



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

# CITYPARK LOGISTICS CENTER

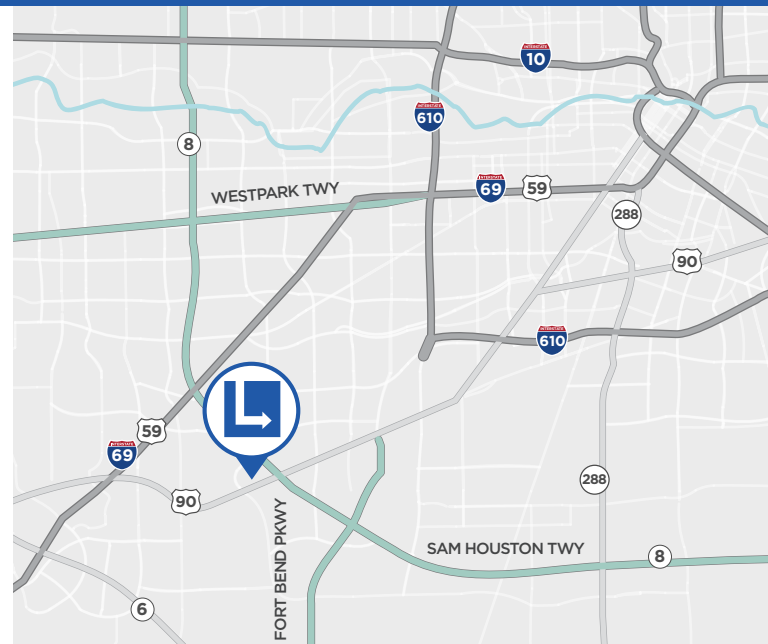
Northwest corner of Beltway 8 and Highway 90, Missouri City, TX 77489



## BUILD-TO-SUIT OPPORTUNITY: BUILDING 6 | 231,785 SF

### LOCATION AND ECONOMIC SIGNIFICANCE

- 32' clear height
- 52' x 58'-9" bays
- 60' speed bays
- Cross dock
- 130' single-user truck court and 185' shared
- 179 auto parking spaces
- Up to 40 trailer parking spaces
- (56) 9' x 10' overhead doors
- (4) 12 x 14' overhead doors
- ESFR sprinklers
- 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**  
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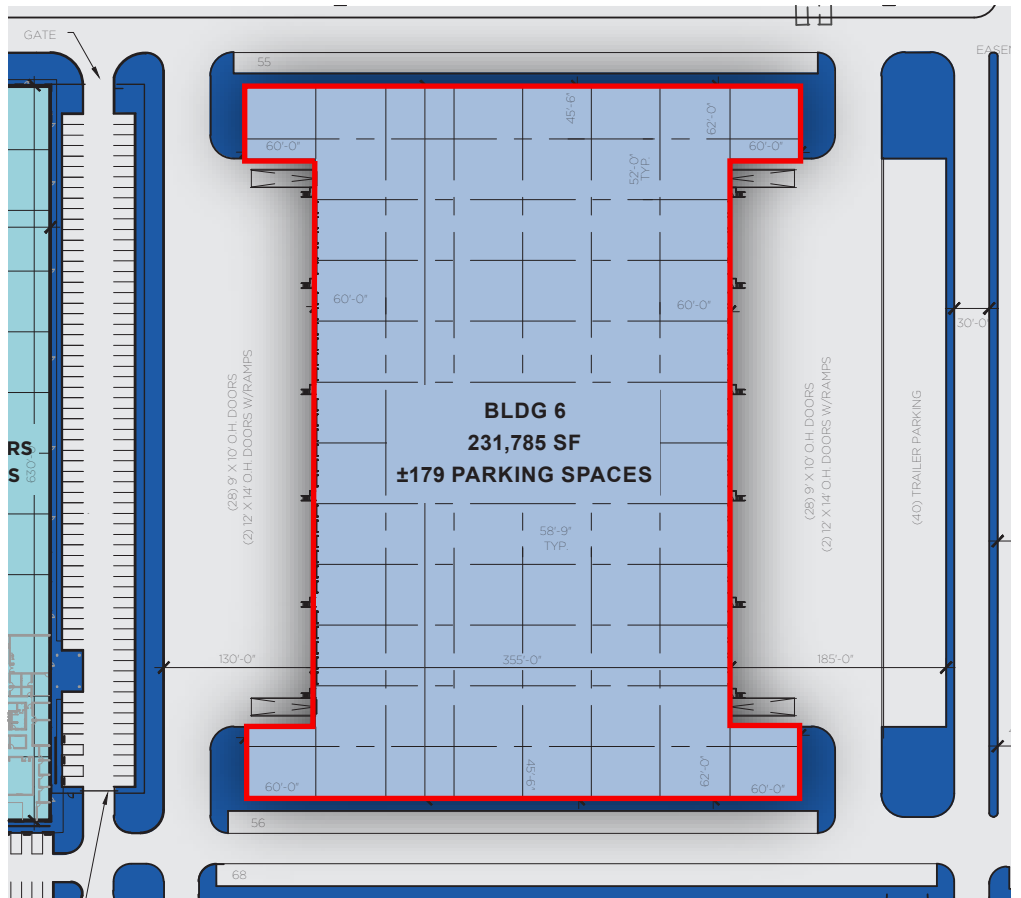
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## Site



