



# BIOHUB TWO

## LIFE SCIENCES MANUFACTURING CAMPUS AT GENERATION PARK

FOR SALE: UP TO ±45 AC

FOR LEASE: 35,000-300,000 SF

HOUSTON, TEXAS

**McCord**



# BIOHUB TWO

BioHub Two is a 45-acre master-planned biomanufacturing campus with for sale and for lease built-to-suite biomanufacturing, lab, and office space located in Generation Park. BioHub Two is adjacent to the Nimble BioSpaces facility and NIBRT/San Jacinto College Biotech Training Center.

## OPERATIONAL FLEXIBILITY

Lease high-performance shells or buy a site to build your own facility

## ROBUST INFRASTRUCTURE

Ample power and water secured for operations of all sizes, with drainage handled off-site in recreational waterways

## QUALIFIED TALENT

Adjacent NIBRT/San Jacinto College Biotech Training Center and a robust local life science workforce

## AMENITIZED ENVIRONMENT

The Ray connects you to restaurants, shops, quality housing, urban apartments, and entertainment





# CAMPUS OVERVIEW

Multiple site configurations are available at BioHub Two, providing flexibility for operations of all sizes. The proposed example is a subdivided master-plan where multiple biotech companies surround the park setting of The Commons.

## PLAN DETAIL AS SHOWN

ENTIRE CAMPUS | ±45 AC

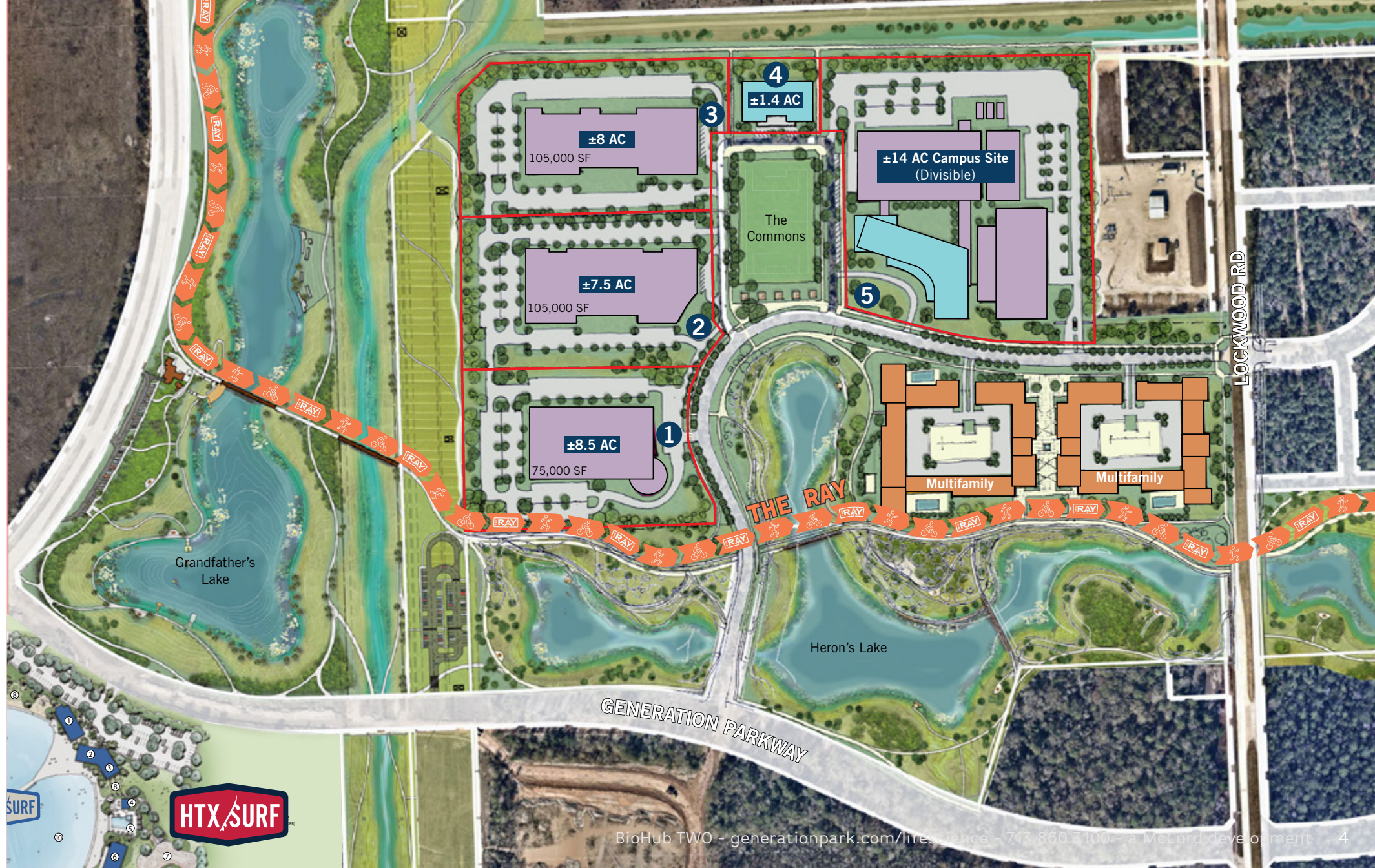
SITE 1 | ±8.5 AC - 75,000 SF

SITE 2 | ±7.5 AC - 105,000 SF

SITE 3 | ±8.1 AC - 105,000 SF

SITE 4 | ±1.4 AC - 25,000 SF

SITE 5 | ±14.1 AC campus ready site





# THE CENTER FOR BIOTECHNOLOGY

NIBRT, the world's premier life science manufacturing workforce training institute, is partnering with San Jacinto College on The Center for Biotechnology at Generation Park. The Global Partners Center will be the only facility of its kind for the southern and southwestern United States and will feature a state-of-the-art bioprocessing pilot plant.

At the heart of the institute is the bioprocessing pilot plant operated in a realistic GMP simulated and operational manufacturing environment.

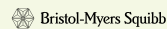
The Center for Biotechnology's services include:

- Training and educating the biomanufacturing workforce for the Houston region
