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TEX

# LONE STAR

LOGISTICS PARK

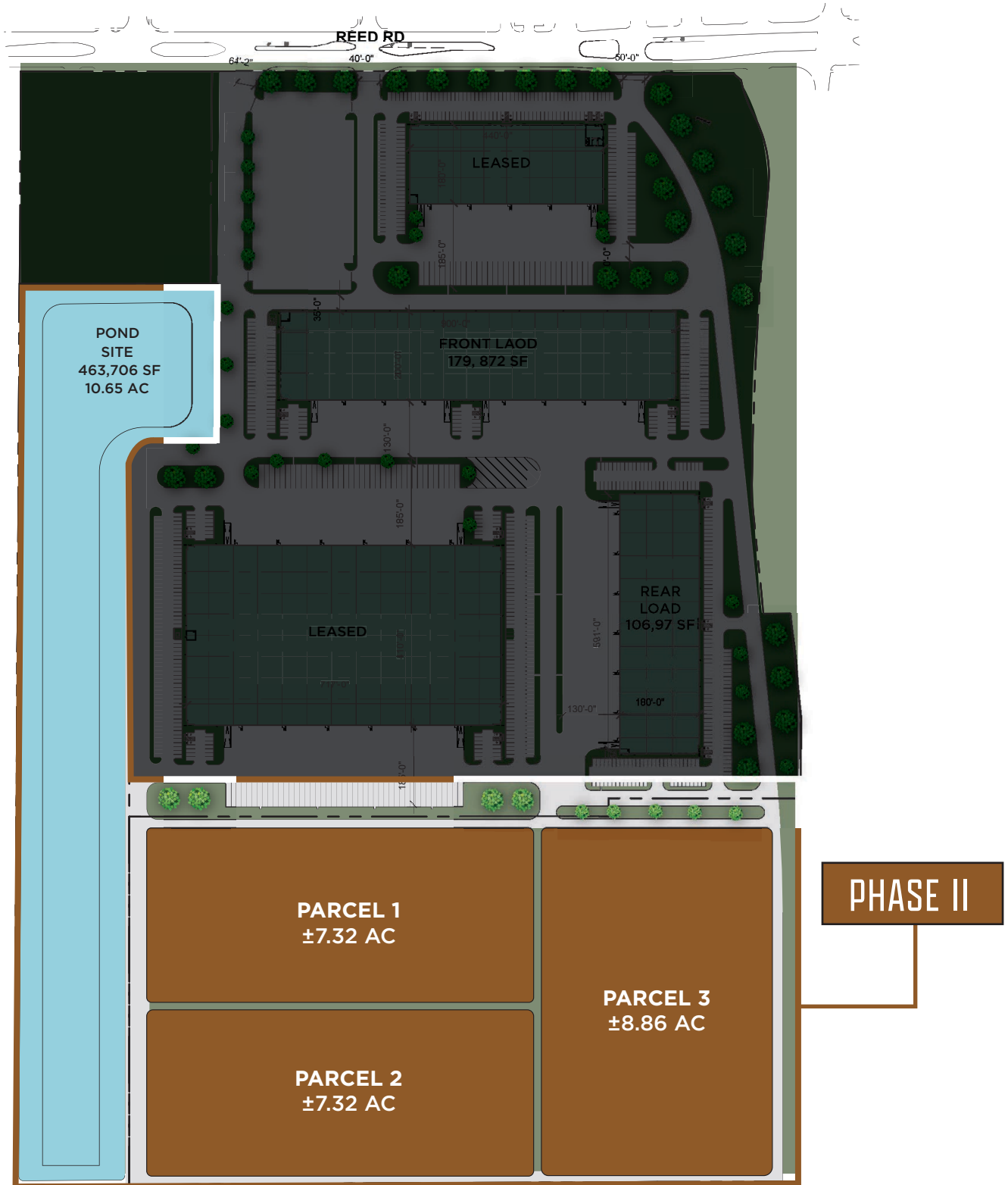


2304 REED RD.  
HOUSTON, TX 77051

29-ACRE DEVELOPMENT READY SITE WITH BUILD TO SUIT  
AND/OR DESIGN BUILD OPPORTUNITIES OF US TO 561,470 SF

OPPORTUNITIES FOR PURCHASE AND/OR EXTENSIVE  
