

**APEX
REALTORS**

9830 HWY 6 MISSOURI CITY RAYANN S PLAZA TX 77459

For Lease



A Development by
NASSAR GROUP LLC



RAYANNS PLAZA

9830 Hwy 6 Missouri City, Texas 77459

Rayann's Plaza

Direct access to Hwy 6, construction has been completed as of October 2025. This strategically located property with direct access and excellent visibility on Highway 6, offers a prime opportunity for businesses looking to serve a thriving and growing community. With five units available ranging from 1,100 to 5,500 SQFT, tenants will enjoy high traffic exposure, ample parking, and proximity to major national retailers such as Walmart, Bank of America, Starbucks, and Verizon.

High-traffic, high-income area. Positioned along Hwy 6 with 63,000+ vehicles per day and affluent surrounding neighborhoods.

Brand-new retail center. Modern construction, completed as of October 2025, designed for visibility and convenience.

Flexible leasing options. Units from 1,100 to 5,500 SQFT with negotiable tenant improvements.



Property Information	
Space Available	1,100-5500 sqft
Rental Rate	Call for pricing
NNN	\$10 PSF
TI	Negotiable
Building Size	5,500 sqft

- Property Highlights**
- Brand New 5500 sqft Retail - Coming January 2025
 - Ample Parking
 - Great Visibility
 - Patio Available
 - Direct Access to Hwy 6.
 - Area Retailers: Walmart, Bank of America, Starbucks, Verizon

Demographics	1 mile	3 mile
Population	6,750	72,925
Median HH Income	\$144,476	\$141,754
Population Growth 23-28	9.02%	8.31%
Traffic Counts	HWY 6-63,564 VPD Sienna Ranch Road 13,053	

Area Retailers

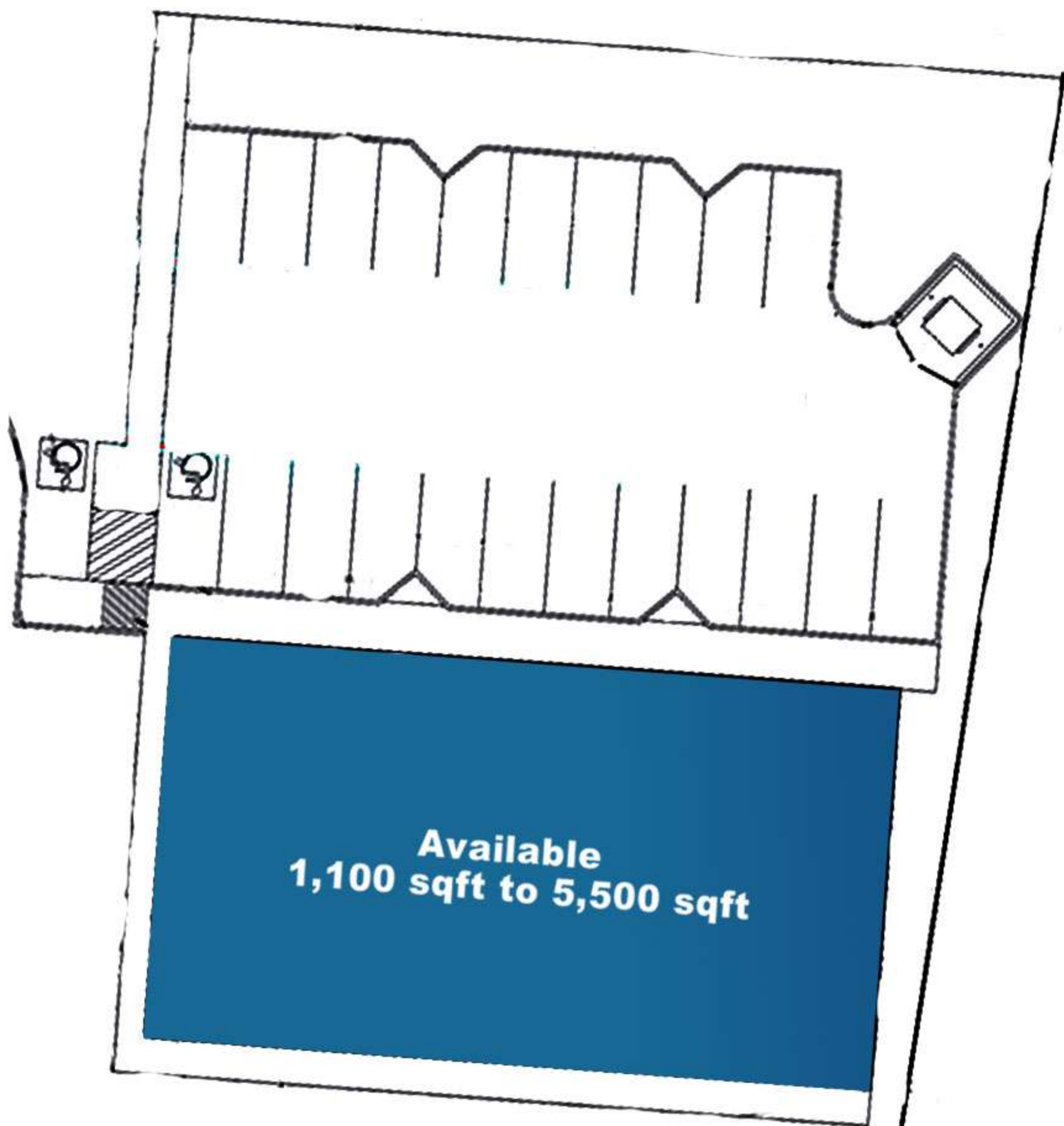


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Retail Site

■ Available 1,100 sqft
■ 5,500 sqft





WAL★MART
SUPERCENTER



SITE



Vicksburg Blvd.

6

6

Chick-fil-A WHATABURGER STARBUCKS COFFEE
DISCOUNT TIRE H-E-B The UPS Store

WALMART SUPERCENTER McDonald's

Fort Bend Town Center

CINEMARK petco ROSS EōS FITNESS
DOLLAR TREE Swig Olive Garden
JAMES AVERY artisan jewelry
Chick-fil-A CAVA MOD HONEY HOT CHICKEN
McALISTER'S DELI

TAOTAO 先鳴道 SINCE 1988 DUTCH BROS Coffee CINEMARK Kroger Olive Garden ITALIAN KITCHEN

Fort Bend Pkwy Toll Rd.

Fort Bend Pkwy Toll Rd.



Site



450 New homes developed in 2024

Brand new



Oppening Jan 2025

HWY 6 - 63,564 VPD