



**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# CITYPARK LOGISTICS CENTER

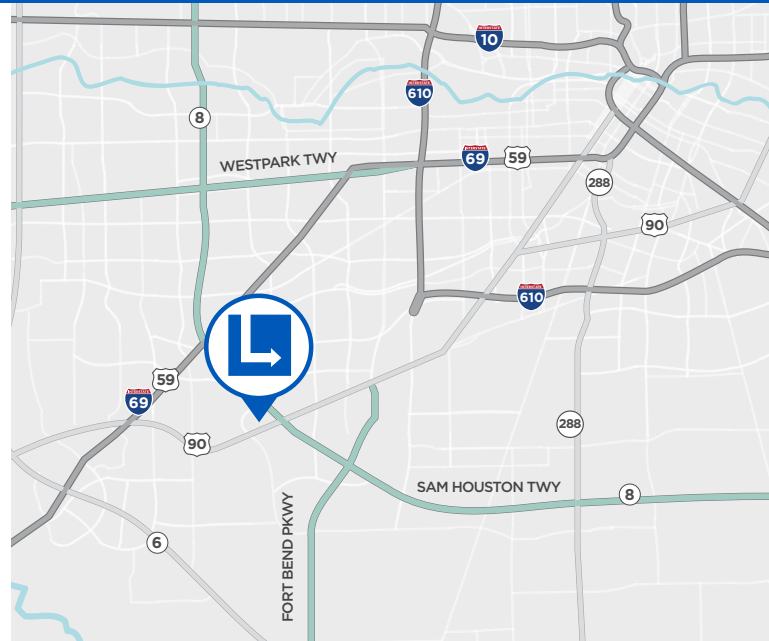
Northwest corner of Beltway 8 and Highway 90, Missouri City, TX 77489



**BUILD-TO-SUIT OPPORTUNITY : BUILDING 5 | UP TO 403,832 SF**

## LOCATION AND ECONOMIC SIGNIFICANCE

- Up to 320 auto parking spaces
- 48'-9" x 52' column spacing
- (70) 9' x 10' overhead doors
- (4) 12' x 14' overhead doors
- ESFR sprinklers
- 36' clear height
- 185' and 135' truck courts
- Cross dock
- 47 trailer parking spaces (expandable)
- Established freeway exits for easy east and west bound access
- 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



**CUSHMAN &  
WAKEFIELD**

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

**BEAU KALEEL**  
+1 713 963 2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)

**BROOKE SWERDLOW**  
+1 713 331 1735  
[brooke.swerdlow@cushwake.com](mailto:broke.swerdlow@cushwake.com)

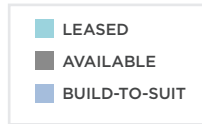
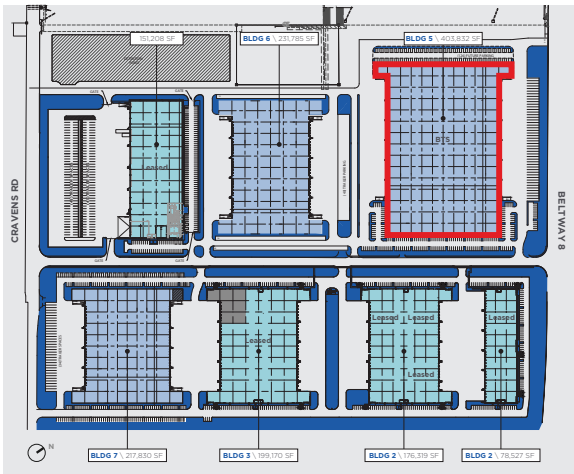


