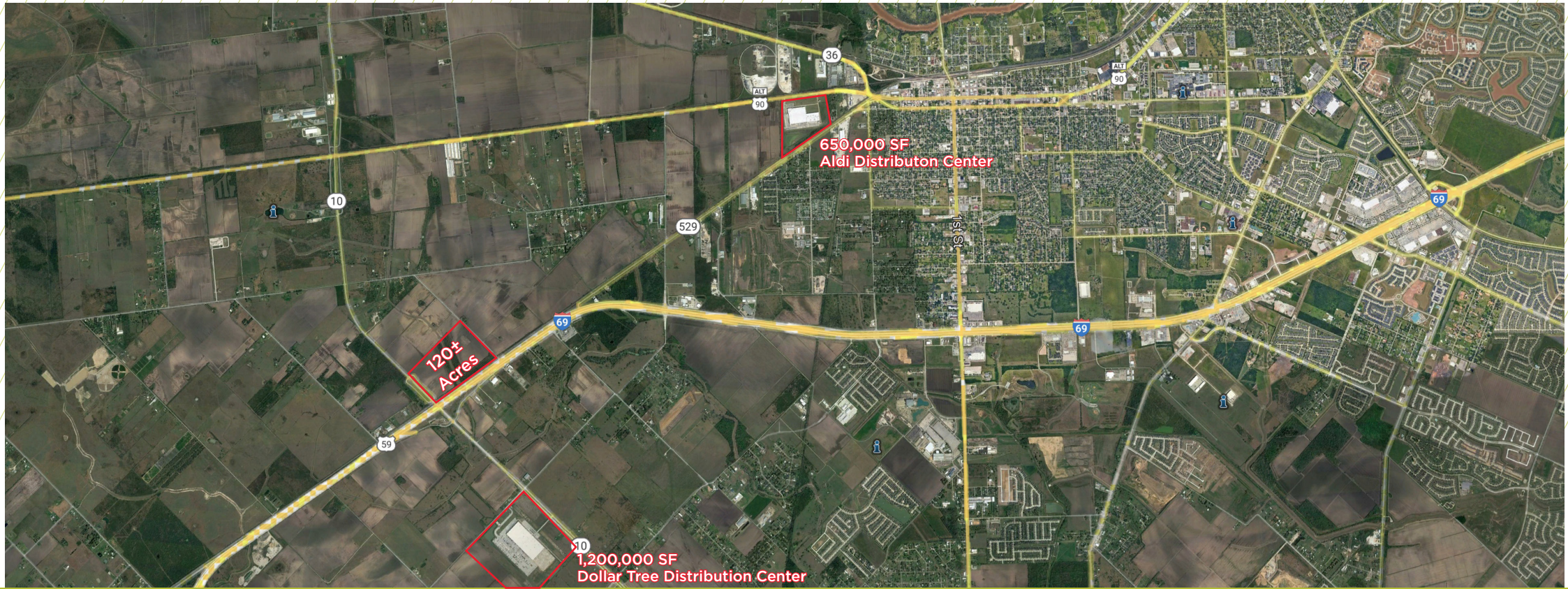


FOR SALE

120 ACRES

INDUSTRIAL DEVELOPMENT OPPORTUNITY

ONLY CONNECTING DIRECT ROUTE TO AND FROM MEXICO



SPUR 10 & HIGHWAY 69

THE NAFTA HIGHWAY

