

# FORT BEND GATEWAY

FT. BEND TOLL RD.  
& McHARD RD.  
HOUSTON, TX



**KRISTEN McDADE**  
Managing Director  
1 713 331 1796  
[kristen.mcdade@cushwake.com](mailto:kristen.mcdade@cushwake.com)

**MATTHEW DAVIS**  
Senior Director  
+1 713 331 1798  
[matthew.davis@cushwake.com](mailto:matthew.davis@cushwake.com)

**MELISSA ELIZONDO**  
Brokerage Specialist  
+1 346 396 4008  
[melissa.elizondo@cushwake.com](mailto:melissa.elizondo@cushwake.com)



1330 Post Oak Boulevard, Suite 2700 Houston, TX  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



# FORT BEND GATEWAY

FT. BEND TOLL RD.  
& McHARD RD.  
HOUSTON, TX

## TRACT 3

**±17.4 acres at the hard SWC of Ft. Bend Toll Rd. and McHard Rd.**

- ±300' frontage along Ft. Bend Toll Rd. frontage Rd. and
- ±2,000' frontage along McHard Rd.

## TRACT 1

**±11 acres at the hard NEC of Ft. Bend Toll Rd. and McHard Rd.**

- Under Contract

**PROPERTIES LIE WITHIN THE CITY OF HOUSTON AND FT.  
BEND COUNTY**

**PRICING: CONTACT BROKER**

### 2023 ESTIMATED DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,042	90,806	257,119
AVG. HOUSEHOLD INCOME	\$82,563	\$95,898	\$100,264
AVG. HOUSING VALUE	\$166,848	\$248,495	\$288,181

### 2018 TRAFFIC COUNTS

	CARS PER DAY
FT. BEND TOLL RD. @ McHARD RD.	13,836
McHARD RD., west of FT. BEND TOLL RD.	33,601
McHARD RD., east of FT. BEND TOLL RD.	15,296

**KRISTEN McDADE**  
Managing Director  
+1 713 331 1796  
kristen.mcdade@cushwake.com

**MATTHEW DAVIS**  
Senior Director  
+1 713 331 1798  
matthew.davis@cushwake.com

**MELISSA ELIZONDO**  
Brokerage Specialist  
+1 346 396 4008  
melissa.elizondo@cushwake.com



1330 Post Oak Boulevard, Suite 2700 Houston, TX  
www.cushmanwakefield.com



# 2025 GREATER HOUSTON MARKETPLACE

## WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

## DEMOGRAPHICS

(within 3 miles of Fort Bend Toll Road and McHard Rd, Houston, TX)



90,862

2025 Total Population



\$105,248

2025 Average Household Income



\$295,221

2025 Average Home Value

## MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL  
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST  
MEDICAL CENTER



NASA

CLUTCH CITY



