

B FORT BEND

BUSINESS PARK



**5-60 ACRE PARCELS
AVAILABLE FOR BUILD TO SUIT**

CAN ACCOMMODATE 30K - 1.1M SF USERS

LOVETT
INDUSTRIAL



**CUSHMAN &
WAKEFIELD**

SITE PLAN OPTION 1

FORT BEND PKWY. 26,069 VPD

1 114,300 SF REAR LOAD

2 114,300 SF REAR LOAD

63.66 AC

3 262,400 SF CROSS DOCK

4 483,840 SF CROSS DOCK

83.5 AC

amazon

VICKSBURG VILLAGE OF SHILOH
2,433 HOMES

PROPOSED
TOWNHOME DEVELOPMENT

16.87 ACRES

5.58 ACRES

FUTURE BUILDING AREA

WINFIELD LAKES
1,784 HOMES

CHIMNEY ROCK RD.



SITE PLAN OPTION 2

FORT BEND PKWY. 26,069 VPD

63.66 AC

1,101,600 SF
AUTO: 570 PARKING SPACES
TRAILER: 607 PARKING SPACES

83.5 AC

amazon

VICKSBURG VILLAGE OF SHILOH
2,433 HOMES

PROPOSED
TOWNHOME DEVELOPMENT

16.87 ACRES

5.58 ACRES

FUTURE
BUILDING
AREA

WINFIELD LAKES
1,784 HOMES

CHIMNEY ROCK RD.



INDUSTRIAL SITES IN MISSOURI CITY, TEXAS

AVAILABLE FOR SALE AND/OR BTS

Lovett Industrial is pleased to announce their newest Industrial Project, Fort Bend Business Park, located the heart of Fort Bend County, the fastest growing county in the nation. The 230 acre business park is home to Amazon's latest 1,077,416 SF distribution facility, and provides users with an additional 92 acres of fully entitled shovel-ready land available for sale and/or build to suit. Located directly on the Fort Bend Tollway, Fort Bend Business Park is uniquely positioned to serve the explosive southwest residential base, while still allowing easy access into the major markets of the Houston MSA.



