

INTERNATIONAL TRADE PARK HOUSTON

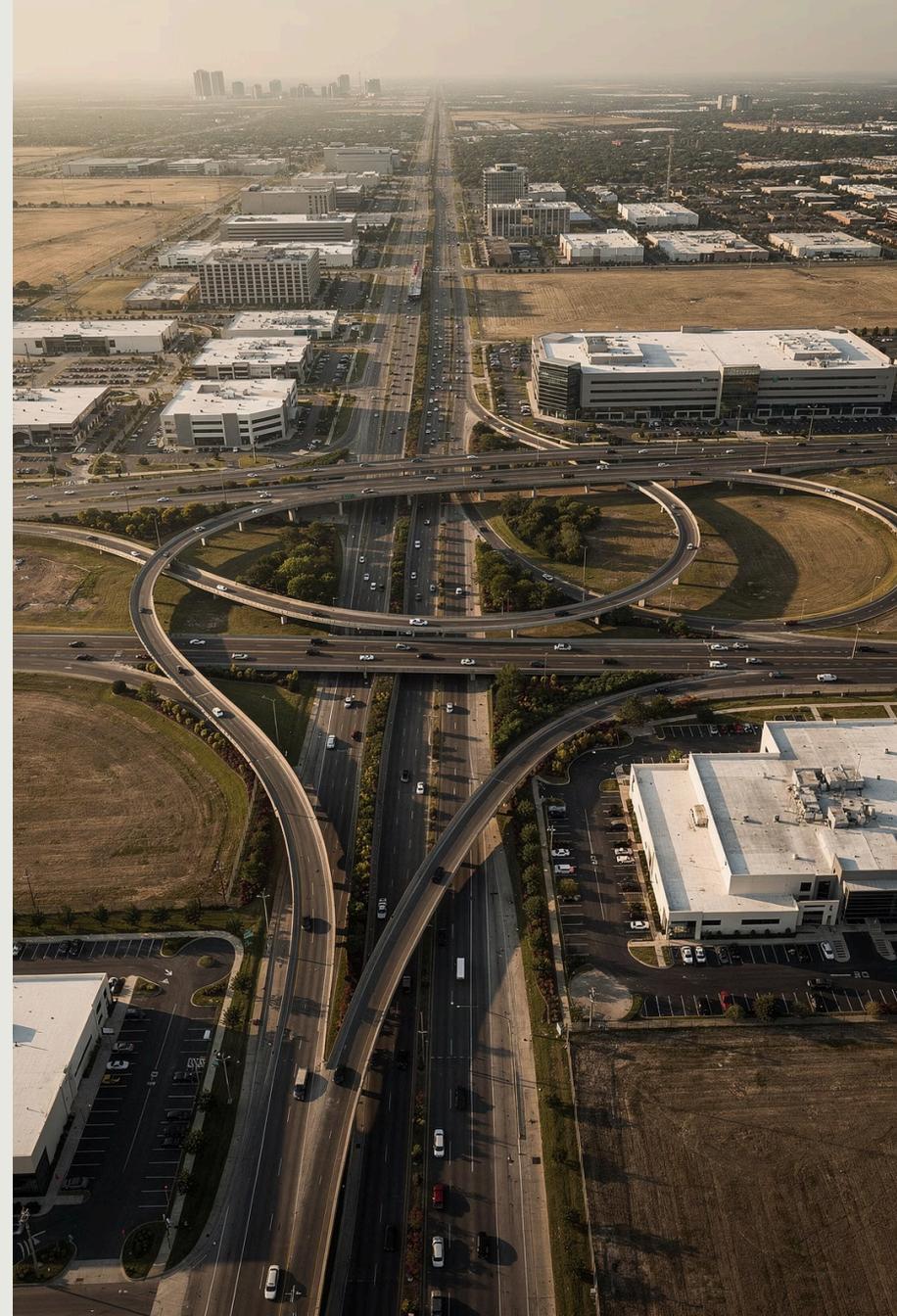
Lot Buyer Presentation · Master-Planned Campus · Southwest Houston



INTERNATIONAL TRADE PARK HOUSTON

MASTER-PLANNED CAMPUS · SOUTHWEST HOUSTON

Fully entitled. Infrastructure in motion. Strategically positioned along Beltway Eight.



