

LAKEVIEW BUSINESS PARK

A Trammell Crow Company and Crow Holdings Development

Lakeview Business Park is Missouri City's newest industrial park. This 168 acre business park is being developed by Trammell Crow, one of the nation's leading developers and investors in real estate, on the site of the former Willowisp Country Club amidst a unique, attractive environment created by the preserved mature trees and neighboring lakes.

This business park, close to the Sam Houston Parkway, Highway 90A and U.S. Highway 59, is projected to include over 20 buildings when the park is built out in multiple phases. The first phase of development included new roads and utilities and three spec buildings totaling over 240,000 square feet that have been sold. The following companies now are located in the park:



New Commercial Development in Missouri City, Texas



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Niagara Bottling Company

Niagara, the second largest bottled water company in the United States is constructing a new facility in Missouri City. The company broke ground on a vertically integrated manufacturing and distribution center in Missouri City during summer 2012.

Niagara's Missouri City plant is scheduled to be fully operational in Lakeview Business Park in March of 2013. When complete, the facility will encompass more than 356,000 square feet, with water processing, bottle manufacturing, warehousing and a distribution facility.

"We're a family-owned company," said Brian Hess, executive vice president of operations and legal affairs for Niagara, "and the values of family and community are very important to us. We conducted comprehensive research before considering a new location, and Missouri City is the kind of place we want to call home."



Niagara Bottling Company



Niagara Bottling Company

New Commercial Development in Missouri City, Texas

Warren Alloy Valve & Fitting Company (Allied Group)

Warren Alloy purchased a 152,800 square foot building located at 14623 Fairway Pines Dr. in Lakeview Business Park. This building will serve as their headquarters and distribution center.

Warren is a master distributor of stainless and other specialty metal pipes, valves and fittings. They moved their headquarters to Missouri City from Houston where they have been since founder in 1963. In May of 2010 they were purchased by the Allied Group of Companies and operate as one of their subsidiaries. Along with the purchase of the building, Allied also acquired an additional 31 acres for future expansion.



Warren Alloy Valve & Fitting Company (Allied Group)

Southwest Electronic Energy

Southwest Electronic Energy has recently purchased a 5.15 acre site at 823 Buffalo Run in Lakeview Business Park. Southwest Electronic is a designer and manufacturer of high tech lithium and lithium-ion battery pack solutions. Construction has started on their new 52,000 square foot industrial facility to serve as their corporate headquarters and manufacturing plant. They took occupancy in October 2012.



Southwest Electronic Energy



Southwest Electronic Energy

New Commercial Development in Missouri City, Texas

LT Foods USA, an importer and distributor of food products, purchased the 38,337 square foot Building 1 and will operate as Kusha, the leading distributor of Basmati Rice and Jasmine Rice.



LT Foods USA

Flair Flexible Packaging is among the first to move in to the park and purchased the 50,000 square foot Building 2. Flair will serve customers in the southern United States, Central America and South America from the facility, which will house its plastic food packaging manufacturing and distribution operations.



Flair Flexible Packaging

BELTWAY CROSSING BUSINESS PARK

Beltway Crossing is a 400 plus acre site at Highway 90A and the Sam Houston Toll Road in Missouri City and is identified as an area for commercial development with ready access. The following companies have purchased property or currently are leasing property there.

Ben E. Keith Food purchased 82 acres in Beltway Crossing in 2007. Their plans for the first phase of development are to construct a new 500,000+ square foot office and distribution center at this location that will serve all of southeast Texas and Louisiana. Construction has begun, with plans to be operational by June of 2013. When completed, this new \$80 million facility will employ initially over 300 employees. Ben E. Keith Foods is the ninth largest, full-line food service distributor in the U.S.



Ben E. Keith Food



Ben E. Keith Food

TWIN STAR BAKERY

Twin Star purchased a 22 acre site in Missouri City at the corner of S. Gessner and Cravens in Beltway Business Park. They took occupancy of their 267,000 square foot Office/Warehouse/Production facility in November 2012.

Twin Star, a new company that is headed up by some of the previous owners of CGI Desserts (Camelot Desserts) in Sugar Land, will operate a bakery that will distribute cookies and other frozen bakery products throughout the country to retail grocery chains and food service customers. They plan to initially have 110 employees and have plan to go to over 300 as production increases.



Twin Star Bakery



Twin Star Bakery

Royalty Metal Finishing Inc.

Royalty recently moved into their new 30,000 square foot headquarters building. Royalty was formed in 2001 and provides various industries with finishing services/products for metals ranging from aluminum to steel. Their main finishing services include anodizing, powder coating and screen printing. This is the first building of a two building complex that will be constructed on the 10 acre site.



Royalty Metal Finishing Inc.

Fort Bend Parkway Toll Road

Missouri City has miles of acreage available along some of Houston's most traveled highways.

Along the new Fort Bend Parkway Toll Road, whose first phase ends at Highway 6, there are approximately 1,000 acres that have been identified as available for sale for future office and industrial development.

Sienna Plantation Business Development

In addition, at Sienna Plantation, as part of its master planned development, a 155-acre Town Center with over one million square feet of commercial development is on the drawing board. As part of this development identified by Angelou Economics is the new Missouri City campus of Houston Community College which is built on a 30-acre tract. A new Fort Bend County Library was also constructed on that site.

Growth opportunities from new population clusters are all part of Missouri City today. While it may have been envisioned at one time as a residential adjunct to neighboring metropolitan Houston, it is now on the fast track towards maximizing its self-maintenance viability.

Missouri City is experiencing a giant awakening to a newer and vibrant future with residential and commercial explosions everywhere!