RANKED #1

FORT BEND COUNTY AS FASTEST GROWING LARGE COUNTY IN THE NATION SINCE 2013



146,916

CURRENT POPULATION WITHIN 5 MILE RADIUS



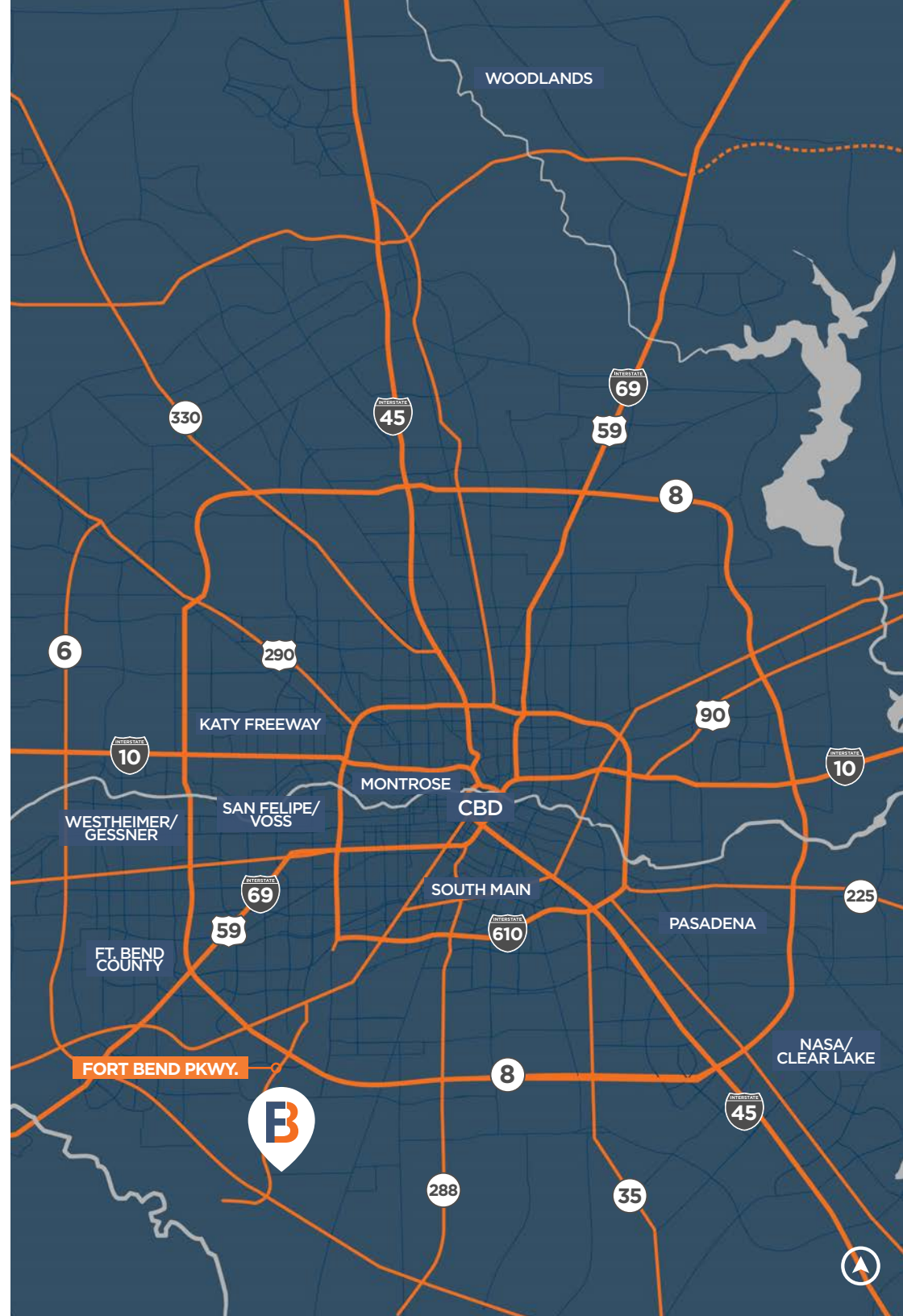
49.51%

POPULATION GROWTH WITHIN A 5-MILE RADIUS FROM 2010 TO 2020



\$121,084

AVERAGE HHI WITHIN 5-MILE RADIUS





WINFIELD LAKES
1,784 HOMES

CAMBRIDGE FALLS
782 HOMES

VICKSBURG BLVD.

VICKSBURG VILLAGE OF SHILOH
2,433 HOMES

TRAMMEL-FRESNO RD.

