

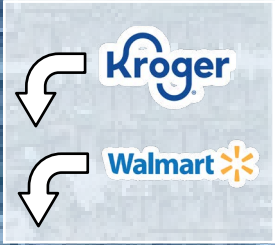
**SUBJECT
PROPERTY**

OLYMPIA FALLS
425 HOMES

LAKE OLYMPIA PKWY

**FORT BEND
BUSINESS PARK**
2.5M SF / 230 AC

2,300+ HOMES
OLYMPIA ESTATES
DRY CREEK VILLAGE
VICKSBURG VILLAGES
& MORE



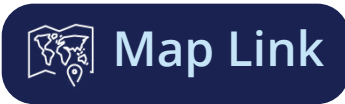
PAD SITES AVAILABLE

**± 2.78 Acres
(Divisible)
Olympia Falls**

**CAN BE SOLD AS TWO (2)
1.39-ACRE PADS**

*NEC Fort Bend Parkway Toll Road
& Lake Olympia Parkway
Fresno, TX 77545 (Fort Bend County)*

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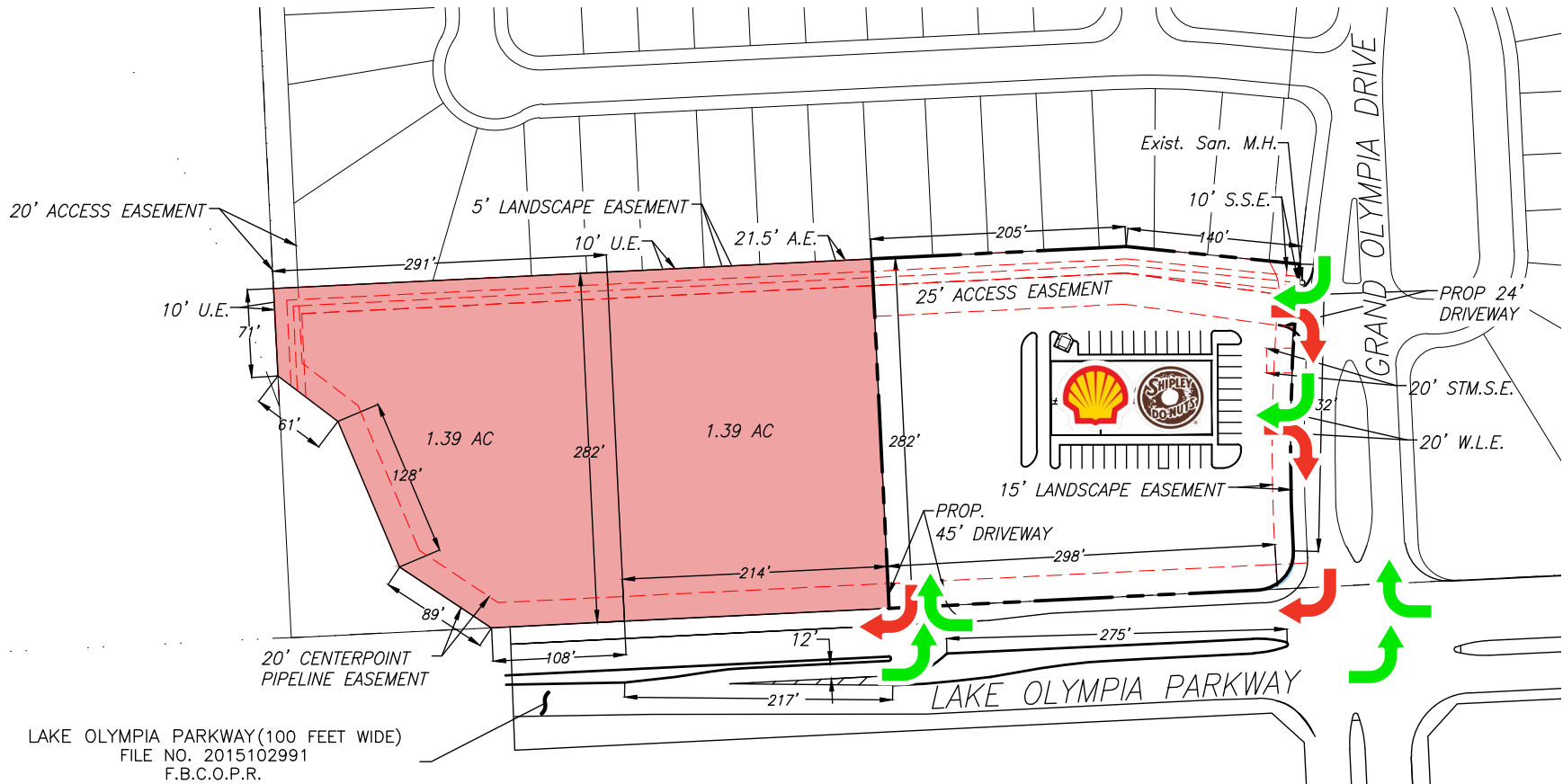
Property Overview

SIZE	2.78 ACRES; CAN BE SOLD AS TWO (2) 1.39-ACRE PADS
STREET	NEC OF LAKE OLYMPIA PARKWAY & FORT BEND PARKWAY TOLL ROAD
COUNTY	FORT BEND COUNTY (HOUSTON ETJ)
DETENTION	NOT REQUIRED
UTILITIES	AVAILABLE ON SITE
FLOODPLAIN	NONE
ACCESS	AT LAKE OLYMPIA PARKWAY & GRAND OLYMPIA DRIVE
TRAFFIC COUNTS	49,622 VPD (2022) ON FORT BEND PARKWAY TOLL ROAD
NEARBY ATTRACTIONS	FORT BEND TOWN CENTER, MULTI-PHASE RETAIL & ENTERTAINMENT DESTINATION
POPULATION GROWTH	5.6% POPULATION GROWTH EXPECTED OVER THE NEXT FIVE (5) YEARS
ADDITIONAL	THE AMAZON DISTRIBUTION FACILITY (1M SF) IS ACROSS THE STREET AND HAS CREATED OVER 500 JOBS



