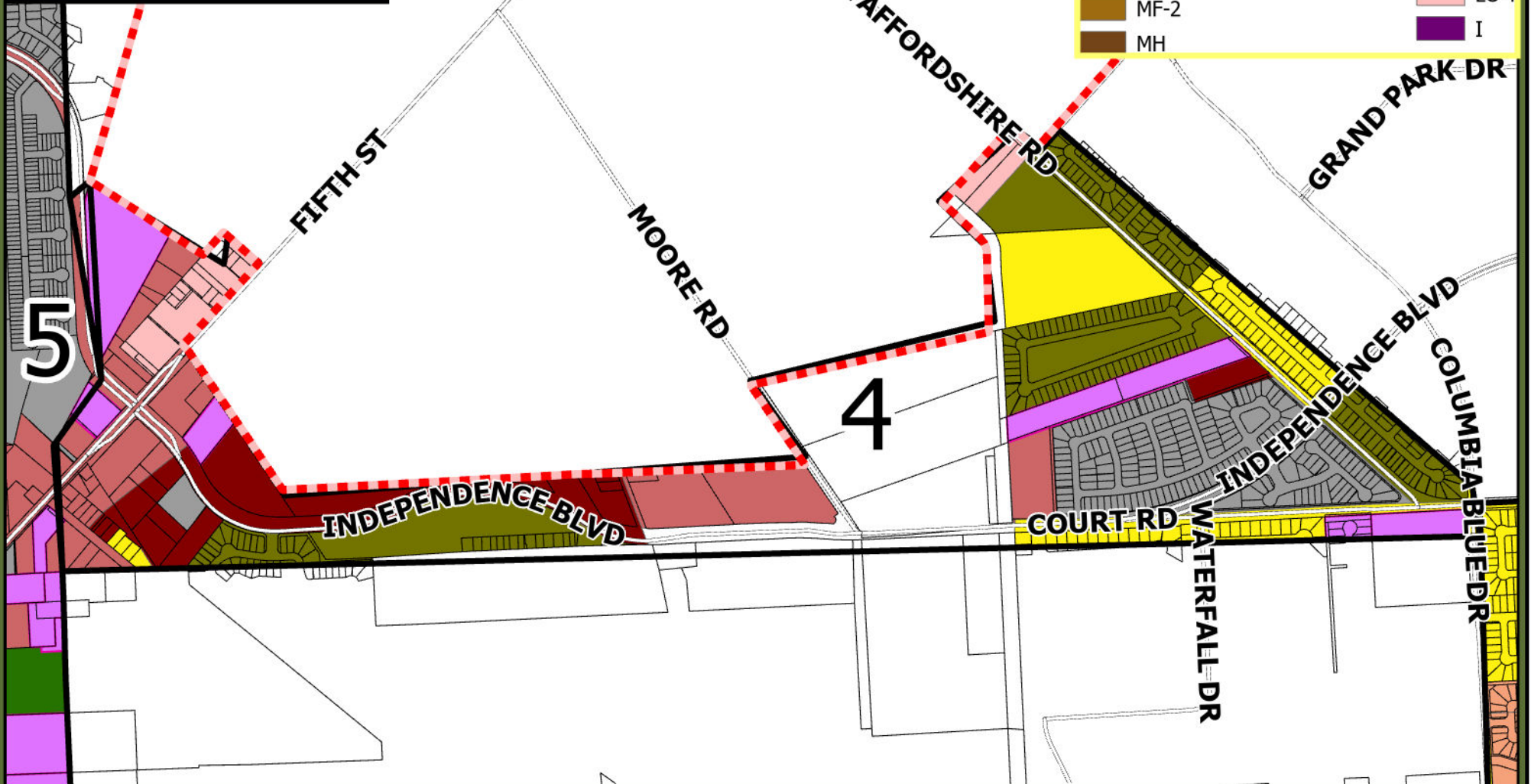
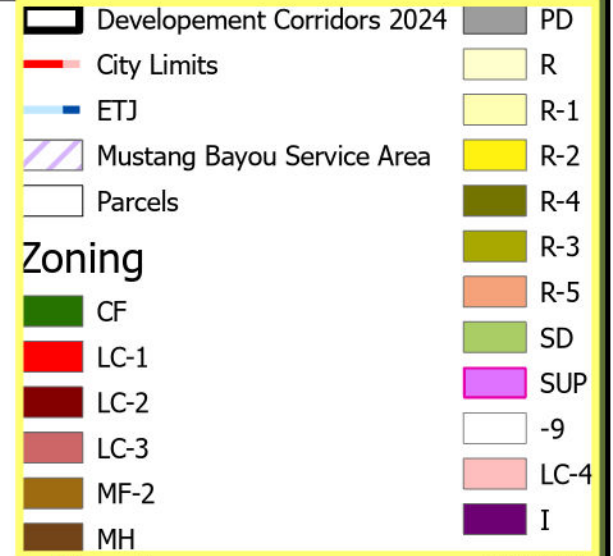


