



PHASE II - BUILD-TO-SUIT SITES

PARCEL 1

- Can accommodate up to 1,000,000 SF BTS
- Can be combined with Parcel 2 for additional trailer parking and outside storage (room for 600 additional trailer parks)

PARCEL 2

- Can accommodate 100,000 SF - 450,000 SF BTS
- Direct access to new service road

PARCEL 3

- Perfect for retail/mixed-use/healthcare projects

PROPERTY HIGHLIGHTS



Direct Access and Frontage on Highway 288



Strong Blue Collar Labor Force



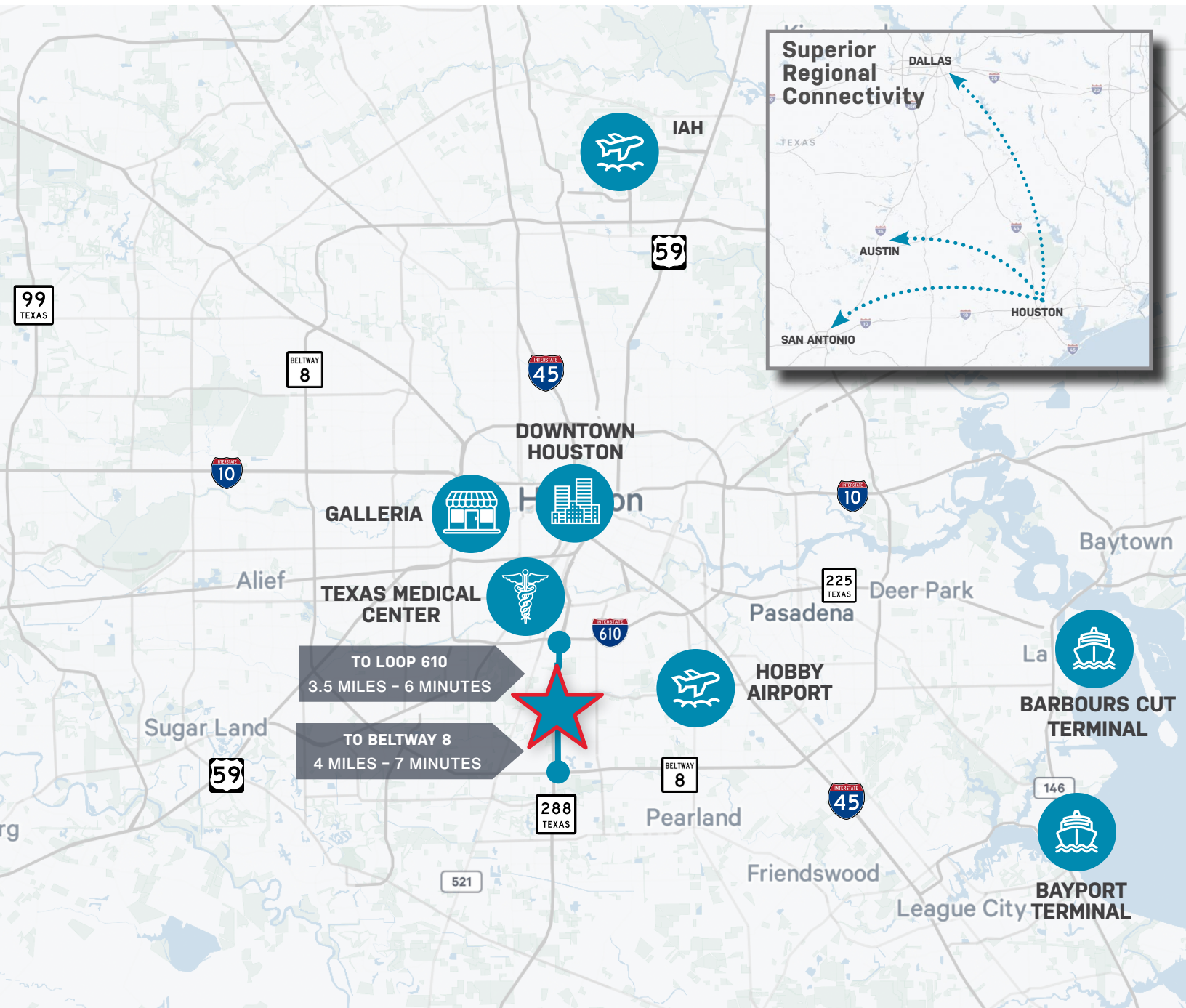
2.33% Extremely Competitive Tax Rate



Excellent Last Mile Location



Located at the Epicenter of Houston's Major Submarkets: Southeast and Southwest



**TEXAS MEDICAL
CENTER CAMPUS**
6 Miles - 11 Minutes



**HOUSTON
GALLERIA**
12 Miles - 14 Minutes



**HOBBY
AIRPORT**
7 Miles - 14 Minutes



**BARBOOURS CUT
TERMINAL**
28 Miles - 35 Minutes

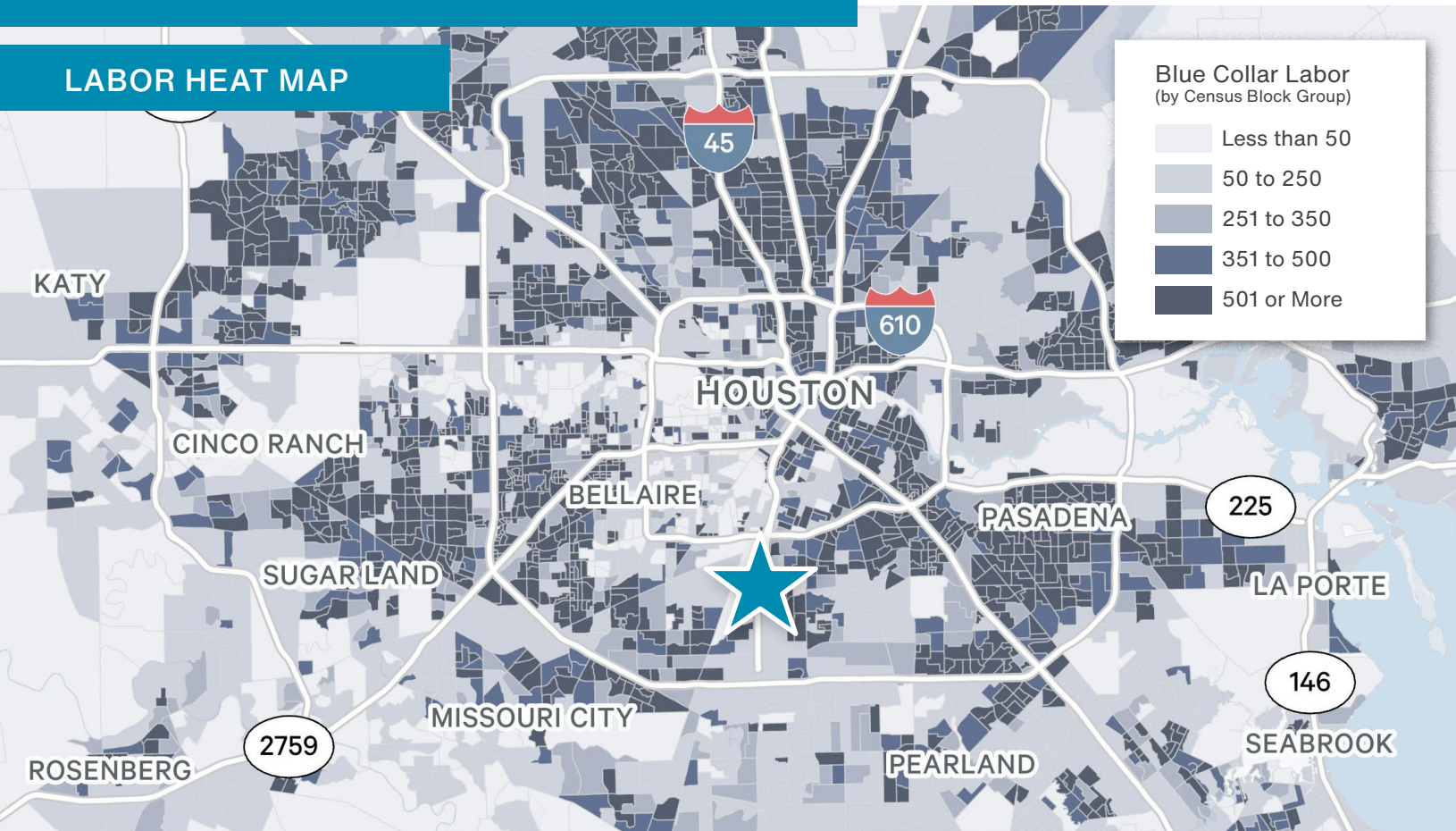


**BAYPORT
TERMINAL**
28 Miles - 38 Minutes



**DOWNTOWN
HOUSTON**
8 Miles - 11 Minutes

LABOR HEAT MAP



E-COMMERCE HEAT MAP