- Collaborate with industry on customized curriculum to meet unique market niches
- Provide a test bed for new technologies and processes
- Specialization in CGT training given existing Houston cluster

## HANDS-ON SIMULATED TRAINING CENTER



## TRUSTED BY INDUSTRY LEADERS FOR WORKFORCE DEVELOPMENT







# CAMPUS AERIAL

## KEY

1. **BioHub Two**
2. **Biotech Training Center  
- San Jacinto College/NIBRT**
3. TechnipFMC Corporate HQ Campus - 1MM SF
4. Lone Star College
5. Summer Creek High School
6. Redemption Square
7. Westlake Marketplace
8. West Lake Village
9. Grandfather's Lake
10. CenterPoint Substation
11. Unify Energy Solutions & Freestone
12. GHX Industrial
13. **Nimble BioSpaces**
14. West Lake Park
15. Residential
16. Lake Houston
17. 135 kV Transmission Lines
18. HTX Surf
19. Centris Industrial



# RESILIENT & REDUNDANT INFRASTRUCTURE

New, innovative, and underground infrastructure provide redundancy and resiliency to all users through Generation Park.

## OUR OWN MUNICIPALITY

The Generation Park Management District (GPMD) oversees and manages the infrastructure development and capacity to ensure we're always a step ahead. Outside of city limits, GPMD serves the role of a city and provides localized governmental services specifically tailored to commercial users.

## POWER

Power is delivered to Generation Park via redundant 135kV ERCOT transmission lines to a local 200 MVA substation. From there, the robust underground electrical system delivers looped uninterrupted power throughout.

## WASTE WATER

Generation Park's water treatment plants have the ability to handle biomanufacturing effluent and scale with demand.

## RECLAIMED WATER

Reclaimed water flows through our veins (purple pipes) reducing or eliminating the need for fresh water used in irrigation. Keeping our development and landscaping, green.

## FIBER

Dedicated fiber duct banks connect all sites to multiple gigabit+ fiber providers, with room for additional providers to add service.

## FRESH WATER

Water is distributed via GPMD's water plants which have capacity to scale up to millions of gallons per day for heavy users.

