

6000 McHard Road | Houston, Texas

H

# HIGHTOWER

BUSINESS PARK



CBRE

CROW HOLDINGS

PCCP

# HIGHTOWER HIGHLIGHTS

## SIX CUTTING-EDGE BUILDINGS WITH TURNKEY AMENITIES

A Premier Industrial Asset Designed to  
Ensure Optimal Operational Efficiency



**1.8 MSF**  
Total Class A Space



**SUITES**  
Starting at 50,000 SF



**CUSTOM**  
Speculative Office



**LED**  
Lighting Fixtures



**WHITEBOX**  
Warehouse Interiors



**MULTIPLE**  
Dock Levelers



**HVLS**  
Warehouse Fans



**SECURE**  
Truck & Court Parking

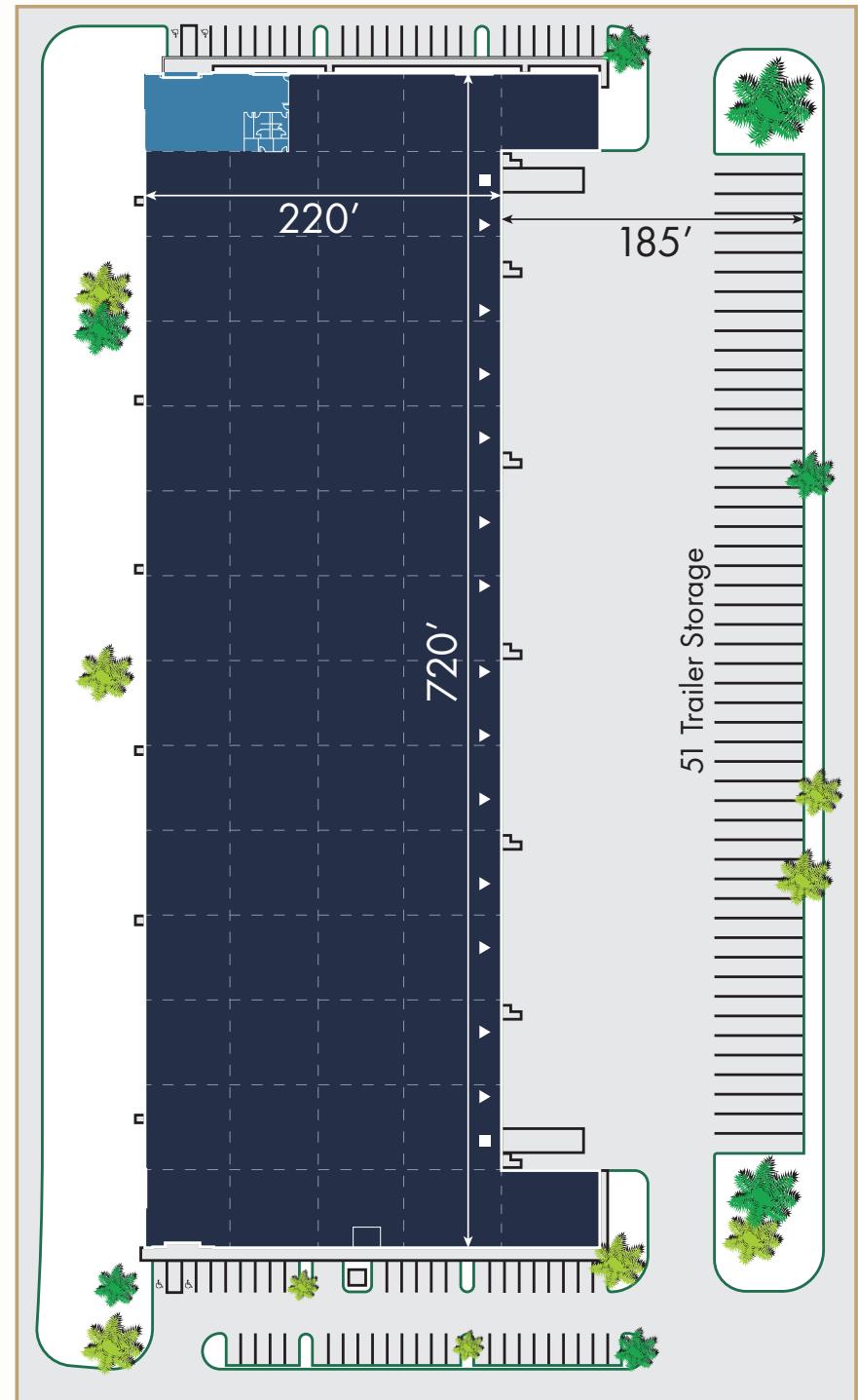
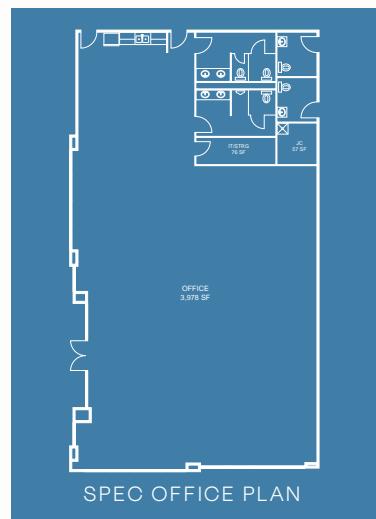
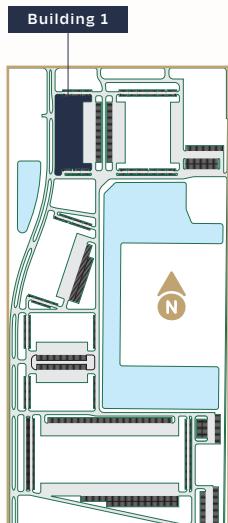