TEAL RUN
2,433 HOMES

PROPOSED
TOWNHOME DEVELOPMENT

HIGHTOWER HIGH SCHOOL
2,099 STUDENTS



COMING SOON
FORT BEND TOWN CENTER II
300,000 SF SHOPPING CENTER

6

6

PROPOSED
NewQuest DEVELOPMENT

FORT BEND TOWN CENTER

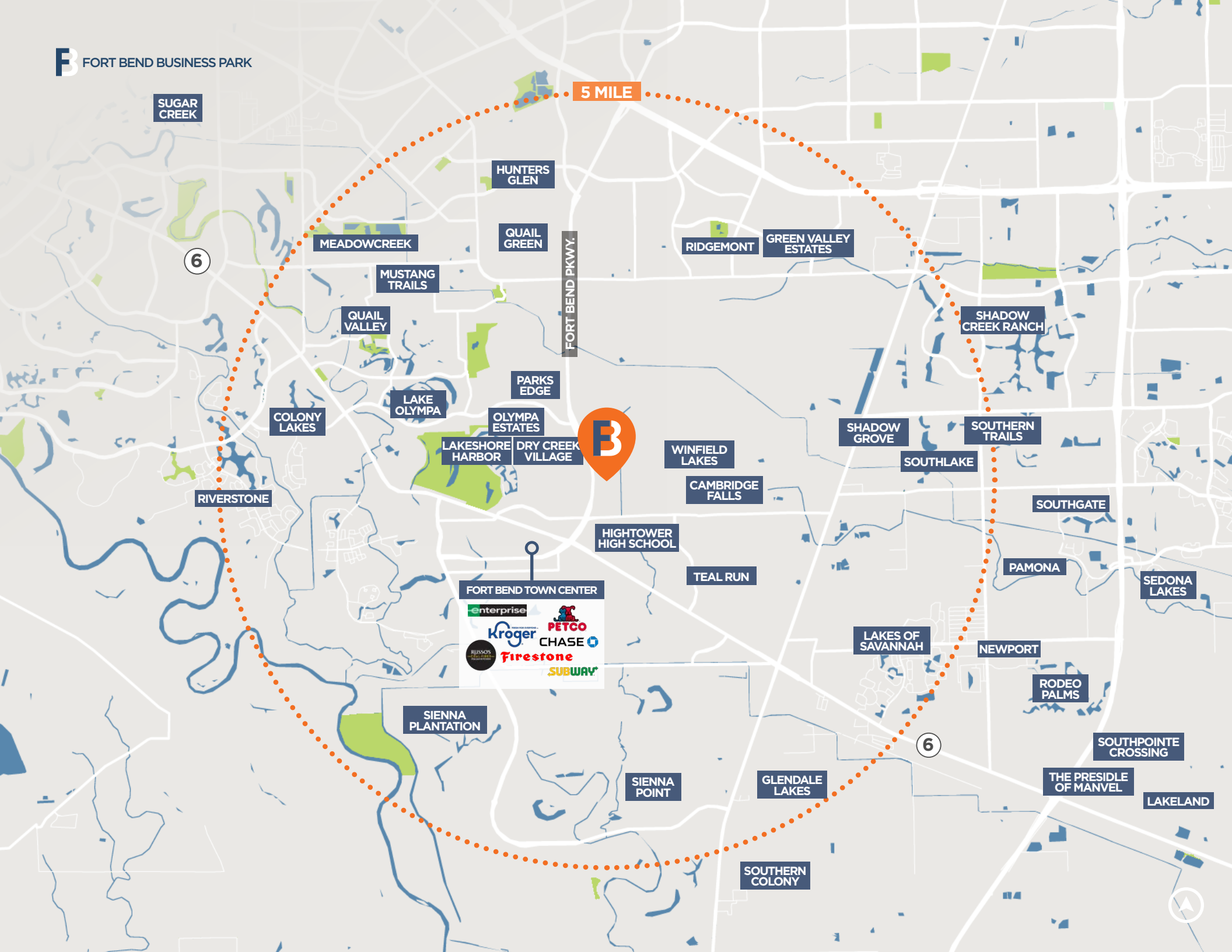
KNIGHT RD.
FUTURE EXPANSION TO SIENNA
SOUTH 1ST QUARTER 2020

FORT BEND PKWY. 26,069 VPD

SIENNA SUBDIVISIONS
8,169 HOMES



F FORT BEND BUSINESS PARK



5 MILE

SUGAR CREEK

6

MEADOWCREEK

HUNTERS GLEN

QUAIL GREEN

RIDGEMONT

GREEN VALLEY ESTATES

MUSTANG TRAILS

QUAIL VALLEY

FORT BEND PKWY.