CURRENT POSITION

International Trade Park Houston is a fully entitled, 136-acre master-planned campus at 12000 Bissonett between Cook and South Kirkwood Rd. in Southwest Houston. It is subdivided into 30 discrete development lots ranging from one to thirteen acres. The project has progressed through entitlement and is now in active execution, with horizontal infrastructure sequencing underway.

136

TOTAL ACRES

Master-planned campus ready for phased development

30

INDIVIDUAL LOTS

Subdivided parcels structured for multifamily, flex, retail, and specialty uses

30%+

BUYER MOMENTUM

Lots advancing toward development across multiple clusters

LOCATION & CONNECTIVITY

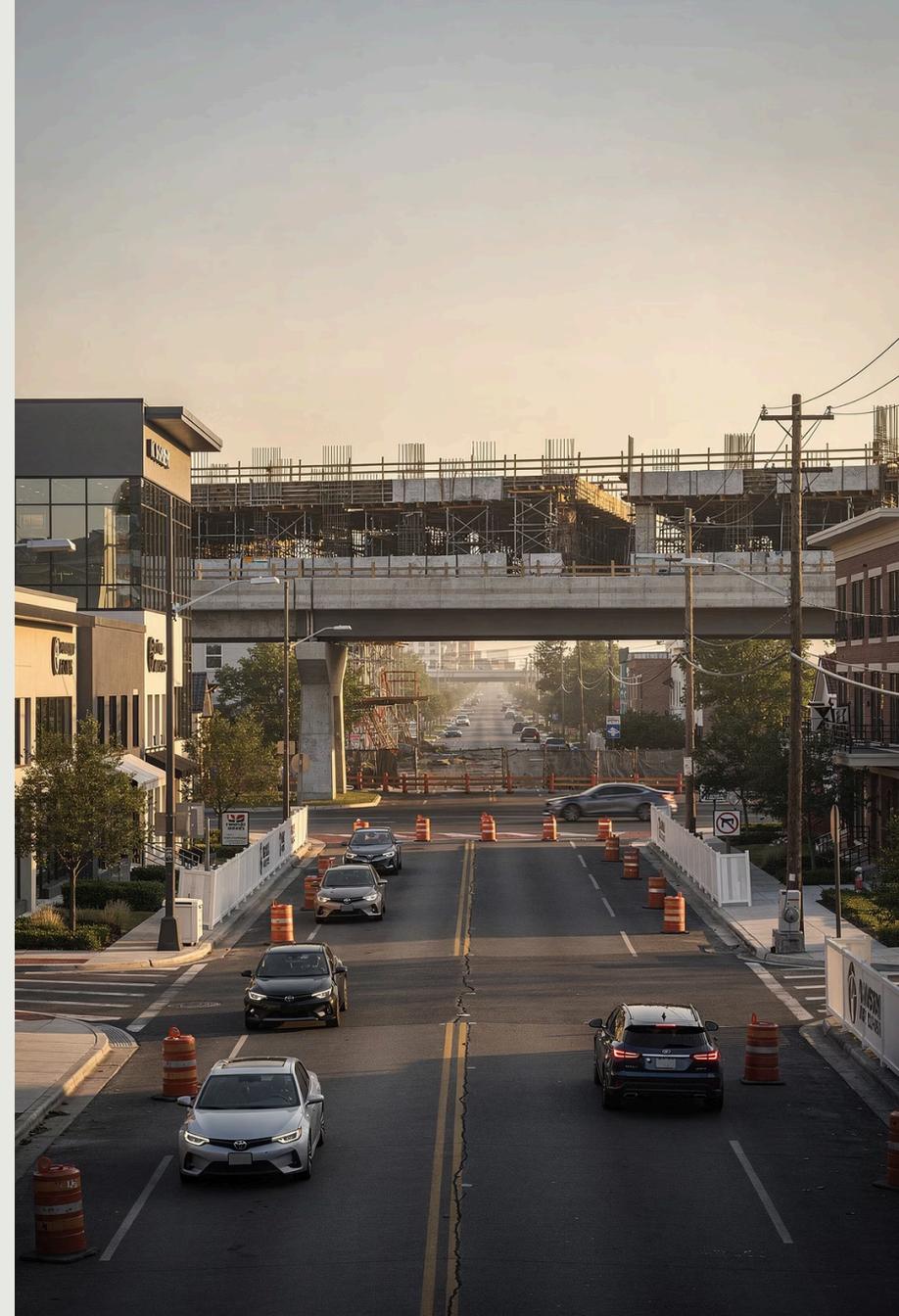
STRATEGIC SITE POSITION

Located at Bissonnet and Boone Road in Southwest Houston, the campus offers direct access to Beltway Eight and immediate proximity to major employment centers, logistics corridors, and established residential density – placing buyers at the intersection of demand and connectivity.

EXTERNAL INFRASTRUCTURE IMPROVEMENTS

Federally supported corridor upgrades are actively reinforcing long-term accessibility and value throughout the surrounding area, including:

- Drainage and flood mitigation improvements
- Roadway widening and lighting enhancements
- Pedestrian and corridor stabilization initiatives



MASTER PLAN STRUCTURE & USE CLUSTERS

The 136-acre campus is organized around 30 defined lots with coordinated drainage and utility design supporting phased delivery. Development geometry is engineered to minimize redundancy and maximize lot-by-lot execution efficiency across four primary use categories.



MULTIFAMILY

Designated density zones positioned to capture regional housing demand in one of Houston's fastest-growing southwest corridors.



FLEX / INDUSTRIAL

Lots designed for owner-operators, distribution users, and light industrial tenants seeking efficient last-mile positioning.



RETAIL

Street-facing commercial parcels targeting neighborhood-serving uses with high visibility and direct corridor access.



SPECIALTY USE

Institutional, service, and specialty-commercial programming suited to emerging community and corridor needs.

ACTIVE TRANSACTION POSITION

The Trade Park reflects measurable buyer activity across multiple lot clusters. Purchase agreements are circulating for signature, and additional transactions are advancing through active negotiation. This is not speculative land positioning – it is active, structured development execution.

\$300M

Combined projected vertical development value associated with advancing lot commitments across the campus.

30% ADVANCING

More than thirty percent of the master plan is progressing toward vertical execution, with agreements circulating or in negotiation.

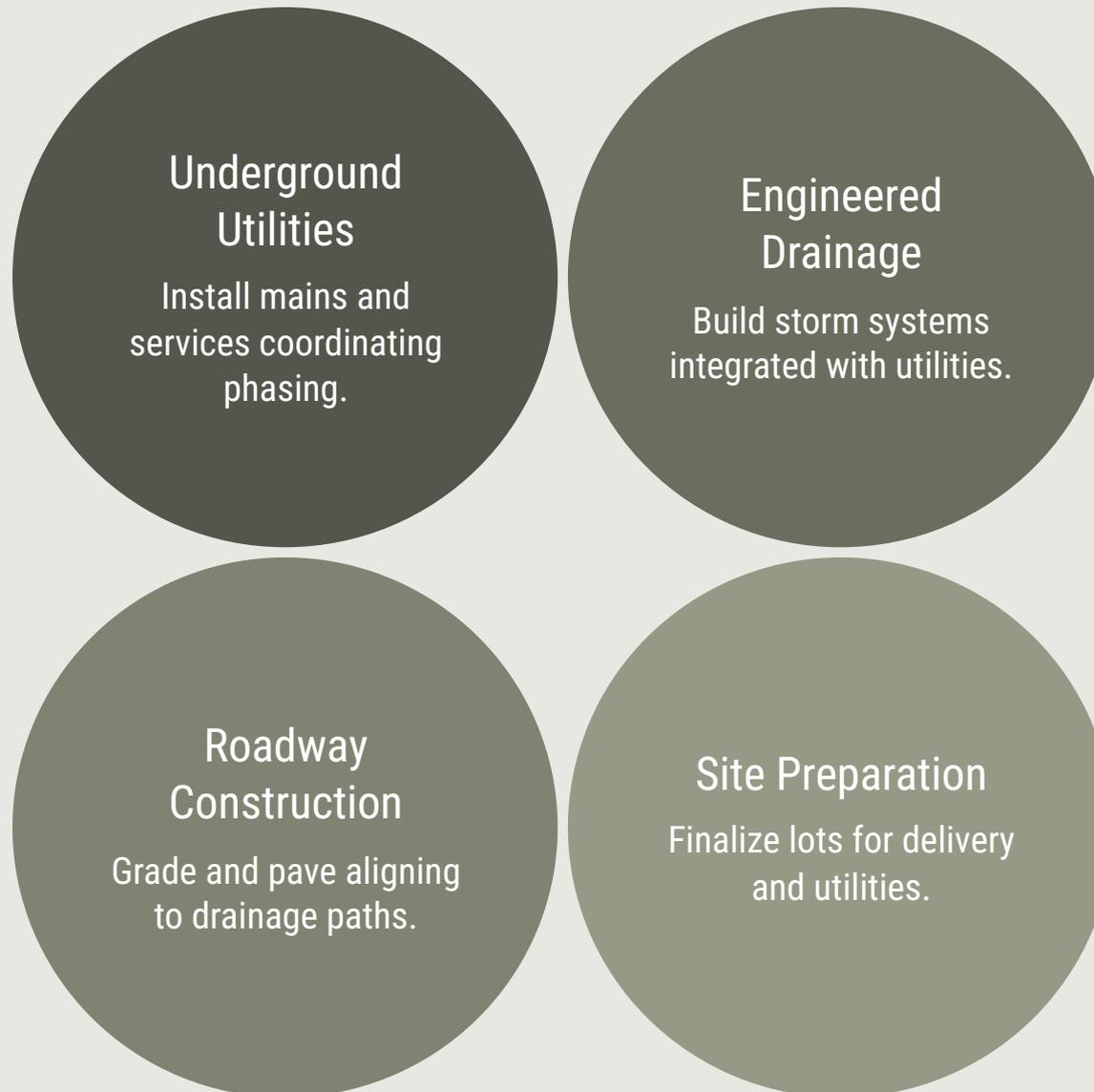
ACTIVE EXECUTION

Buyer momentum is real and documented – multiple lot clusters are in simultaneous transaction across use types.



INFRASTRUCTURE & EXECUTION

Horizontal infrastructure sequencing is underway across the campus, with deployment aligned to advancing lot commitments to ensure coordinated, phased delivery. The approved Municipal Utility District reimbursement program supports long-term infrastructure stabilization across all 30 lots.



Each infrastructure phase is timed in parallel with buyer commitments – ensuring that lot-ready conditions align with vertical construction timelines and minimizing holding costs for acquiring parties.



WHY INTERNATIONAL TRADE PARK HOUSTON

For buyers evaluating development-ready sites in the Southwest Houston market, the Trade Park offers a rare combination of entitlement certainty, engineered infrastructure, and active transaction velocity – all within a structured master plan framework.



FULLY ENTITLED

All parcels carry complete entitlements – no zoning uncertainty, no regulatory delay.



STRUCTURED MASTER PLAN

Engineered lot geometry designed for coordinated, efficient phased execution.



BELTWAY EIGHT ACCESS

Direct connectivity to Houston's primary logistics and commuter corridor.



GC PARTNERSHIP

Collaboration with a local, experienced general contracting firm enables efficient transition from acquisition to vertical construction.

THE OPPORTUNITY

30 LOTS. 136 ACRES. INFRASTRUCTURE IN MOTION.

If you are evaluating development opportunities in Southwest Houston, International Trade Park Houston provides a structured, de-risked pathway from acquisition to vertical delivery. Fully entitled parcels, engineered infrastructure, and active buyer momentum make this one of the most execution-ready development platforms in the region.

📄 For lot availability, site plans, and acquisition inquiries, visit www.houstonitp.com