**CONTACT BROKER
FOR PRICING**

NEC Fort Bend Parkway Toll Road & Lake Olympia Parkway
Missouri City, TX 77545



Pad A - 1.39 Acres

Pad B - 1.39 Acres

Nearby Retail & Attractions
1.5 Miles



SUBJECT PROPERTY

LAKE OLYMPIA PKWY

FORT BEND PKWY TOLL RD

WELLS FARGO H-E-B
WHATABURGER

Walmart pop shelf MURPHY USA
PANDA EXPRESS McDonald's TACO BELL Wendy's
verizon Bank of America O'Reilly AUTO PARTS

Fort Bend Town Center II
CINEMARK Burlington
James Avery JEWELRY Olive Garden ROSS DRESS FOR LESS
ULTA BEAUTY Howdy HOT CHICKEN MOD five BELOW
DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES GYRO PUBLIC
CAVA ESS FITNESS Quick Quack CAR WASH
Michaels PETCO Swig

amazon
1,882 EMPLOYEES
1M SF FACILITY

6 TEXAS



SHIPLEY DOG RULES AT&T
LIFE ORLA

STATE HIGHWAY 6



6 TEXAS



HIGH TOWER HIGH SCHOOL
2,150 STUDENTS

SPEC'S WINES-SPRITS-FINER FOODS Academy SPORTS+OUTDOORS
LA FITNESS Chick-fil-*&*
IHOP Summer Moon COFFEE JACK-IN-THE-BOX

Fort Bend Town Center I
Kroger enterprise Blue Wave CAR WASH
WELLS FARGO CHASE SUBWAY
Firestone COMPLETE AUTO CARE BURGER KING Auto Zone
RUSSO'S PIZZERIA POPEYES

Fort Bend Town Center III





Demographic Summary Report

Boom Import

Prepared by Colliers

Latitude: 29.55358

Longitude: -95.50429

	3 mile radius	5 mile radius	10 mile radius
Population Summary			
2000 Total Population	31,346	102,334	480,974
2010 Total Population	47,977	151,934	616,851
2020 Total Population	59,152	196,699	741,227
2025 Total Population	68,821	215,283	792,171
2025 Group Quarters	59	335	2,816
2030 Total Population	77,618	238,043	841,358
2000-2020 Growth Rate: Population (CAGR)	3.2%	3.3%	2.2%
2010-2020 Growth Rate: Population (CAGR)	2.1%	2.6%	1.9%
2020-2025 Growth Rate: Population (CAGR)	2.9%	1.7%	1.3%
2025-2030 Growth Rate: Population (CAGR)	2.4%	2.0%	1.2%
2025 Total Daytime Population	44,922	152,014	705,992
Workers	10,773	43,205	308,344
Residents	34,149	108,809	397,648
2025 Workers % of Daytime Population	24.0%	28.4%	43.7%
2025 Residents % of Daytime Population	76.0%	71.6%	56.3%
Household Summary			
2000 Households	9,787	31,127	165,040
2010 Households	15,529	47,435	209,941
2025 Households	23,632	70,357	278,489
2025 Average Household Size	2.91	3.06	2.83
2030 Households	27,033	78,949	299,902
2000-2020 Growth Rate: Households (CAGR)	3.6%	3.5%	2.2%
2010-2020 Growth Rate: Households (CAGR)	2.5%	2.8%	1.9%
2020-2025 Growth Rate: Households (CAGR)	3.4%	2.3%	1.7%
2025-2030 Growth Rate: Households (CAGR)	2.7%	2.3%	1.5%
2010 Families	12,717	38,995	155,384
2025 Families	18,250	55,905	201,532
2030 Families	20,774	62,472	216,597
2025-2030 Annual Rate	2.62%	2.25%	1.45%
Housing Unit Summary			
2025 Housing Units	24,881	73,033	297,043
Owner Occupied Housing Units	79.1%	79.0%	62.8%
Renter Occupied Housing Units	20.9%	21.0%	37.2%
Vacant Housing Units	5.0%	3.7%	6.3%
Owner Occupied Median Home Value			
2025 Median Home Value	\$316,436	\$332,178	\$341,646
2030 Median Home Value	\$371,321	\$393,144	\$399,245
Income			
2025 Per Capita Income	\$41,280	\$42,613	\$41,912
2025 Median Household Income	\$95,684	\$99,540	\$84,381
2025 Average Household Income	\$121,041	\$130,498	\$119,165
Household Income Base	23,632	70,357	278,489
<\$15,000	3.4%	4.3%	7.0%
\$15,000 - \$24,999	4.2%	3.8%	5.4%
\$25,000 - \$34,999	3.9%	4.7%	6.3%
\$35,000 - \$49,999	6.2%	8.1%	9.8%
\$50,000 - \$74,999	16.8%	14.4%	15.9%
\$75,000 - \$99,999	17.8%	14.8%	12.8%
\$100,000 - \$149,999	21.4%	19.6%	17.3%
\$150,000 - \$199,999	11.9%	11.9%	9.8%
\$200,000+	14.2%	18.3%	15.7%



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[Map Link](#)

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Name of Designated Broker of Licensed Business Entity, if applicable</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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<small>Name of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date