SHADOW CREEK RANCH

PARKS EDGE

LAKE OLYMPA

OLYMPA ESTATES

B

COLONY LAKES

LAKESHORE HARBOR

DRY CREEK VILLAGE

WINFIELD LAKES

SHADOW GROVE

SOUTHERN TRAILS

RIVERSTONE

CAMBRIDGE FALLS

SOUTHLAKE

SOUTHGATE

HIGHTOWER HIGH SCHOOL

TEAL RUN

PAMONA

SEDONA LAKES

FORT BEND TOWN CENTER

enterprise
Kroger
PETCO
CHASE
Firestone
SUBWAY

LAKES OF SAVANNAH

NEWPORT

RODEO PALMS

SIENNA PLANTATION

SOUTHPOINT CROSSING

6

SIENNA POINT

GLENDALE LAKES

THE PRESIDLE OF MANVEL

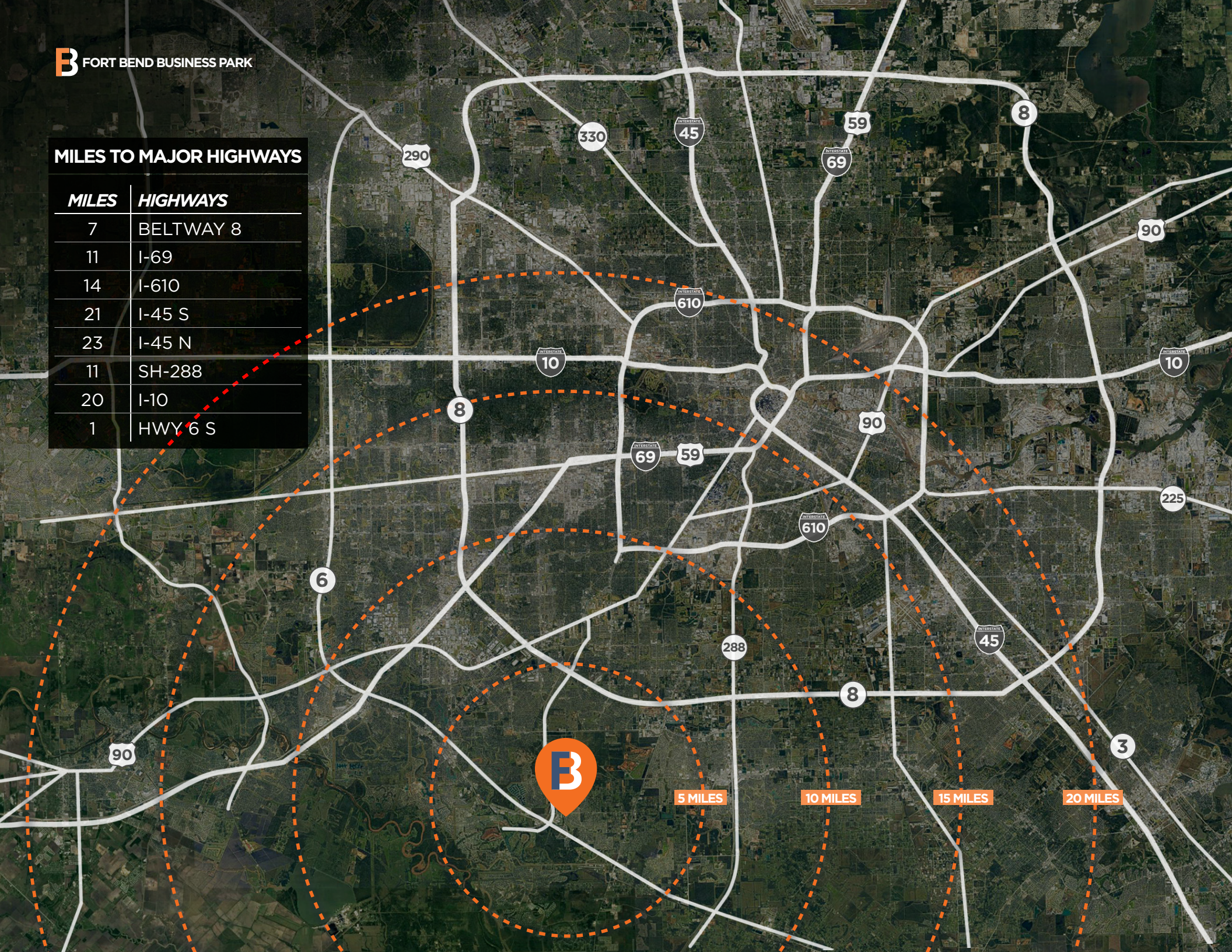
LAKELAND

SOUTHERN COLONY



MILES TO MAJOR HIGHWAYS

<i>MILES</i>	<i>HIGHWAYS</i>
7	BELTWAY 8
11	I-69
14	I-610
21	I-45 S
23	I-45 N
11	SH-288
20	I-10
1	HWY 6 S



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