

# CITYPARK LOGISTICS CENTER

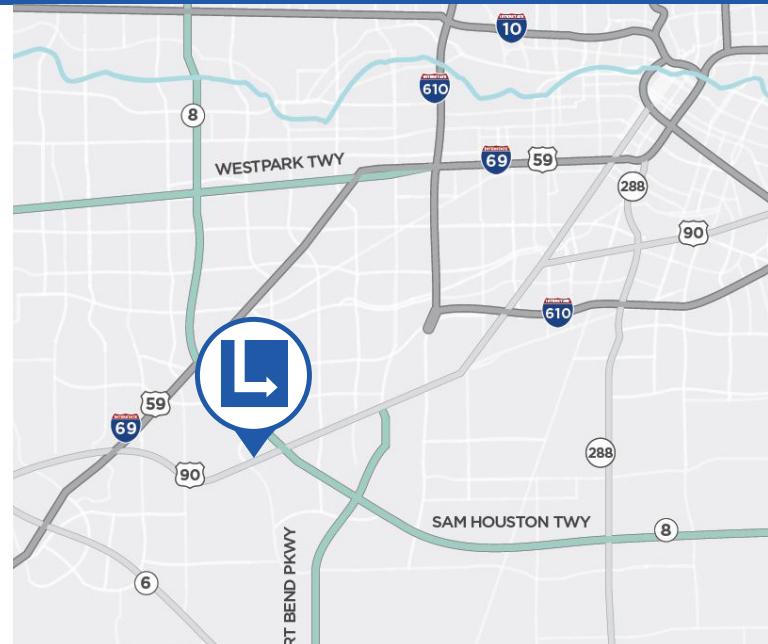
Northwest corner of Beltway 8 and Highway 90, Missouri City, TX 77489



## BUILD-TO-SUIT OPPORTUNITY: BUILDING 7 | 217,830 SF

### LOCATION AND ECONOMIC SIGNIFICANCE

- 217,830 SF cross dock building
- 221 parking spaces
- 45' x 52' column spacing
- (48) 9'x10' Overhead doors
- 4 ramps
- ESFR sprinklers
- 32' clear height
- Cross dock
- 180' single-user truck court and 230' shared
- 28 trailer parking spaces
- 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<sup>®</sup>**  
PROPERTY  
CO

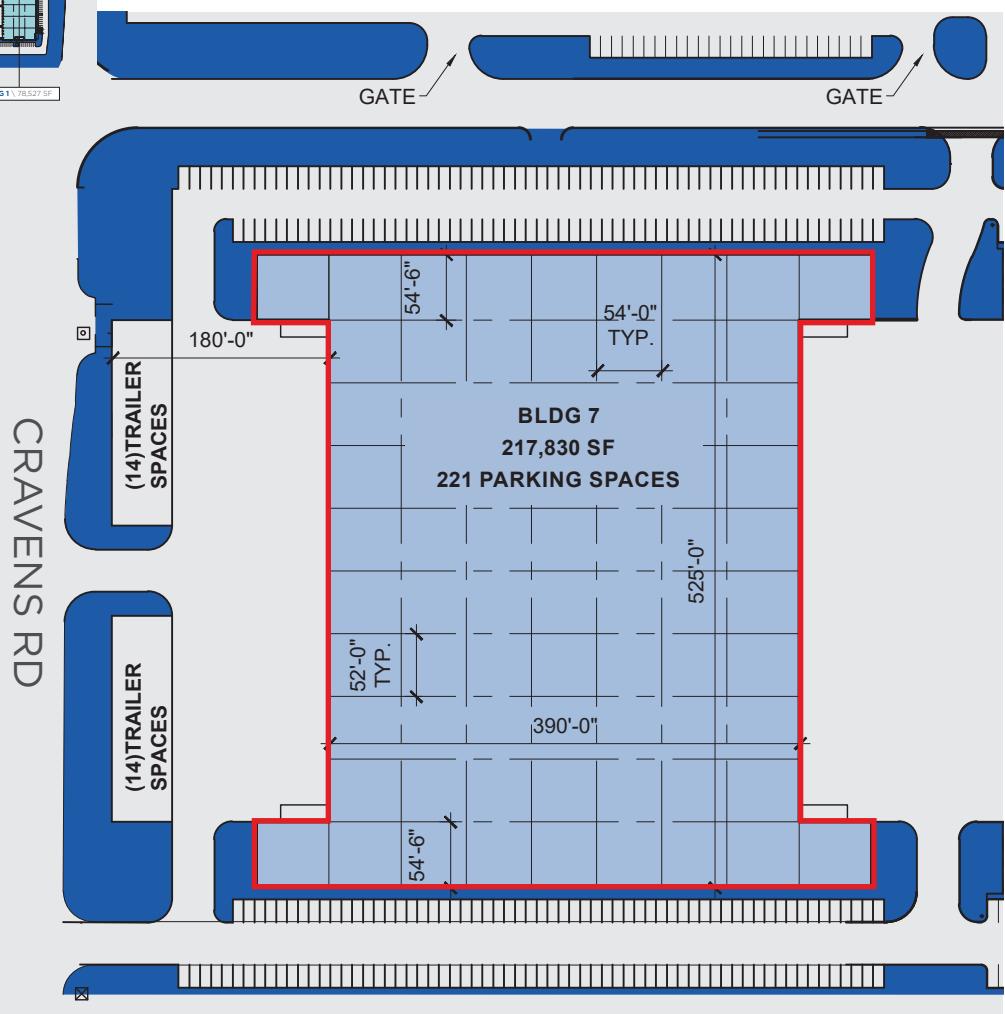
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## Site



## BUILDING 7



**CUSHMAN &  
WAKEFIELD**

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

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

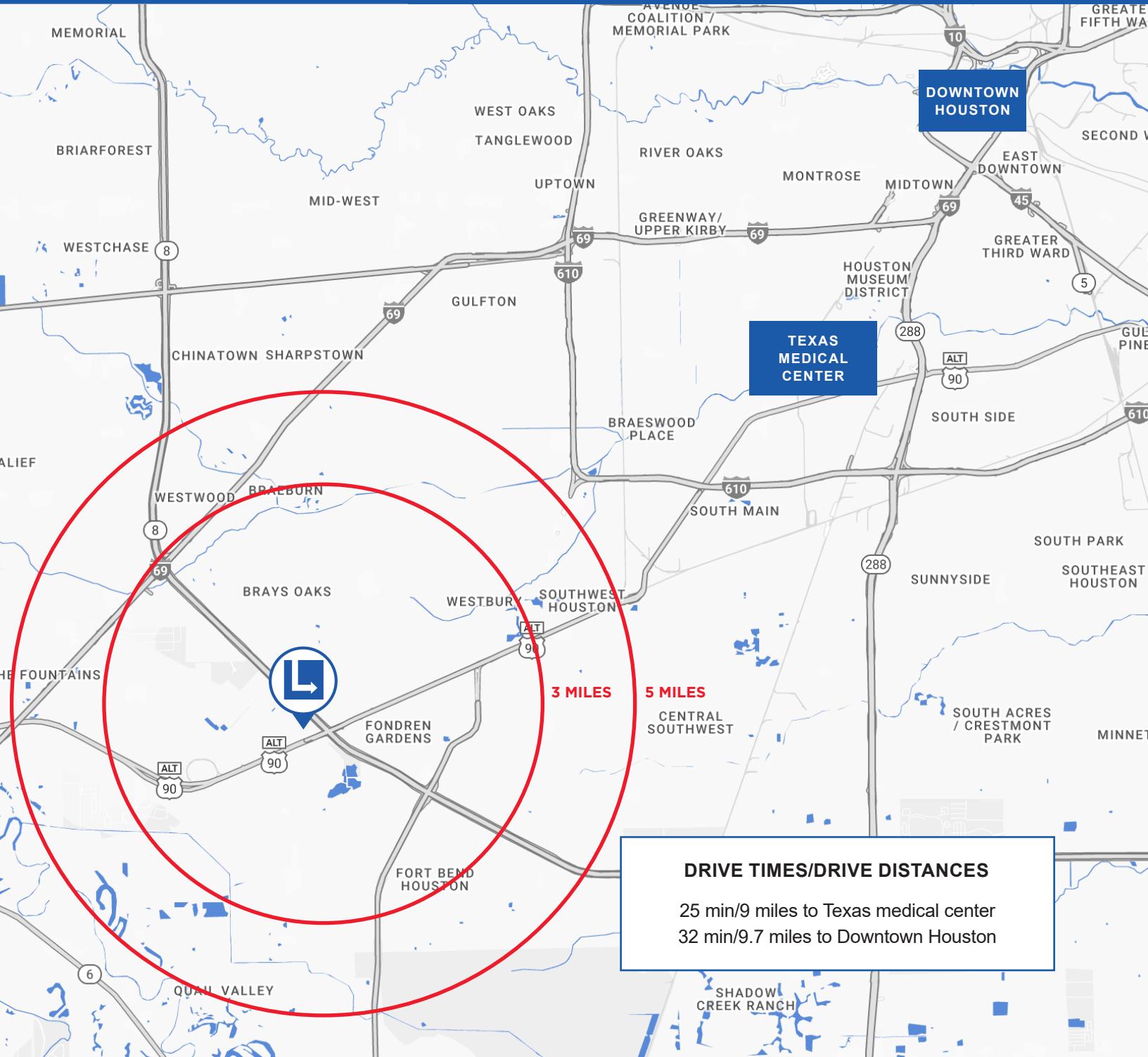
**BROOKE SWERDLOW**  
+1 713 331 1735  
brooke.swerdlow@cushwake.com



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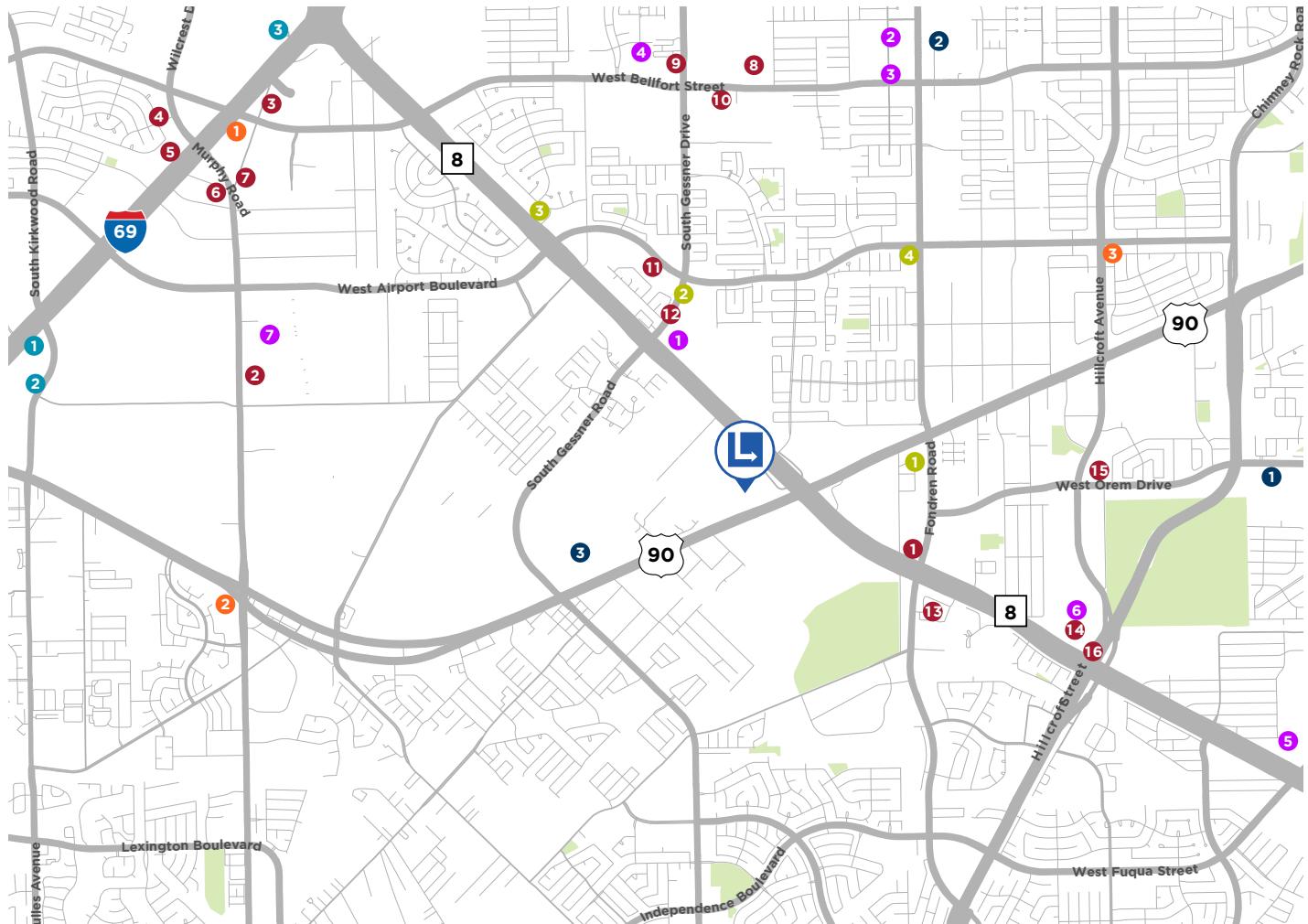
**BROOKE SWERDLOW**  
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brooke.swerdlow@cushwake.com

## 3 & 5 MILES RADIUS DEMOGRAPHICS

	3 miles	5 miles
<b>Population Summary</b>		
2022 Total Population	128,005	367,686
2027 Total Population	132,913	383,188
2022-2027 Annual Rate	0.76%	0.83%
<b>Household Summary</b>		
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%
<b>Housing Unit Summary</b>		
2022 Housing Units	48,221	139,813
2027 Housing Units	50,695	147,625
<b>Median Household Income</b>		
2022	\$56,848	\$56,868
2027	\$65,053	\$65,264
<b>2022 Households by Income</b>		
\$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
<b>2027 Households by Income</b>		
\$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



## 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

6 Ross

7 Costco

### FOOD

1 ReMo's Cafe

2 Don Roberto's

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

### FITNESS

1 YMCA

2 Planet Fitness

3 Alphaland

### HOTEL

1 Homewood Suites

2 Holiday Inn

3 Residence Inn

10 Popeyes

11 A&B American Cafe

12 Mississippi's World Famous Grill

13 Jack in the Box

14 Whataburger

15 Wendy's

16 Chilis

