



LOGISTICS[®]
PROPERTY
CO

CITYPARK LOGISTICS CENTER

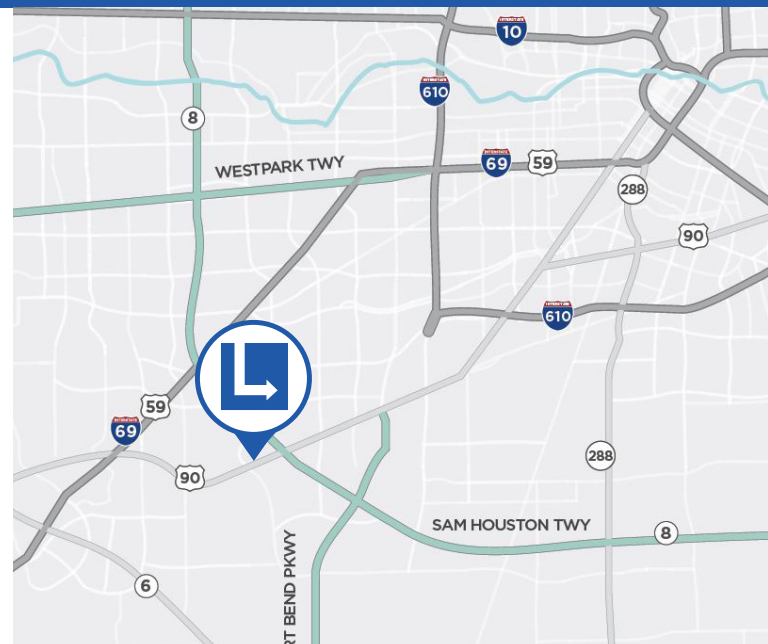
Northwest corner of Beltway 8 and Highway 90, Missouri City, TX 77489



BUILD-TO-SUIT OPPORTUNITY: BUILDING 7 | 217,830 SF

LOCATION AND ECONOMIC SIGNIFICANCE

- 217,830 SF cross dock building
- 221 parking spaces
- 45' x 52' column spacing
- (48) 9'x10' Overhead doors
- 4 ramps
- ESFR sprinklers
- 32' clear height
- Cross dock
- 180' single-user truck court and 230' shared
- 28 trailer parking spaces
- 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