OUTDOOR STORAGE AVAILABLE AS WELL

# CURRENT SITE PLAN



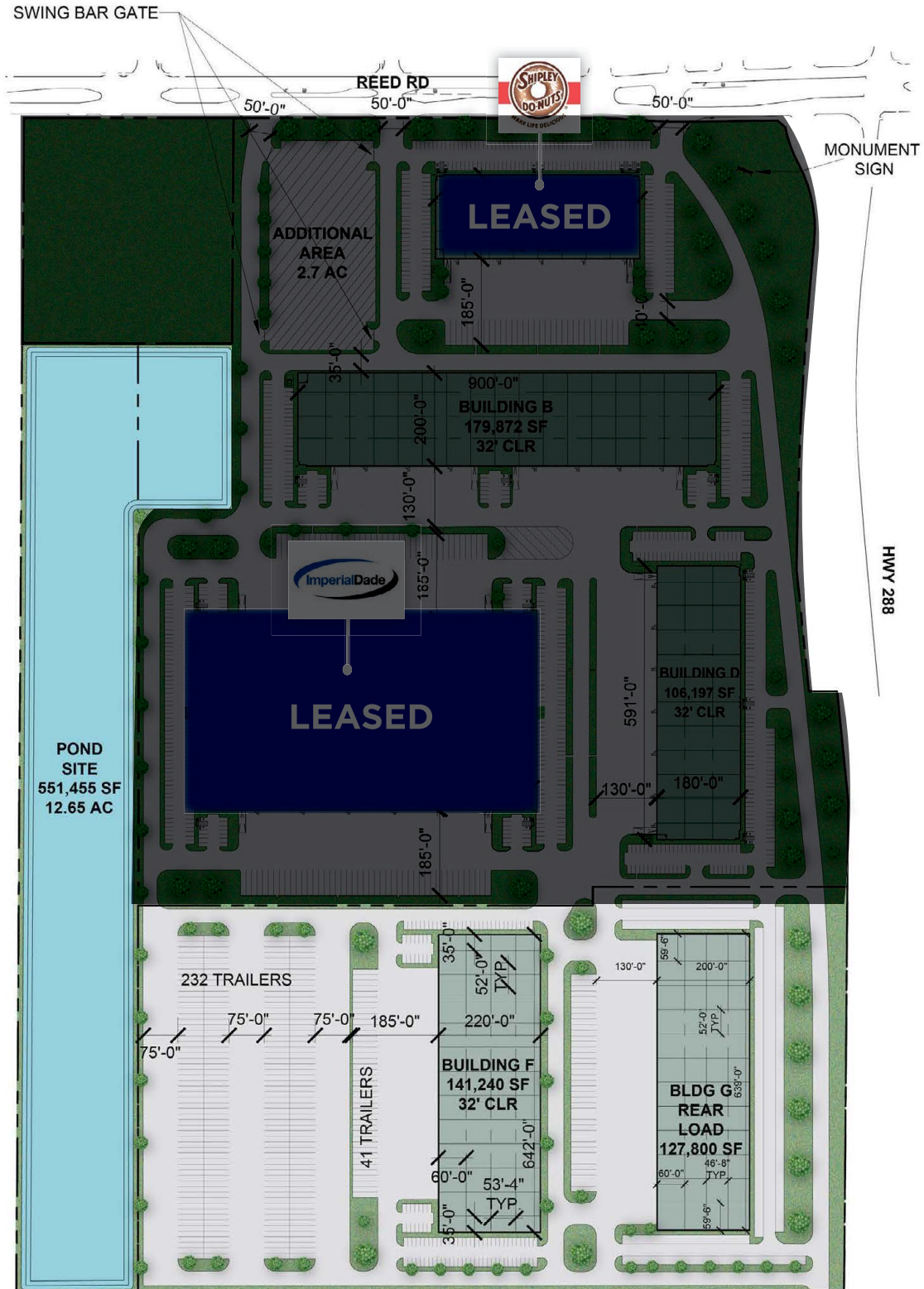
# PHASE II

- 29 acre development site with 288 frontage
- Fully entitled
- Flexible developer with opportunities for BTS, Design Build, purchase, or paved outside storage
- Class A industrial business park

