

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

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

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

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON

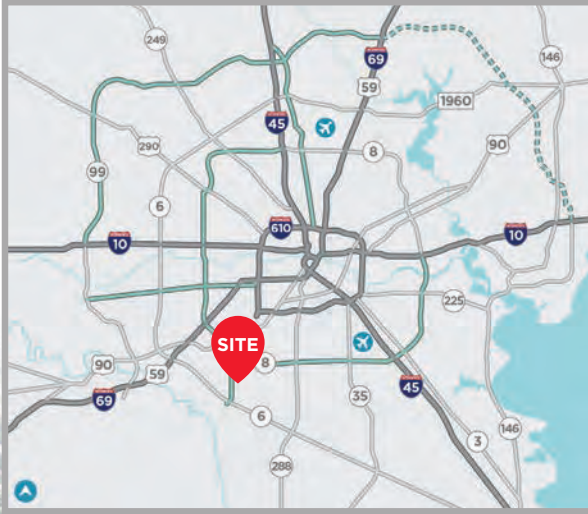


WORLD'S LARGEST MEDICAL CENTER



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 17968

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

melissa.elizondo@cushwake.com



**CUSHMAN &
WAKEFIELD**

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