



The Shops @ Oyster Creek

Highway 6 @ Oyster Creek | Missouri City, TX 77459

±9,300 sf available

PRE-LEASING NOW

David B. Dale, III
713-529-4244
ddale@direadvisors.com



The Shops @ Oyster Creek

8225 Highway 6 South | Missouri City, Texas



TDECU
YOUR CREDIT UNION

SHIPLEY DONUTS
MAKE LIFE DELICIOUS

AT&T

REGIONS

UPS

LUPE TORTILLA

Academy
SPORTS+OUTDOORS

WHATABURGER

WELLS FARGO

Chick-fil-c

Afterglow
HOT YOGA

Papa Murphy's
TAKE 'N BAKE PIZZA

BURGER KING

BR
baskin robbins

SPEC'S
WINES • SPIRITS • FINER FOODS

H-E-B

MATTRESS FIRM

LIFETIME FITNESS

OPENING 2023

HOUSTON **Methodist**
LEADING MEDICINE

THE **GODDARD SCHOOL**
FOR EARLY CHILDHOOD DEVELOPMENT

VALERO

CHILDREN'S LEARNING CENTERS

JSC
FEDERAL CREDIT UNION

Future Development
The Shops @ Oyster Creek

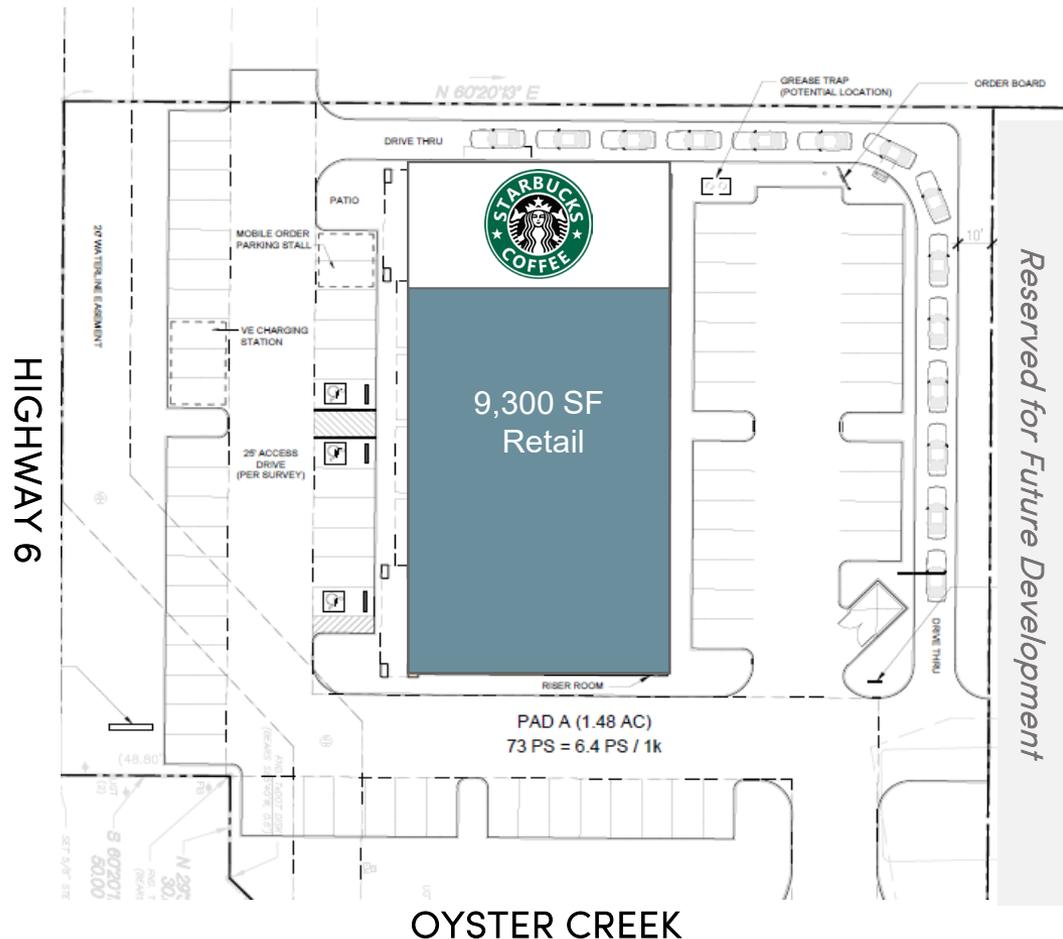
HIGHWAY 6

OYSTER CREEK

HOUSTON **Methodist**
