

MULTIPLE PAD SITES

FM 2004, TEXAS CITY, TX 77591



KRISTEN MCDADE
Managing Director
+1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
+1 713 331 1798
matthew.davis@cushwake.com

SAM POUNS
Senior Director
+1 713 260 0215
sam.pouns@cushwake.com

MELISSA ELIZONDO
Brokerage Specialist
+1 346 396 4008
melissa.elizondo@cushwake.com

2026

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

(within 5 miles of FM 2004, Texas City, TX 77591)



91,304

2025 Total Population



\$106,666

2025 Average Household Income



\$336,929

2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY

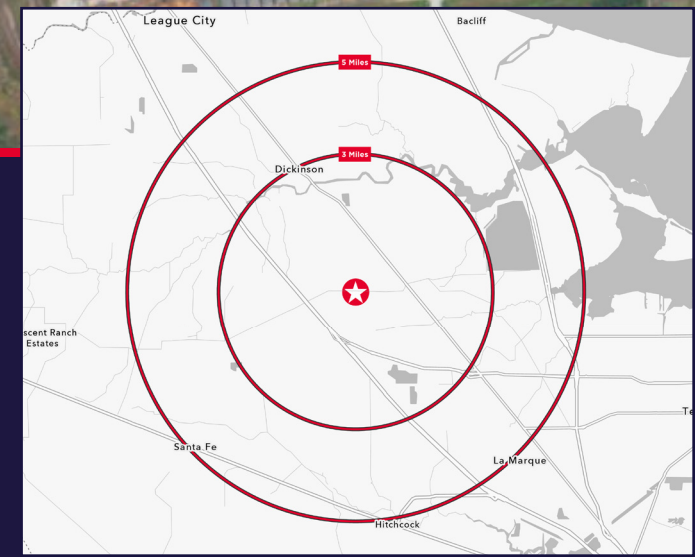
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PROPERTY HIGHLIGHTS

- Tract A - ± 2.72 acres
- Tract B - ± 1.82 acres
- Tract C - ± 5.34 acres
- Zoning: PUD (planned unit development)
- Not located in floodplain
- County: Galveston
- School District: Dickinson Independent - School District (DCISD)
- Utilities available



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