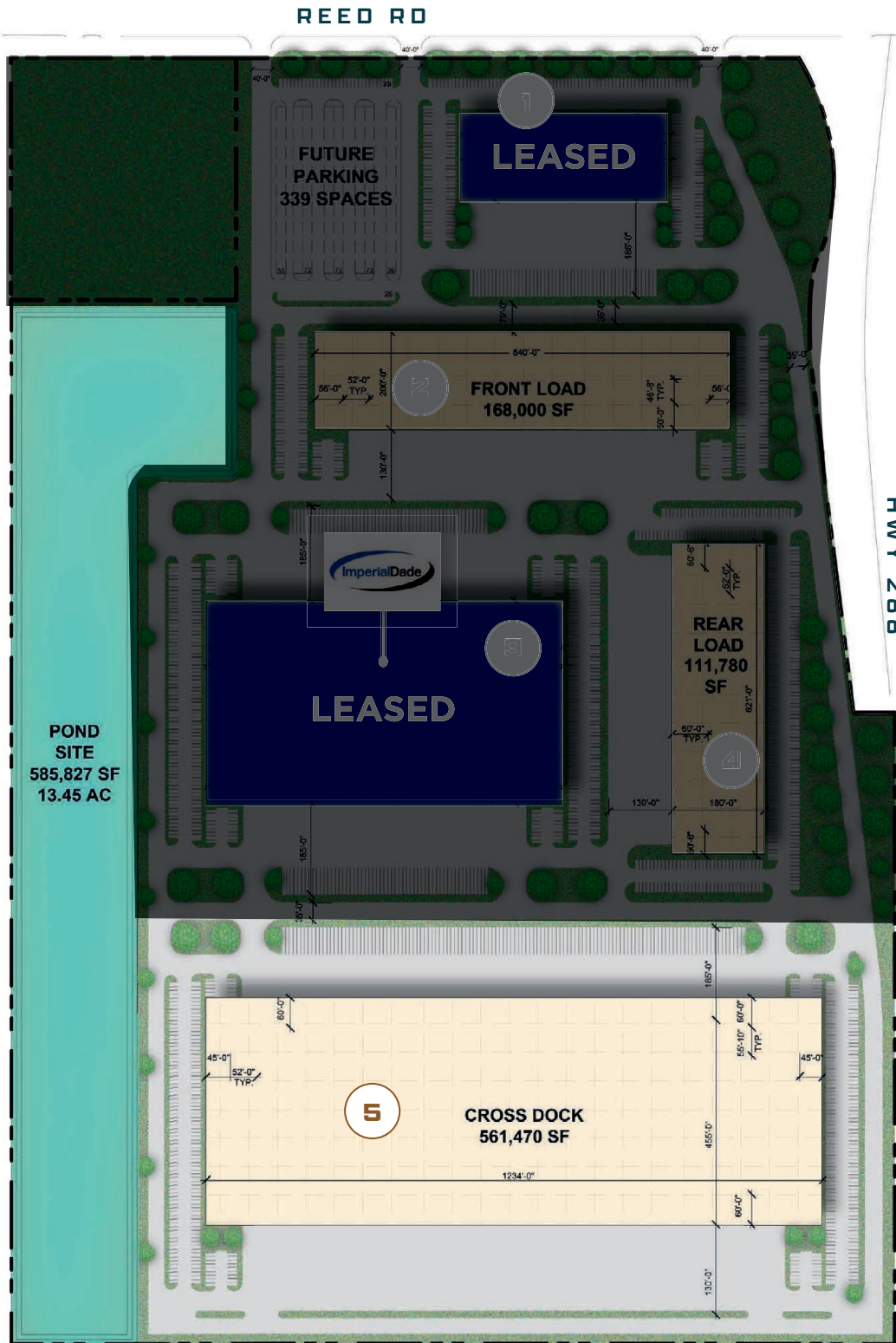




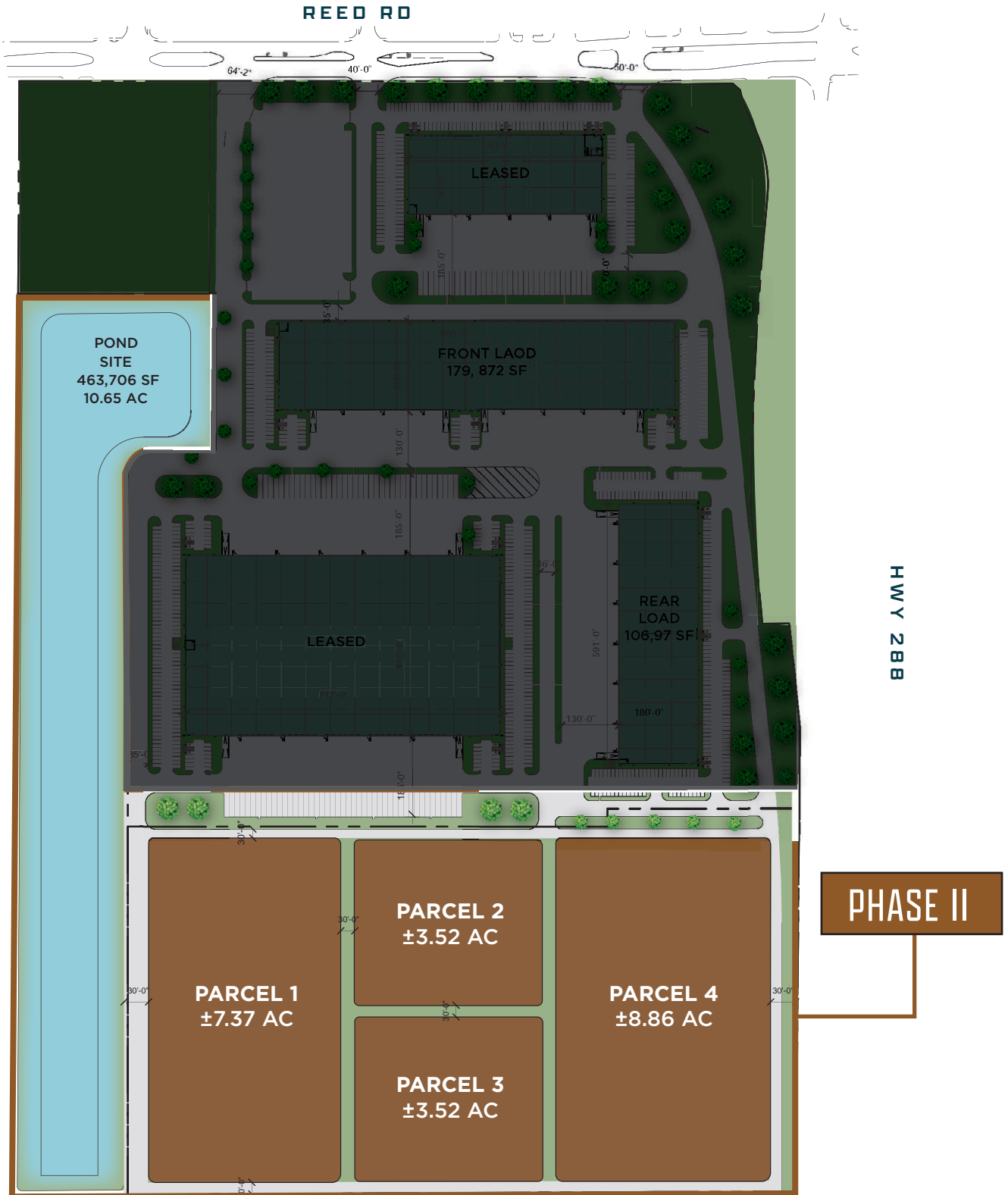
# ALTERNATIVE SITE PLAN



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# ALTERNATIVE SITE PLAN





# FLEXIBILITY FOR BUILD-TO-SUIT

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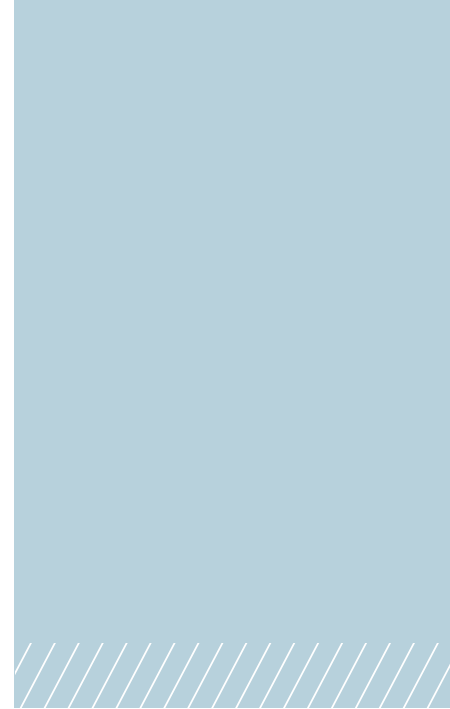
