

290

LOGISTICS PARK

SITE DETAILS

- » +/- 189.5 acres available
- » Up to 3,650,000 buildable square feet
- » +/- 3,200' of HWY 290 frontage
- » Ready for Vertical Development
- » Developer provided regional detention, water and wastewater
- » Infrastructure to be owned and operated by landowner controlled district
- » Common fire water pumps and storage tanks
- » Baethe Road to be extended Q2 2025
- » Outside 100 & 500 year floodplains
- » Located in Harris County, within City of Houston ETJ

Industrial Land for Sale or Lease

Average - Design Build - Build to Suit



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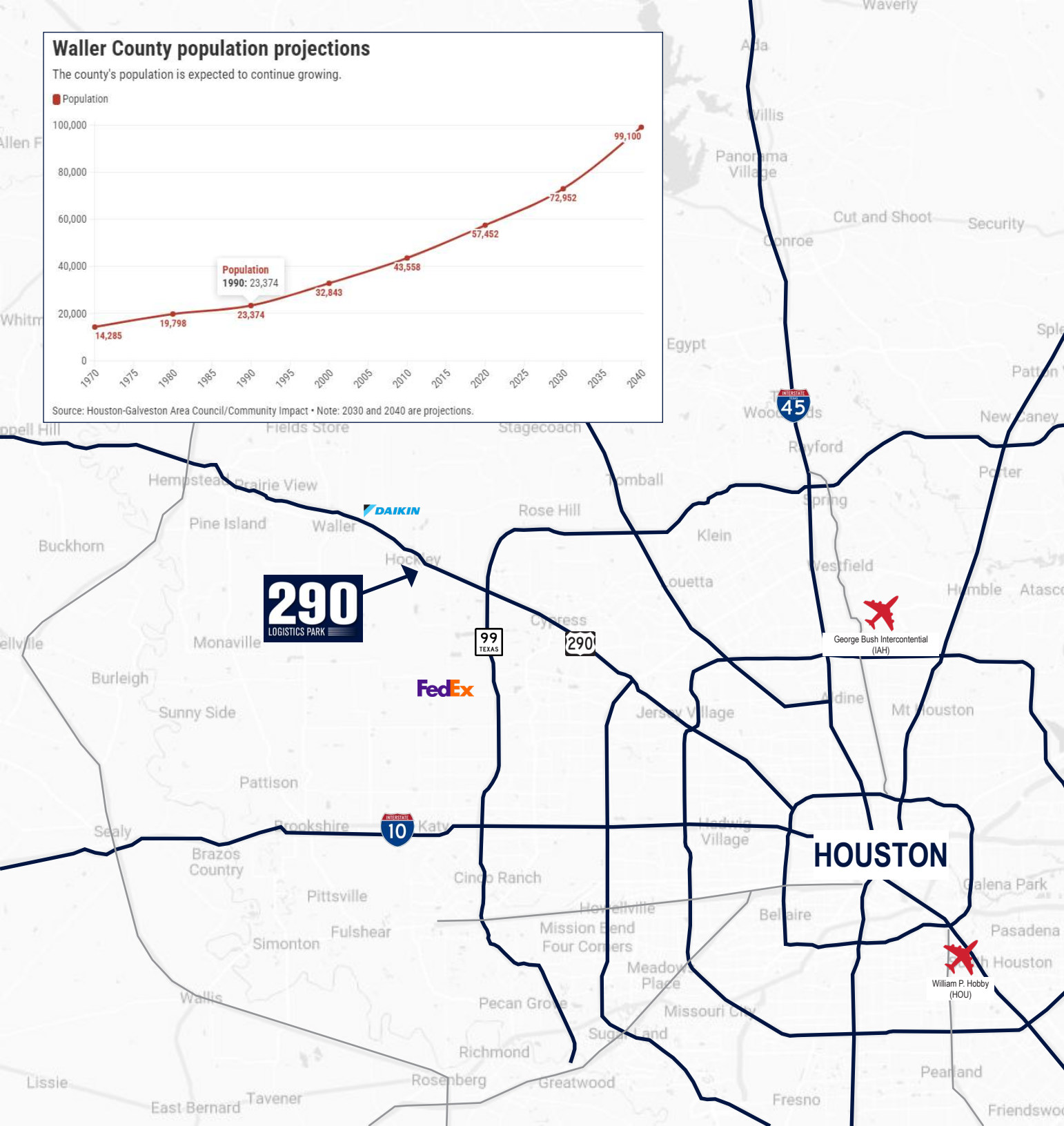
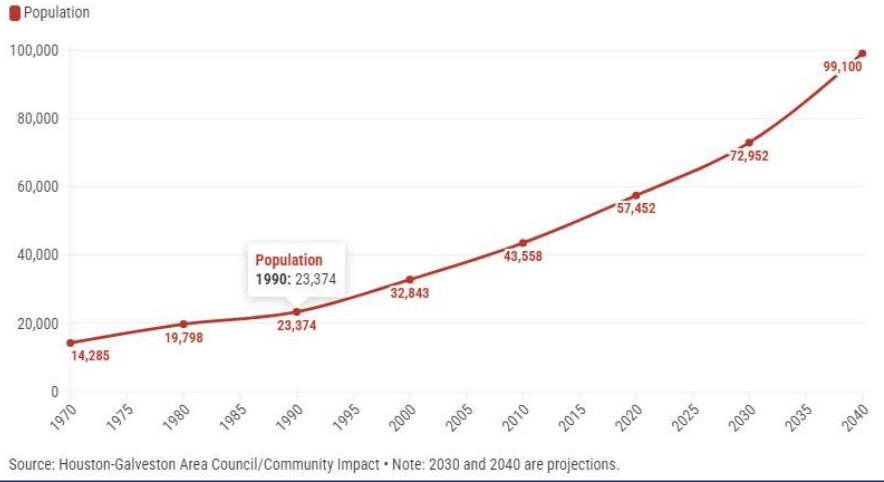
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Waller County population projections