# BUILDING 1

## BUILDING 1

163,930 SF

Total SF	163,930
Custom Spec Office SF	3,978
Clear Height	32'
Parking Spaces	108
Sprinkler System	ESFR
Dock High Doors	39 (9' x 10')
Interior	Whitebox Warehouse
Oversized Ramps	2 (12' x 14')
Dock Levelers	20 (40,000 lbs)
Trailer Parking Spaces	51
Column Spacing	55' x 52'
Speed Bays	55'
Transformer	2,000 kVA
Ventilation	4 HVLS Fans

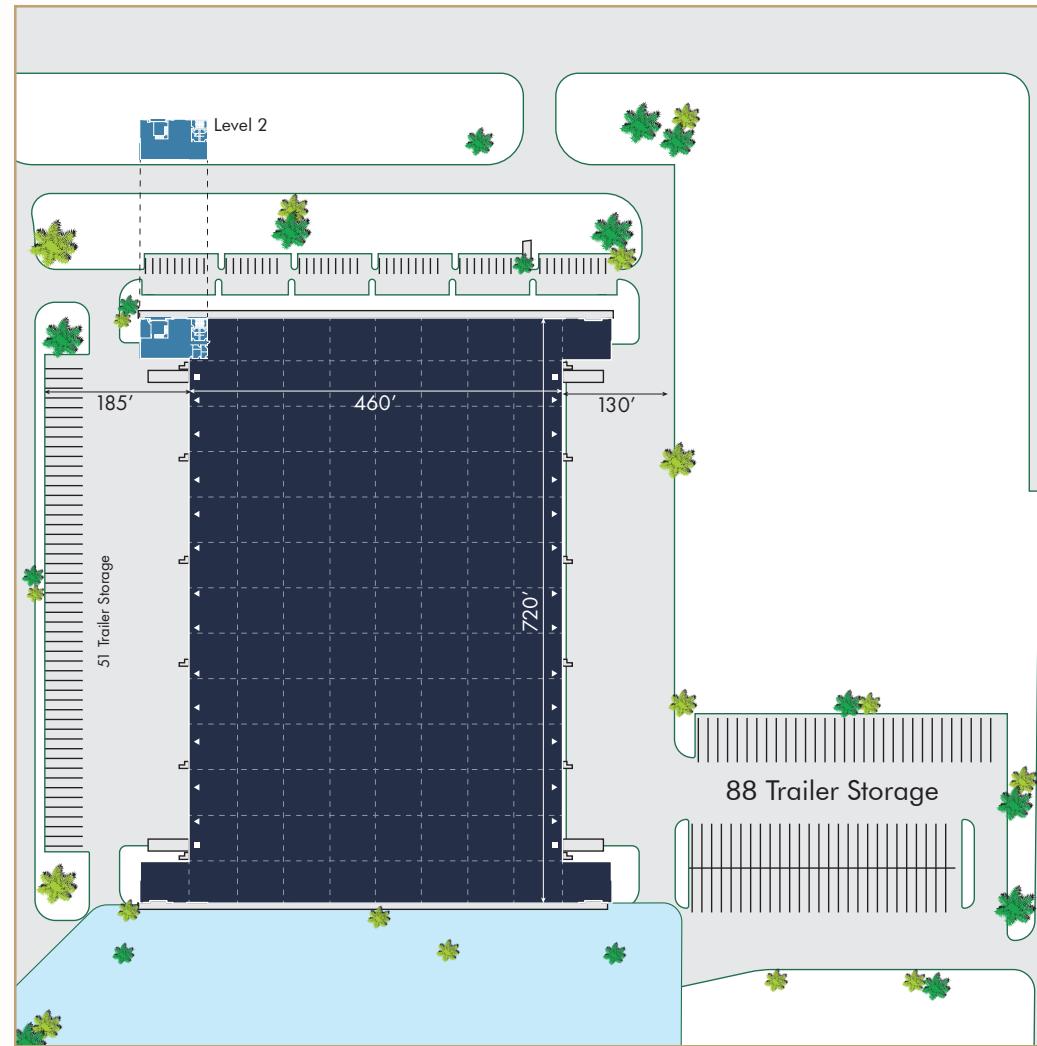
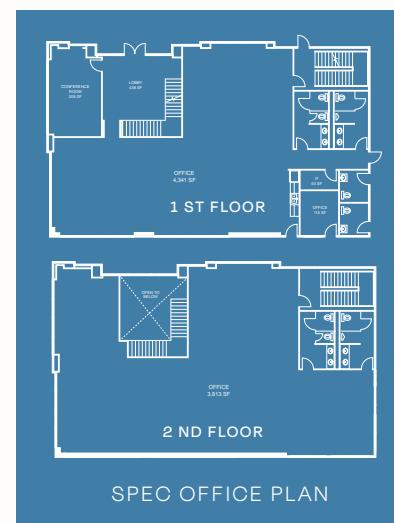
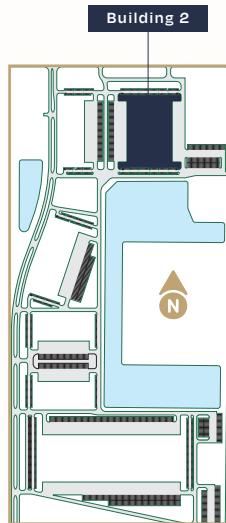


# BUILDING 2

## BUILDING 2

347,146 SF

Total SF	347,146
Custom Spec Office SF	8,155 (two-story)
Clear Height	36'
Parking Spaces	232
Sprinkler System	ESFR
Dock High Doors	72 (9' x 10')
Interior	Whitebox Warehouse
Oversized Ramps	4 (12' x 14')
Dock Levelers	18 (40,000 lbs)
Trailer Parking Spaces	139
Column Spacing	57' x 56'
Speed Bays	60'
Transformer	3,000 kVA
Ventilation	8 HVLS Fans

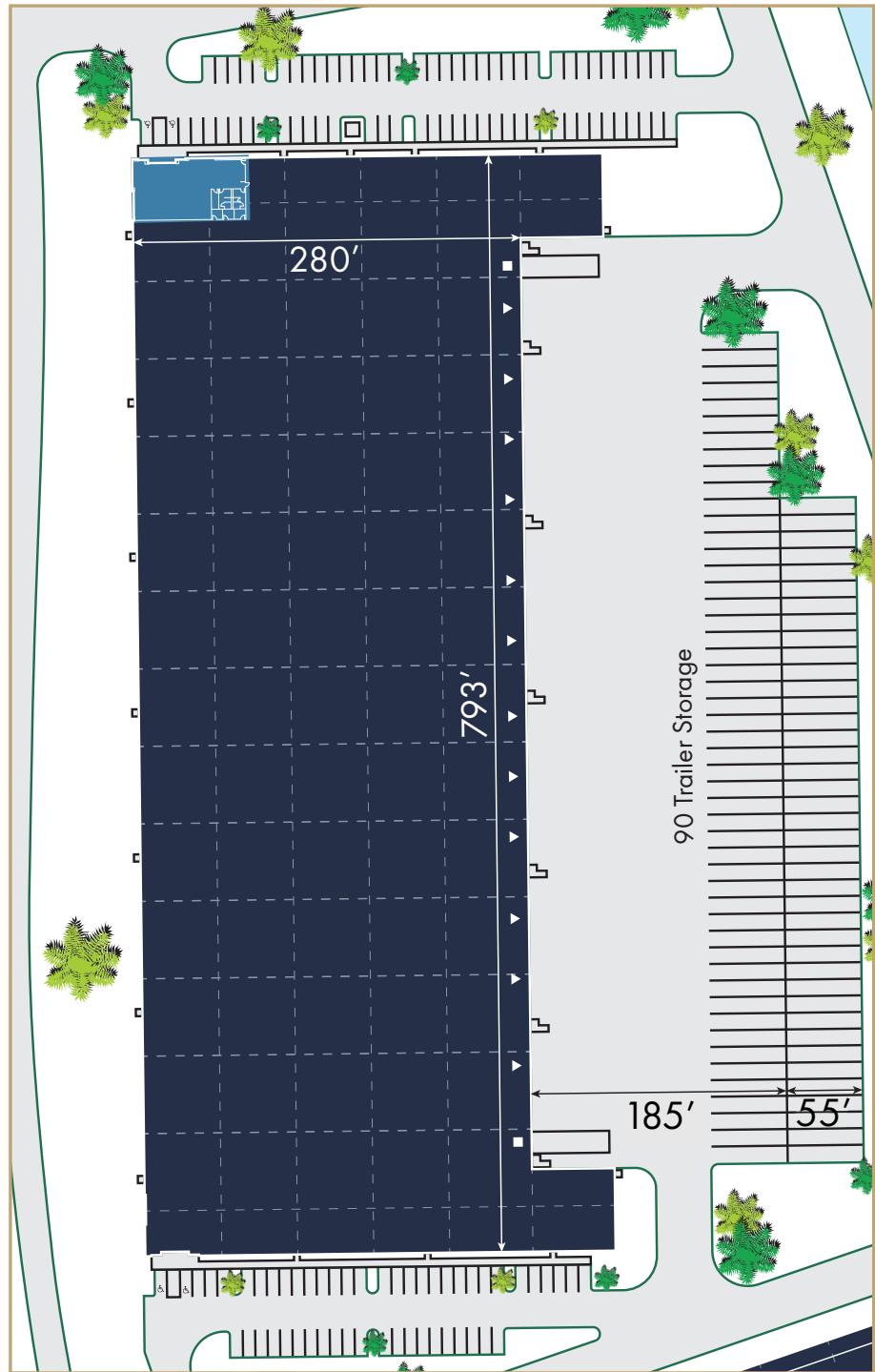
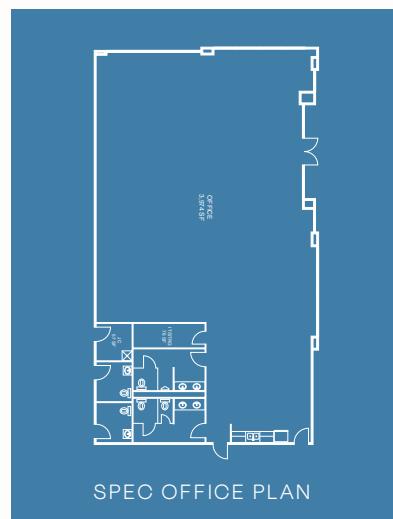
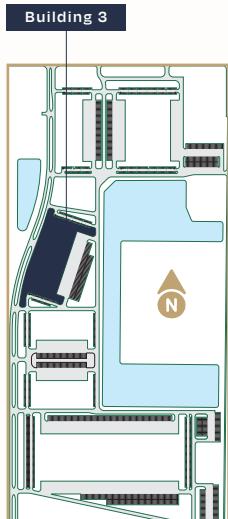


# BUILDING 3

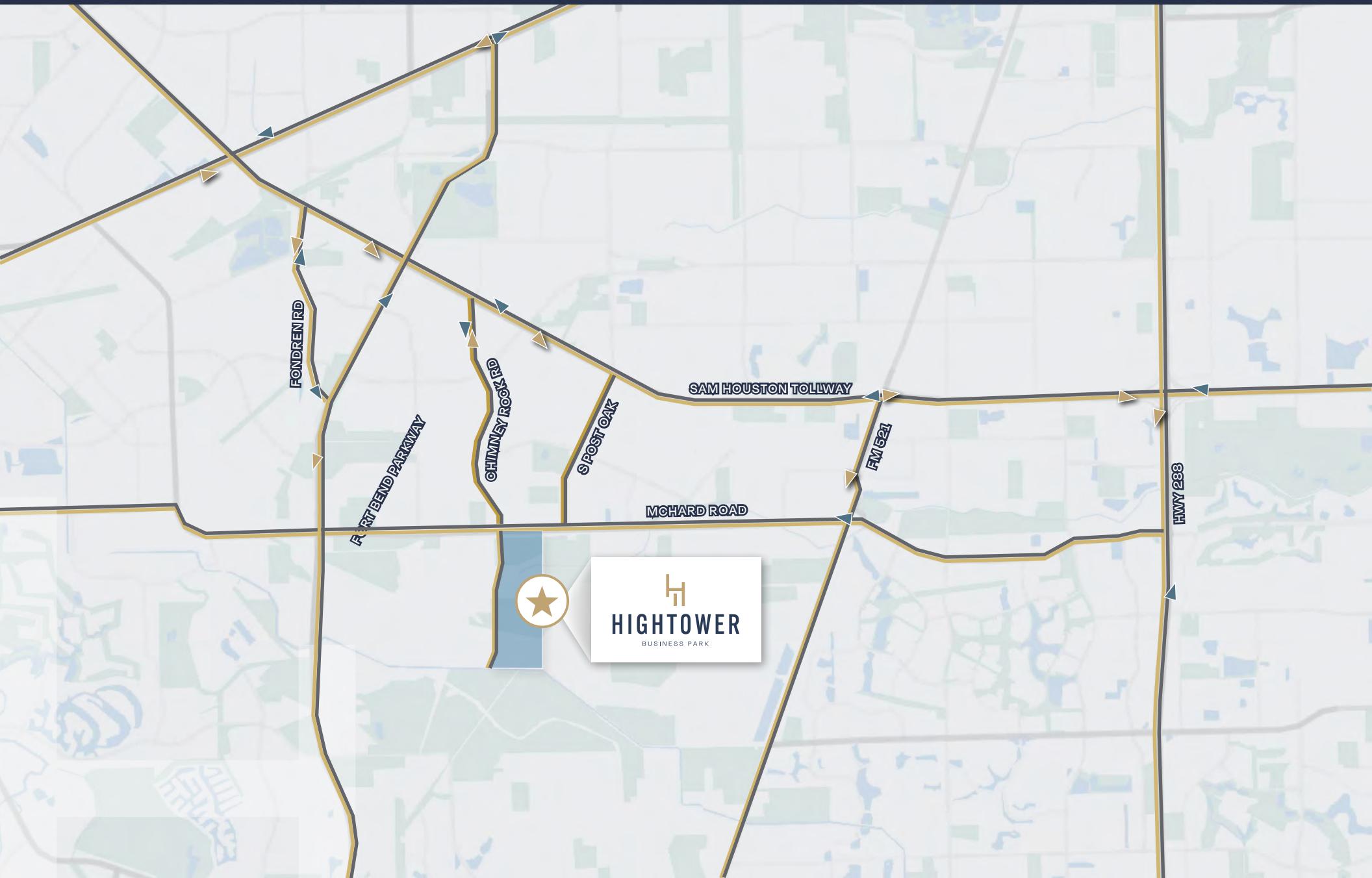
## BUILDING 3

288,954 SF

Total SF	288,954
Custom Spec Office SF	3,974
Clear Height	36'
Parking Spaces	123
Sprinkler System	ESFR
Dock High Doors	39 (9' x 10')
Interior	Whitebox Warehouse
Oversized Ramps	2 (12' x 14')
Dock Levelers	20 (40,000 lbs)
Trailer Parking Spaces	90
Column Spacing	55' x 56'
Speed Bays	60'
Transformer	2,000 kVA
Ventilation	4 HVLS Fans



# INGRESS/EGRESS ROUTES

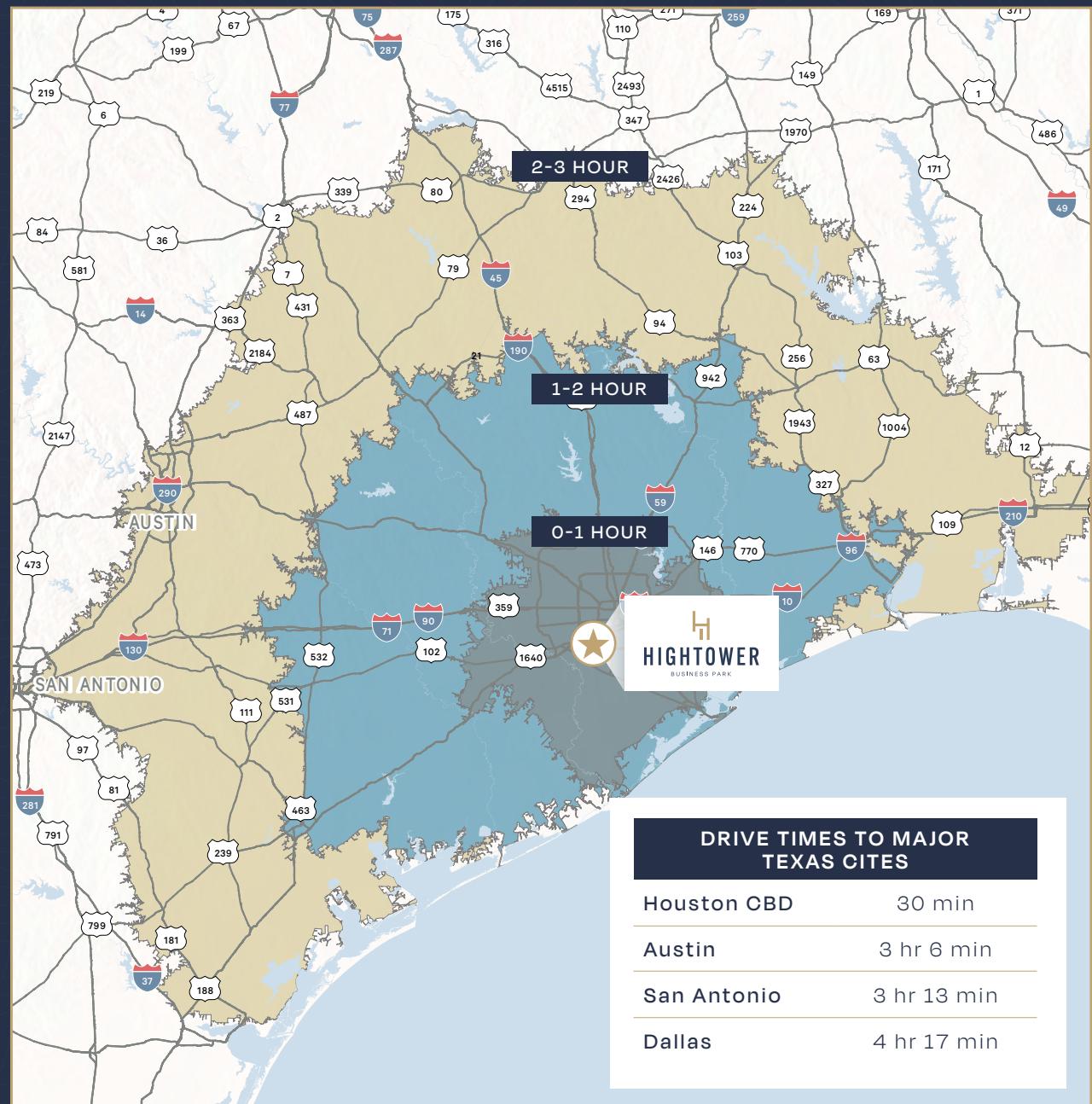




# DRIVE TIMES

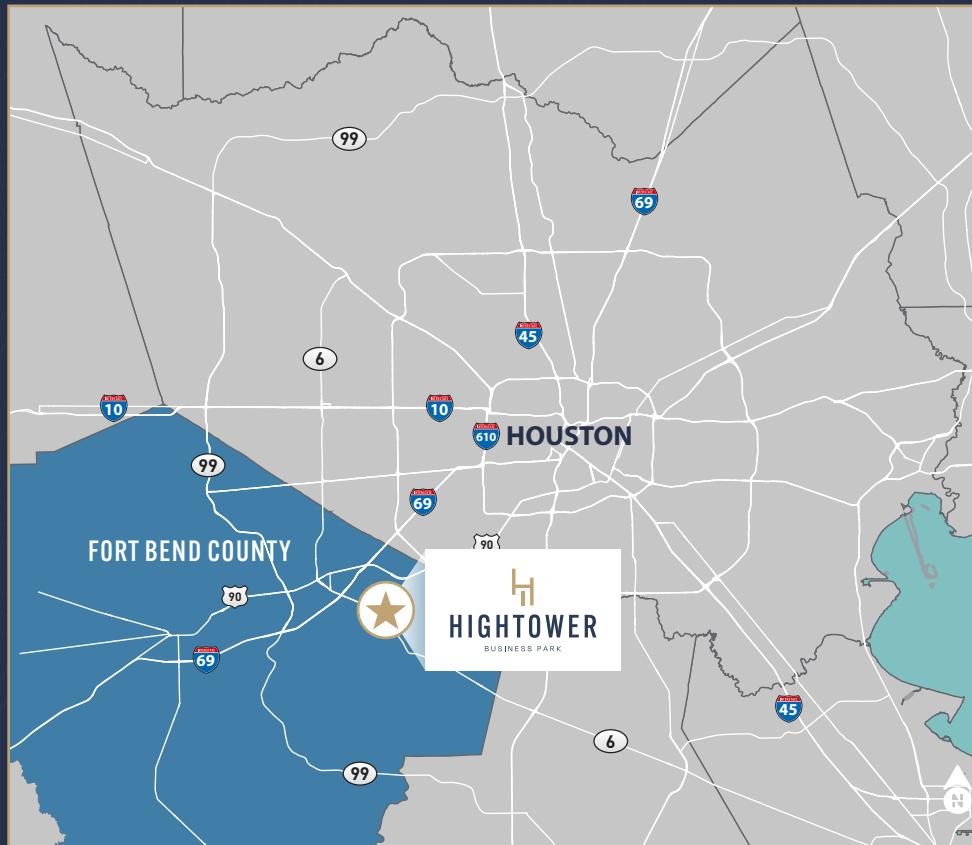
## ACCESS AROUND HOUSTON AND BEYOND

I-610	20 min
HOU Airport	25 min
Houston CBD	25 min
BW 8	35 min
SH 99	30 min
I-10	25 min
I-45	25 min
I-59	20 min
Hwy 290	30 min
Barbours Cut	45 min
Bayport Terminal	45 min



# ADVANTAGEOUS LOCATION

STRATEGICALLY LOCATED TO DEPLOY  
BEST-IN-CLASS SERVICE & DISTRIBUTION



## FORT BEND COUNTY IS ONE OF THE FASTEST-GROWING COUNTIES IN THE U.S.

- Fort Bend is a hub of economic vitality, and is No. 1 for incoming investment in Greater Houston.
- The county is home to two of the nation's top 20 master-planned communities and has over 15 existing large master-planned communities
- Fort Bend County attracts businesses due to its proximity to Houston and access to major highways like US 59, US 90A, and SH 99
- Almost 23,000 people migrate to Fort Bend every year
- 30% of the County population is Foreign born
- Fort Bend is one of the most diverse counties in the United States, with residents speaking at least 118 languages, including the largest concentration of Mandarin speakers in Texas.
- Fort Bend County has at least nine public high schools nationally ranked by U.S. News & World Report.
- Triple Freeport Tax Exemption available for qualifying companies

# WHY HOUSTON?



## POPULATION

Houston is the nation's 4th most populous city



## BUSINESS

Houston is home to 24 Fortune 500 companies



## COST

Living costs at 5.9% below the national average, making it 3rd most affordable among peers



## WORKFORCE

Houston is ranked #4 across nation for total engineers



## JOB GROWTH

Ranked #3 in largest metro area job growth projections from 2024-2029



## ECONOMY

\$685B GMP across a diversified economy (energy, logistics, petrochemical, life sciences, aviation, etc.)



## DIVERSITY

With no clear racial or ethnic majority, Houston leads the nation in diversity



## POPULARITY

Projected to lead as #1 U.S. metro area in population growth from 2024-2029



## QUALITY OF LIFE

566 parks & green spaces, 12,000+ restaurants, 500,000 higher education students, 500+ institutions for art, science, & history



**H**  
**HIGHTOWER**  
BUSINESS PARK

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