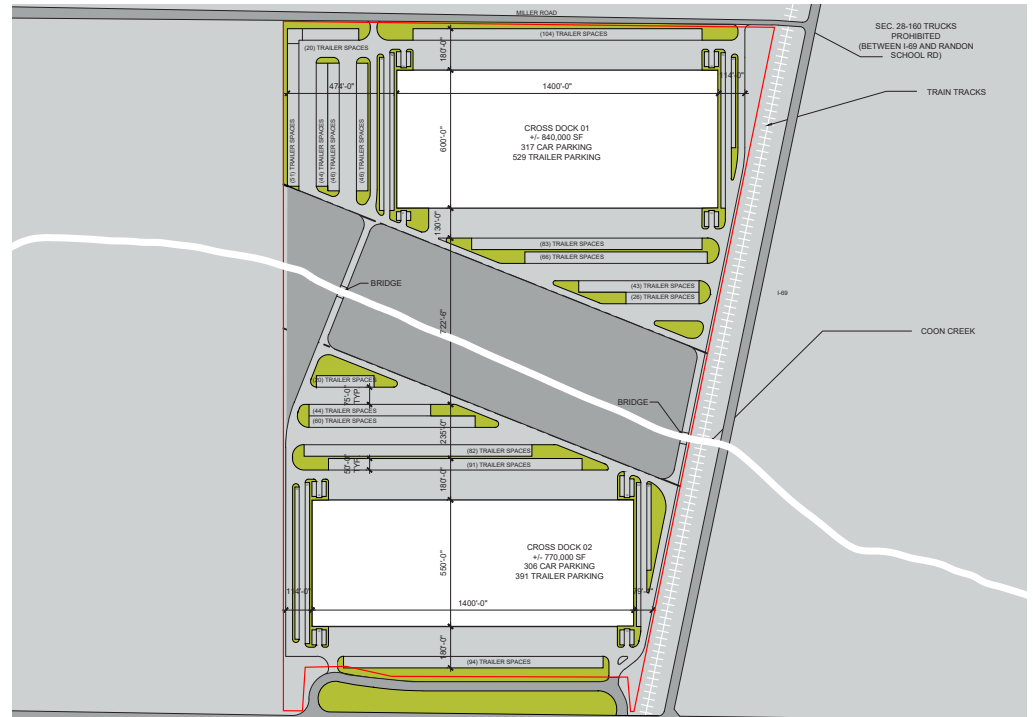
119 S MILLER ROAD ROSENBERG, TX 77471



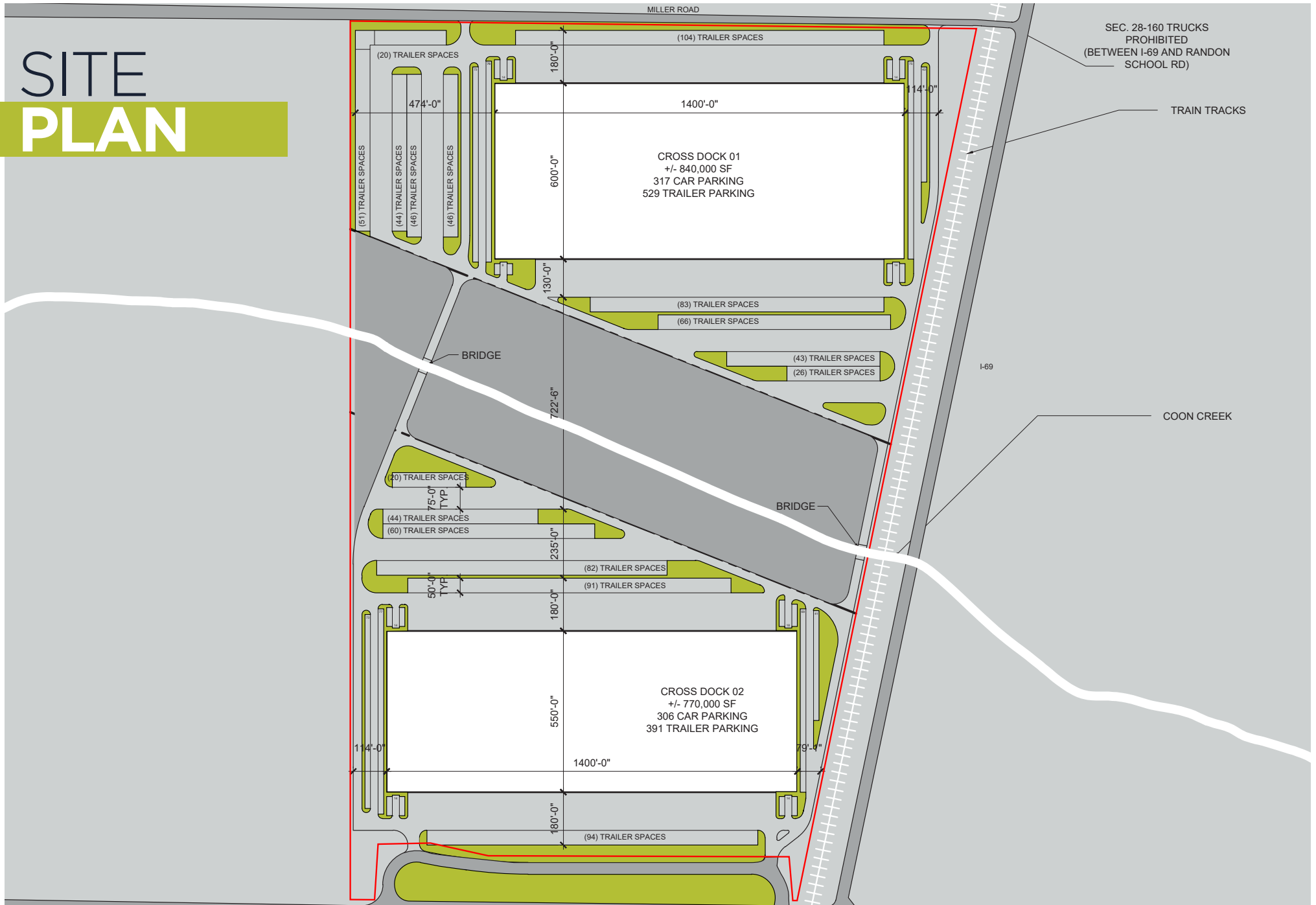
CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