BROOKE SWERDLOW
+1 713 331 1735
brooke.swerdlow@cushwake.com

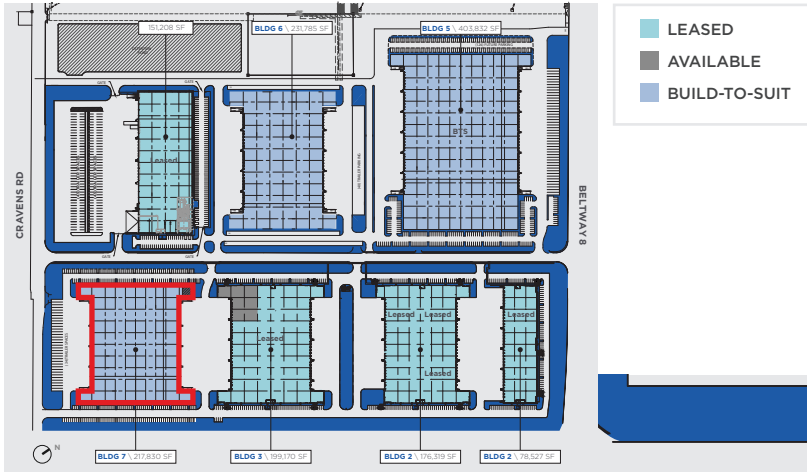


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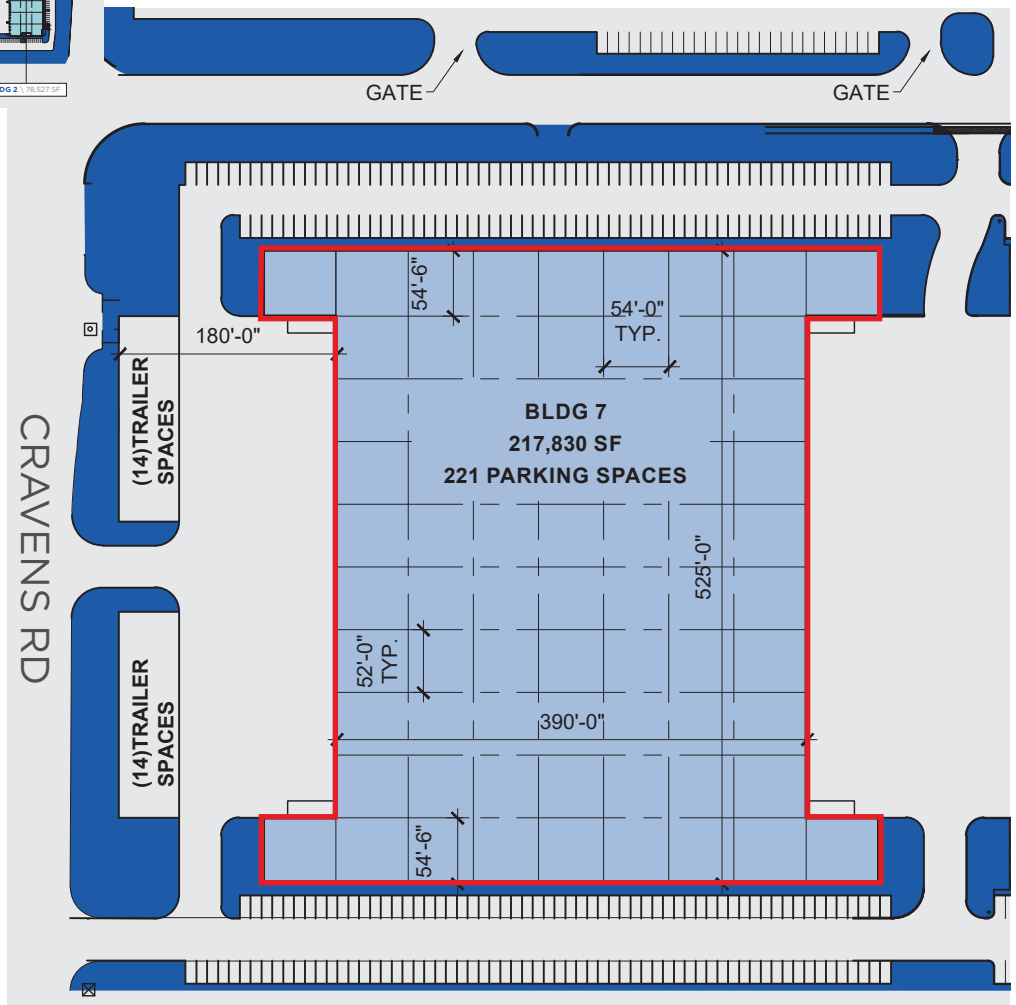
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Site