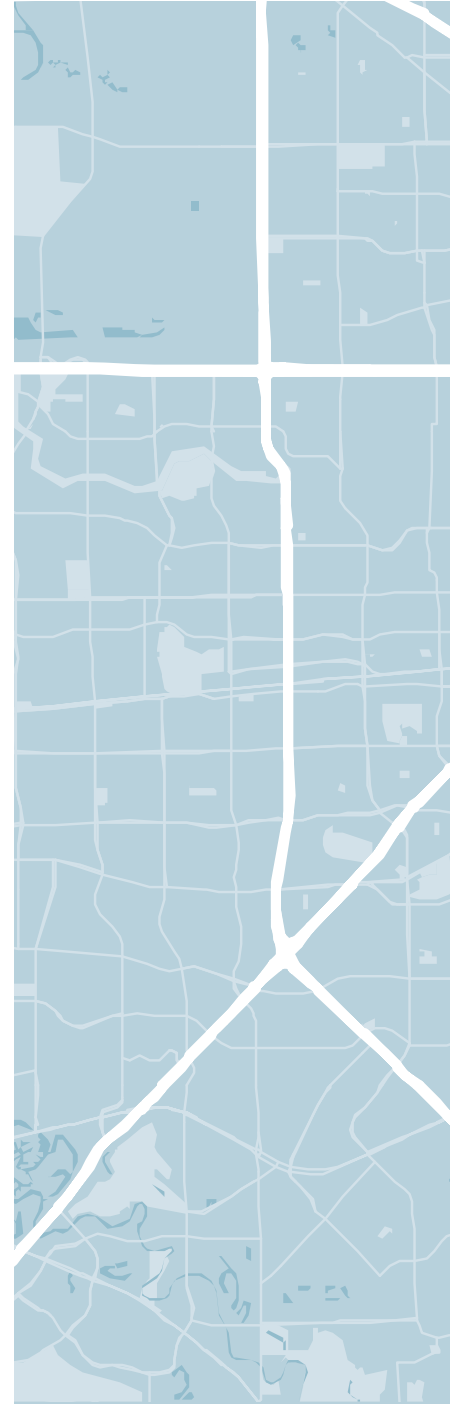


# CONNECTING YOU TO THE FUTURE OF TEXAS

Currently the most infill distribution park for new Class A+ Institutional Development, Lonestar Logistics Park is set to break ground 4Q2021 delivering 658,856 SF in 4 buildings in rear load, front load, and cross dock configurations.

Conveniently located just outside Interstate 610 and inside Beltway 8, the property offers unrivaled accessibility to the entire Houston region. Sitting right alongside Freeway 288, you can hop on either major highway in a mere matter of minutes.

A true gateway, connecting you to some of Houston's biggest logistics destinations, the Lone Star Logistics Park lies less than 10 miles from Texas Medical Center Campus, Rice University, Hobby Airport, BNSF Railway Intermodal Facility and more.







# NEARBY DESTINATIONS



**TEXAS MEDICAL CENTER CAMPUS**  
5 Miles - 12 Minutes



**RICE UNIVERSITY**  
6 Miles - 15 Minutes



**HOBBY AIRPORT**  
8 Miles - 20 Minutes



**BNSF RAILWAY INTERMODAL FACILITY**  
8 Miles - 20 Minutes



**NRG STADIUM**  
3 Miles - 12 Minutes



**DOWNTOWN HOUSTON**  
8 Miles - 15 Minutes

MEMORIAL PARK

RIVER OAKS

NRG STADIUM

RICE UNIVERSITY

MEDICAL CENTER

HOUSTON ZOO



PROXIMITY TO IT ALL



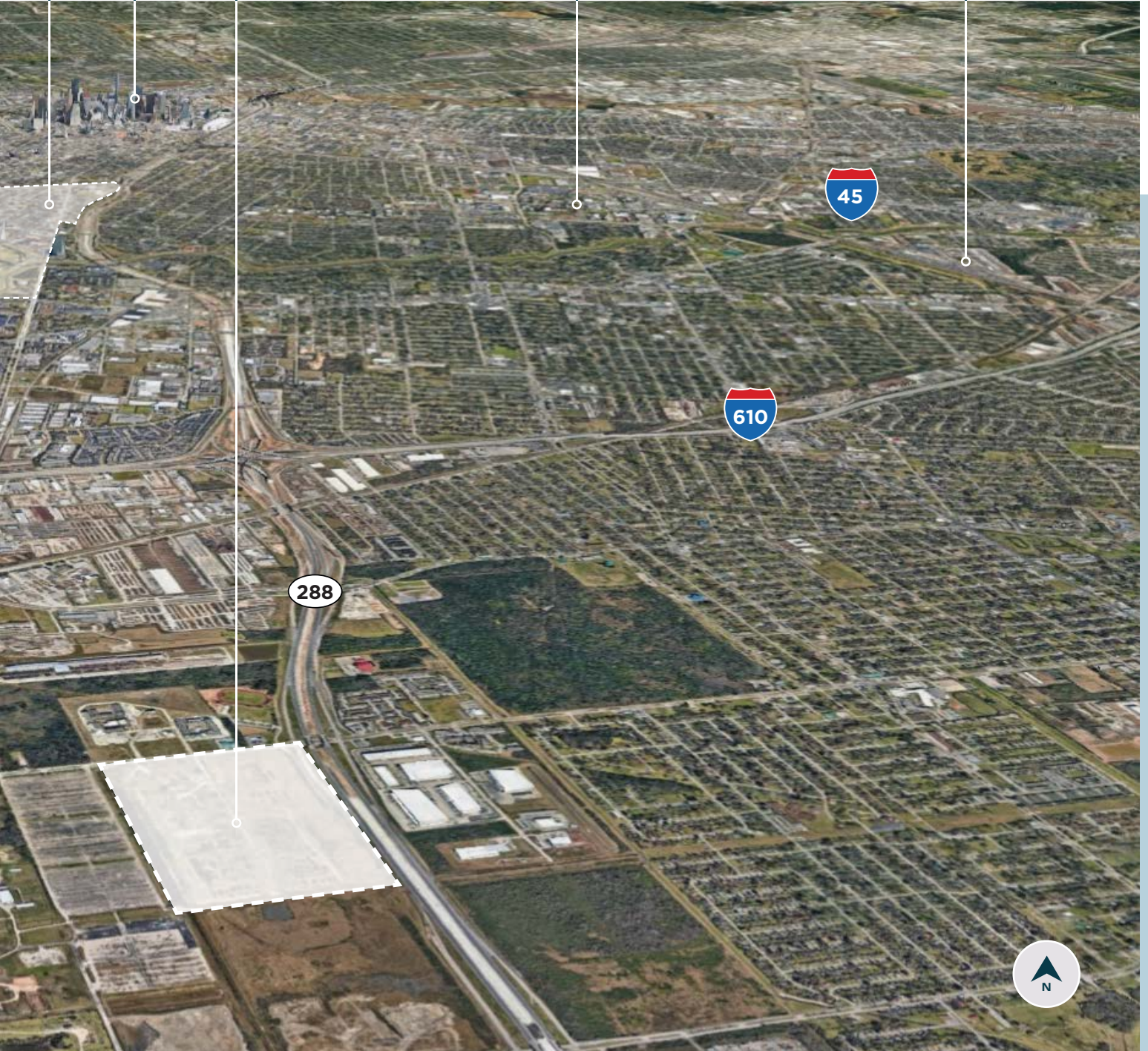
MUSEUM DISTRICT

DOWNTOWN HOUSTON

LONESTAR LOGISTICS PARK

UNIVERSITY OF HOUSTON

BNSF RAILWAY  
INTERMODAL FACILITY





# AREA DEMOGRAPHICS

Coming in at one of the top 7 largest metro areas in the U.S. by population, Houston is also home to two of Wallet Hub's Top 30 fastest growing cities in the U.S. -- Sugar Land and Pearland -- which both sit less than 20 miles away from Lonestar Logistics Park.

The property's surrounding neighborhoods are highlighted by a strong socioeconomic foundation and highly coveted buying power. And with a total population of about 1.4 million, the region's median age indicates its peak spending years are right around the corner.

As if that wasn't enough, the 10-mile radius around Lonestar Logistics Park is expected to see another 1.5 million residents over the next five years!