The county's population is expected to continue growing.



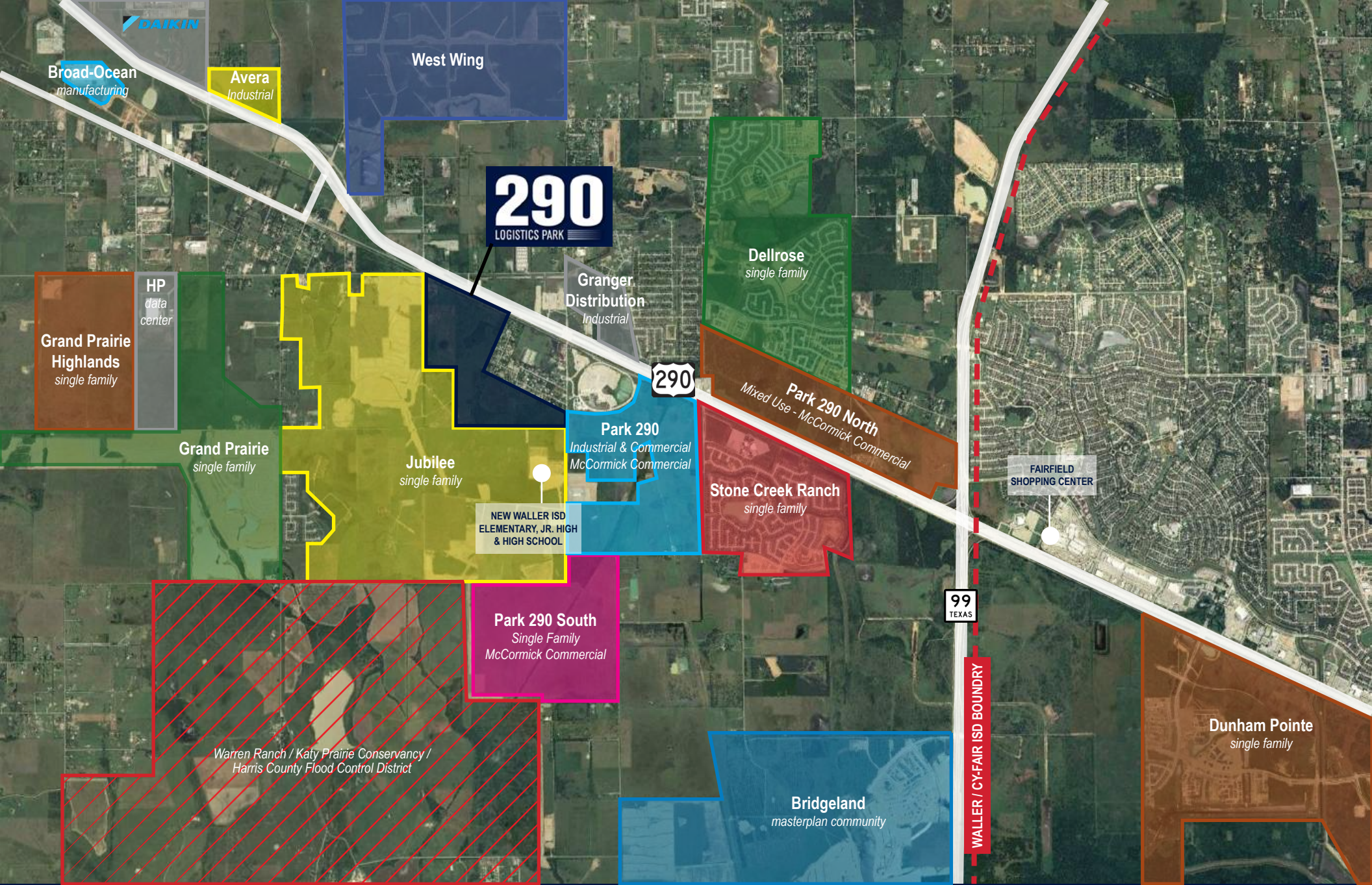
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LOGISTICS PARK

