

CITYPARK LOGISTICS CENTER

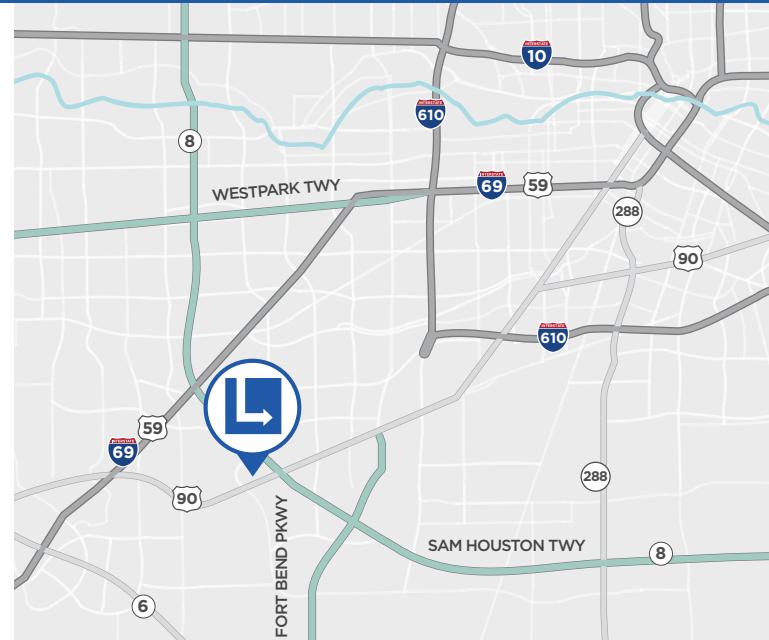
Northwest corner of Beltway 8 and Highway 90, Missouri City, TX 77489



BUILD-TO-SUIT OPPORTUNITY: BUILDING 6 | 231,785 SF

LOCATION AND ECONOMIC SIGNIFICANCE

- 32' clear height
- 52' x 58'-9" bays
- 60' speed bays
- Cross dock
- 130' single-user truck court and 185' shared
- 179 auto parking spaces
- Up to 40 trailer parking spaces
- (56) 9' x 10' overhead doors
- (4) 12 x 14' overhead doors
- ESFR sprinklers
- CityPark is located in Missouri City at the threshold of Fort Bend County
- Established freeway exits and easy east-west bound access
- Dual, direct access to Beltway 8
- Floodplain-free zone
- Strong workforce
- Less than 15 minute drive from the Texas Medical Center and the Reliant Complex





LOGISTICS[®]
PROPERTY
CO

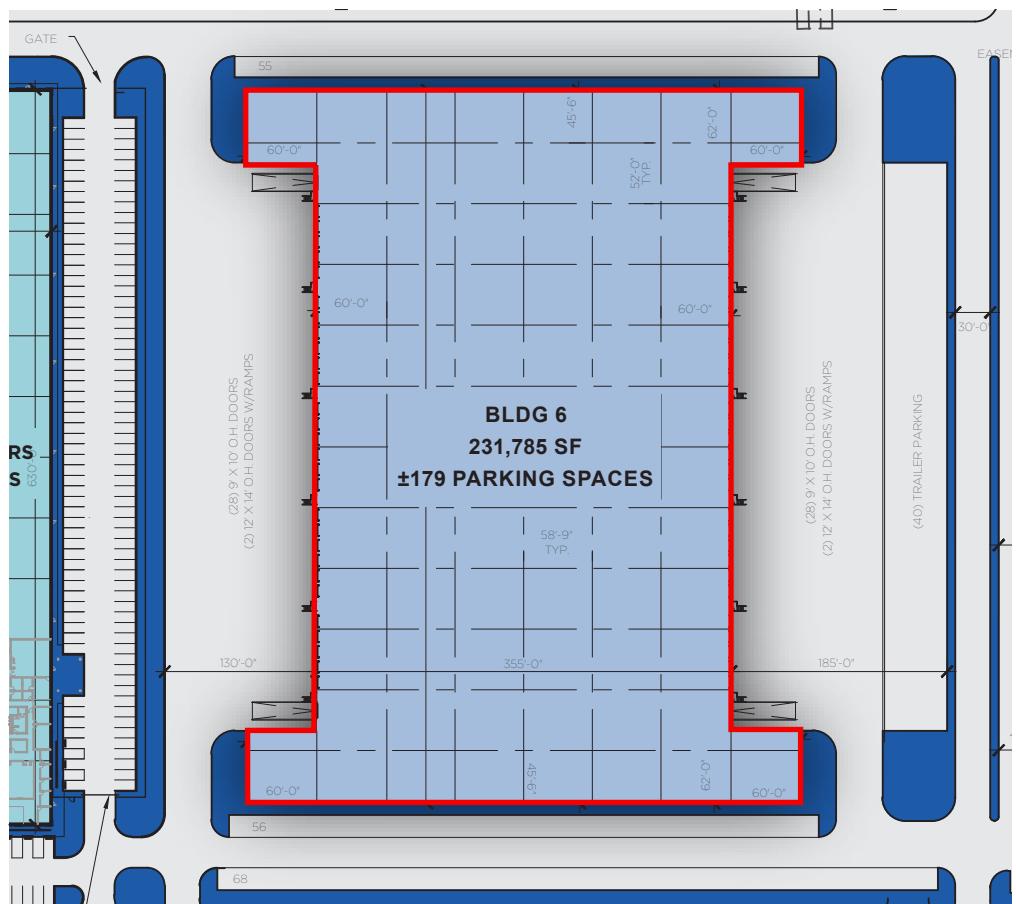
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Site



