



LOGISTICS[®]
PROPERTY
CO

CITYPARK LOGISTICS CENTER BUILDING 3

12613 Citypark Dr. Missouri City, TX 77489

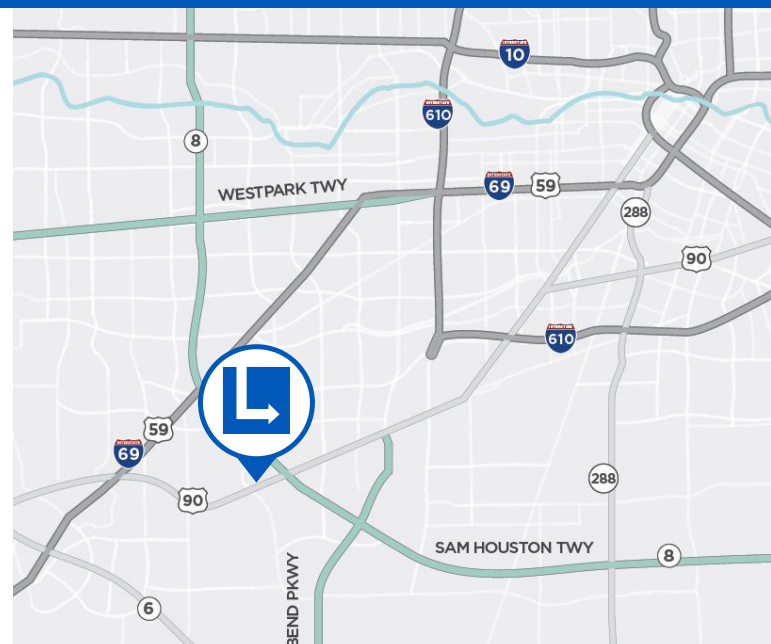


BUILDING 3 | 137,366 SF AVAILABLE

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	



**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



LOGISTICS[®]
PROPERTY
CO

CITYPARK LOGISTICS CENTER BUILDING 3

12613 Citypark Dr. Missouri City, TX 77489



OFFICE LAYOUT - 9,112 SF



**CUSHMAN &
WAKEFIELD**

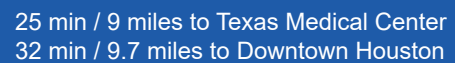
Cushman & Wakefield
1330 Post Oak Boulevard,
Suite 2700
Houston, Texas 77056

BEAU KALEEL
+1 713 963 2844
beau.kaleel@cushwake.com

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



12613 Citypark Dr. Missouri City, TX 77489



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



LOGISTICS[®]
PROPERTY
CO

CITYPARK LOGISTICS CENTER BUILDING 3

12613 Citypark Dr. Missouri City, TX 77489

LOCAL 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



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield
1330 Post Oak Boulevard,
Suite 2700
Houston, Texas 77056

BEAU KALEEL
+1 713 963 2844
beau.kaleel@cushwake.com

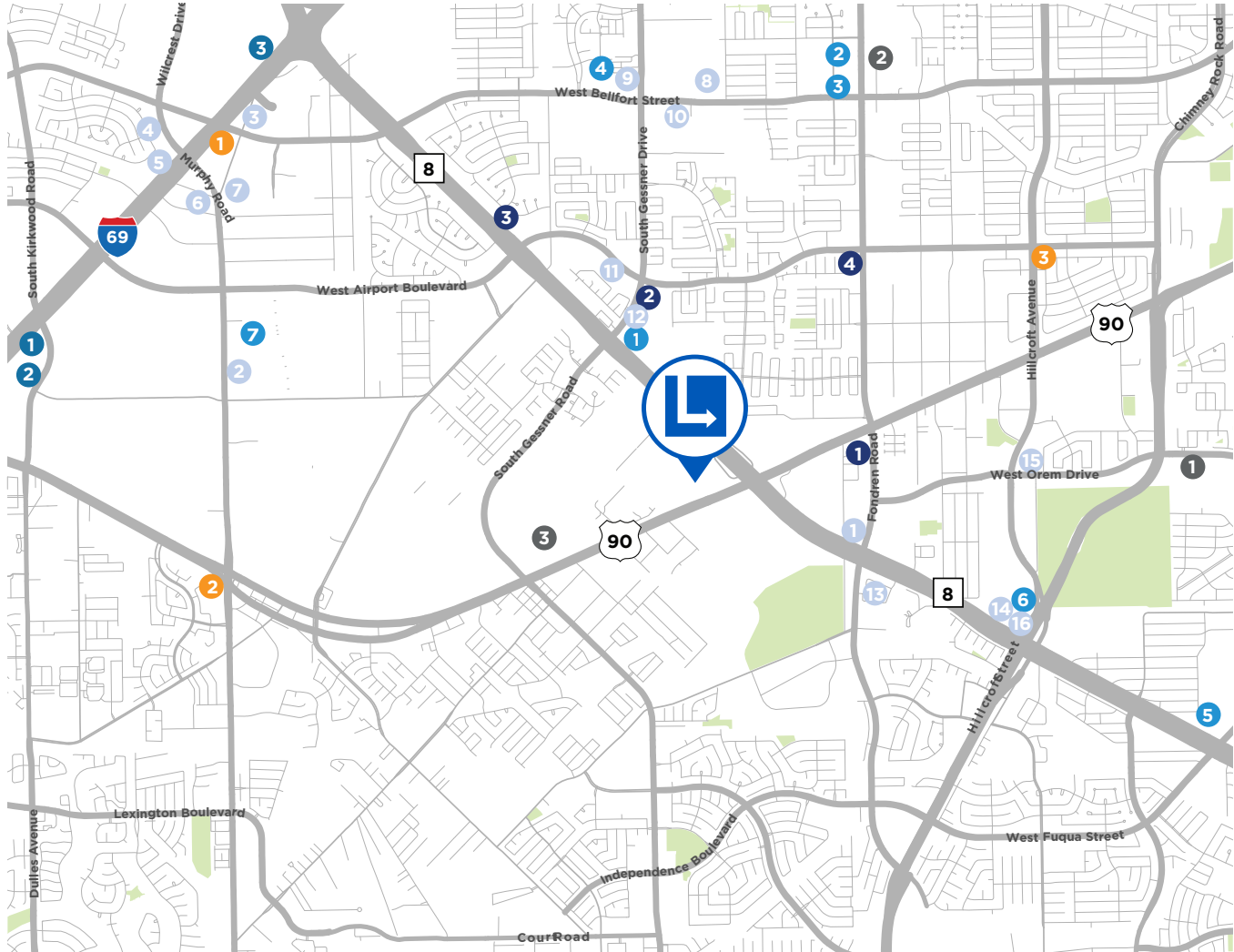
BROOKE SWERDLOW
+1 713 331 1735
brooke.swerdlow@cushwake.com



LOGISTICS[®]
PROPERTY
CO

CITYPARK LOGISTICS CENTER BUILDING 3

12613 Citypark Dr. Missouri City, TX 77489



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

FITNESS

- 1 YMCA
- 2 Planet Fitness
- 3 Alphaland

HOTEL

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

- 10 Popeyes
- 11 A&B American Cafe
- 12 Mississippi's World Famous Grill
- 13 Jack in the Box
- 14 Whataburger
- 15 Wendys
- 16 Chilis



**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