DESTINATION	MILES
Daikin Texas Technology Park	3
US 290 & HWY 99	4.5
FedEx Ground	10.6
I-10 & HWY 99	19.6
The Woodlands	33.5
George Bush Intercontinental Airport (IAH)	37.7
CBD Houston	38.7
Hobby Airport (HOU)	46.9
I-10 & Beltway 8 West	48.4
Barbours Cut Terminal	61.3
Austin	128
San Antonio	193
Dallas	225

DEMOGRAPHICS

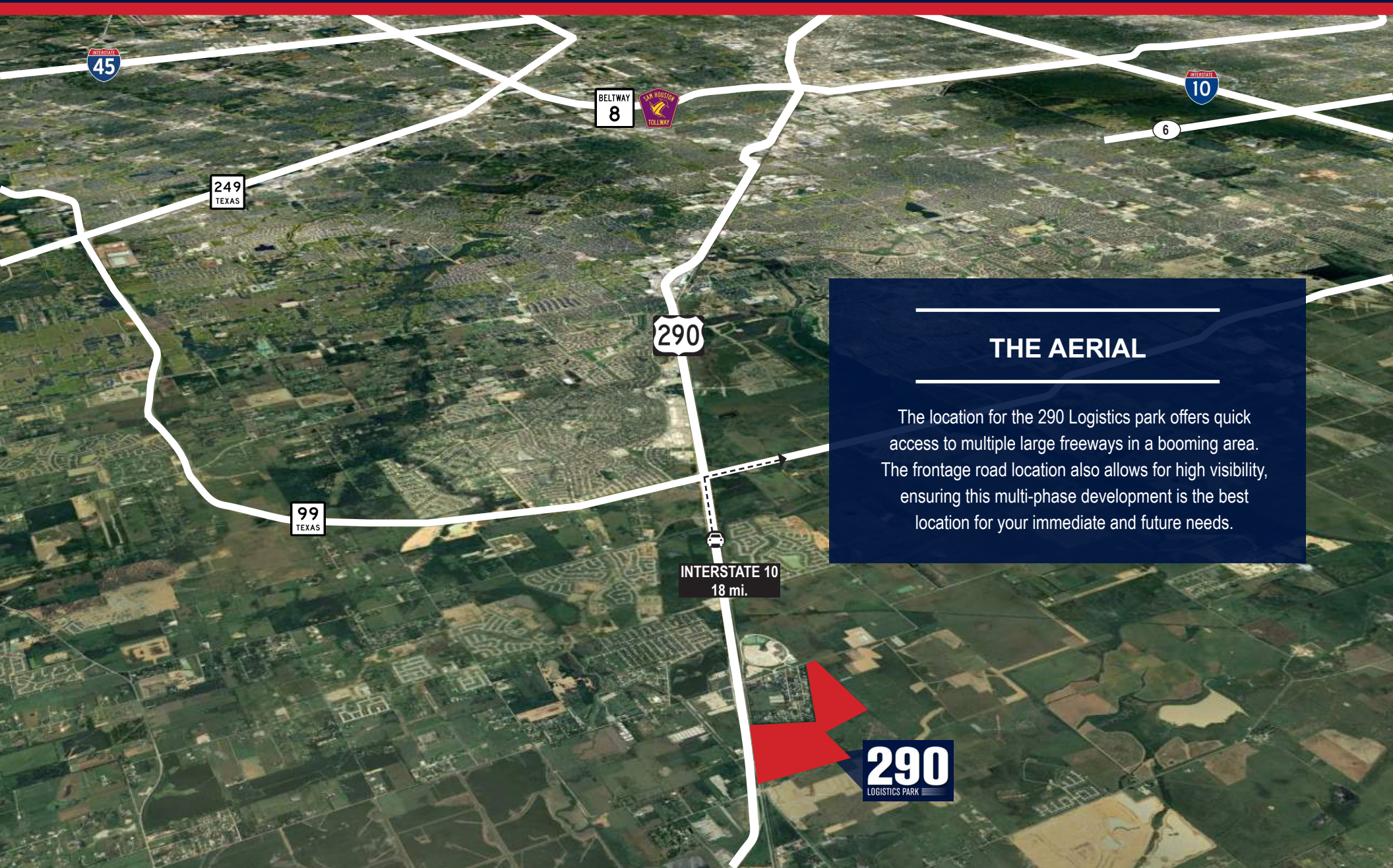
- Median Household Income - \$65,379
- Median Value Owner-Occupied Housing Units - \$241,700
- Persons in Poverty - 13.6%
- Median Age - 30



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LOGISTICS PARK

Discover the perfect blend of convenience and opportunity. This land is positioned between Waller and Hockley Texas, a location that has been deemed "the last frontier for the immediate Houston region". With more than 24 new residential subdivisions in various stages of development, and about 35,000 new homes planned, the areas population is set to double within the next 12-15 years. The median age is 30 and the median household income is \$65,000, making this the perfect spot for future growth and destination living. As shown above the area has seen exponential growth with an anticipated 35,000 new homes planned



THE AERIAL

The location for the 290 Logistics park offers quick access to multiple large freeways in a booming area. The frontage road location also allows for high visibility, ensuring this multi-phase development is the best location for your immediate and future needs.

INTERSTATE 10
18 mi.

290
LOGISTICS PARK



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SELL BY TRACT

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Discover two dynamic phases of development on our property:

Phase 1: Spanning 162.8 gross acres in the north, accessible via Jubilee Haven Parkway from State Highway 290 AND **READY TO BREAK GROUND!**