BUILDING 6



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield
1330 Post Oak Boulevard,
Suite 2700
Houston, Texas 77056

BEAU KALEEL
+1 713 963 2844
beau.kaleel@cushwake.com

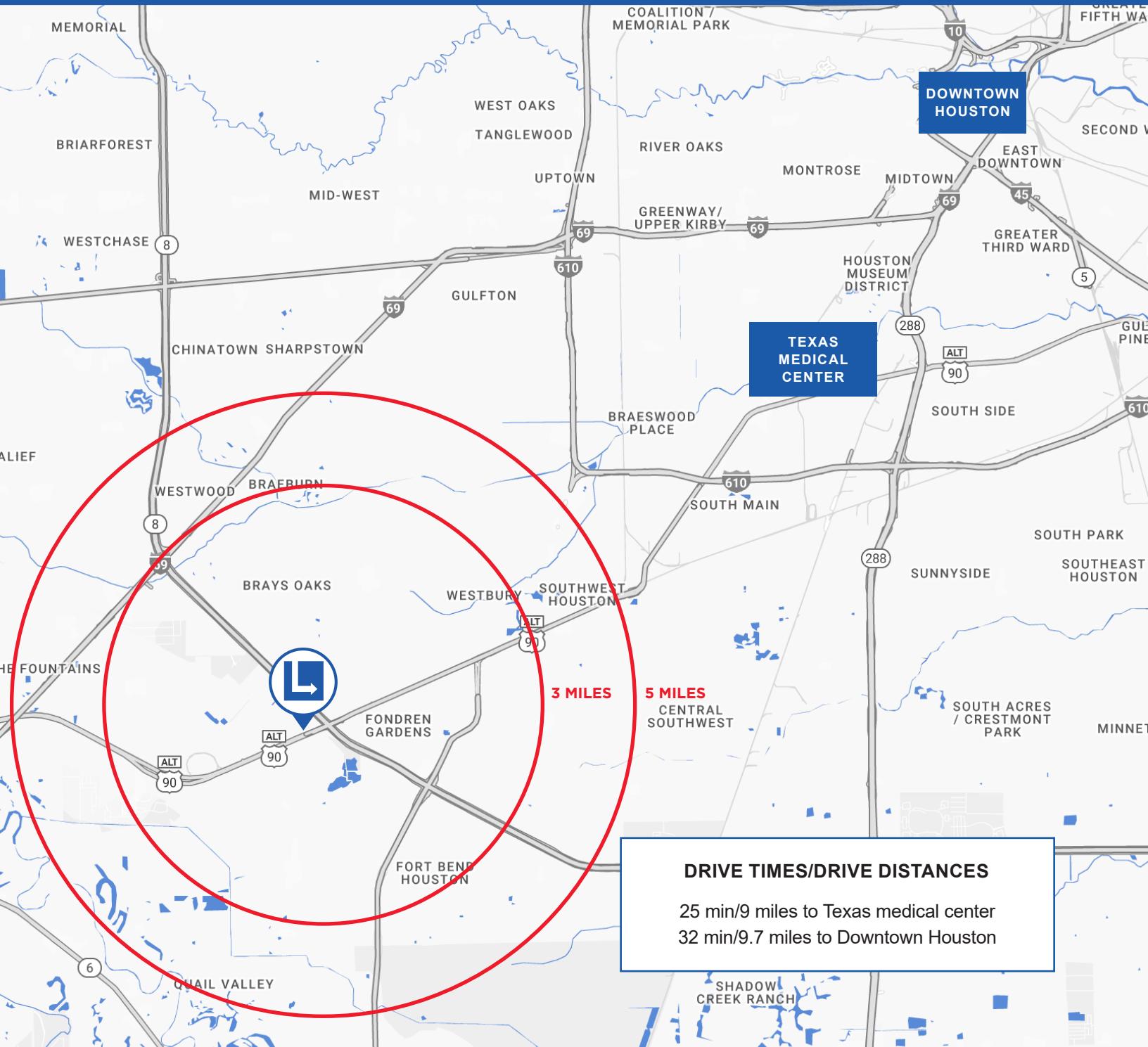
BROOKE SWERDLOW
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3 & 5 MILES RADIUS DEMOGRAPHICS

| | 3 miles | 5 miles |
|----------------------------------|----------|----------|
| Population Summary | | |
| 2022 Total Population | 128,005 | 367,686 |
| 2027 Total Population | 132,913 | 383,188 |
| 2022-2027 Annual Rate | 0.76% | 0.83% |
| Household Summary | | |
| 2022 Households | 44,742 | 129,608 |
| 2027 Households | 46,474 | 135,204 |
| 2027 Average Household Size | 2.86 | 2.82 |
| 2022-2027 Annual Rate | 0.76% | 0.85% |
| Housing Unit Summary | | |
| 2022 Housing Units | 48,221 | 139,813 |
| 2027 Housing Units | 50,695 | 147,625 |
| Median Household Income | | |
| 2022 | \$56,848 | \$56,868 |
| 2027 | \$65,053 | \$65,264 |
| 2022 Households by Income | | |
| \$50,000 - \$74,999 | 19.8% | 19.3% |
| \$75,000 - \$99,999 | 13.4% | 11.8% |
| \$100,000 - \$149,999 | 14.1% | 13.7% |
| \$150,000 - \$199,999 | 6.4% | 6.4% |
| \$200,000+ | 3.5% | 5.8% |
| Average Household Income | \$78,033 | \$84,868 |
| 2027 Households by Income | | |
| \$50,000 - \$74,999 | 21.1% | 20.1% |
| \$75,000 - \$99,999 | 14.7% | 12.8% |
| \$100,000 - \$149,999 | 15.9% | 16.0% |
| \$150,000 - \$199,999 | 8.8% | 8.6% |
| \$200,000+ | 4.1% | 6.6% |
| Average Household Income | \$90,181 | \$97,595 |