BUILDING

7



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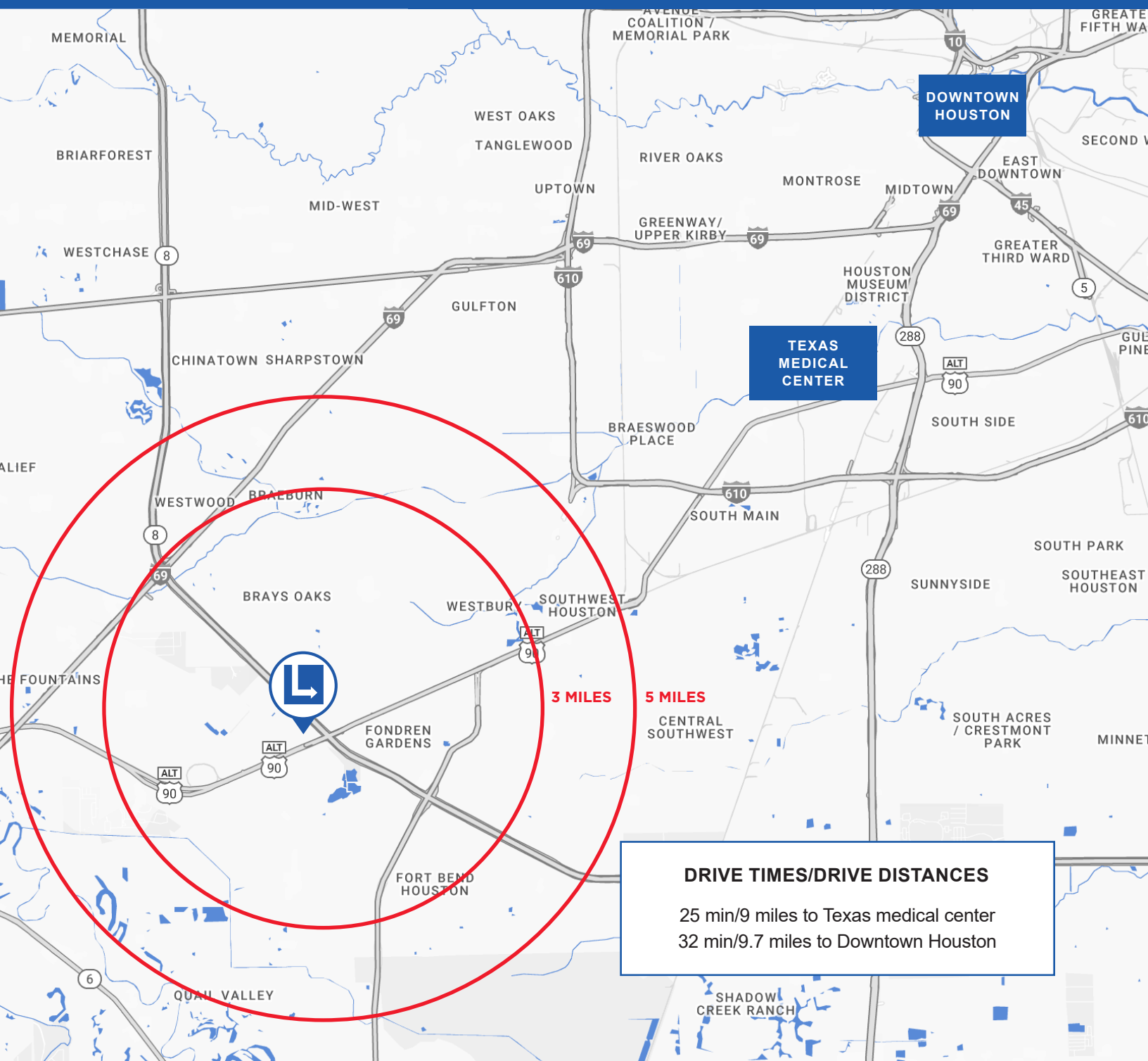
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3 & 5 MILES RADIUS DEMOGRAPHICS

	3 miles	5 miles
Population Summary		
2022 Total Population	128,005	367,686
2027 Total Population	132,913	383,188
2022-2027 Annual Rate	0.76%	0.83%
Household Summary		
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%
Housing Unit Summary		
2022 Housing Units	48,221	139,813
2027 Housing Units	50,695	147,625
Median Household Income		
2022	\$56,848	\$56,868
2027	\$65,053	\$65,264
2022 Households by Income		
\$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
2027 Households by Income		
\$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