4TH

LARGEST CITY IN  
THE UNITED STATES

1.39M

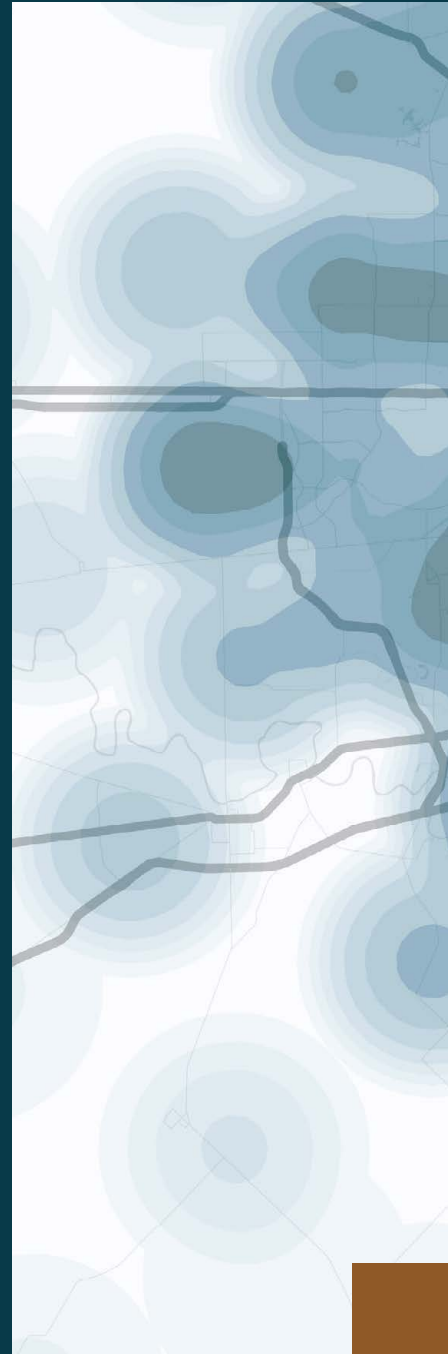
TOTAL POPULATION  
WITHIN 10 MILES

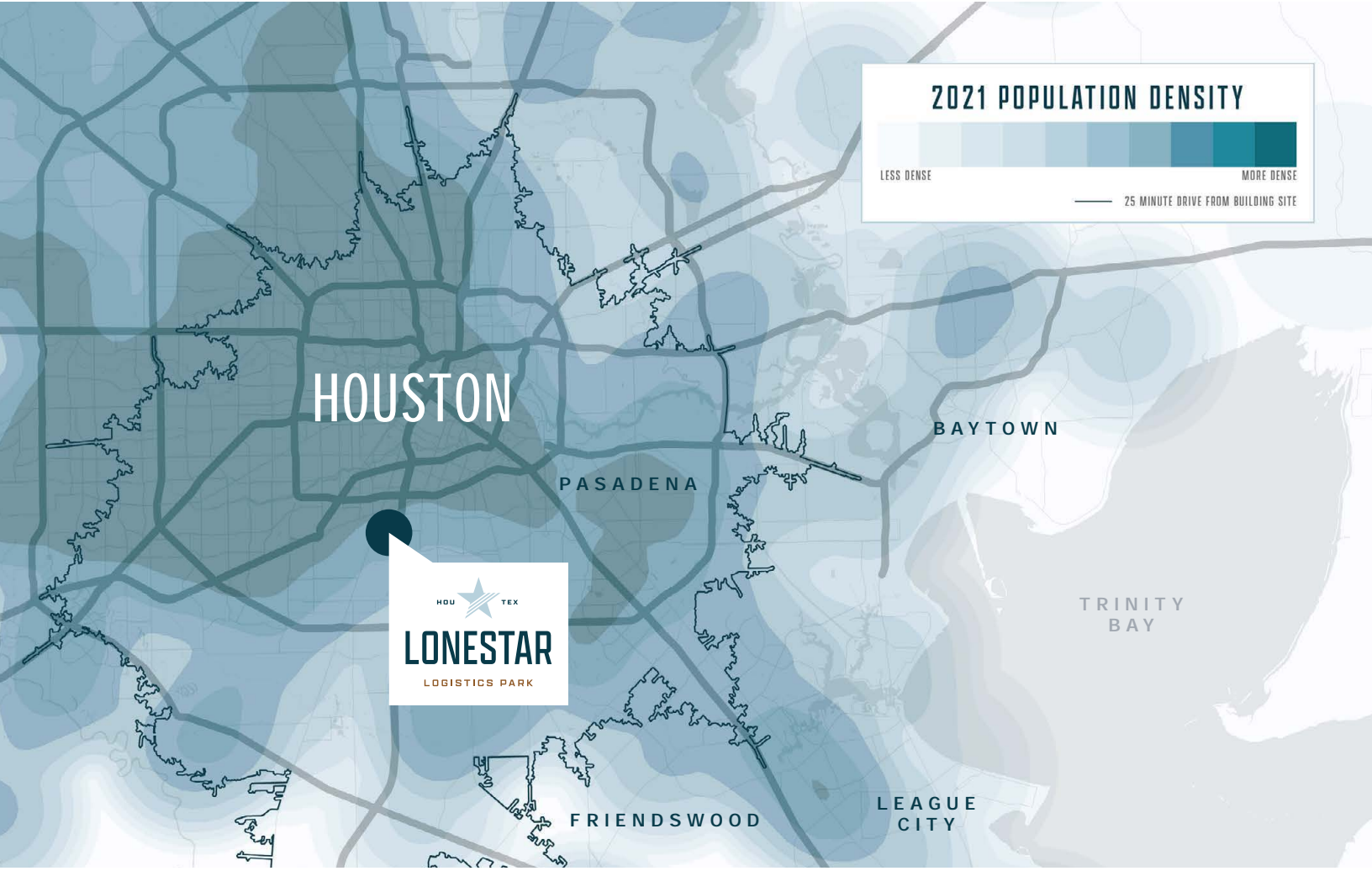
34

MEDIAN AGE WITHIN  
10 MILES

\$60,885

MEDIAN HOUSEHOLD  
INCOME WITHIN  
10 MILES





1.48%

POPULATION  
GROWTH RATE  
WITHIN 10 MILES



# LONE STAR

LOGISTICS PARK

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**ALLISON BERGMANN**

+1 713 963 2865

[allison.bergmann@cushwake.com](mailto:allison.bergmann@cushwake.com)