## BUILDING 6



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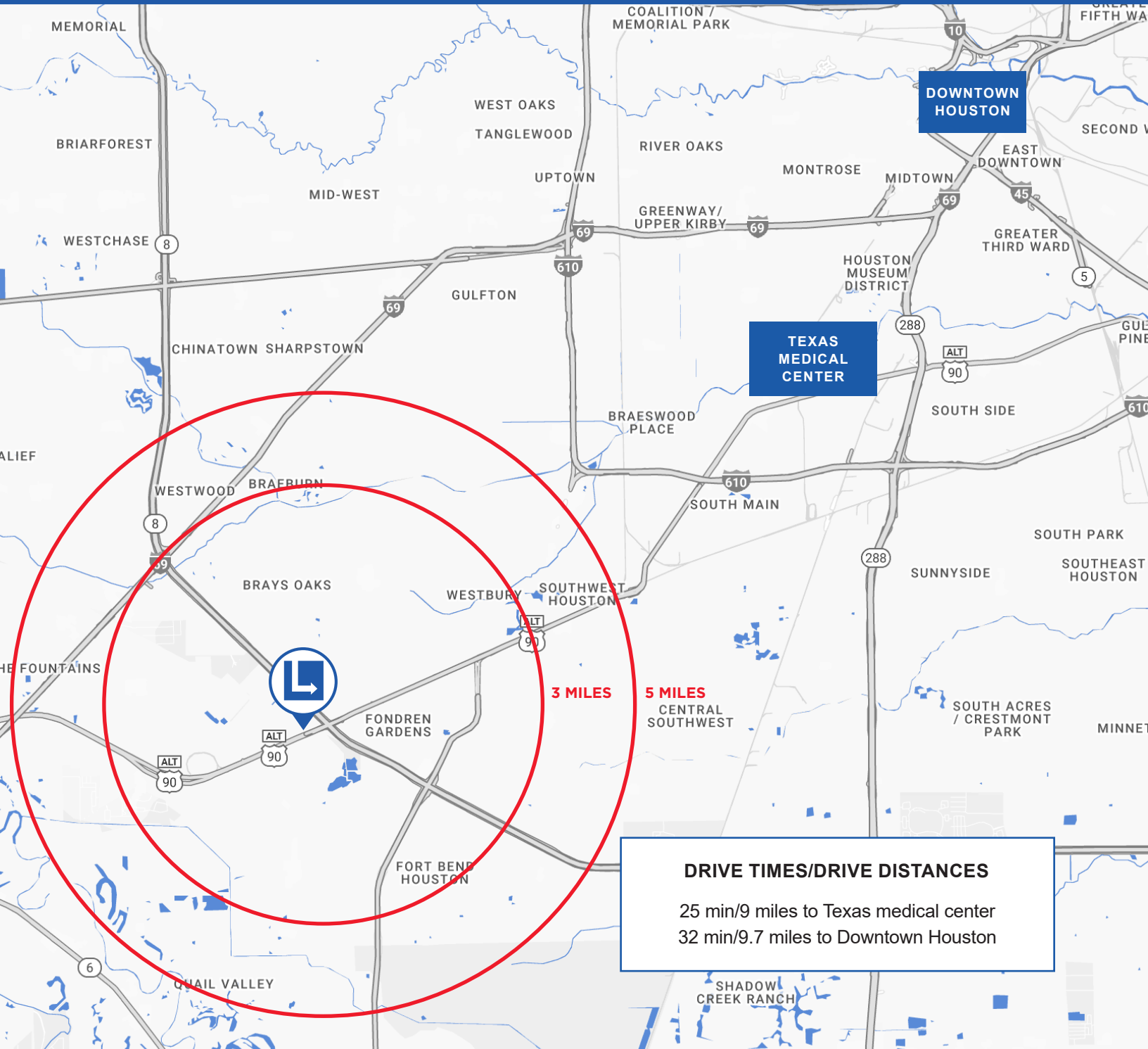
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**DRIVE TIMES/DRIVE DISTANCES**

