



MISSOURI CITY

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MISSOURI CITY
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Development Map & Guide



WELCOME TO MISSOURI CITY TEXAS

MISSOURI CITY TEXAS

Located just **southwest of Houston**, Missouri City, Texas, is a pro-business community in one of the fastest-growing regions in the United States. Known for its rich diversity, excellent quality of life, and strategic access to the Greater Houston metro area, Missouri City has evolved into a dynamic hub for residential, commercial, and light industrial development. With a skilled workforce, business-friendly policies, and **ample available land and commercial space**, the city is well-positioned for continued growth.

Missouri City is a community rooted in progress and tradition. Officially incorporated in 1956, it has grown into one of the region's **most desirable places to live, work**, and invest. Conveniently located near major thoroughfares like Beltway 8, U.S. 90A, and Fort Bend Parkway, Missouri City offers quick access to downtown Houston, the Texas Medical Center, and major regional airports.

Whether you're looking to expand your business, relocate your family, or tap into a growing labor force, Missouri City delivers the perfect mix of **opportunity and lifestyle**.

See you in the place to be for business, innovation, and quality living, right in the heart of one of Texas' **fastest growing corridors**.

Media Age

40.6

Population increase

15.9%

Labor Force
participation

64.5%





SECTION 01

With a **population of over 78,000** residents, Missouri City is home to major national retailers, restaurants, and service providers that support a diverse and rapidly growing region within the Greater Houston metro area. Strategically located along major transportation corridors, the city serves a broad trade area that spans multiple counties. Missouri City plays a vital role as a **commercial and retail hub** for southwest Harris and Fort Bend counties, with median household income around \$96,700 in recent years.

Missouri City's **retail landscape is thriving**, anchored by large regional developments and neighborhood centers alike. Key retail destinations include Fort Bend Town Center, which is expanding under "Phase II" and headed into Phase III, with tenants such as Burlington, Ross Dress for Less, Ulta Beauty, Petco, Five Below, Cava, and others. Also important are Township Square Shopping Plaza, Quail Valley Plaza, Oyster Creek Place, and the Sienna Parkway corridor as featured development/recruitment sites.



SECTION 02

There is strong demand and development momentum: Fort Bend Town Center II will include **approximately 300,000 square feet of new retail space**, with significant restaurants and entertainment portions. Investors are also noting growth in surrounding master-planned communities, and the intersection of Hwy 6 and Fort Bend Parkway Toll Road is being developed into a regional commercial destination.

With continued residential growth and **strong income levels**, Missouri City is becoming

SUBMARKETS

Texas Parkway/US90A

Highway 6/FM 1092

Fort Bend Parkway

Sienna

Brazos

This aerial map of Missouri City, Texas, illustrates the city's submarkets and geographical features. The city limits are delineated by an orange outline. The map is color-coded to represent different submarkets: Texas Parkway/US90A (red), Highway 6/FM 1092 (blue), Fort Bend Parkway (green), Sienna (orange), and Brazos (olive). Major roads, including I-69, I-90, and I-10, are shown in yellow. A compass rose is located in the bottom left corner, and various commercial and residential icons are scattered throughout the map.

SECTION 3

Missouri City's **economy is diverse and rapidly growing**, driven by key sectors such as advanced manufacturing, logistics and distribution, healthcare, professional services, and education. Located in the heart of the Greater Houston region, the city offers businesses access to a **large, skilled labor pool** and seamless connectivity to regional, national, and global markets.

Missouri City is home to several high-profile industrial developments that have become magnets for national and international companies. Park 8Ninety, a Class A business park located along Beltway 8 and U.S. 90A, is **a key logistics hub** featuring tenants such as FedEx, Home Depot, and other major operators. Nearby, the newly developed CityPark Logistics Center adds over 1 million square feet of modern industrial space, designed for distribution, light manufacturing, and e-commerce fulfillment.

SECTION 4

Several major employers have made long-term investments in Missouri City, including Niagara Bottling, a nationwide leader in beverage manufacturing, and Ben E. Keith, one of the country's largest food and beverage distributors, which operates a regional distribution facility in the city.

Missouri City's strategic location—**just 20 miles from Port Houston** and less than 30 miles from George Bush Intercontinental Airport (IAH)—provides logistics and manufacturing companies with unmatched access to multimodal transportation networks. The city also supports growth through robust infrastructure, including reliable water, wastewater, electric, gas, and broadband systems.

In addition, the region benefits from world-class medical services provided by nearby institutions such as Houston Methodist Sugar Land Hospital, Memorial Hermann, and HCA Houston Healthcare, contributing to a **high quality of life for workers and residents alike**.

With assets like Park 8Ninety, CityPark Logistics Center, Niagara Bottling, and Ben E. Keith, Missouri City is establishing itself as a **premier destination for industrial investment** and economic growth in Southeast Texas.





SECTION 05

Missouri City's **housing market is experiencing rapid growth**, fueled by strong demand and continued residential development. Thousands of new homes are either under construction or in the planning pipeline, with numerous residential communities expanding throughout the city. Master-planned communities like Sienna, Lake Olympia, Quail Valley, and Vicksburg are leading the way in providing a mix of single-family homes, townhomes, and upscale apartments **to meet the needs of a growing population**.

Currently, **dozens of new subdivisions** and mixed-use developments are reshaping Missouri City's residential landscape, with more projects anticipated to break ground in the coming months. This surge in housing is matched by the city's commitment to high-quality infrastructure, safe neighborhoods, and **access to excellent public and charter schools** across Fort Bend and Houston ISDs.



SECTION 06

With **over 400 acres of parkland** and more than a dozen city parks, Missouri City residents enjoy an active, outdoor lifestyle. Major recreational amenities include Buffalo Run Park, Community Park, and the **award-winning Quail Valley Golf Course** & City Centre, which offers golf, event spaces, and dining. The city's extensive trail systems, sports fields, lakes, and community centers provide activities for all ages—whether it's fishing, kayaking, cycling, or joining a youth sports league.

Missouri City is also home to a **vibrant and engaged community**. Throughout the year, residents come together for citywide events like the Snowfest Parade, Fourth of July Celebration, Missouri City Juneteenth Celebration, and live concerts in the park. With strong civic pride and growing cultural programming, Missouri City continues to offer an **exceptional quality of life** for families, professionals, and retirees alike.



City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489
Phone: 281-403-8500

Connect with us!

