

B FORT BEND

BUSINESS PARK



LOVETT
INDUSTRIAL



CUSHMAN &
WAKEFIELD

5 - 60 ACRE PARCELS AVAILABLE
FOR SALE OR LEASE, CAN ACCOMMODATE 30,000 - 1,000,000 SF USERS

SITE PLAN



FORT BEND PKWY. 26,069 VPD

amazon

VICKSBURG VILLAGE OF SHILOH
2,433 HOMES



PROPOSED
TOWNHOME DEVELOPMENT

WINFIELD LAKES
1,784 HOMES

CHIMNEY ROCK RD.

B PROPERTY HIGHLIGHTS

- Master-Planned, Deed Restricted Business Park
- Concrete Tiltwall Construction with Masonry Accents
- Accommodates building sizes from 30,000 sf to 1Msf
- No on site detention required
- Entire site is located outside the 500 year floodplain
- Water, Sewer, and Storm Tie-ins are installed to serve each parcel
- Hurricane Lane, a 4 lane Thoroughfare, is under construction, to be complete by 6/21
- Excellent labor availability
- Direct freeway access



INDUSTRIAL SITES IN MISSOURI CITY, TEXAS

AVAILABLE FOR SALE AND/OR BTS

Lovett Industrial is pleased to announce their newest Industrial Project, Fort Bend Business Park, located the heart of Fort Bend County, the fastest growing county in the nation. The 230 acre business park is home to Amazon's latest 1,077,416 SF distribution facility, and provides users with an additional 92 acres of fully entitled shovel-ready land available for sale and/or build to suit. Located directly on the Fort Bend Tollway, Fort Bend Business Park is uniquely positioned to serve the explosive southwest residential base, while still allowing easy access into the major markets of the Houston MSA.



RANKED #1

FORT BEND COUNTY AS FASTEST GROWING LARGE COUNTY IN THE NATION SINCE 2013



146,916

CURRENT POPULATION WITHIN 5 MILE RADIUS



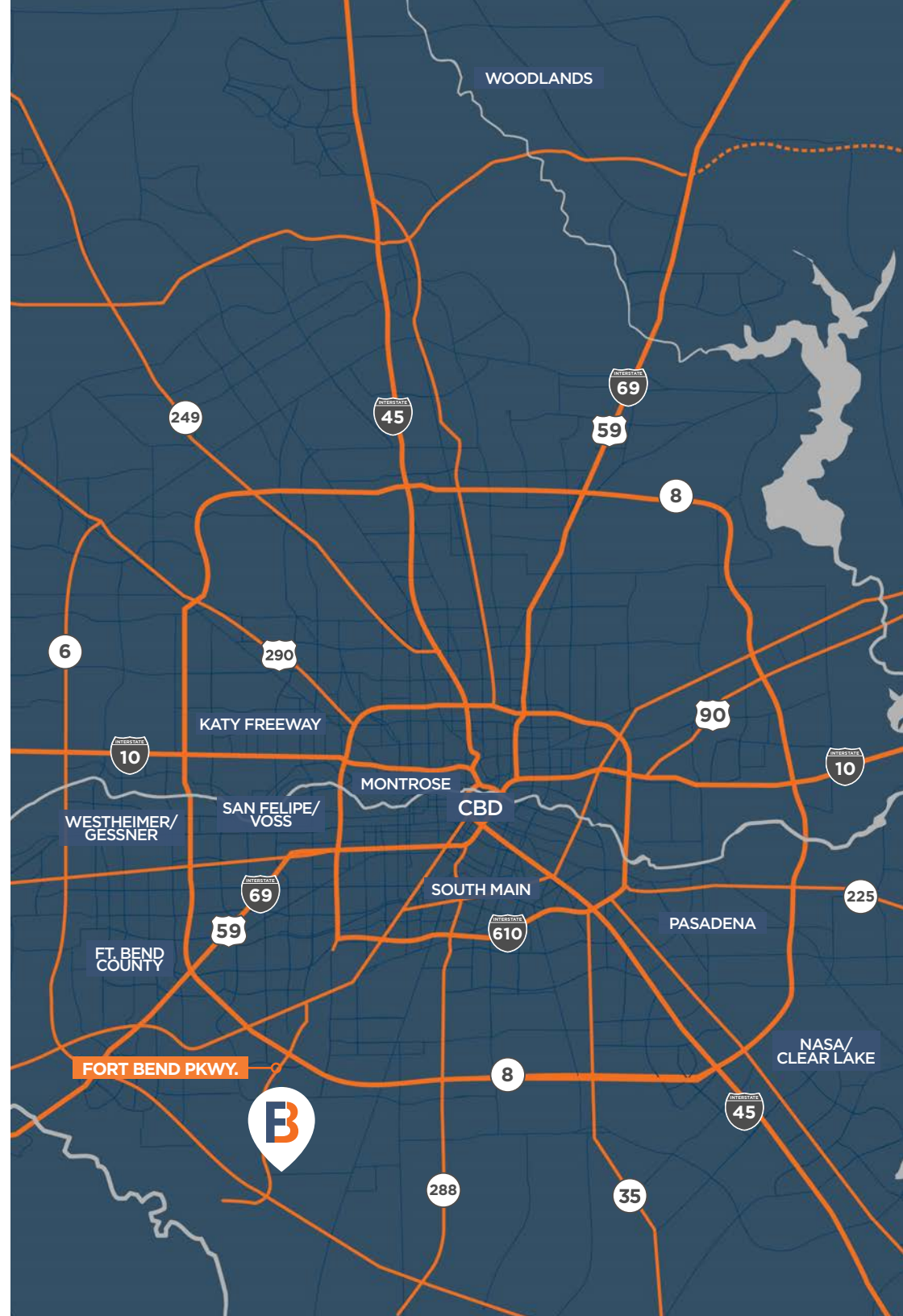
49.51%

POPULATION GROWTH WITHIN A 5-MILE RADIUS FROM 2010 TO 2020



\$121,084

AVERAGE HHI WITHIN 5-MILE RADIUS





WINFIELD LAKES
1,784 HOMES

CAMBRIDGE FALLS
782 HOMES

VICKSBURG BLVD.

VICKSBURG VILLAGE OF SHILOH
2,433 HOMES

TRAMMEL-FRESNO RD.

TEAL RUN
2,433 HOMES

PROPOSED
TOWNHOME DEVELOPMENT

HIGHTOWER HIGH SCHOOL
2,099 STUDENTS



COMING SOON
FORT BEND TOWN CENTER II
300,000 SF SHOPPING CENTER

6

6

PROPOSED
NewQuest DEVELOPMENT

FORT BEND PKWY. 26,069 VPD

FORT BEND TOWN CENTER

KNIGHT RD.
FUTURE EXPANSION TO SIENNA
SOUTH 1ST QUARTER 2020

SIENNA SUBDIVISIONS
8,169 HOMES



SUGAR CREEK

5 MILE

HUNTERS GLEN

QUAIL GREEN

RIDGEMONT

GREEN VALLEY ESTATES

MEADOWCREEK

MUSTANG TRAILS

QUAIL VALLEY

SHADOW CREEK RANCH

PARKS EDGE

LAKE OLYMPA

OLYMPA ESTATES

COLONY LAKES

LAKESHORE HARBOR

DRY CREEK VILLAGE

WINFIELD LAKES

SHADOW GROVE

SOUTHERN TRAILS

RIVERSTONE

CAMBRIDGE FALLS

SOUTHLAKE

SOUTHGATE



HIGHTOWER HIGH SCHOOL

TEAL RUN

PAMONA

SEDONA LAKES

FORT BEND TOWN CENTER

Enterprise
Kroger
PETCO
CHASE
Firestone
AutoZone
SUBWAY

LAKES OF SAVANNAH

NEWPORT

RODEO PALMS

SIENNA PLANTATION

SOUTHPOINT CROSSING

SIENNA POINT

GLENDALE LAKES

THE PRESIDLE OF MANVEL

LAKELAND

SOUTHERN COLONY

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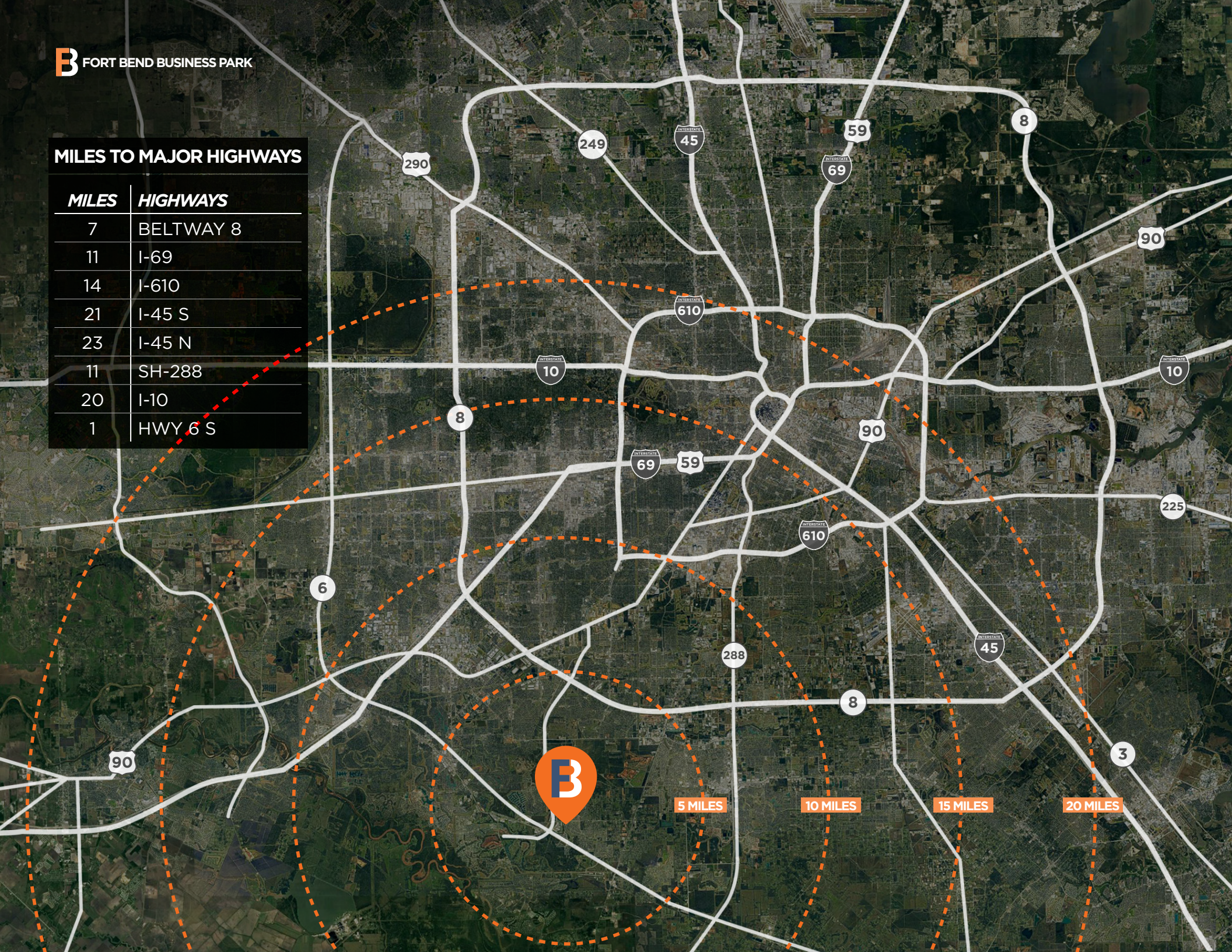
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FORT BEND PKWY.



MILES TO MAJOR HIGHWAYS

<i>MILES</i>	<i>HIGHWAYS</i>
7	BELTWAY 8
11	I-69
14	I-610
21	I-45 S
23	I-45 N
11	SH-288
20	I-10
1	HWY 6 S



FFORT BEND

CONTACT INFORMATION

JIM FOREMAN

JIM.FOREMAN@CUSHWAKE.COM
+1 713 963 2824

ALLISON BERGMANN

ALLISON.BERGMANN@CUSHWAKE.COM
+1 713 963 2865