- 120 Acres total
- Approximately 97 usable acres
- Tract 1: ±44 Acres
- Tract 2: ±53 Acres
- Site located in 500 year floodplain - Average depth in 500 year - 1.5'
- Mitigate flood plan through extension of creeks to accomplish drainage outfall as well
- US 59 frontage and visibility
- Located in Fort Bend County
- City of Rosenberg - Utilities Available and across highway
- Price: \$7,265,000 (\$1.39 SF gross average)



SITE PLAN

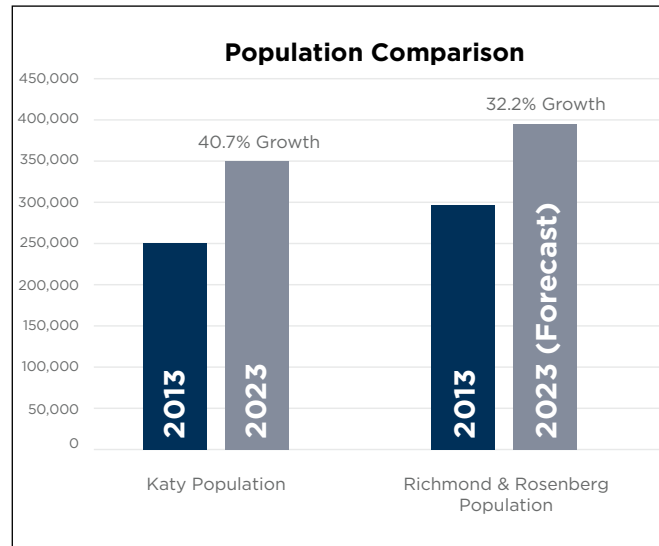
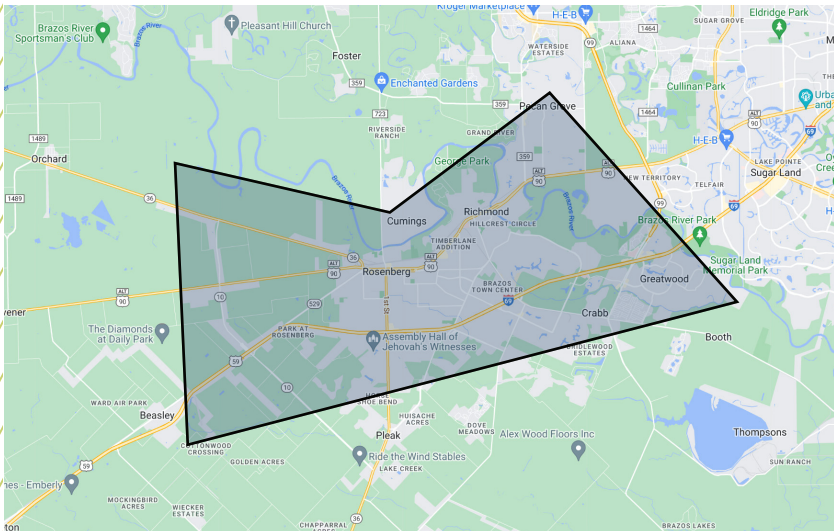