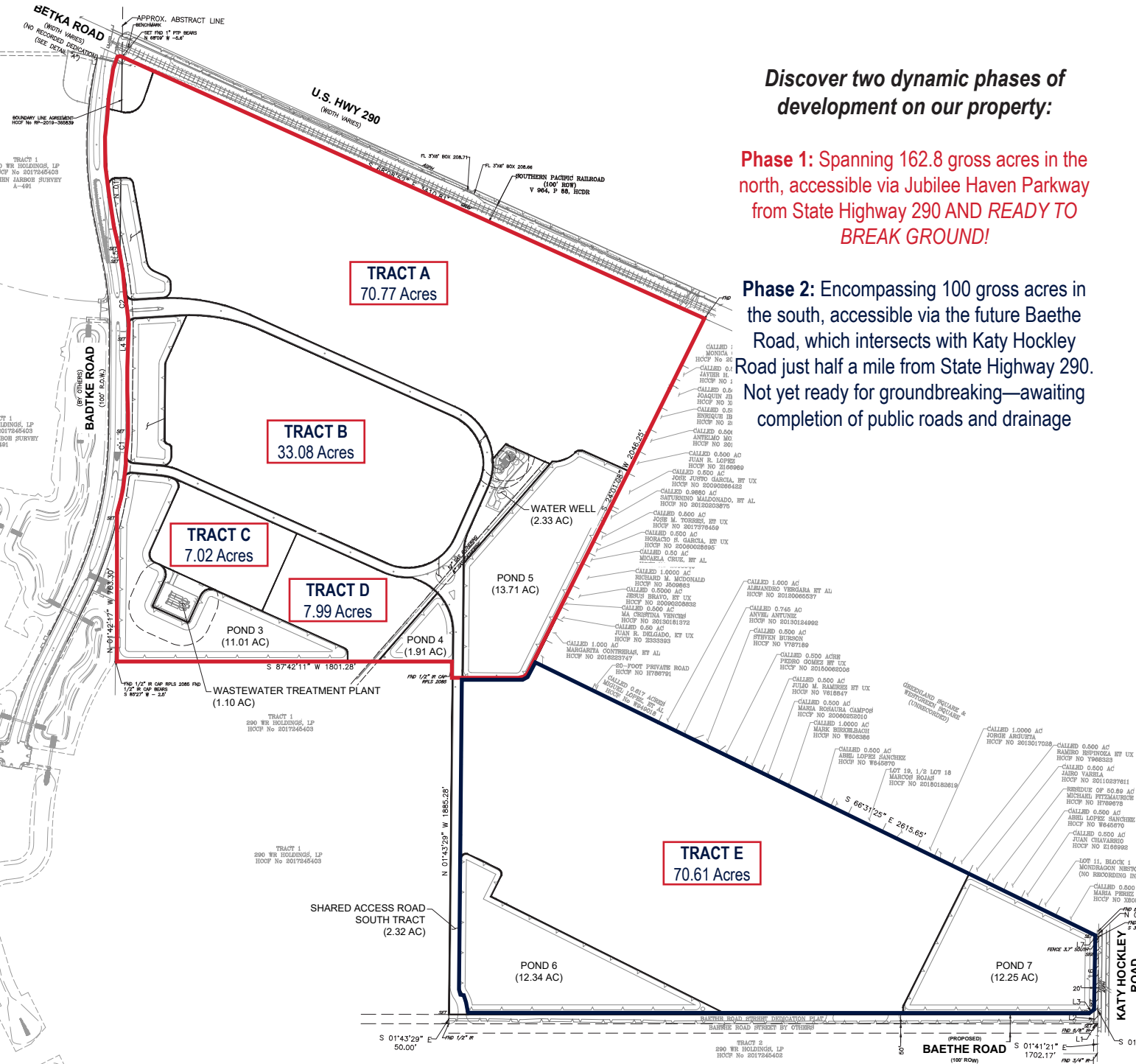
Phase 2: Encompassing 100 gross acres in the south, accessible via the future Baethe Road, which intersects with Katy Hockley Road just half a mile from State Highway 290. Not yet ready for groundbreaking—awaiting completion of public roads and drainage

Unlock the ultimate deal! Choose a tract or grab them all, and let us master plan for you. Stop wasting time on endless planning. We will optimize efficiency for your facility, getting you operational sooner than you ever imagined!

