

FORT BEND

BUSINESS PARK

BUILT-TO-SUIT OPPORTUNITIES | 30K – 1.1M SF AVAILABLE

LOVETT
INDUSTRIAL



YOUR NEXT
HEADQUARTERS
DESTINATION

FLAGSHIP OPPORTUNITY IN FORT BEND COUNTY

Located in Missouri City, TX, 20 miles southwest of Downtown Houston, Fort Bend Business Park presents a rare flagship headquarters opportunity, offering up to 1.1M SF of brand new, industrial space in one of the fastest growing counties in America.

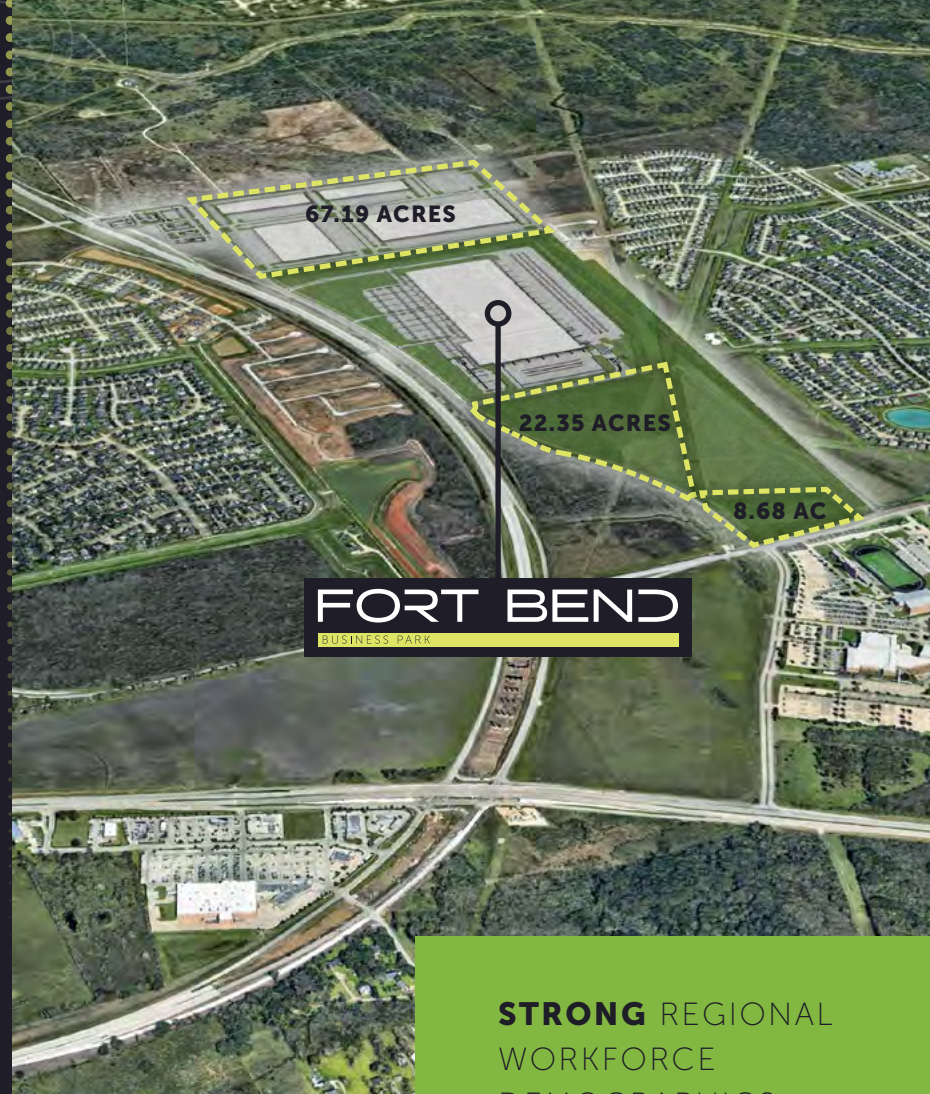
Built to power businesses across distribution, manufacturing, tech and more, this Class A campus offers up to 98.22 acres with up to 67.19 contiguous acres, which can be divisible to fit needs of growing or established companies, looking to take advantage of this robust Houston market.

HIGHLIGHTS

30,000–1.1M square feet available

Parcels may be divisible as needed

Build-to-suit opportunities available



STRONG REGIONAL WORKFORCE DEMOGRAPHICS



PROXIMITY TO MAJOR HOUSTON MARKETS VIA DIRECT HIGHWAY ACCESS

EXAMPLE LAYOUT OPTION 1

LAKE OLYMPIA PKWY.

FORT BEND PKWY. 26,069 VPD



CHIMNEY ROCK RD.

TRAMMEL-FRESNO RD.



LAKE OLYMPIA PKWY.

FORT BEND PKWY. 26,069 VPD

EXAMPLE LAYOUT OPTION 2

67.19 AC

1,101,600 SF

AUTO: 570 PARKING SPACES
TRAILER: 607 PARKING SPACES

NOT AVAILABLE

amazon

22.35 AC

1 152,280 SF
FRONT LOAD

2 84,240 SF
FRONT LOAD

3 10,280 SF
FRONT LOAD

8.68 AC

CHIMNEY ROCK RD.

TRAMMEL-FRESNO RD.



POWERING INDUSTRY. FUELING GROWTH.

Fort Bend County features a booming residential population and favorable workforce demographics, that have attracted major names across distribution, manufacturing and technology industries including Amazon, Happy Homes, Applied Optoelectronics, Home Depot and more, who have all opened operations within the nation's fastest growing county.



44,101

Total Warehouse Employees

1,574,568

Labor Force Population

55.3%

College Educated Population

\$76,372

Median Household Income

63.7%

White Collar Labor Force

19.9%

Blue Collar Labor Force

#1 FASTEST

GROWING LARGE COUNTY IN AMERICA SINCE 2013

1,088,762

EMPLOYED POPULATION

All data based on population within 30 min of property

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FOR LEASING INFORMATION, PLEASE CONTACT:

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