



FOR LEASE // NEW 249,370 SF DISTRIBUTION BUILDING

# Cravens Logistics Center

S. Cravens Rd & Buffalo Lakes Dr, Missouri City, TX 77498

*The rendering shown is for illustration purpose only.*

**Leasing By:**

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**A Development By:**



**JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**

Part of TheJohnsonGroup

# Property Specifications

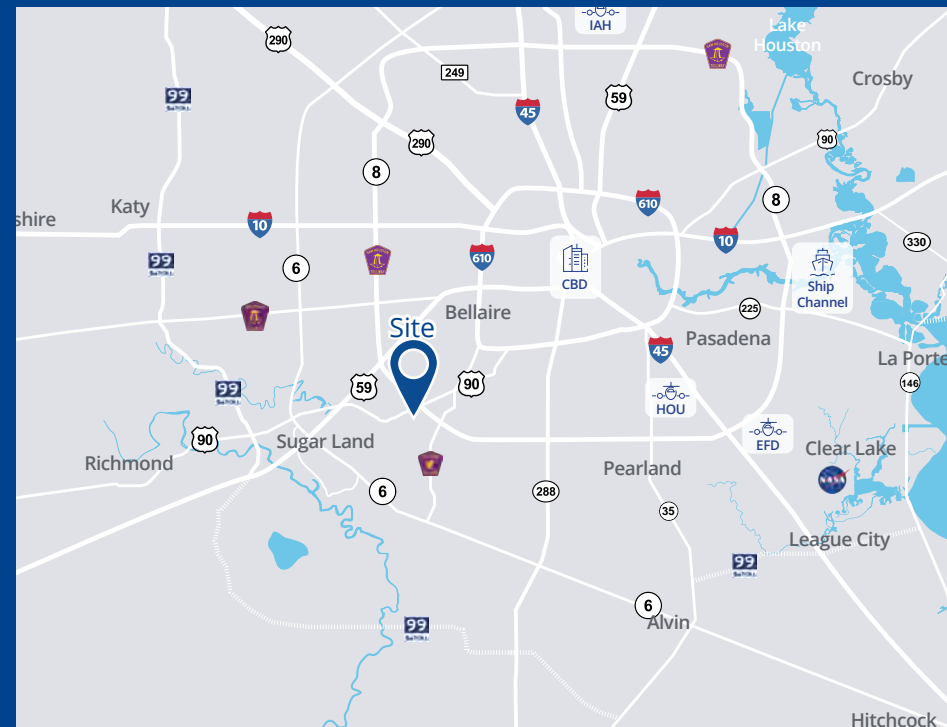


Cravens Logistics Center is located just south of the Beltway 8 and Hwy 90A interchange in Missouri City. The property benefits from the Beltway 8 major expansion project that was recently completed in 2021, widening the freeway to 10 lanes. The property features direct access to Hwy 90A via S. Cravens Rd and direct access to Beltway 8 via Buffalo Lakes Dr and is surrounded by several major distribution and logistics companies.

## Property Features

- New proposed Class A distribution building in Southwest Houston
- 249,370 SF on 17.58 acres
- Side load configuration
- (48) 9' x 10' dock high doors with (2) 14' x 16' drive-in doors with ramps
- 36' Clear height
- 49 Trailer parks
- 145 Car parks
- 180' Truck court
- 267' Building depth
- 54' x 50' Column spacing
- 65' Speed bays

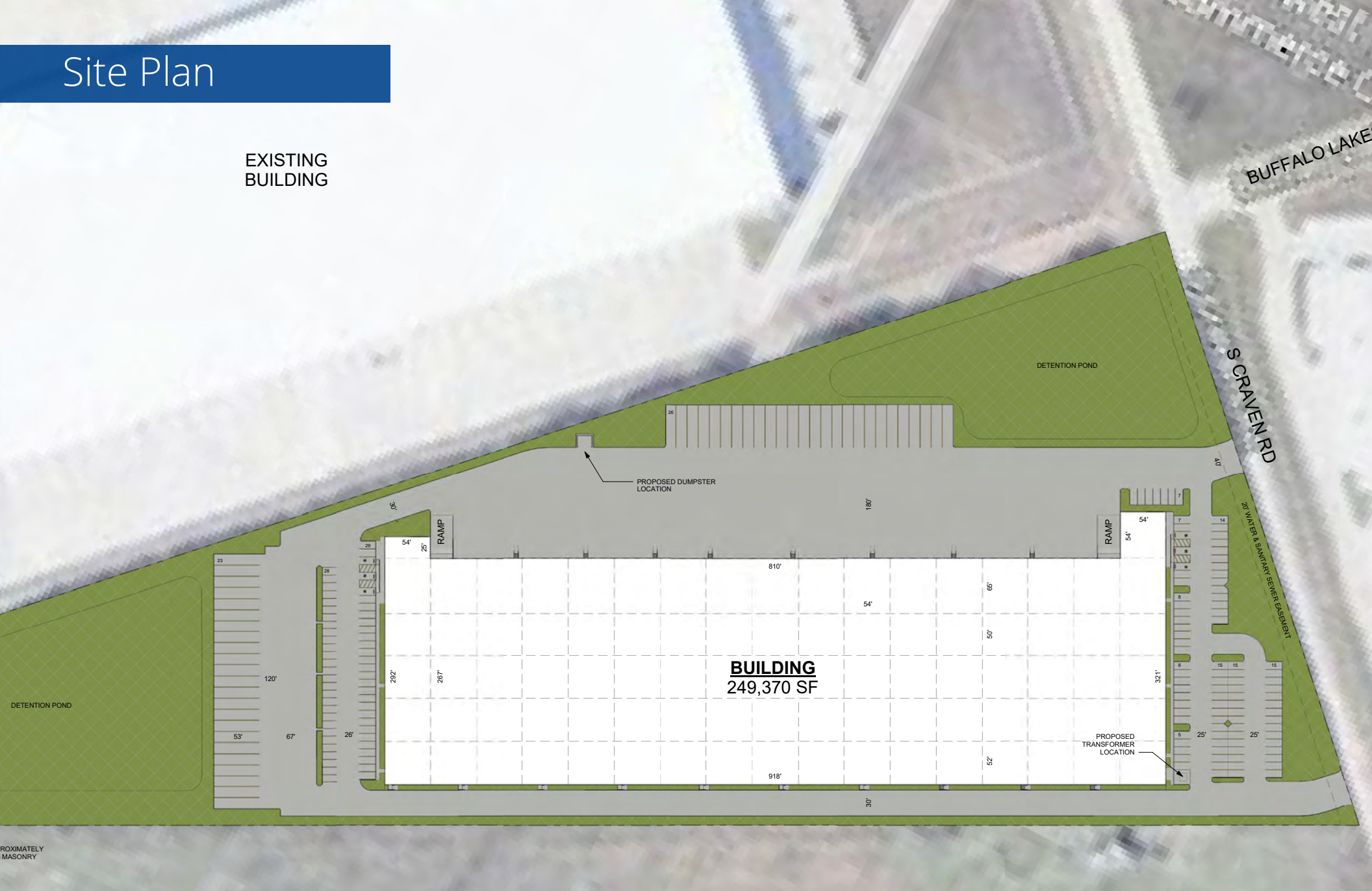
## Contact Broker for pricing





# Site Plan

EXISTING  
BUILDING

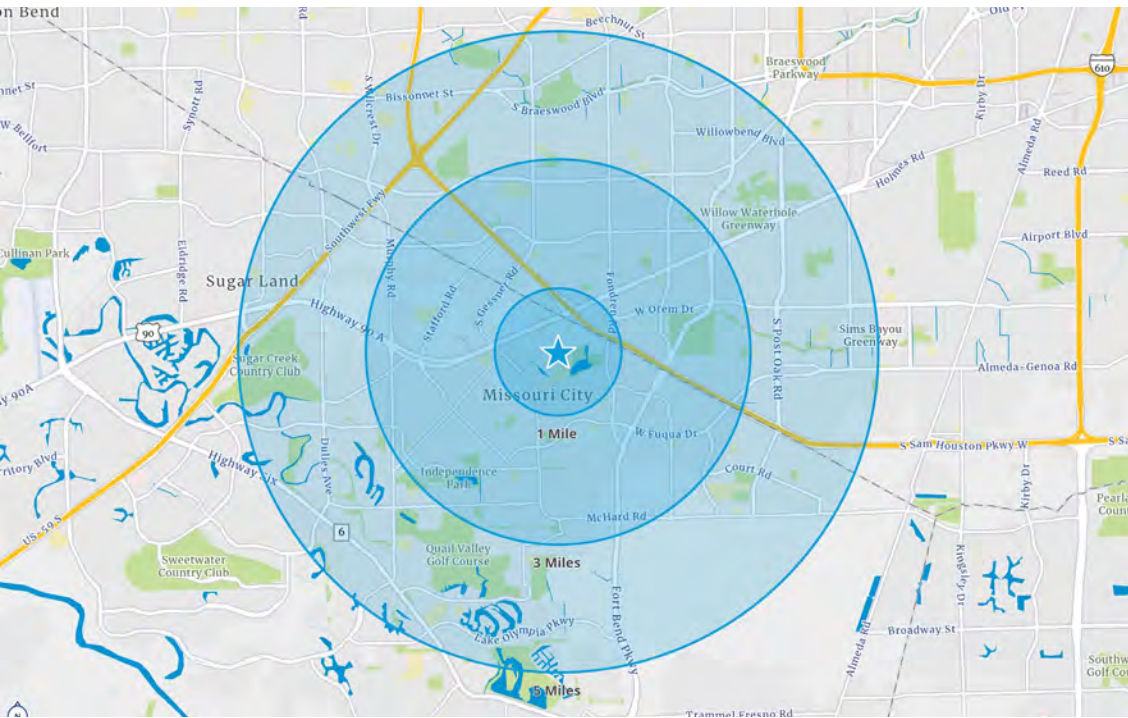


PROXIMATELY  
MASONRY

*This is a preliminary site plan and is subject to change.*



# Demographics



	1 Mile	3 Miles	5 Miles
Estimated Population (2021)	3,773	115,763	334,318
Projected Growth (2026)	4,397	125,419	359,109
Estimated Households (2021)	1,286	38,739	114,461
Projected Households (2026)	1,507	41,987	122,661
Est Avg Household Income (2021)	\$75,529	\$69,712	\$78,712
Total Businesses	209	3,437	12,405
Total Employees	2,191	27,989	110,420
Labor Force (2021)	1,853	56,684	162,456

## Key Distances

	Miles
Hwy 90A	0.4
Beltway 8	1.1
Fort Bend Tollway	1.8
Hwy 59	4.4
Hwy 288	8.5

## Key Distances

	Miles
Hobby Airport	19.9
Port of Houston	20.7
Bush IAH	34.8
Austin	162
Dallas/Ft. Worth	258



## 60 Minutes

			
<b>6,819,881</b>	<b>\$248,009</b>	<b>244,521</b>	<b>6,823,633</b>
Total population	Median home value	Businesses	Daytime population

## 90 Minutes

			
<b>7,535,712</b>	<b>\$246,156</b>	<b>266,379</b>	<b>7,509,033</b>
Total population	Median home value	Businesses	Daytime population

## 120 Minutes

			
<b>8,444,043</b>	<b>\$238,600</b>	<b>294,568</b>	<b>8,388,106</b>
Total population	Median home value	Businesses	Daytime population



# Aerial Location



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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.

## 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 other, including the broker's own interest;
- 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.

## 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 or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/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.

**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 opinion 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date