Pricing Guide for Pad Ready Land Sales:

TRACT	ACRES	ASKING
A	70.77	
B	33.08	
C	7.02	
D	7.99	
E	70.61	

TAX RATE	
Waller ISD	1.2946
Harris County	0.3437
Harris County Flood Control	0.0306
Port of Houston Authority	0.0080
Harris County Hospital District	0.1483
Harris County Education Department	0.0049
Waller-Harris ESD 200	0.0974
290 Betka MMD No. 1	0.5200
Total	2.4475



SELL OR LEASE BY BUILDING



BUILDING A

1,385,100 SF

BUILDING B

721,500 SF

BUILDING C

125,235 SF

BUILDING D

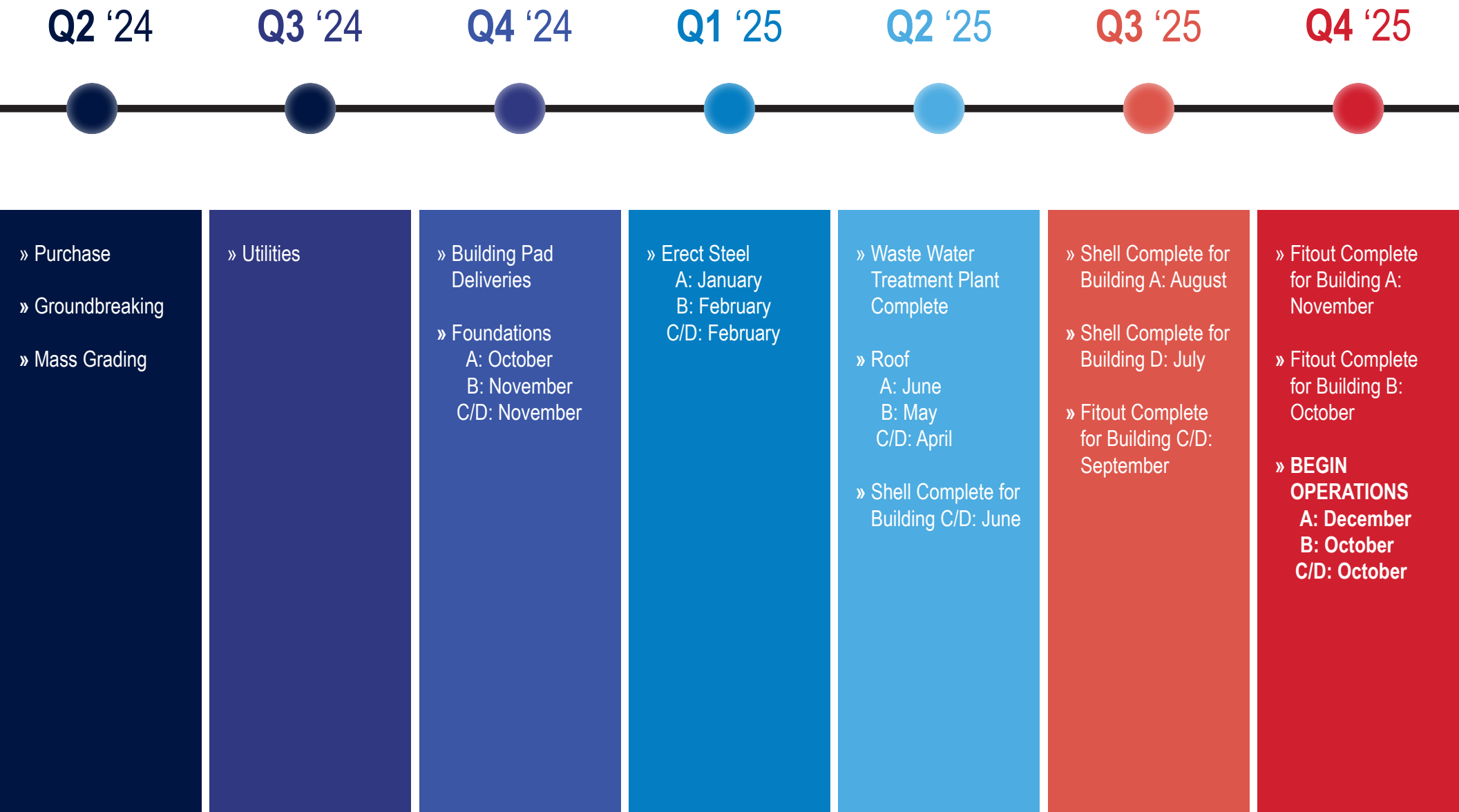
127,460 SF

BUILDING E

1,302,000 SF

SAMPLE DELIVERY TIMELINE FOR BUILD-TO-SUIT OR DESIGN BUILD PROJECTS

After two years of planning, our progress paused for Jubilee Haven Blvd. construction. But we're back, now in a different market. Seize the opportunity to own the entire site or a single tract, with wet utilities controlled by landowners through our MMD. Experience complete ownership here. Ready to deliver 2,300,000 square feet by Q4 2025, with a deal by 6/1/2024.



With solid title commitments and comprehensive environmental studies, this land is primed for vertical development. Key due diligence tasks, including surveys, geotechnical reports, and traffic impact analyses, are complete, ensuring a smooth path forward.

Horizontal design plans are finalized, with permits in place for essential infrastructure like wastewater and water treatment plants. Detention ponds, loop roads, and utilities are approved for the 165 Acre North Tract, while plans for the 100 Acre Southern Tract are pending. Vertical development is within reach with construction documents for Speculative Buildings A, B, C & D ready to be issued for permit with Harris County. This offers a swift path to development for qualified users or tenants.

Entitlements	165 Acre North Tract	100 Acre South Tract
Due Diligence		
Title Commitment	Complete/Clean	
ESA Phase 1	Complete/Clean	
Geotechnical	Complete	
Surface Use Agreements	Complete	
Wetland Study, Waters of the US	Complete/Clean	
Survey/topographical	Complete	
Traffic Impact Analysis	Complete/Approved by ETJ	
Drainage Impact Analysis	Complete/Approved by ETJ	
Storm Drain Outfall	Permitted & Available	Identified & Contractually Agreed
Public ROW Streets (MUD 477 Controlled)	Jubilee Hyn Blvd., Installed	Baethe Rd, In-Permit
