



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

# CITYPARK LOGISTICS CENTER BUILDING 3

12613 Citypark Dr. Missouri City, TX 77489

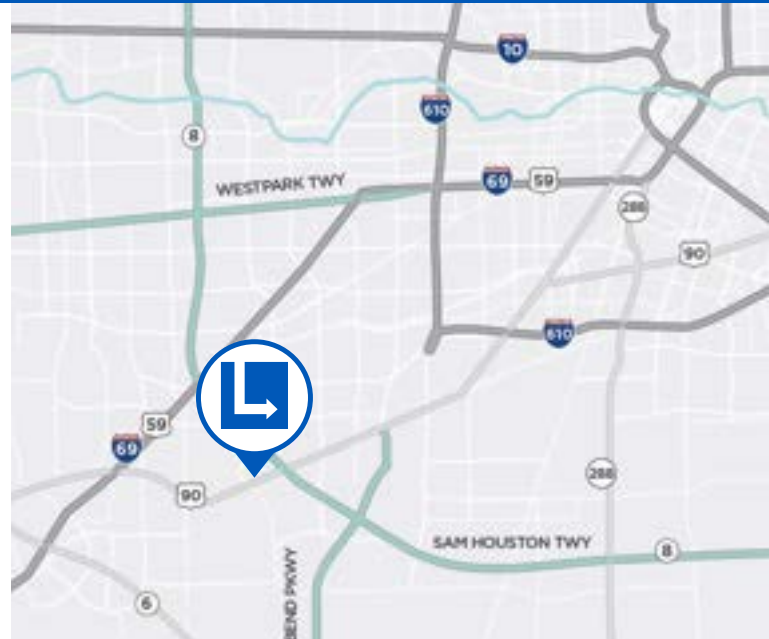


## BUILDING 3 | 137,366 SF AVAILABLE

### PROPERTY HIGHLIGHTS

- Located in Missouri City at the threshold of Fort Bend County with a strong, local workforce
- Established freeway exits and easy, east-west bound access
- Dual, direct access to Beltway 8
- Floodplain-free zone
- Less than 15-minute drive from the Texas Medical Center and the Reliant Complex

|                          |                                          |
|--------------------------|------------------------------------------|
| 137,366 SF available     | 130 auto parking spaces                  |
| 9,112 SF office          | (38) 9' x 10' dock doors                 |
| Cross dock configuration | (2) 14' x 16' oversized doors with ramps |
| 52' x 58'-9" bays        | (10) 35k lb mechanical pit levelers      |
| 60' speed bays           | 1600 AMPS                                |
| ESFR sprinklers          | 36k lumen LED lights                     |
| 32' clear height         |                                          |



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WAKEFIELD**

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**OFFICE LAYOUT - 9,112 SF**



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## LOCAL 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 |



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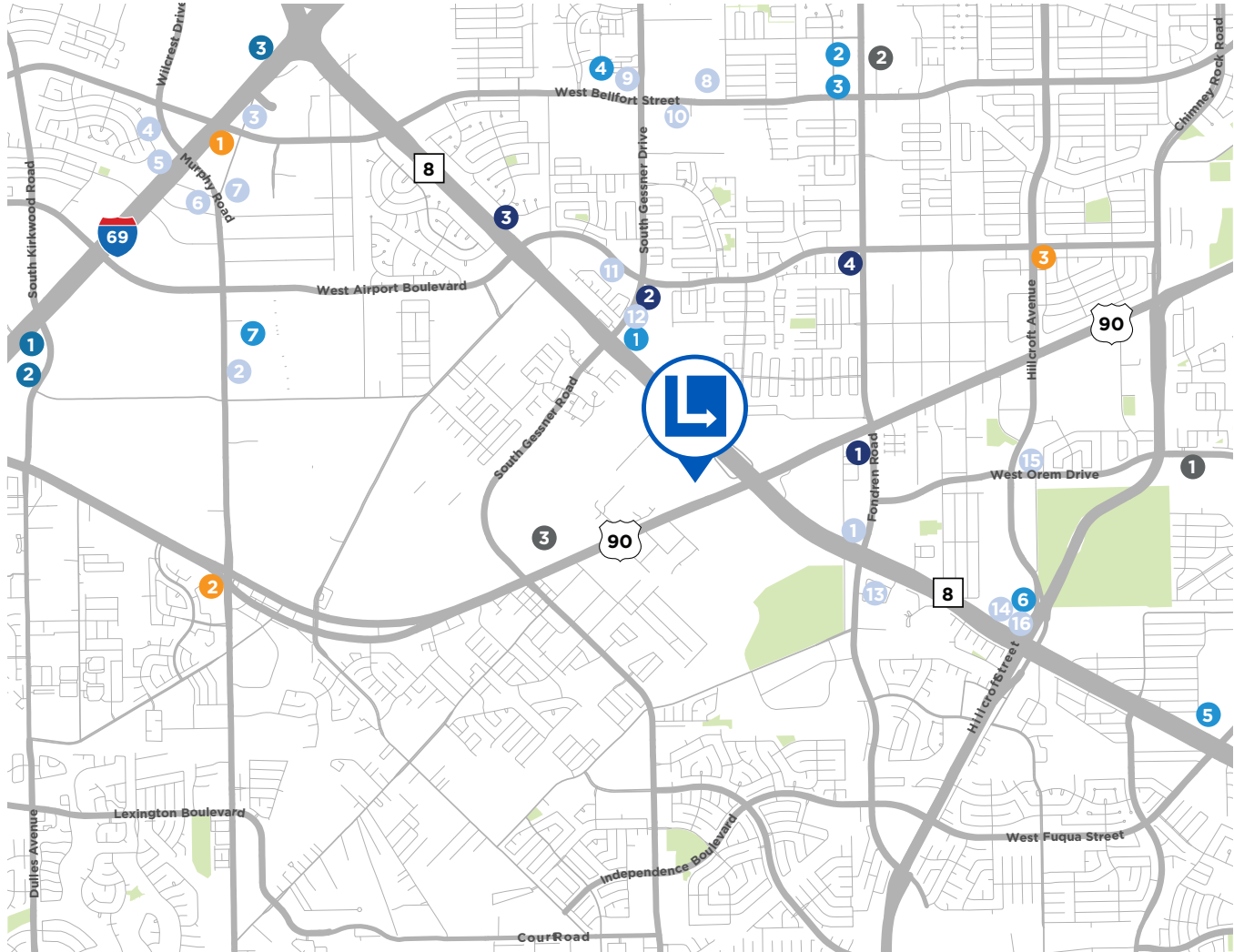
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#### COFFEE

- 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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