

FORT BEND

BUSINESS PARK

BUILT-TO-SUIT OPPORTUNITIES | 30K – 1.1M SF AVAILABLE

LOVETT
INDUSTRIAL



YOUR NEXT
HEADQUARTERS
DESTINATION

FLAGSHIP OPPORTUNITY IN FORT BEND COUNTY

Located in Missouri City, TX, 20 miles southwest of Downtown Houston, Fort Bend Business Park presents a rare flagship headquarters opportunity, offering up to 1.1M SF of brand new, industrial space in one of the fastest growing counties in America.

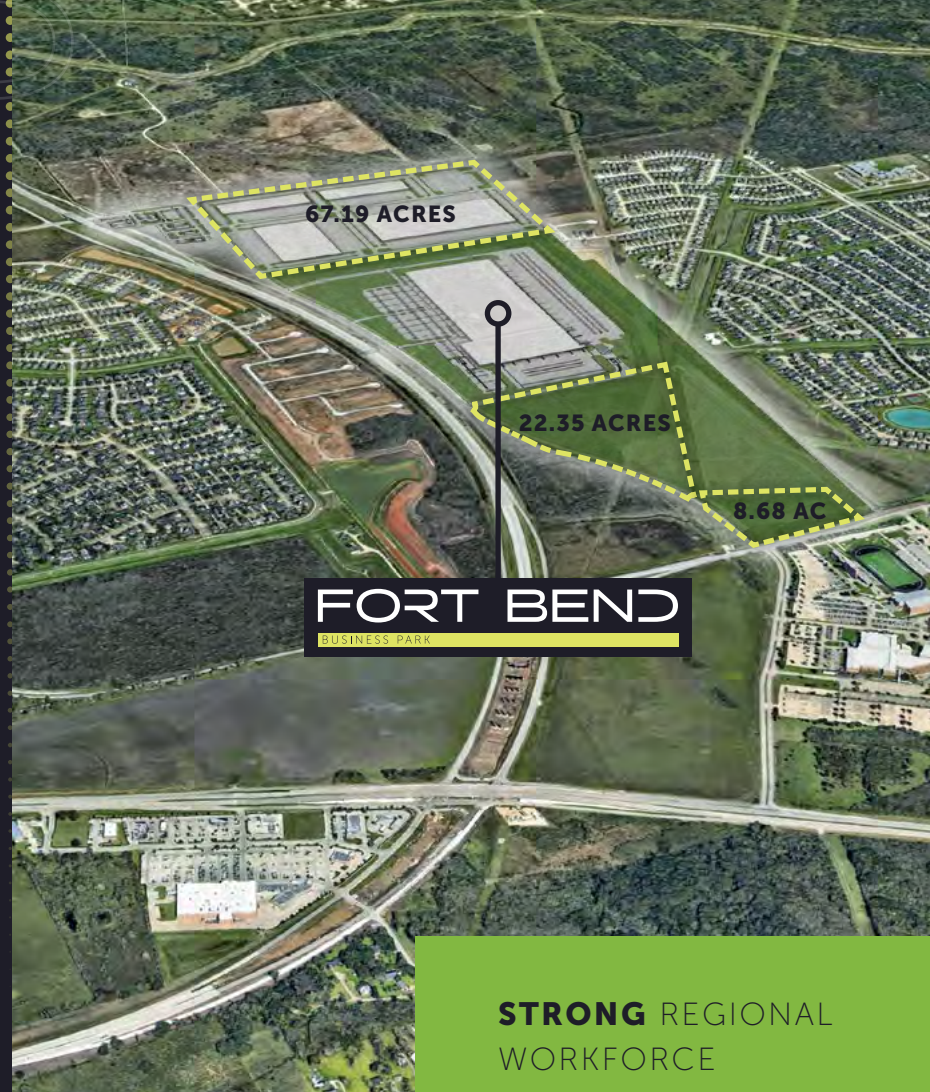
Built to power businesses across distribution, manufacturing, tech and more, this Class A campus offers up to 98.22 acres with up to 67.19 contiguous acres, which can be divisible to fit needs of growing or established companies, looking to take advantage of this robust Houston market.

HIGHLIGHTS

30,000–1.1M
square feet
available

Parcels may
be divisible
as needed

Build-to-suit
opportunities
available



STRONG REGIONAL
WORKFORCE
DEMOGRAPHICS



PROXIMITY TO MAJOR
HOUSTON MARKETS
VIA DIRECT HIGHWAY
ACCESS

EXAMPLE LAYOUT OPTION 1

LAKE OLYMPIA PKWY.

FORT BEND PKWY. 26,069 VPD



NOT AVAILABLE
amazon

CHIMNEY ROCK RD.

TRAMMEL-FRESNO RD.



EXAMPLE LAYOUT OPTION 2

LAKE OLYMPIA PKWY.

FORT BEND PKWY. 26,069 VPD

67.19 AC

1,101,600 SF

AUTO: 570 PARKING SPACES
TRAILER: 607 PARKING SPACES

NOT AVAILABLE

amazon

22.35 AC

1 152,280 SF
FRONT LOAD

2 84,240 SF
FRONT LOAD

3 10,280 SF
FRONT LOAD

8.68 AC

CHIMNEY ROCK RD.

TRAMMEL-FRESNO RD.



POWERING INDUSTRY. FUELING GROWTH.

Fort Bend County features a booming residential population and favorable workforce demographics, that have attracted major names across distribution, manufacturing and technology industries including Amazon, Happy Homes, Applied Optoelectronics, Home Depot and more, who have all opened operations within the nation's fastest growing county.

44,101

Total Warehouse
Employees

1,574,568

Labor Force
Population

55.3%

College Educated
Population

\$76,372

Median Household
Income

63.7%

White Collar
Labor Force

19.9%

Blue Collar
Labor Force



#1 FASTEST

GROWING LARGE
COUNTY IN AMERICA
SINCE 2013

1,088,762

EMPLOYED
POPULATION

REGIONAL CONNECTIVITY

Fort Bend Business Park is located directly on the Fort Bend Tollway, uniquely positioned to serve the explosive southwest residential base, while still allowing easy access into the major markets of the Houston MSA.

DISTANCE TO MAJOR HIGHWAYS

HWY 6S

1 mile

BELTWAY 8

7 miles

I-69

11 miles

SH-288

11 miles

I-610

14 miles

I-10

20 miles

I-45 S

21 miles

I-45 N

23 miles

FORT BEND
BUSINESS PARK

SPRING, TX
51 MIN (48 MI)

**GEORGE BUSH
INTCNL AIRPORT**
44 MIN (40 MI)

ATASCOCITA, TX
56 MIN (47 MI)

HOUSTON CBD
28 MIN (24 MI)

PASADENA, TX
33 MIN (27 MI)

SUGAR LAND, TX
18 MIN (16 MILES)

ALVIN, TX
30 MIN (20 MILES)



FORT BEND

BUSINESS PARK

FOR LEASING INFORMATION, PLEASE CONTACT:

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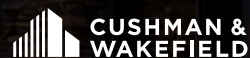
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LOVETT
INDUSTRIAL



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