**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# CITYPARK LOGISTICS CENTER

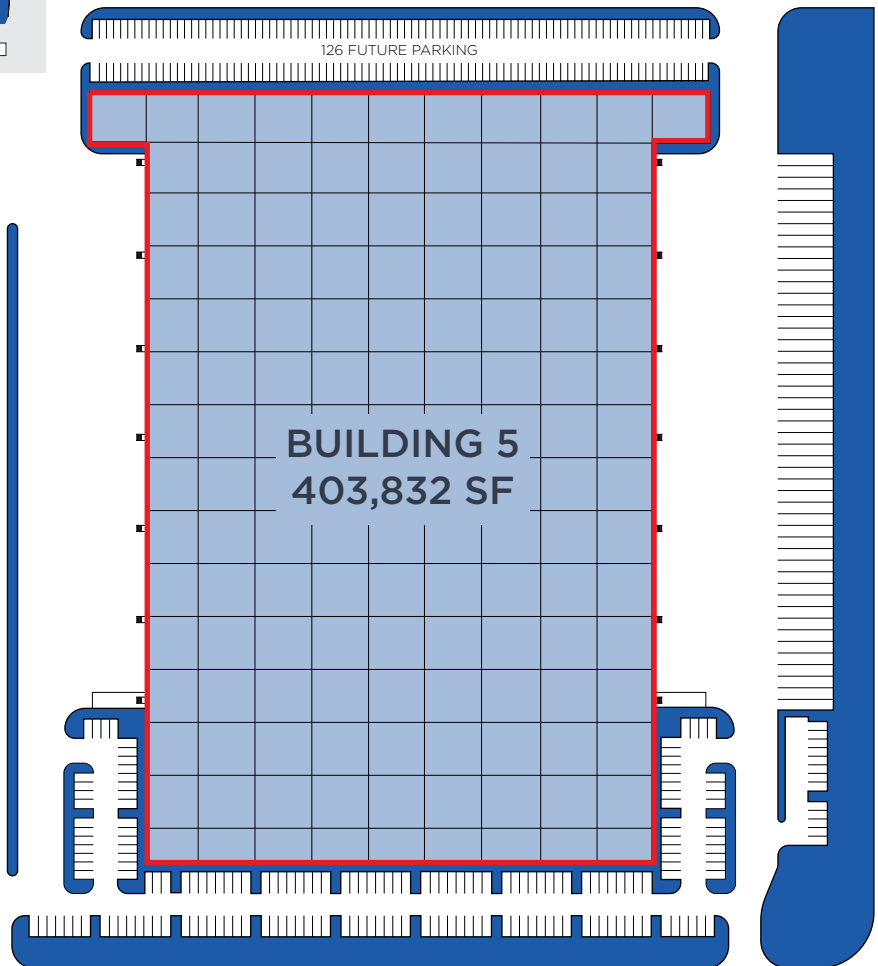
Northwest corner of Beltway 8 and Highway 90, Missouri City, TX 77489

