

PINNACLE LOGISTICS PARK

MASTER PLAN



11222 & 11122 Tanyard Creek Dr | Houston, TX

±440,684 SF Available

Phase II Delivery Q1 2026

Premier Class A space in Houston's Northwest core.

Flexible warehouse spaces from 30,000 – 315,000 SF.

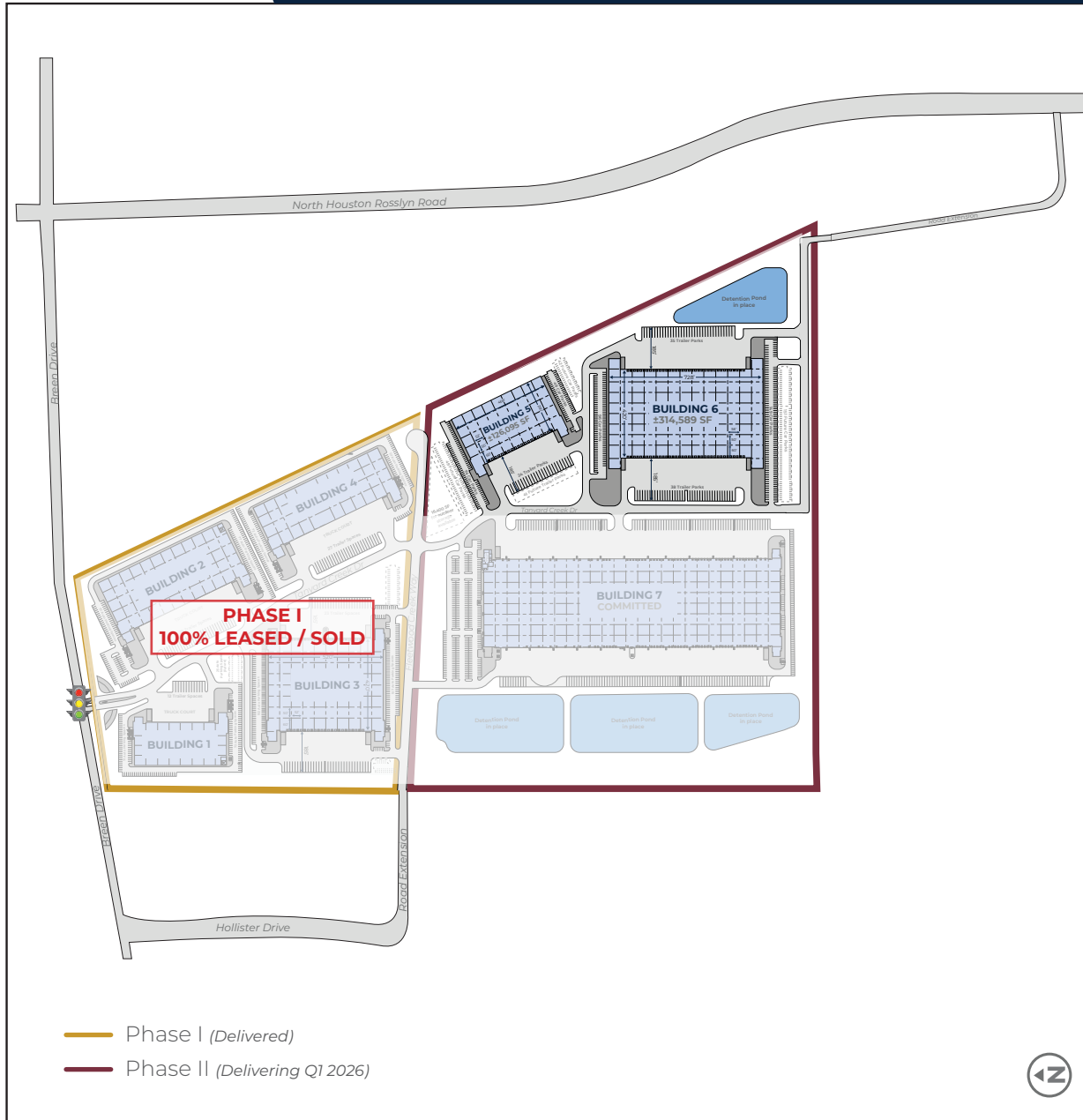
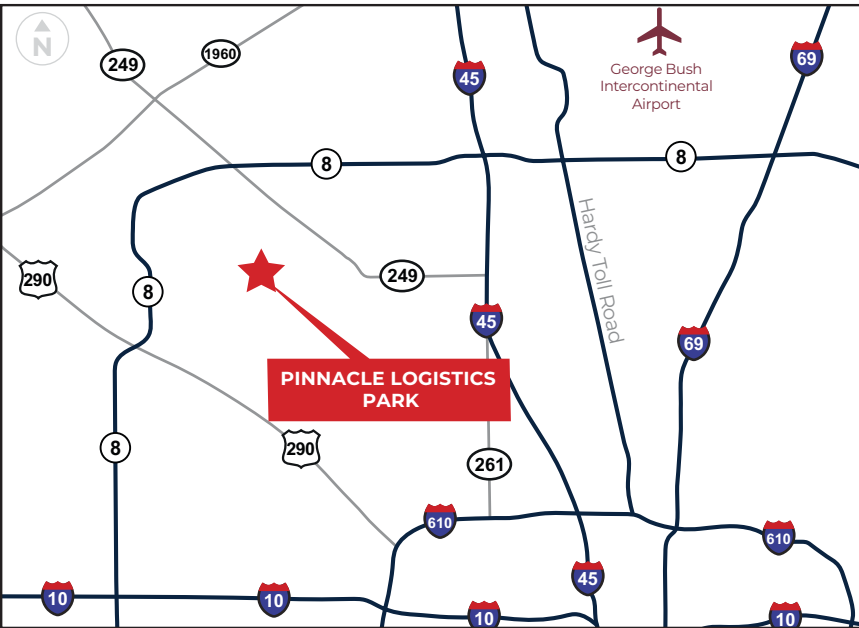
Strong labor access. LEED certification underway.

HILLWOOD
A PEROT COMPANY

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PROPERTY OVERVIEW



±440,684 SF available



±3,000 SF spec offices



Tilt-wall construction



32' to 36' clear heights



6" thick, fully reinforced floor slabs



185' truck courts



ESFR sprinkler systems



LED interior lighting, 2 per bay



3 Phase 480V power with 4,000 amps

Development



RYAN BAUMGARTNER

713 304 8878 (c)
ryan.baumgartner@hillwood.com

Leasing



JEREMY LUMBRERAS, SIOR

713 560 0608 (c)
jlumbreras@streamrealty.com

HEATH DONICA

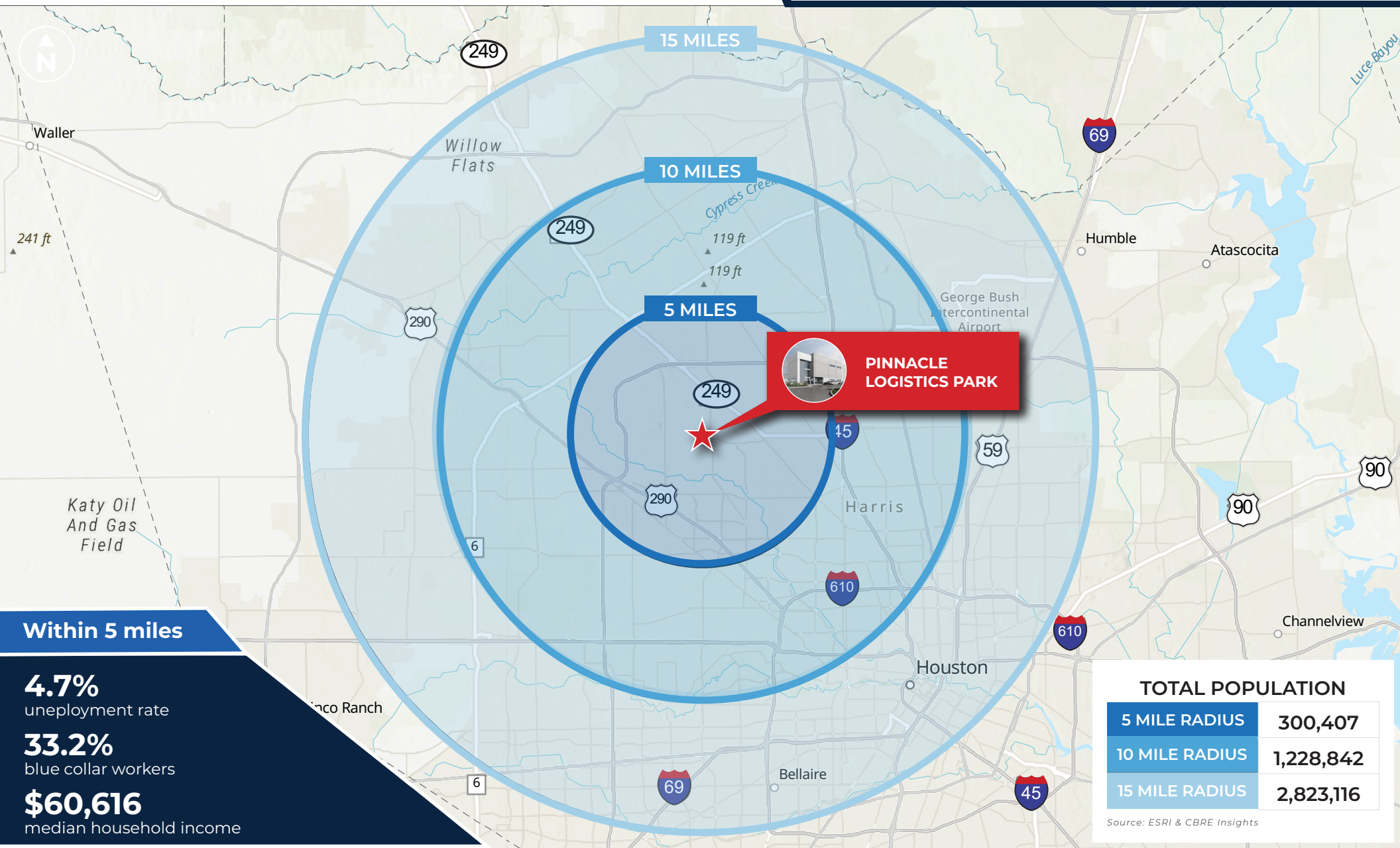
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AREA DEMOGRAPHICS

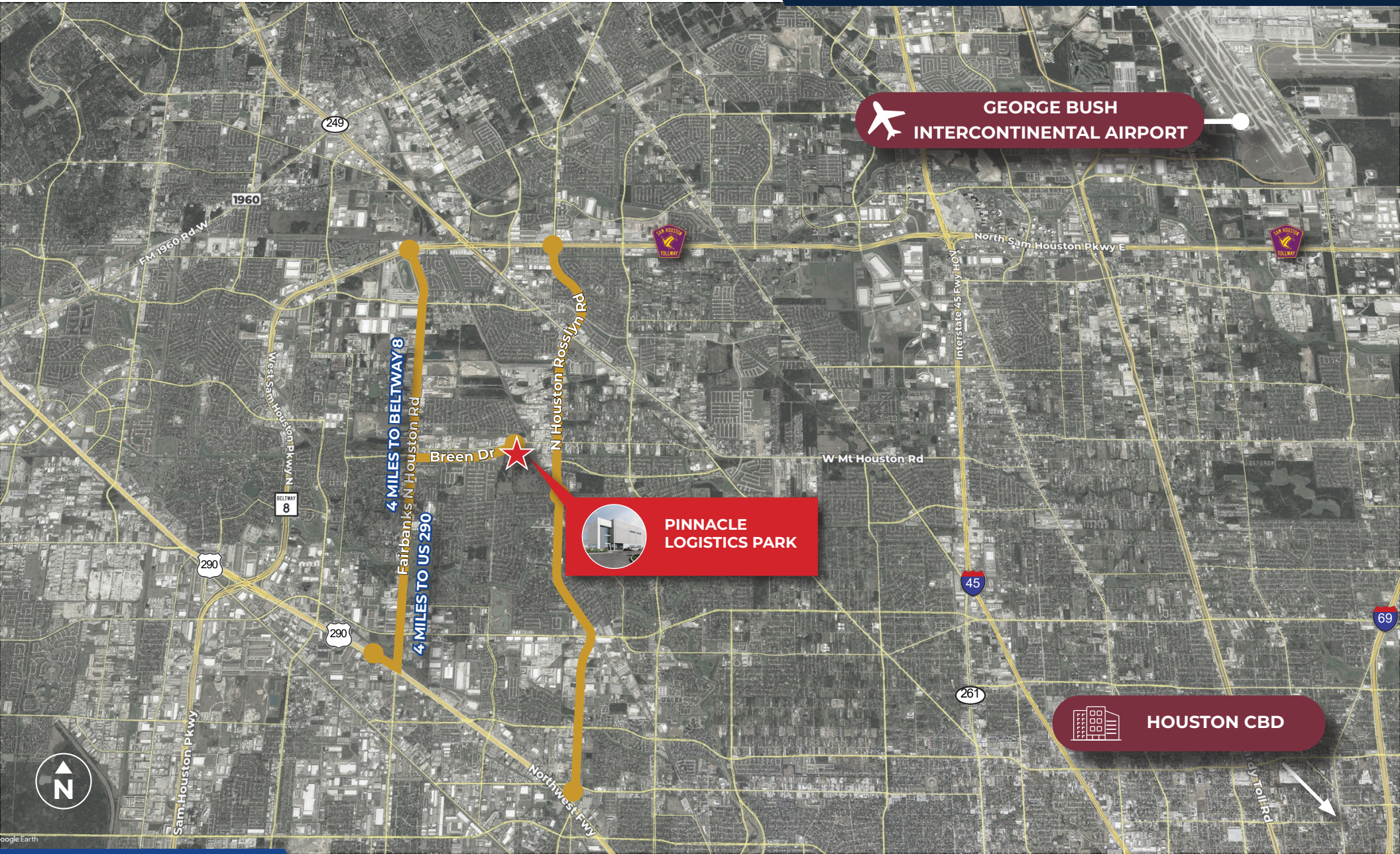


Within 5 miles

4.7%
unemployment rate

33.2%
blue collar workers

\$60,616
median household income



DRIVE
TIMES

US Hwy 290

<4 mi. 8 min.

Beltway 8

<4 mi. 8 min.

George Bush
Intercontinental Airport

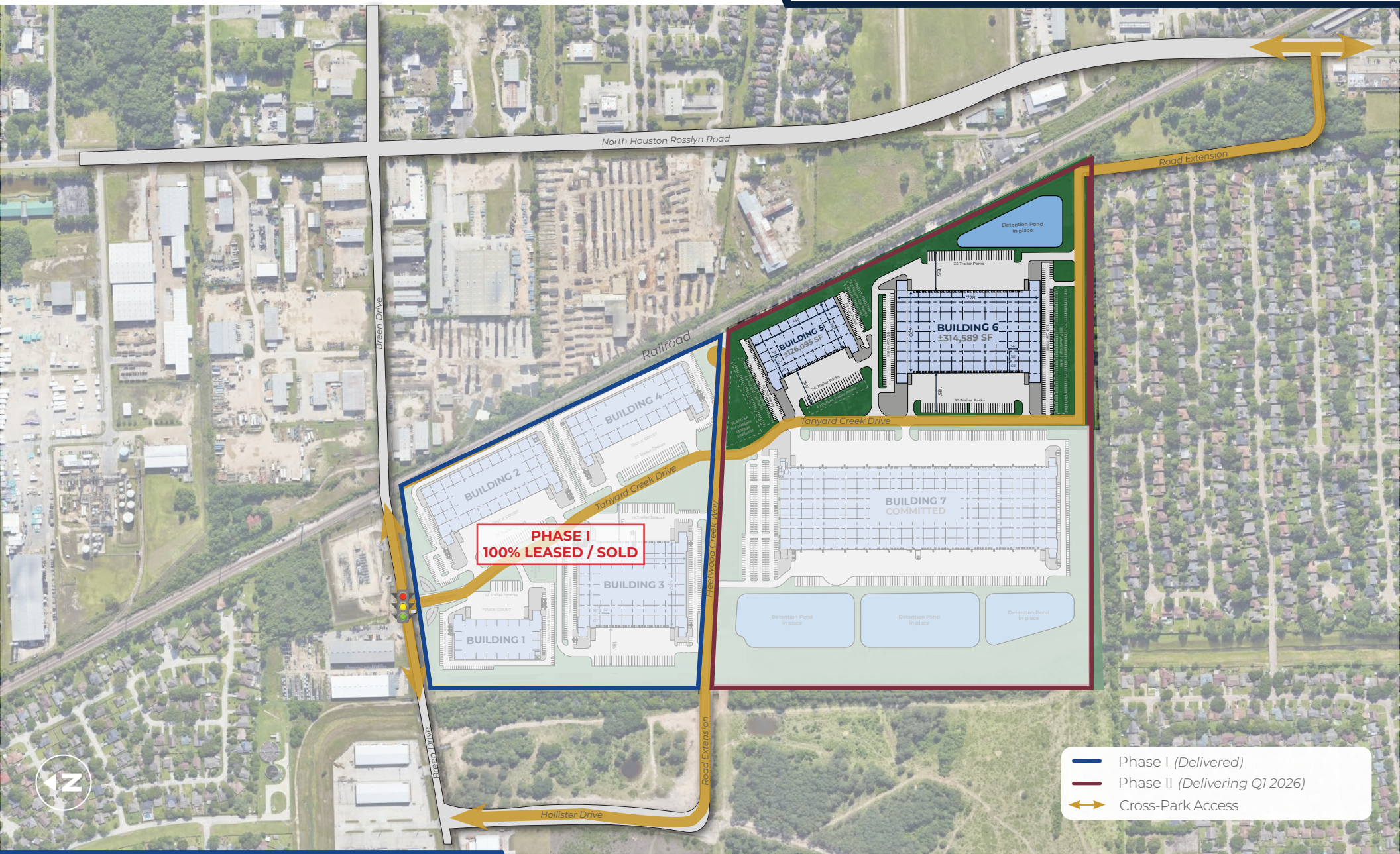
16 mi. 26 min.

Houston CBD

16 mi. 26 min.

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MASTER SITE PLAN



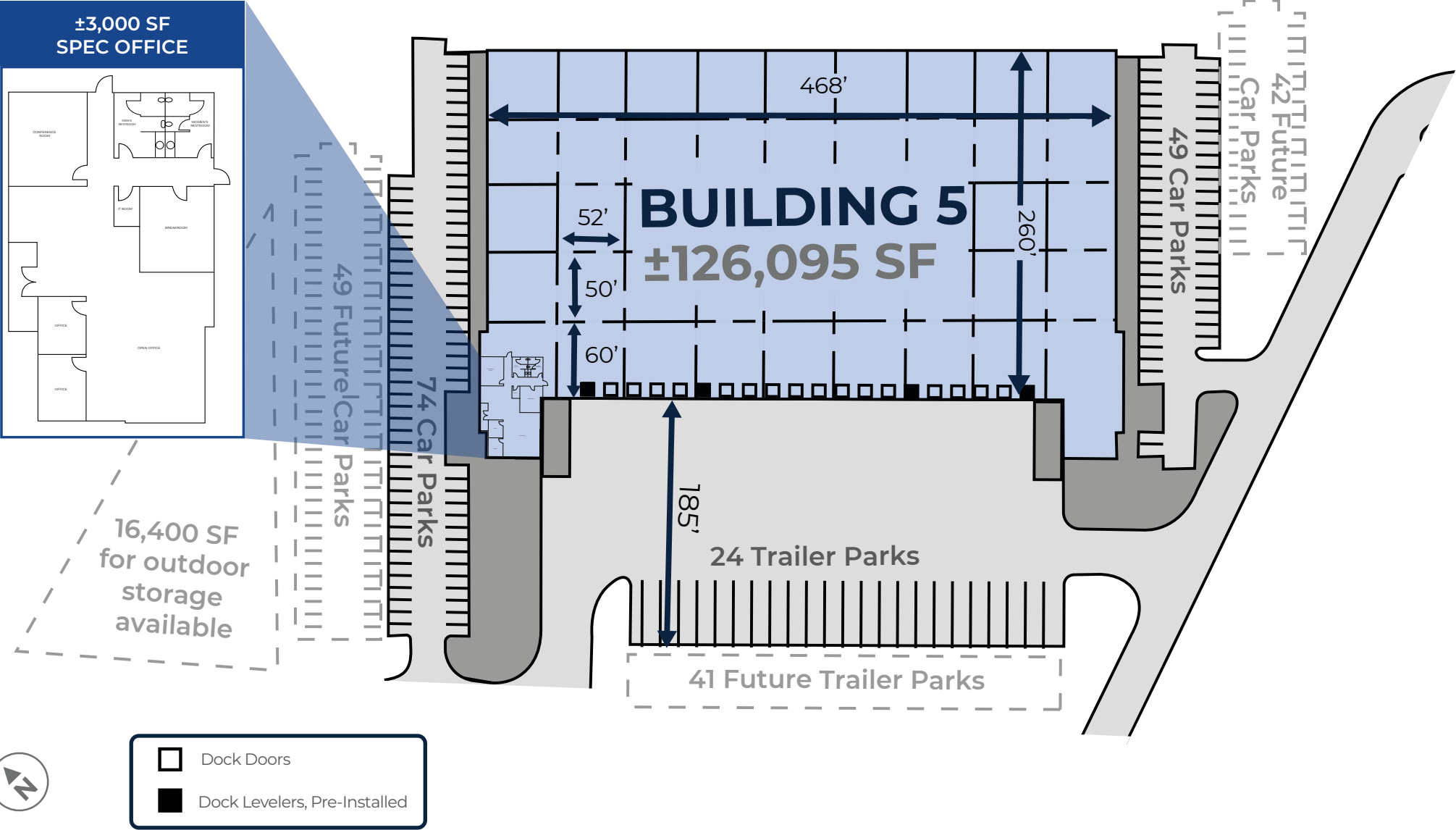
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Leasing

STREAM

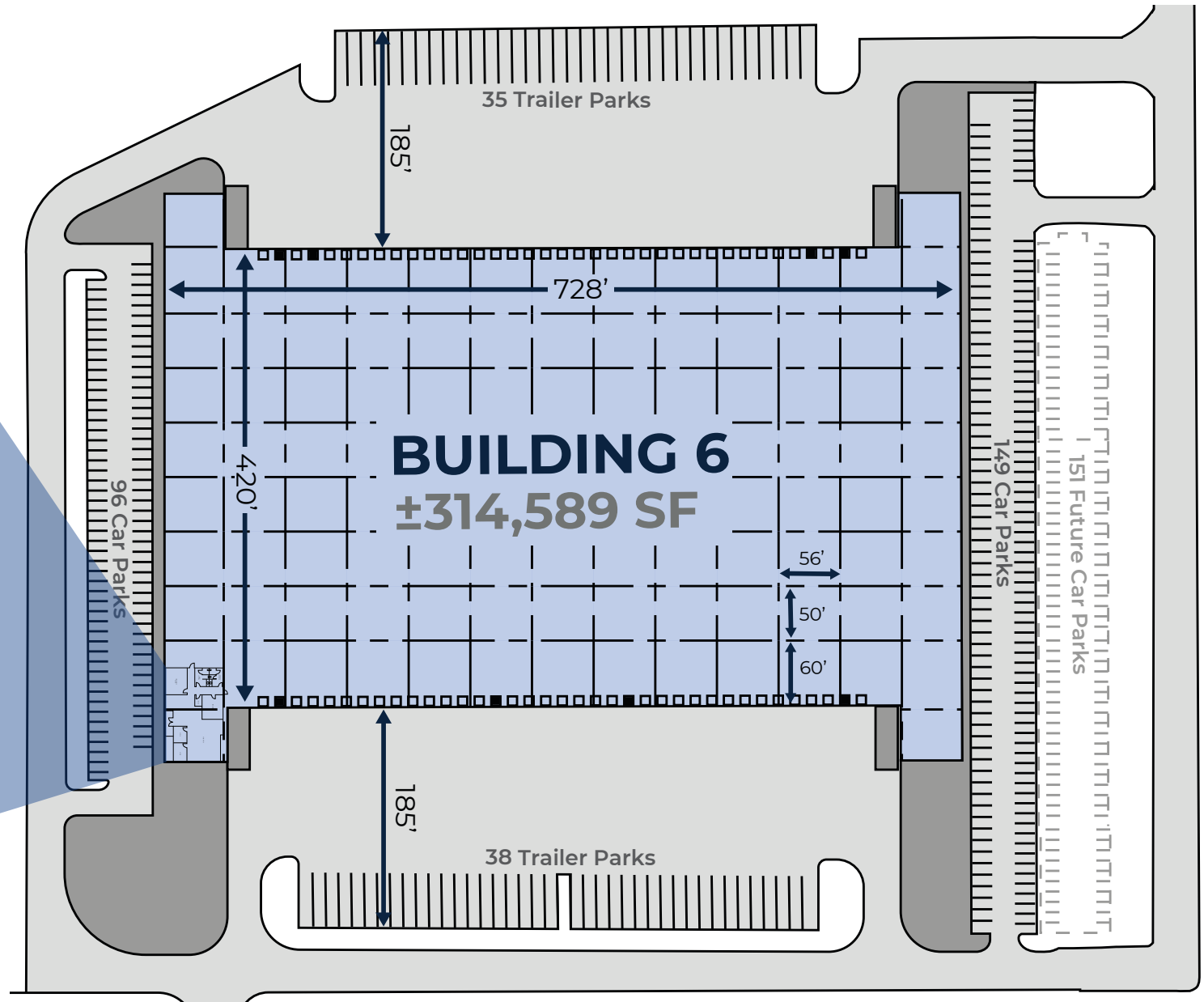
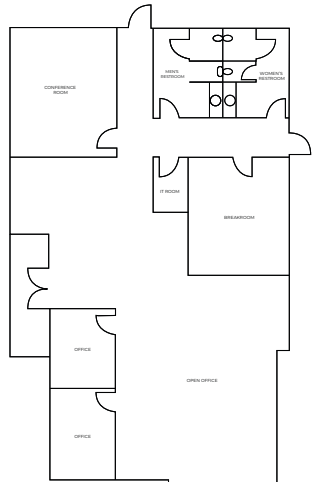
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-  Dock Doors
-  Dock Levelers, Pre-Installed

**±3,000 SF
SPEC OFFICE**



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BLDG 5



BLDG 5



BLDG 6



BLDG 6



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LEASING



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