Focus Area #4
5th Street &
Independence

Map By:
GIS Division
October 2024

0 840 1,680 2,520 3,360 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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FM 1092

Focus Area Background

Population

24,434

Median Household Income

\$109,679

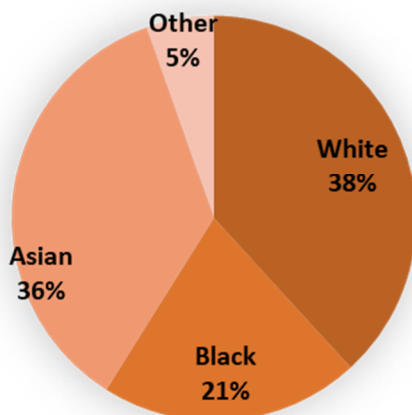
Median Housing Value

\$298,175

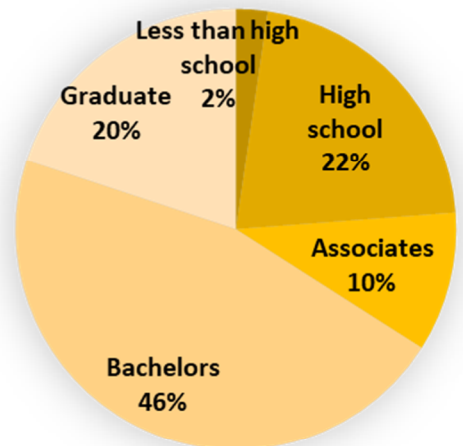
Key Characteristics:

- * 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

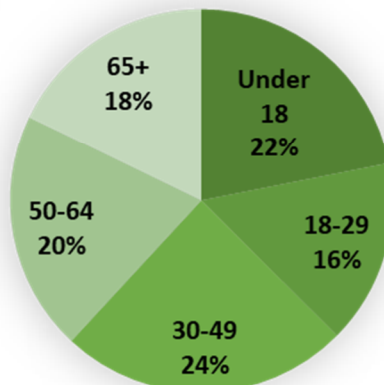
Race



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

LEXINGTON BLVD

FM-1092-RD

INDEPENDENCE BLVD

BRIGHTWATER DR

5

FM 1092 RD

4

6



CARTWRIGHT ROAD

Focus Area Background

Population

28,413

Median Household Income

\$91,642

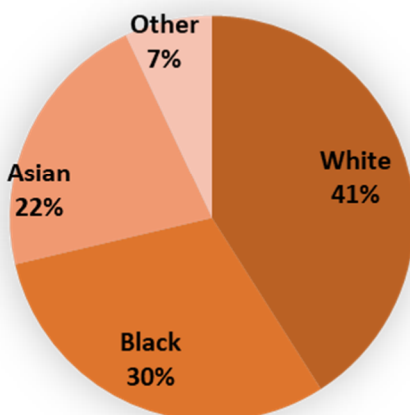
Median Housing Value

\$257,000

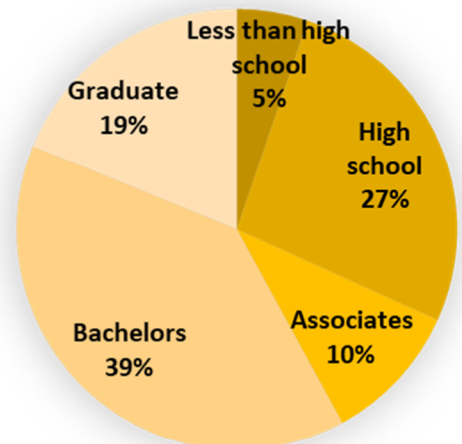
Key Characteristics:

- * 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

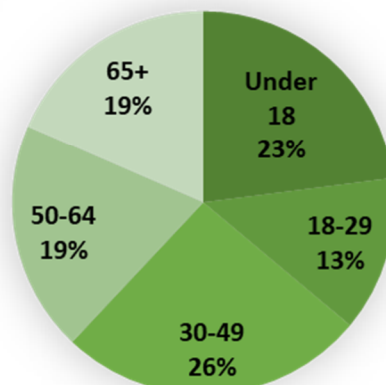
Race



Education Status



Age Distribution



Focus Area #6 Cartwright Rd



Legend

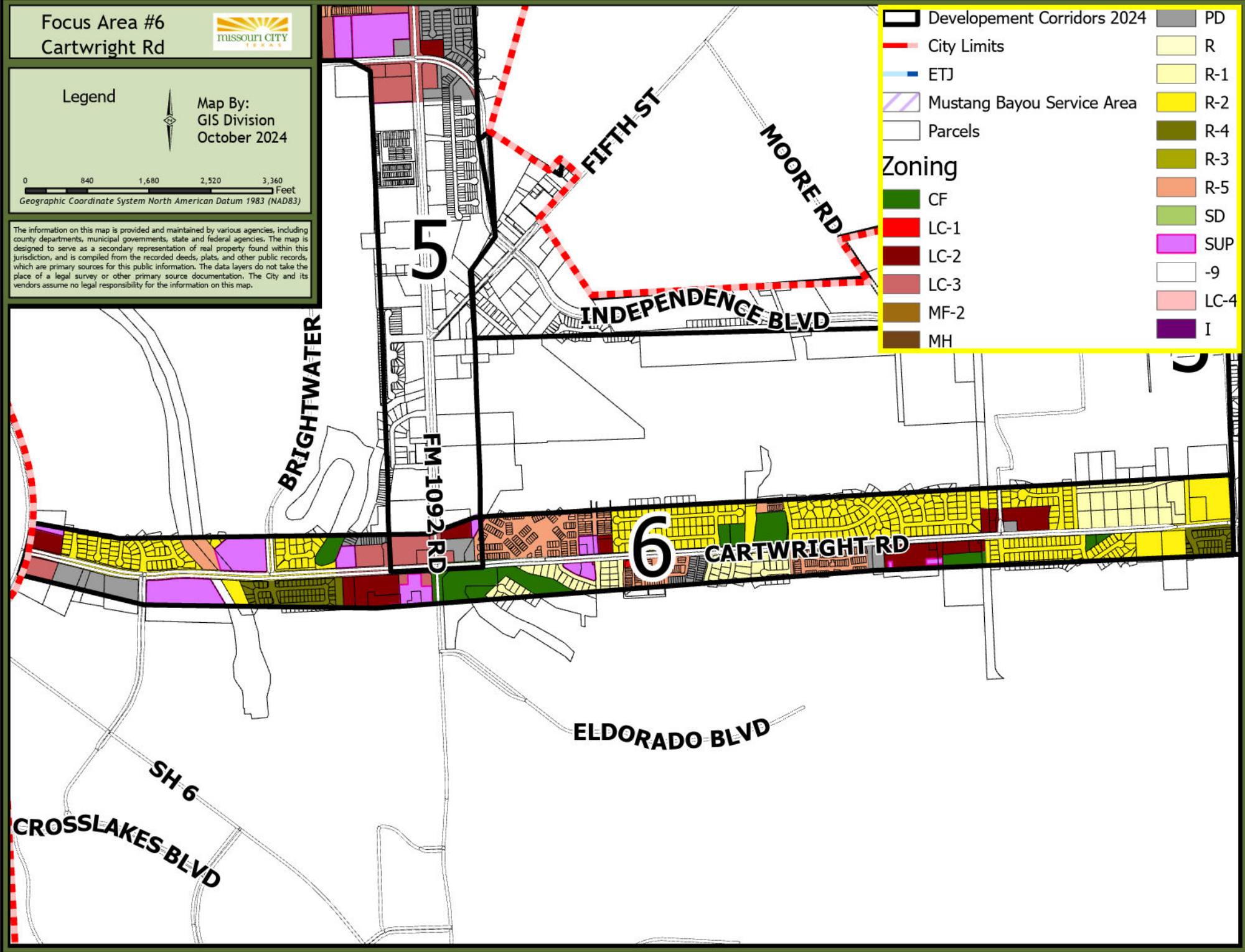


Map By:
GIS Division
October 2024

0 840 1,680 2,520 3,360 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





FORT BEND PKWY

Focus Area Background

Population

17,526

Median Household Income

\$103,393

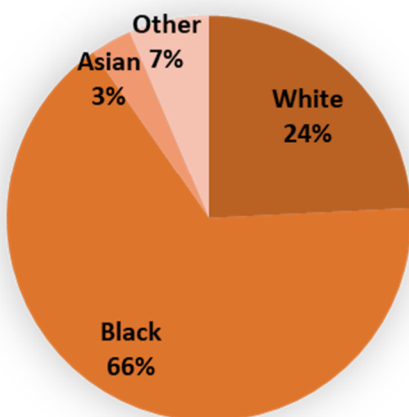
Median Housing Value

\$328,700

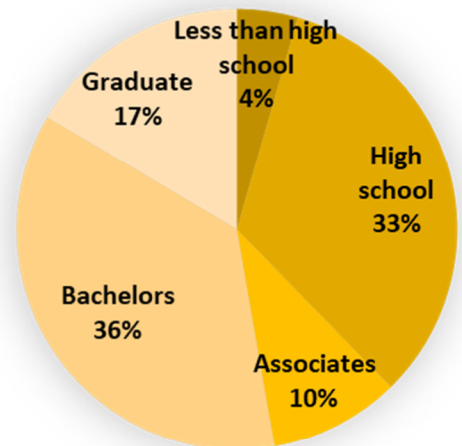
Key Characteristics:

- * 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

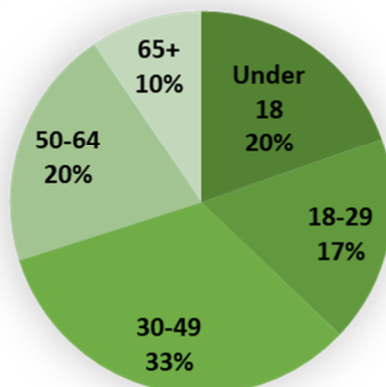
Race



Education Status



Age Distribution



Focus Area #7
Fort Bend Parkway



Legend

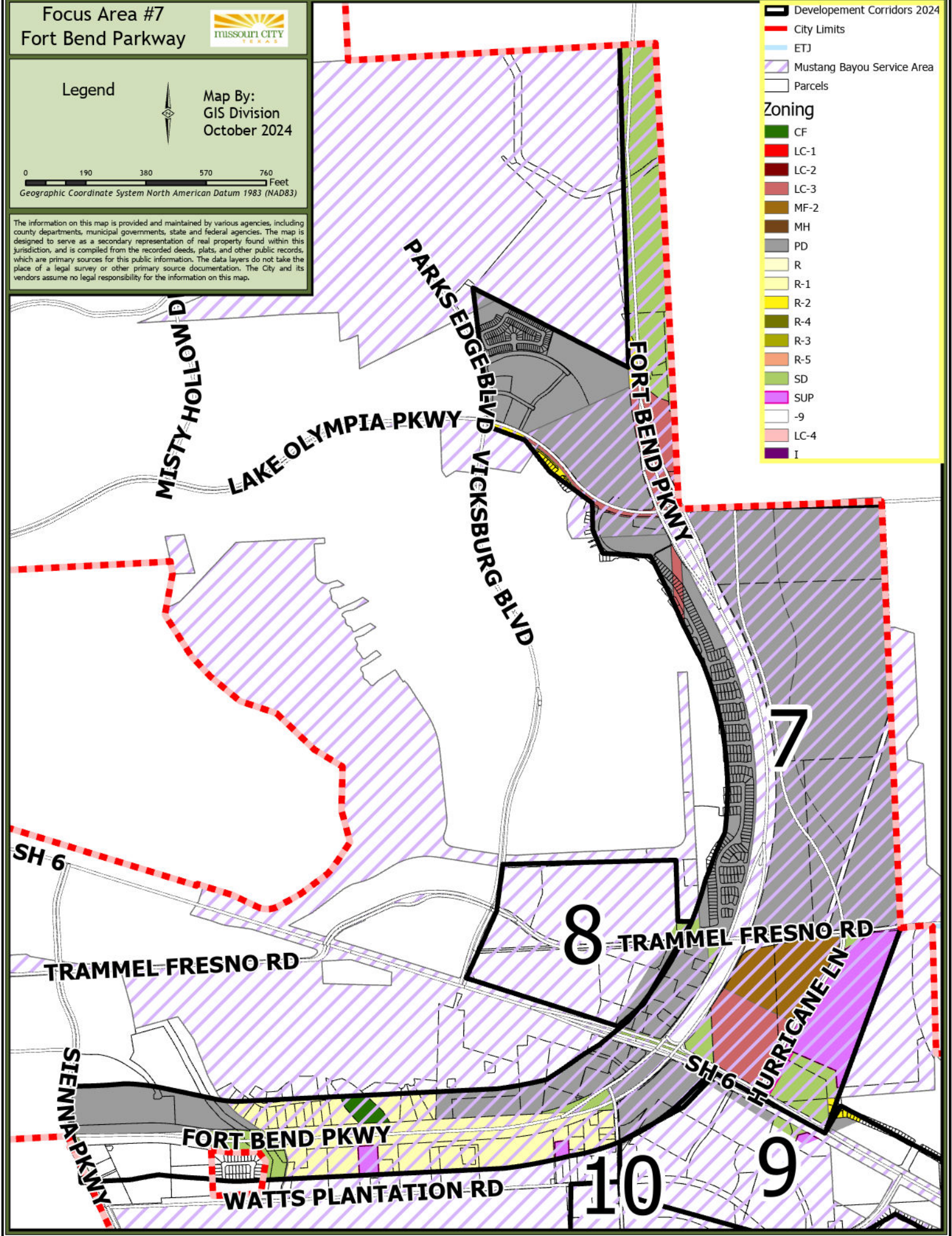


Map By:
GIS Division
October 2024

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-4
 - R-3
 - R-5
 - SD
 - SUP
 - 9
 - LC-4
 - I





TRAMMEL FRESNO

Focus Area Background

Population

8,856

Median Household Income

\$114,236

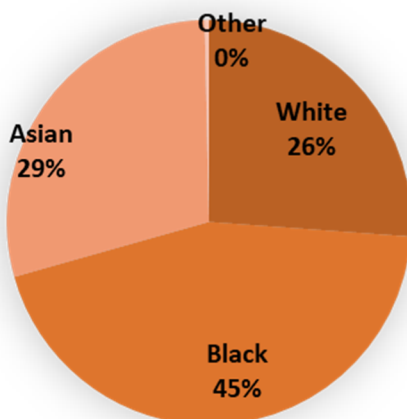
Median Housing Value

\$306,400

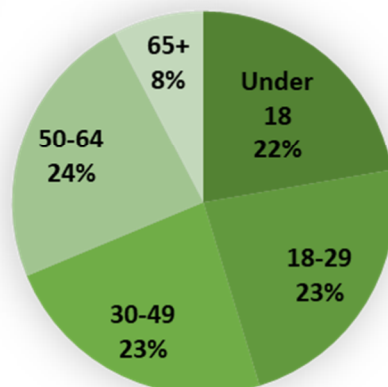
Key Characteristics:

- * 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

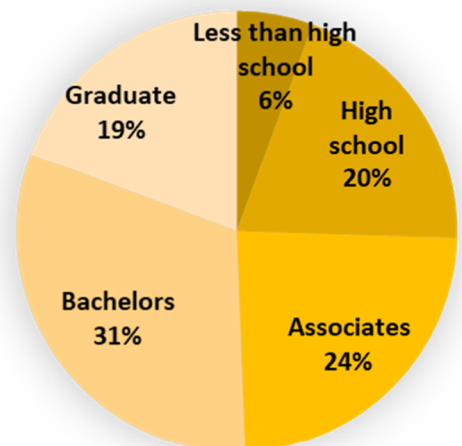
Race



Age Distribution



Education Status



Focus Area #8
Trammel Fresno Rd



Legend

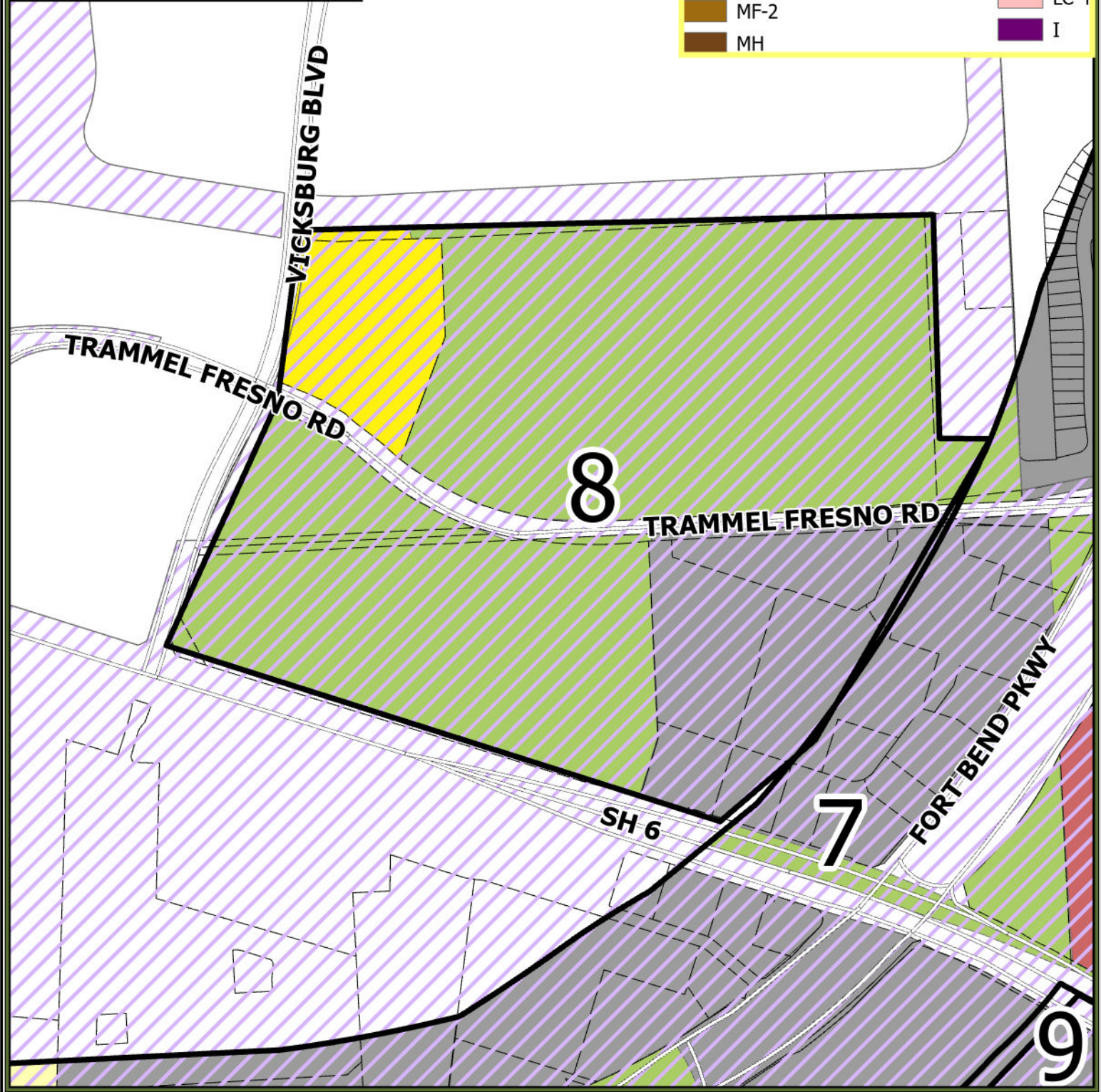


Map By:
 GIS Division
 October 2024

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





HWY 6 (EAST OF FB PWKY)

Focus Area Background

Population

7,925

Median Household Income

\$99,913

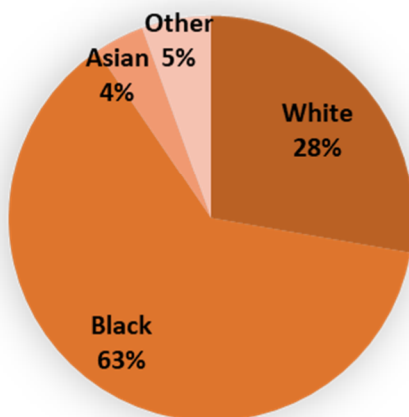
Median Housing Value

\$367,600

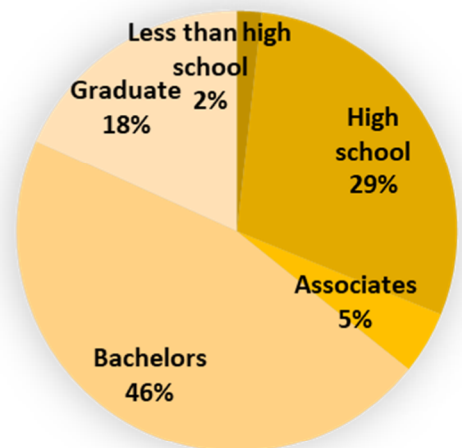
Key Characteristics:

- * 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

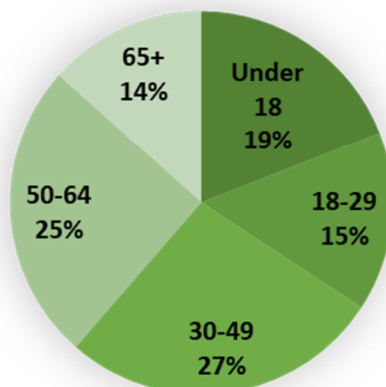
Race



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

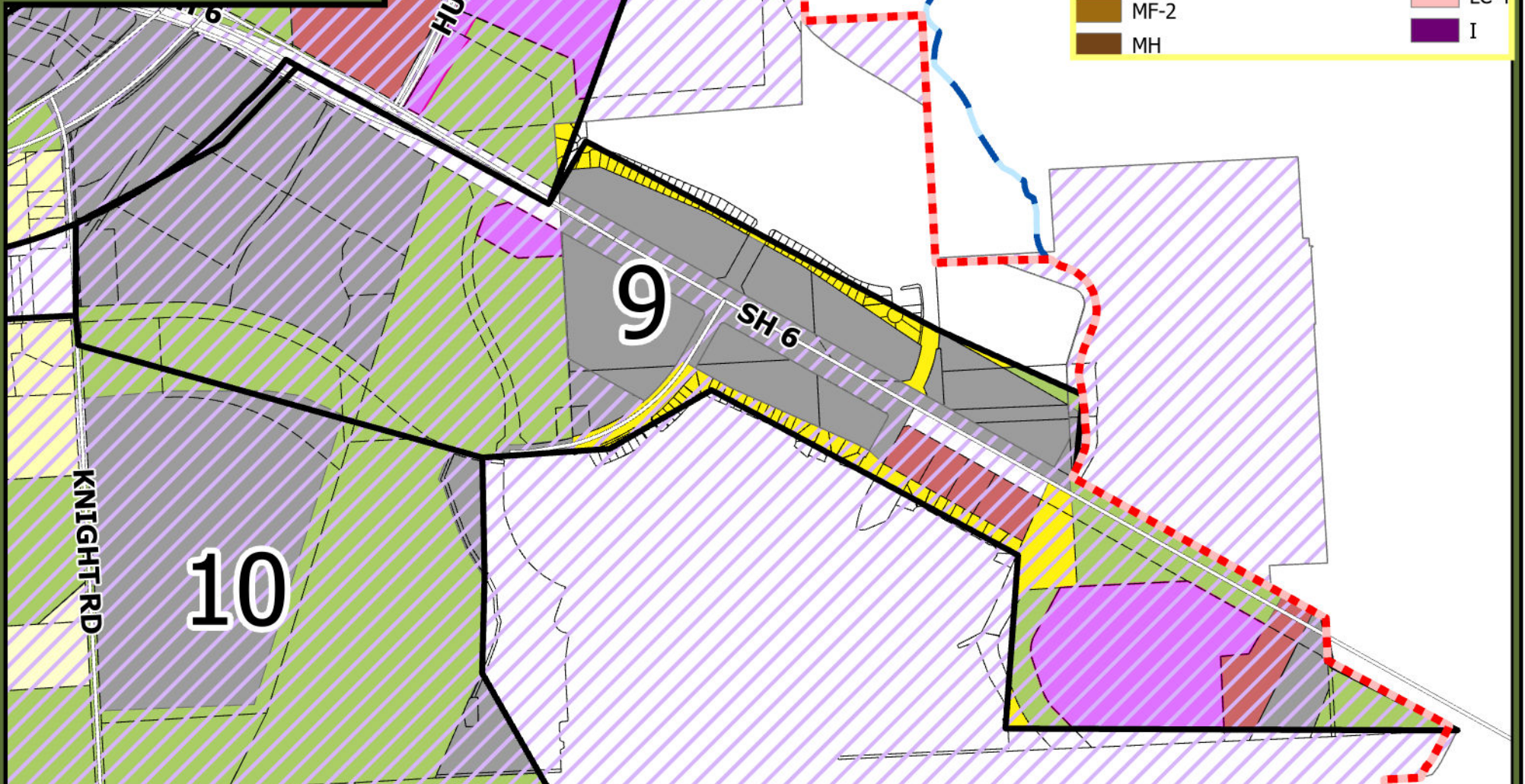


Map By:
GIS Division
October 2024

0 840 1,680 2,520 3,360 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 | PD |
| LC-1 | R |
| LC-2 | R-1 |
| LC-3 | R-2 |
| MF-2 | R-4 |
| MH | R-3 |
| | R-5 |
| | SD |
| | SUP |
| | -9 |
| | LC-4 |
| | I |





KNIGHT / WATTS/ MCKEEVER

Focus Area Background

Population

4,275

Median Household Income

\$94,566

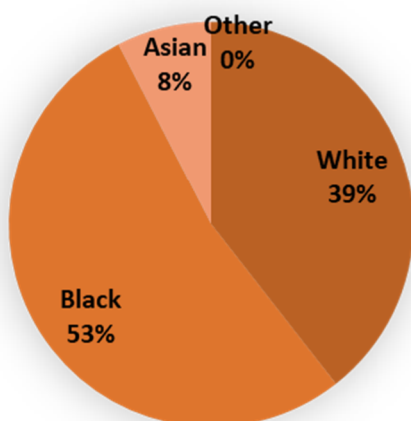
Median Housing Value

\$409,200

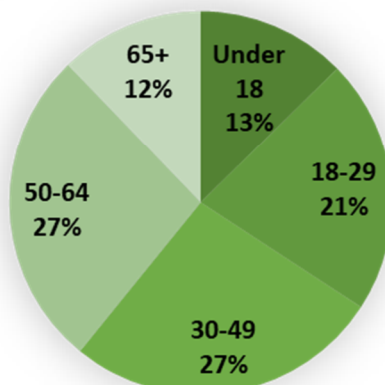
Key Characteristics:

- * 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,

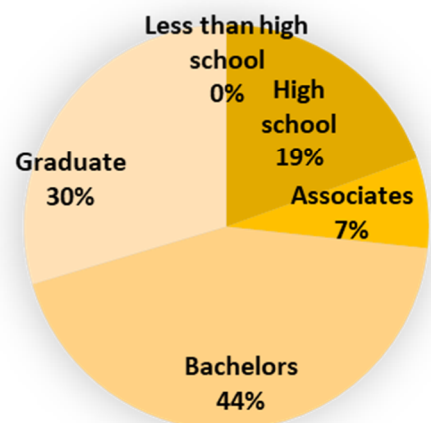
Race



Age Distribution



Education Status



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

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