## Site



## BUILDING

# 5



**CUSHMAN &  
WAKEFIELD**

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

**BEAU KALEEL**  
+1 713 963 2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)

**BROOKE SWERDLOW**  
+1 713 331 1735  
[brooke.swerdlow@cushwake.com](mailto:brooke.swerdlow@cushwake.com)





**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# CITYPARK LOGISTICS CENTER

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

## 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



**CUSHMAN &  
WAKEFIELD**

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

**BEAU KALEEL**  
+1 713 963 2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)

**BROOKE SWERDLOW**  
+1 713 331 1735  
[brooke.swerdlow@cushwake.com](mailto:brooke.swerdlow@cushwake.com)

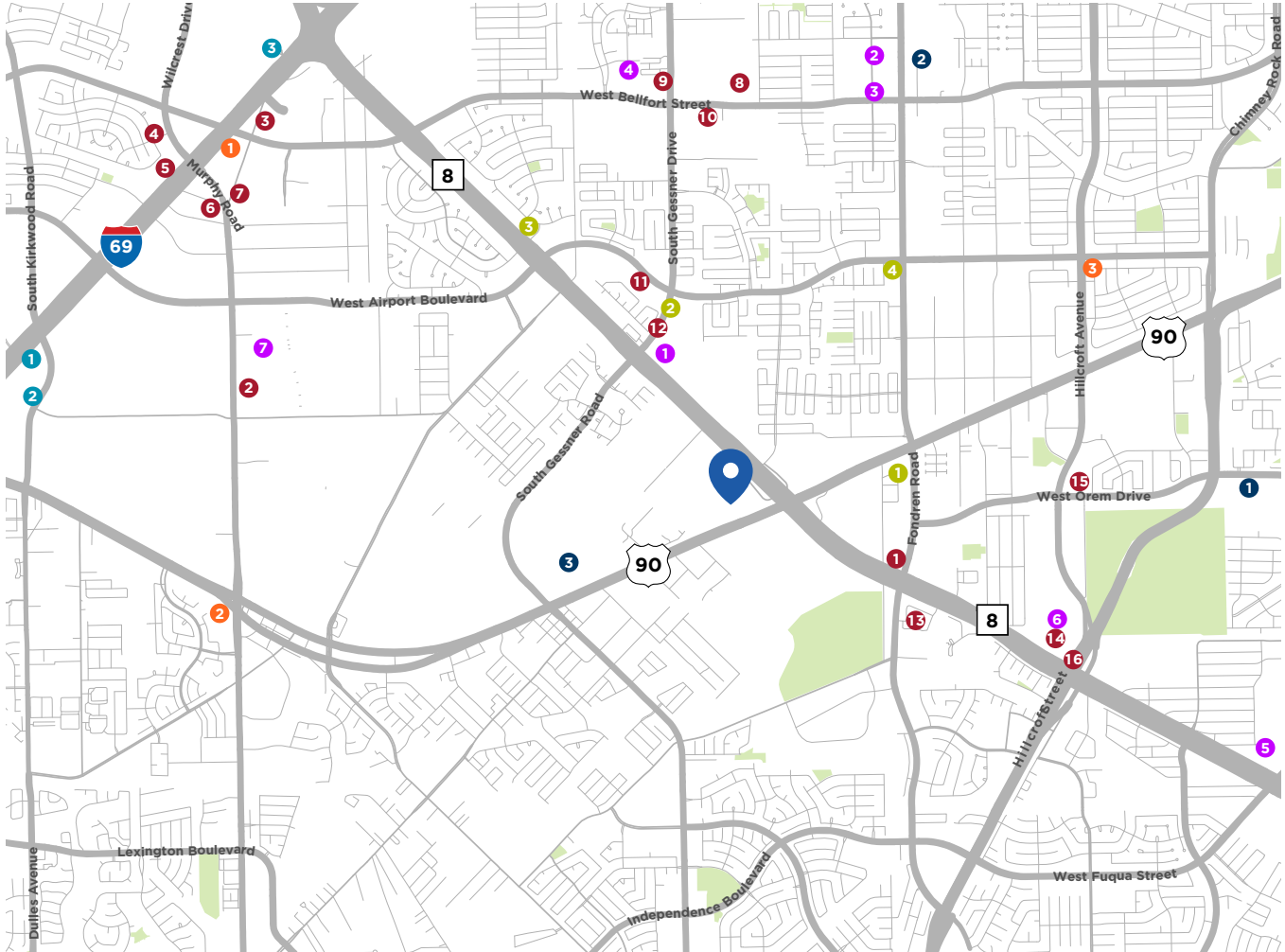


**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# CITYPARK LOGISTICS CENTER

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

## 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 Robertos
- 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

### 10 Popeyes

- 11 A&B American Cafe
- 12 Mississippi's World Famous Grill
- 13 Jack in the Box
- 14 Whataburger
- 15 Wendy's
- 16 Chili's

### FITNESS

- 1 YMCA
- 2 Planet Fitness
- 3 Alphaland

### HOTEL

- 1 Homewood Suites
- 2 Holiday Inn
- 3 Residence Inn



**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