25 min/9 miles to Texas medical center  
32 min/9.7 miles to Downtown Houston



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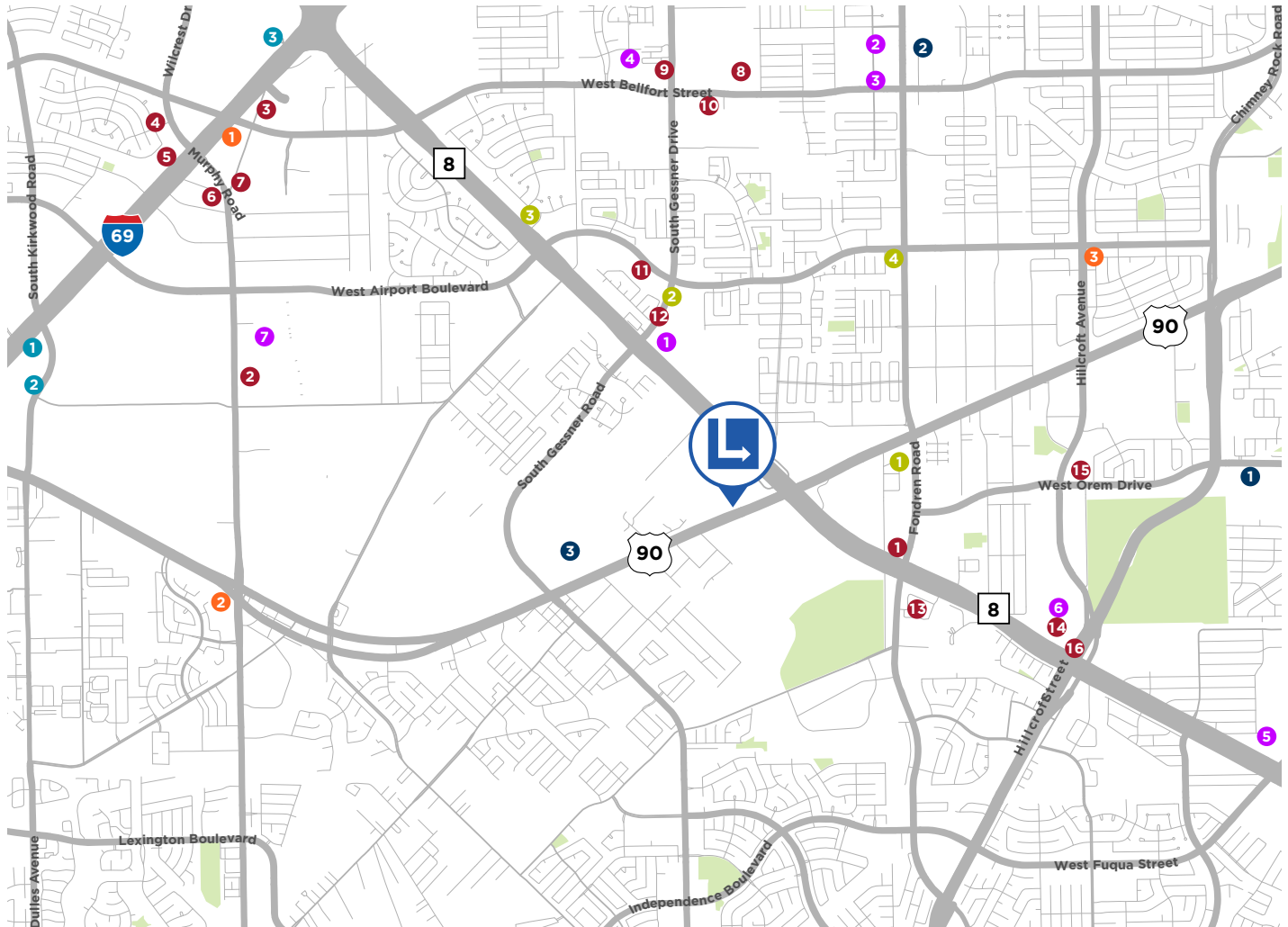
## 3 & 5 MILES RADIUS DEMOGRAPHICS

	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





## 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 Wendys
- 16 Chilis

**FITNESS**

- 1 YMCA
- 2 Planet Fitness
- 3 Alphaland

**HOTEL**

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



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