Water & Wastewater	Available through 290 Betka MMD	
Plat	Approved, Recorded	Not Started
Horizontal Design/Permitting		
Wastewater Plant	Permits Approved / Not Under Construction	
Water Plant	Permits Approved / Not Under Construction	
Detention Ponds, Loop Roads & Utilities	Approved, 2111160148	Not Started
Southcross Pipeline Crossing Permit	Approved	N/A
Centerpoint Power T&C Package	Approved / Executed	Not Started
Vertical Design/Permitting		
Building A (1,385,100 sf)	60% CD's Ready for Permit Issue	
Building B (721,500 sf)	60% CD's Ready for Permit Issue	
Building C&D (125,235 sf / 127,460 sf)	60% CD's Ready for Permit Issue	
Building E (1,302,000 sf)	Not Started	



Stewart Development, privately owned and supported by Stewart Holdings Group, is a leader of full spectrum horizontal and vertical construction-related services. Stewart delivers specialized commercial real estate services with a partner-centric focus.

Our approach, honed over years of experience in construction, recognizes that buildings are more than structures – they're investments in the future. Rooted in this philosophy, our methodology ensures cohesive decision-making throughout the development journey. Our commitment to integrity and transparency fosters enduring partnerships, built on a foundation of mutual success and shared vision.



Texas Commercial Development is a privately owned industrial development company committed to providing principled real estate solutions and opportunities for industrial users, owners, and investors.

With over 60 years of combined development experience between our partners, we are focused on developing institutional grade industrial properties in core Texas markets.

DEAL ROOM



Industrial Land for Sale or Lease

Design Build - Build to Suit

SEE PAGE 5 FOR PRICE



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We are committed to enhancing infrastructure, including constructing interior roads, detention areas, and water utilities. Additionally, we provide the WWTP and Domestic/Fire Water Treatment Plant through the MMD.

Benefit from a low tax rate and take charge of your property's management through the Municipal Management District (MMD), ensuring efficient operations and maintenance of water utilities and plants. Tax breakdown per \$100 valuation: