

FOR LEASE OR SALE

±425,360 SF CROSS DOCK DISTRIBUTION WAREHOUSE

NORTHWEST 99 BUSINESS PARK I
TOMBALL, TX 77377, HARRIS COUNTY

UNDER CONSTRUCTION | COMPLETE LATE Q4 2025



LEASING BY:



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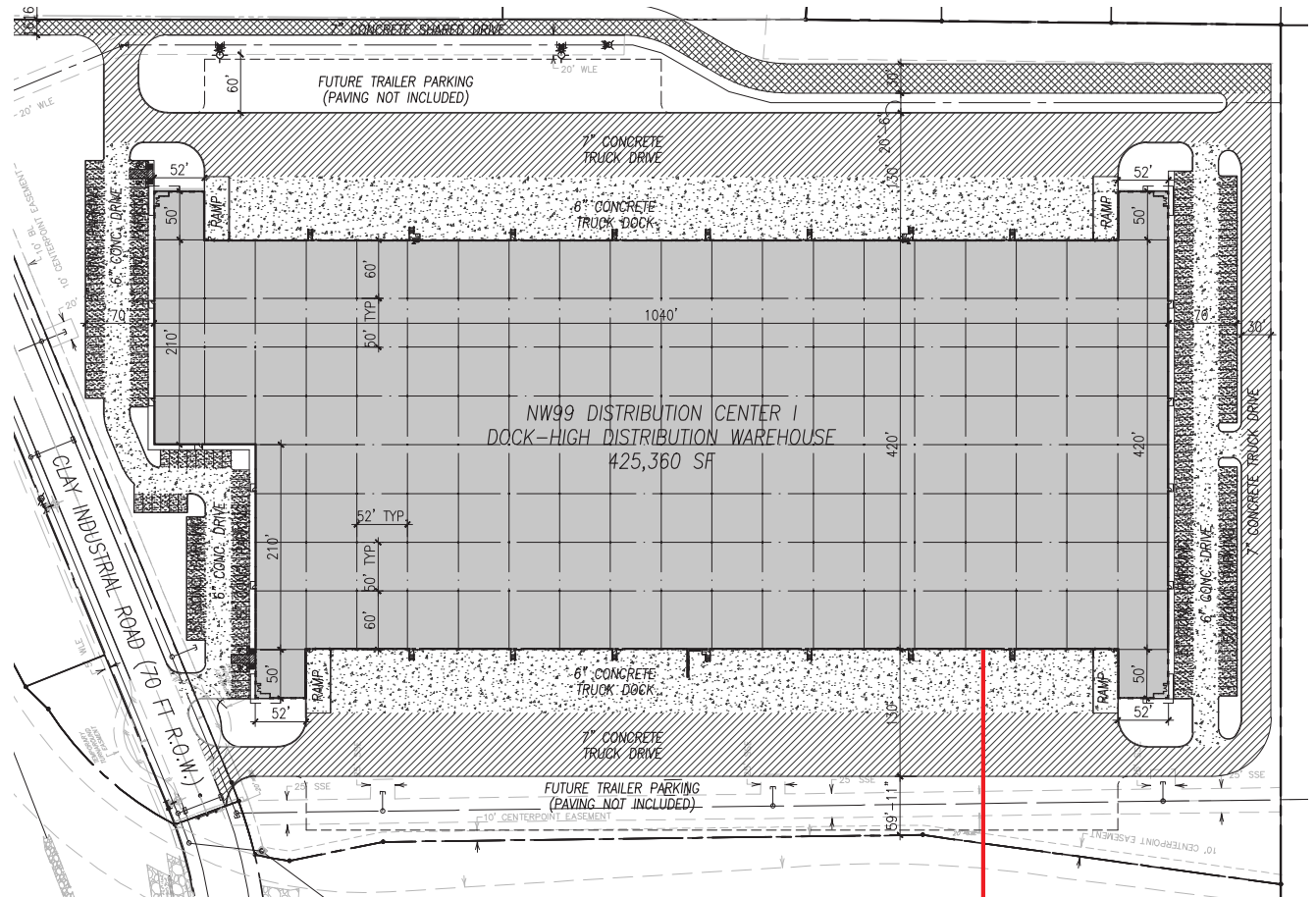
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OWNED AND
OPERATED BY:



PROPERTY SPECIFICATIONS & FEATURES

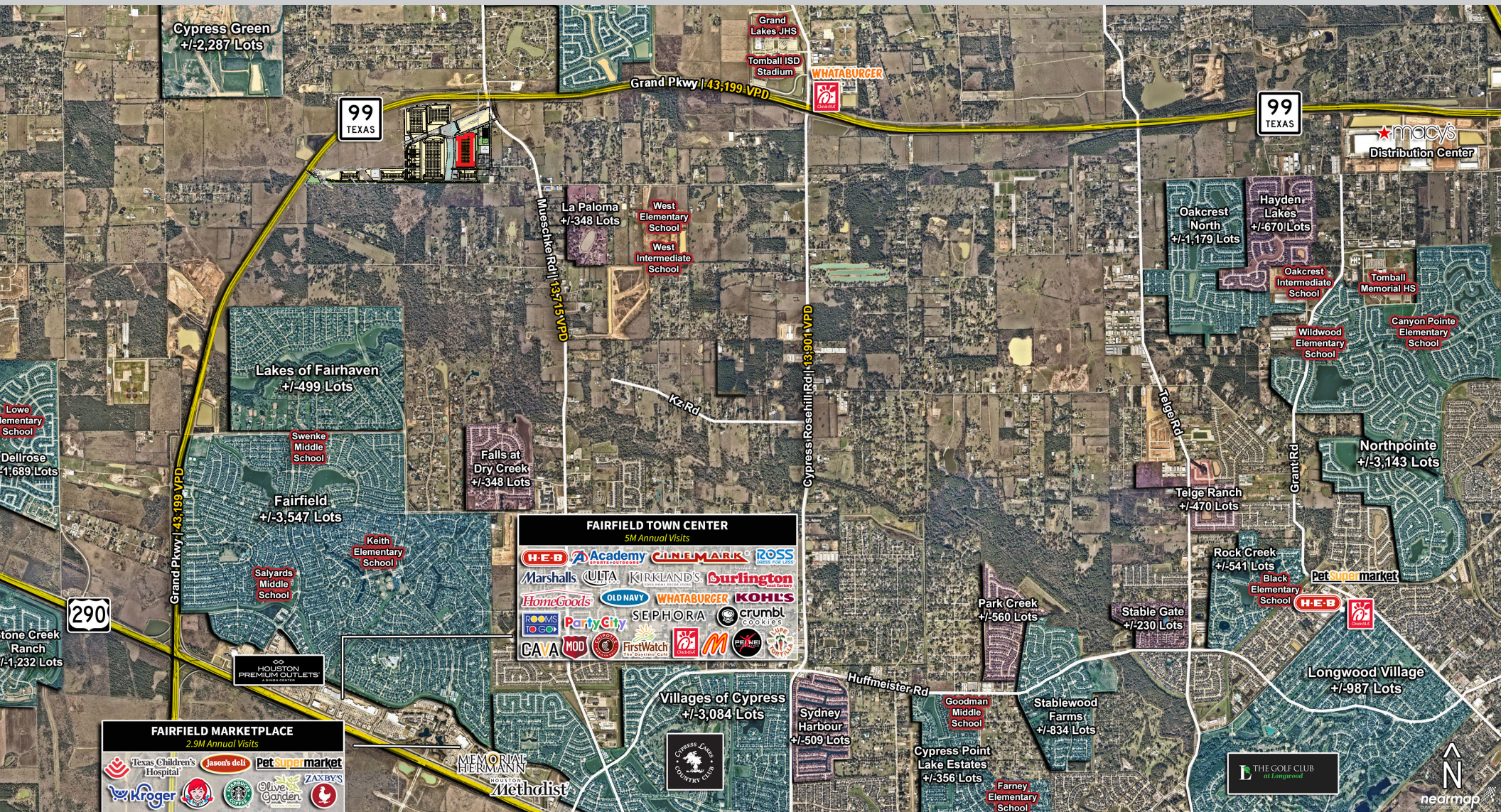
- **Total:** ±425,350 SF (Divisible to 78,000 SF)
- **Land:** ±23.8 acres
- **Spec Office:** Build to suit
- **Column Spacing:** 50' x 52' with 60' speed bays
- **Clear Height:** 36'
- **Power:** 3,000 Amp, 480v 3p
- **Sprinkler System:** ESFR
- **Dock High Doors:** (110) 9' x 10'
- **Ramped Drive-In Doors:** (4) 14' x 16'
- **Truck Parking Spots:** 104
- **Levelers:** To suit tenant
- **Slab:** 7", 4,000 PSI
- **Trailer Parking:** To suit tenant
- **Car Parks:** 220 (0.5172/1000)
- **Building Depth:** 420'
- **Truck Court:** 130'
- **Additional information:**
 - Strategic location near major highway intersection
 - Convenient access to multiple thoroughfares
 - Infrastructure-ready with planned utility connections and water management
 - Managed business park with protective covenants



LOCATION FAST FACTS

Northwest 99 Business Park I boasts a strategic location situated at the intersection of Grand Parkway and Mueschke Rd., offering exceptional accessibility to the Grand Parkway (SH 99), Highway 249, and Highway 290. Its SH 99 frontage provides convenient access for commuters, enhancing its appeal as a prime destination for businesses and residents.

VIA MAJOR HIGHWAYS			
LOCATION	APPROX. MILEAGE	LOCATION	APPROX. MILEAGE
Grand Parkway	<1 mile	IAH Airport	31 miles
Highway 290	5 miles	Hobby Airport	43 miles
Highway 249	8 miles	Port Houston	43 miles
Beltway 8	17 miles	Austin	133 miles
Interstate 10	20 miles	San Antonio	165 miles
Downtown Houston	37 miles	Dallas/Fort Worth	262 miles



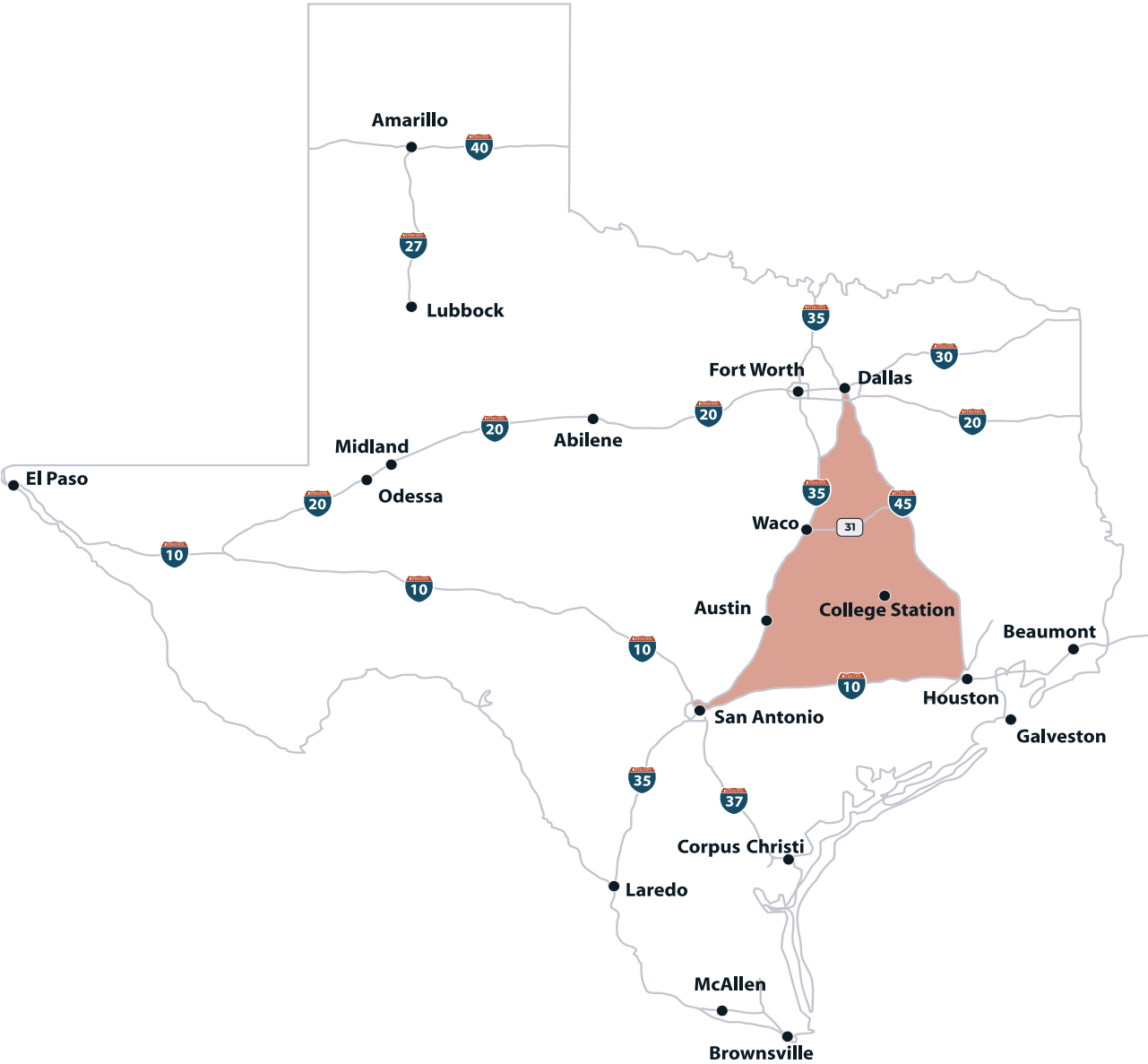
Texas Triangle

DEMOGRAPHICS & POPULATION GROWTH

- 73% of Texas’ 30.8 million population is located within the Texas Triangle
- Texas Triangle’s population (as of 2024): 22.6 million
 - Annual Growth Rate: 1.38%
- 5-year population growth by 2029: 1.6 million
- 24.8% of the US’ 5-year population growth (2024-2029) will be located within the Texas Triangle
- The median age in the Texas Triangle is 36.0, compared to the U.S. median age of 39.3

BUSINESS SUMMARY

- Transportation Industry
 - Annual Growth Rate: 1.38%
 - 5-year population growth by 2029: 1.6 million
- Eating & Drinking Paces
 - 55,773 business
- Food Stores
 - 17,801 business



HOUSTON	AUSTIN	SAN ANTONIO	DALLAS	FORT WORTH
33 MI	135 MI	190 MI	217 MI	240 MI

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