LEADING MEDICINE
EMERGENCY

ALDI

SONIC



Total Site: ± 2.692 Acres

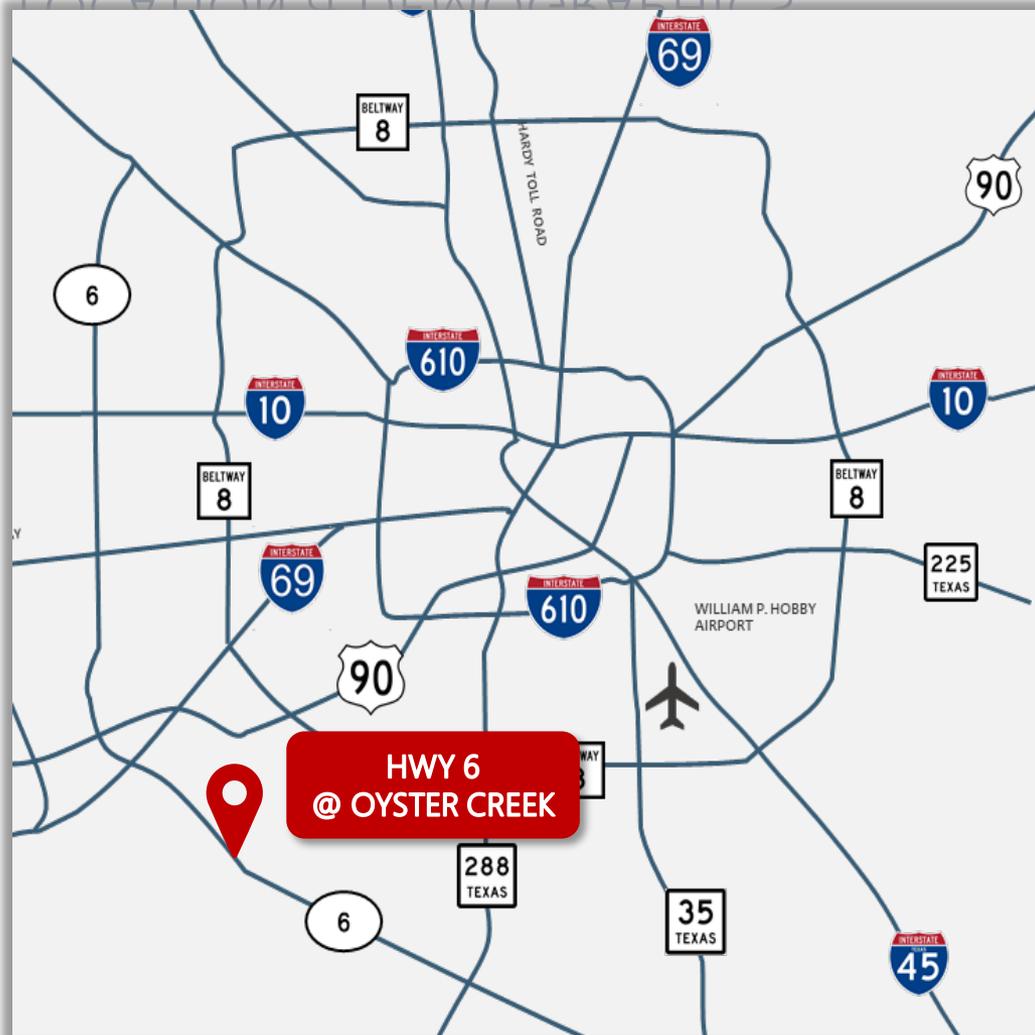
Center Size: ± 11,550 SF

- 2,250 SF End-cap pre-leased to anchor tenant Starbucks
- End-cap patio space available
- Located at major artery into Sienna Master Planned Community – 10,500 Acres
- Across the street from new Lifetime Fitness (120,000sf+) scheduled to open in 2023
- Monument signage available

Area Retailers:

Lifetime Fitness, HEB, Aldi, Academy, SPEC's , Chick-Fil-A, Lupe Tortilla, Whataburger, Wells Fargo, Houston Memorial, Starbucks, Fajita Pete's, Wells Fargo, The Goddard School, & Houston Methodist

LOCATION & DEMOGRAPHICS



Traffic Counts:

Highway 6	61,558 VPD
Oyster Creek	13,185 VPD
FM 1092	46,493 VPD
Fort Bend Pkwy	26,069 VPD



74,557

2019 Population



\$156k

Average HHI



24,649

Total Households

WITHIN 3 MILES