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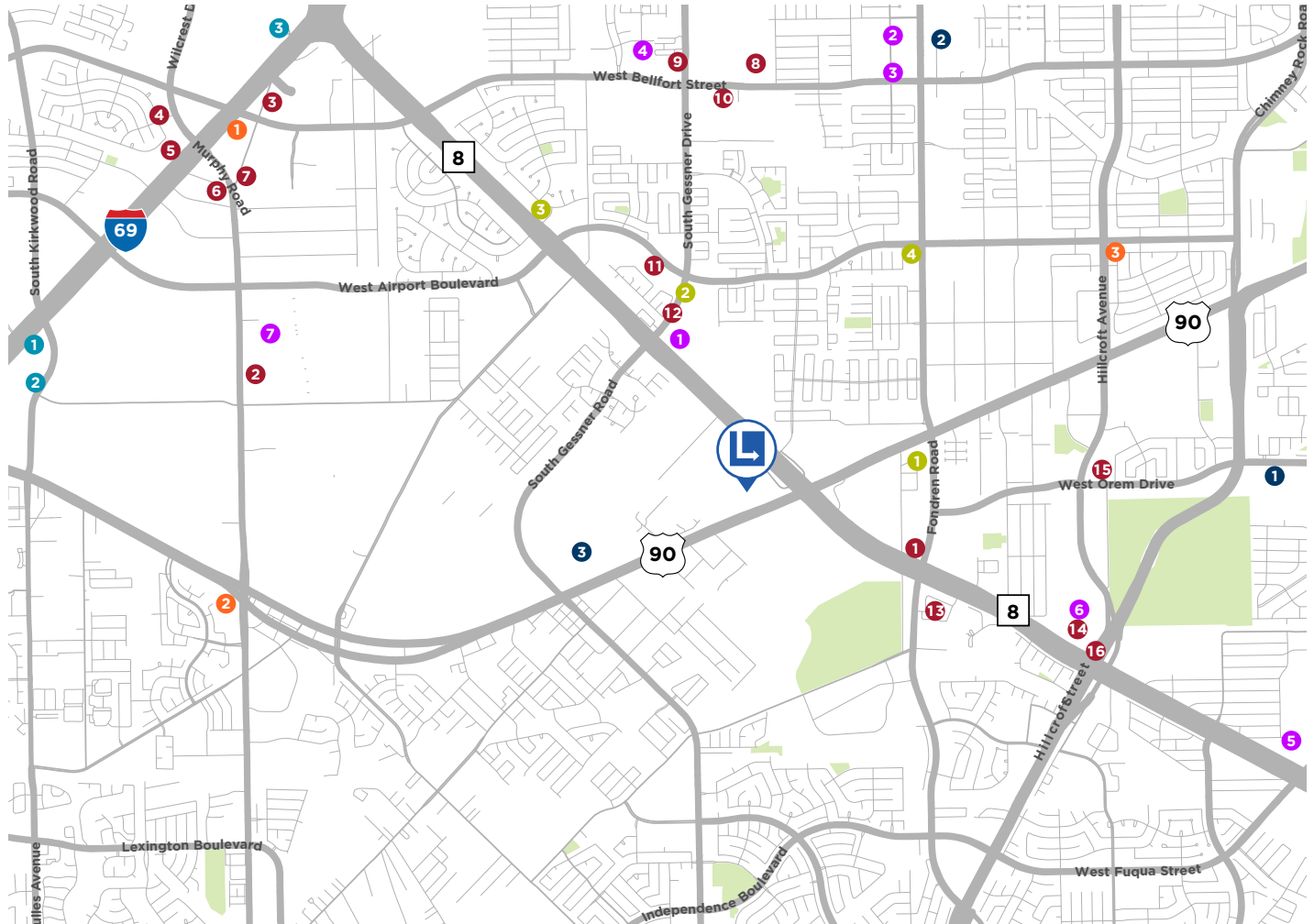


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NEARBY AMENITIES



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

FITNESS

- 1 YMCA
- 2 Planet Fitness
- 3 Alphaland

HOTEL

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

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 Wendys
- 16 Chilis



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