



PARK 8NINETY

127-ACRE INDUSTRIAL BUSINESS PARK
LOCATION: MISSOURI CITY, TX
PROJECT START: 2015

ARCHITECT: POWERS BROWN ARCHITECTURE
CONTRACTOR: ROSENBERGER CONSTRUCTION
PARTNER: ARTIS REIT

Trammell Crow Company and Artis REIT partnered to acquire three tracts of land totaling 127-acres to develop a premier industrial business park located in Missouri City, TX. The business park is strategically positioned at the intersection of Beltway 8 and US 90A and provides convenient access to Highway 59, Sam Houston Parkway, U.S. Highway 90-A and the Fort Bend Parkway. The site previously sat undeveloped due to its low elevation. Through a partnership with Missouri City, TCC was able to raise the entire site by 2-3' and move all stormwater detention offsite by digging a large pond in an adjacent city park. The park upon build-out can accommodate more than 1.75 million square feet of industrial space. The first phase of the project includes three buildings totaling 4400,000 square feet, with both front and rear-load space. It also included the construction of new roads and utilities throughout the entire site.