WHY IS THE I-69 CORRIDOR NEXT TO BOOM?

Richmond and Rosenberg are **poised for industrial growth**, reminiscent of Katy before its industrial boom.

AREA INVENTORY: 3.6 MSF	
AVERAGE BLDG SIZE	169,879
DIRECT VACANCY	4.5%
2023 LEASING ACTIVITY	48,416 SF
PROPOSED	764,500 SF
UNDER CONSTRUCTION	0 SF
CONSTRUCTION DELIVERIES SINCE 2020	1.7 MSF

- Fort Bend County’s population has more than tripled since 2000 and is expected to reach 1.8 million by 2050, priming it for development and infrastructure growth.
- Big-box inventory currently consists solely of owner-occupied distribution and manufacturing centers (Dollar Tree, Frito-Lay, ALDI), like the I-10 West distribution corridor/Katy area in early 2010s.
- The presence of large distributors and rising number of speculative projects in the area indicate Richmond & Rosenberg’s potential for industrial expansion.
- Nearshoring in Mexico will fuel demand for warehousing southwest of Houston.
- The Southwest currently posts the lowest vacancy in Houston, with the submarket at 4.8% vacant.



A decade ago, big-box inventory in Katy consisted of owner-occupied (Igloo, Schlumberger), with an overall industrial inventory in the area of less than 6 msf. Since then, population growth in the area and convenience for trade routes to other Texas cities has fueled warehousing demand, currently posting an inventory of 19.0 msf. Richmond and Rosenberg are primed to repeat this same trend over the next decade.

INTERSTATE 69: THE NAFTA SUPERHIGHWAY?

*Mexico's nearshoring and **importing will support demand** along Route 59 and I-69 southwest of Houston.*