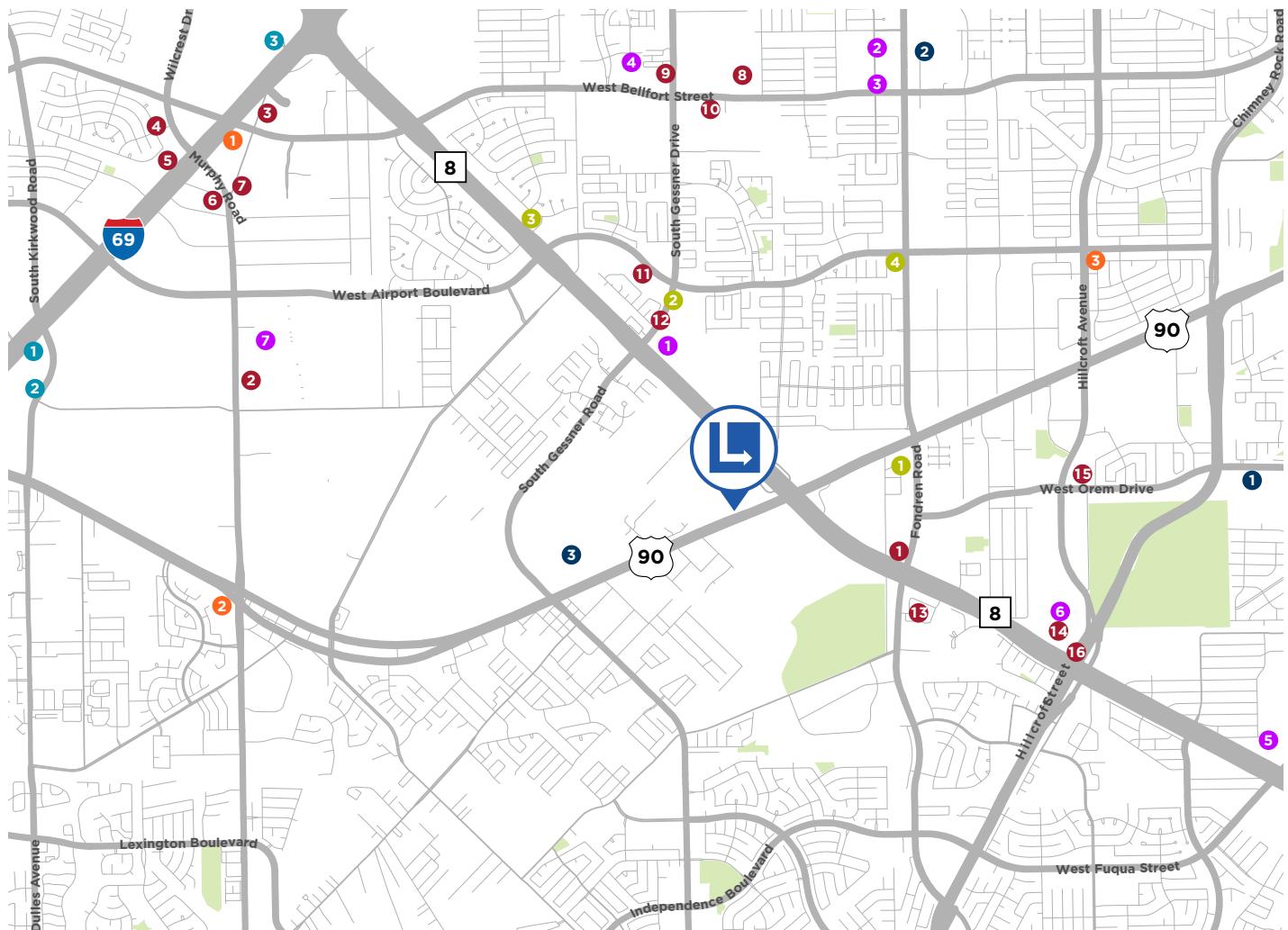


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NEARBY AMENITIES



COFFEE

1 Starbucks

2 Starbucks

3 Shipley Do-Nuts

GAS

1 Texaco

2 Chevron

3 Chevron

4 Exxon

RETAIL

1 Walgreens

2 dd's Discounts

3 Fiesta Mart

4 Walmart Neighborhood Market

5 Joe V's Smart Shop

FOOD

1 ReMo's Cafe

2 Don Robertos

3 Mikki's Soulfood Cafe

4 Lopez Mexican Restaurant

5 Five Nine Bar & Lounge

6 Wingstop

7 Fajita Flats

8 Cool Runnings Jamaican Grill

9 Subway

10 Popeyes

11 A&B American Cafe

12 Mississippi's World Famous Grill

13 Jack in the Box

14 Whataburger

15 Wendys

16 Chilis

FITNESS

1 YMCA

2 Planet Fitness

3 Alphaland

HOTEL

1 Homewood Suites

2 Holiday Inn

3 Residence Inn



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