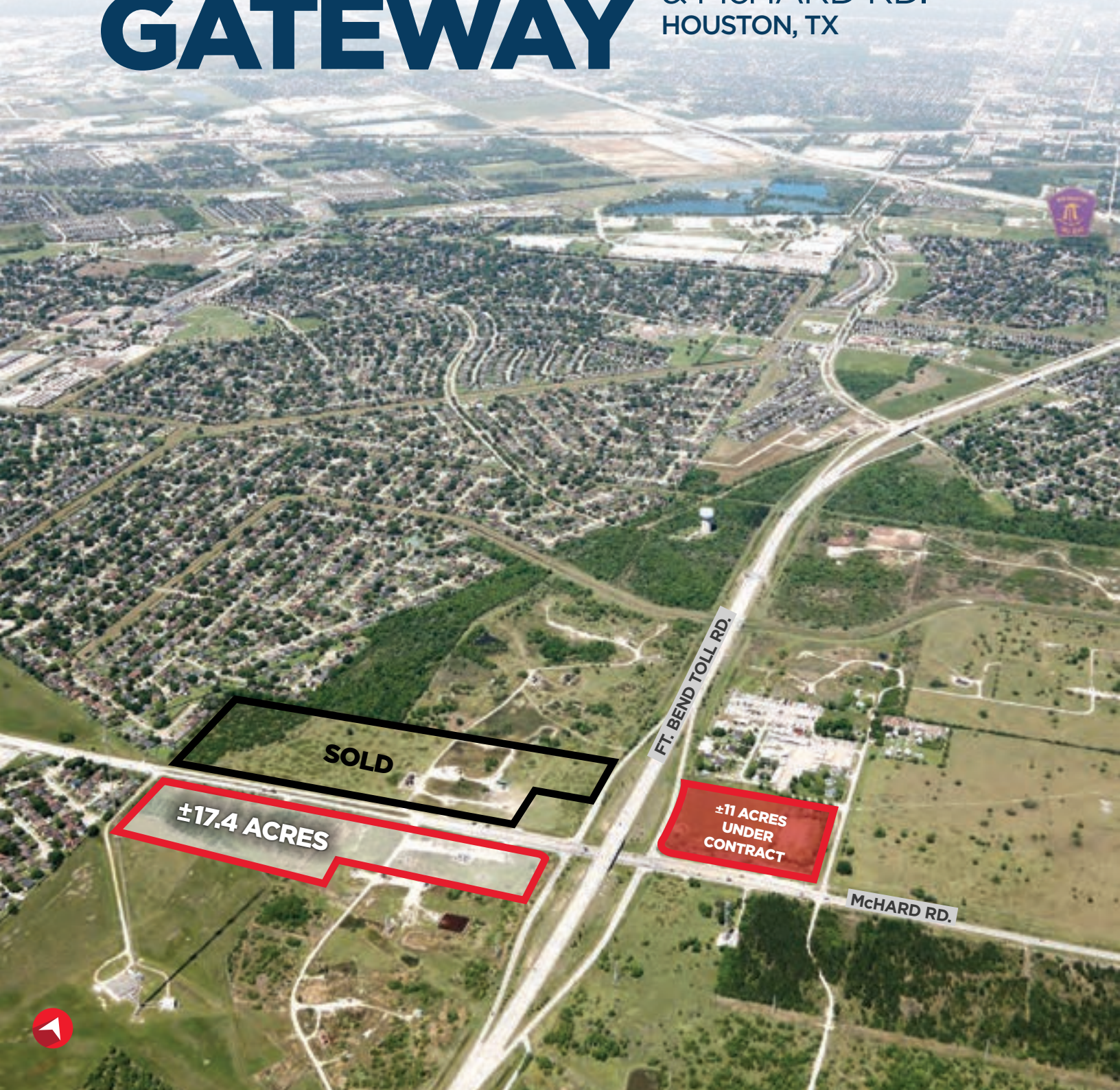


FORT BEND GATEWAY

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



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

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

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

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

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



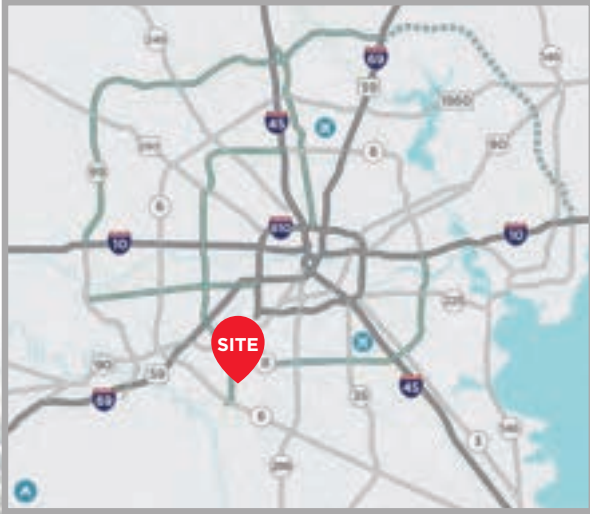
WORLD'S LARGEST MEDICAL CENTER



NASA



CLUTCH CITY



FORT BEND GATEWAY

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



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