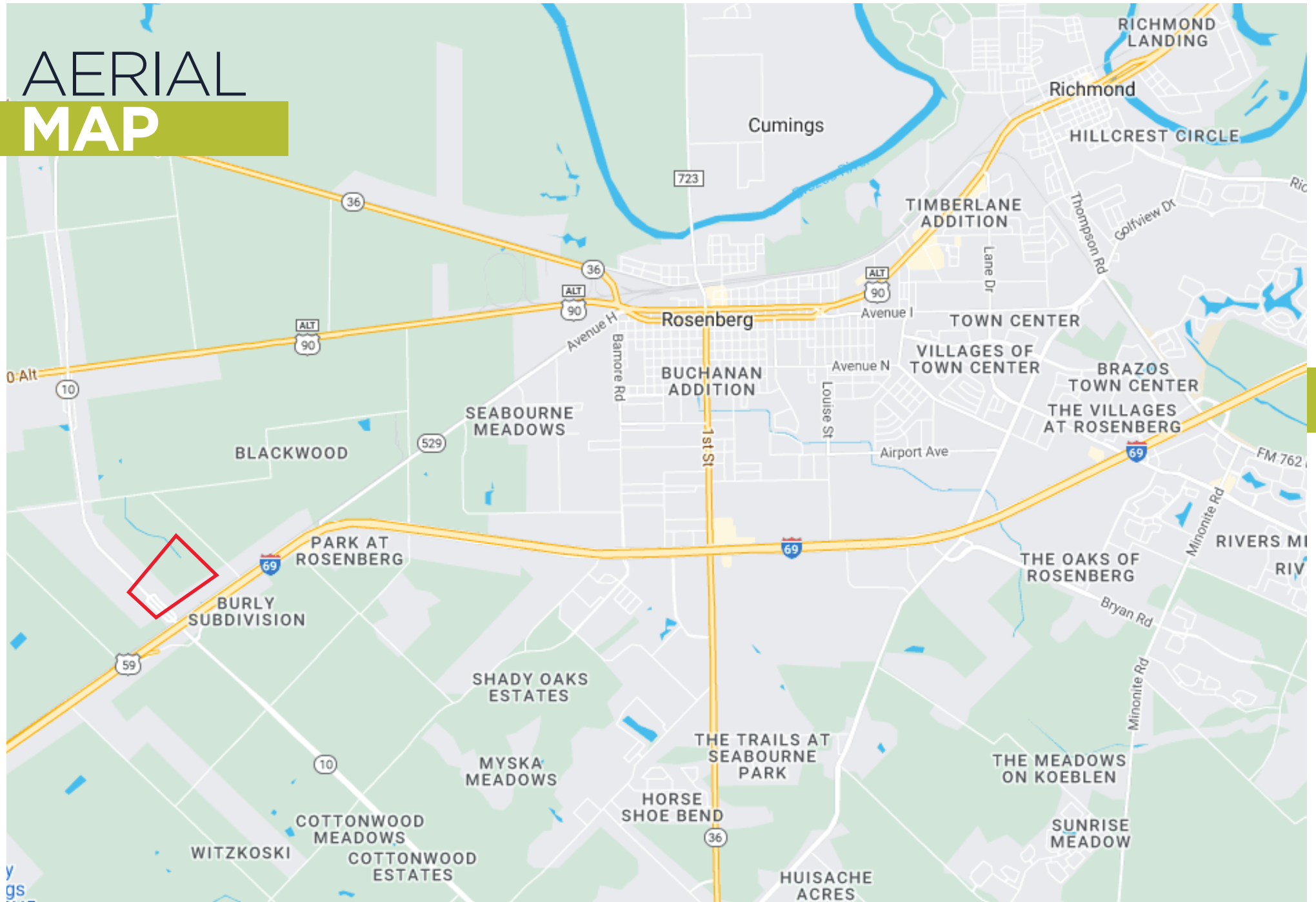
- Mexico's manufacturing industry has experienced tremendous growth, solidifying the nation as a global manufacturing powerhouse.
- Mexico surpassed China as the United States' No. 1 trade partner during 2023, with Port Laredo serving as the No. 1 trade port between the two nations.
- Plans to complete the remaining sections of I-69 would connect Mexico with Canada, with Houston serving as the first major city along the interstate and trucking gateway to the Southeast and Midwest.
- According to the Mexican government, more than 400 major companies have shown interest in moving production from Asia to Mexico, with Tesla and Mattel being the most recent giants to follow the nearshoring trend.
- Shifting production to Mexico may offer companies a better alternative amidst the rising cost of labor in Asia, supply chain disruptions, and the United States' political tensions with China and Russia.
- Mexico offers a large, low-cost labor force and free-trade agreements with the U.S. and Europe.
- The United States invests more in Mexico than the next six countries combined.

Proposed interstate 69 highway



Mexico's integration into the North American supply chain has driven manufacturing absorption across the country, including those on the U.S. border (e.g., Tijuana and Juarez) as well as inland industrial hubs such as Monterrey, which have benefited from the growth in electric vehicle (EV) manufacturing. Across the seven largest Mexican Markets, industrial absorption was 30 msf in 2022. Over the past three years, Tijuana and Monterrey accounted for over 35 msf of absorption on their own. Much of this demand is driven by nearshoring activity, as 18 of the 25 largest industrial transactions in 2022 were executed by firms headquartered in the Americas.

AERIAL MAP



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