BIOHUB/TWO

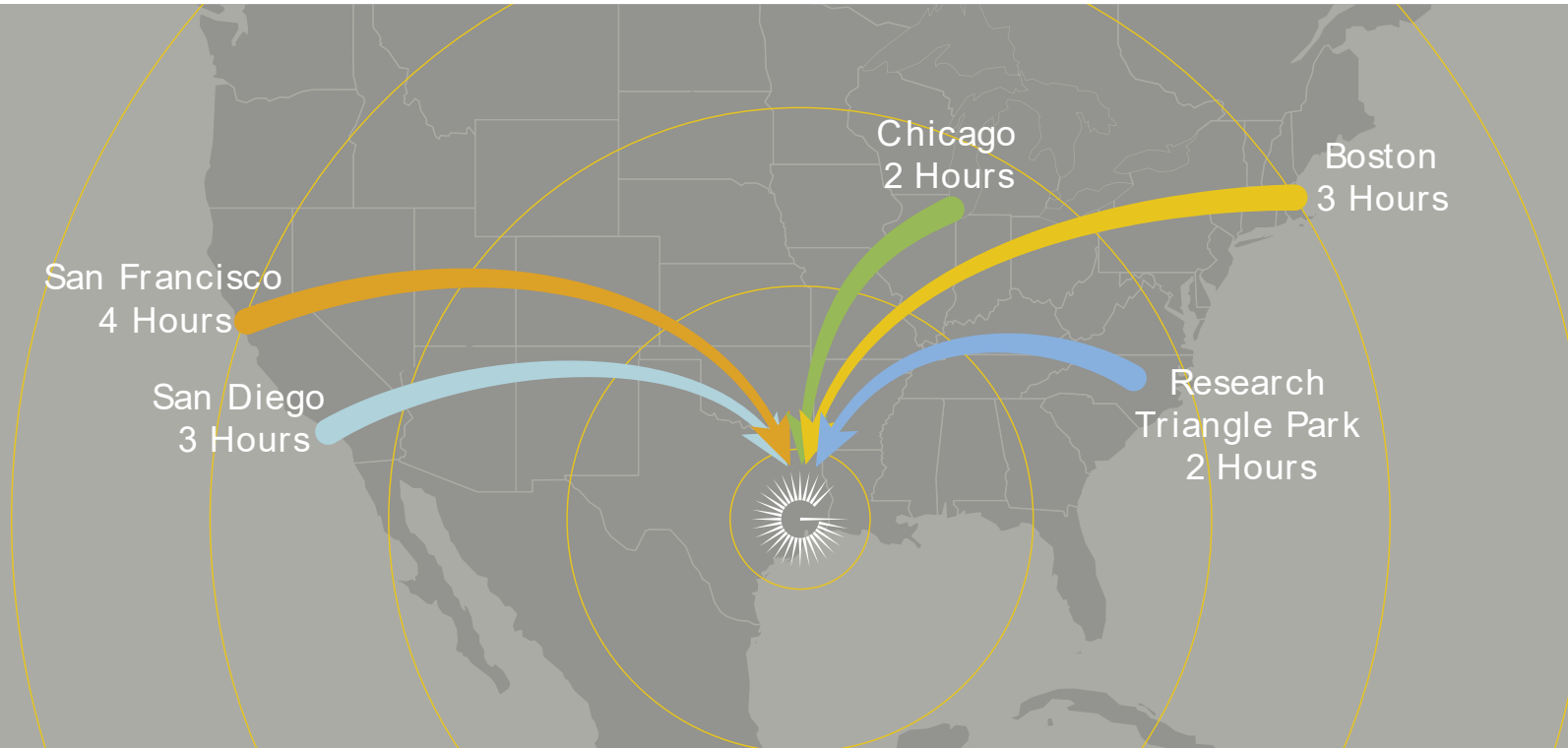




# A STRATEGIC LOCATION

## HOUSTON, TEXAS

With world leading research and development and access to the growing, untapped life science workforce, Houston is an ideal location for biomanufacturing. The combination of over 700 life science companies and the logistical benefits of being in the center of the country for easy access make Houston the strategic choice.





# HOUSTON, TEXAS

As a world-class city with a thriving innovation economy, Houston is finding solutions to the problems that matter most. From curing cancer to fighting infectious diseases, Houston's world-class medical center, research institutions, and companies are taking on the greatest medical challenges of our generation. A 2022 study identified Houston as a prime hub for cell and gene therapy R&D and manufacturing, cancer-focused molecular diagnostics within R&D and production, and biologics drug development and manufacturing.

## A YOUNG, RAPIDLY GROWING, AND DIVERSE CITY

<b>4<sup>th</sup></b>	<b>7.3M</b>	<b>3.3M</b>	<b>1:4</b>
Largest US City	Residents	Jobs	Houstonians are foreign born

## PRO-GROWTH AND OPPORTUNITY RICH

<b>24</b>	<b>#3</b>	<b>TOP 25</b>
Fortune 500 HQs (3rd highest concentration in US)	US metro for business expansion and relocation	Global Cities of the Future

# AN ACCELERATING LIFE SCIENCE ECOSYSTEM

Houston's high concentration of life sciences employment, healthy funding landscape, access to the Texas' \$6 billion CPRIT grant fund, and commitment to translational research is making it one of the country's fastest growing life science ecosystems.

<b>#2</b>	<b>#10</b>	<b>#13</b>	<b>700+</b>	<b>5k</b>
Emerging Life Science Cluster (CBRE, 2021)	in Top 20 US Metros for Life Science Companies	in Top 25 Life Science Research Talent Clusters	Life Science Companies	Active Clinical Trials (20.6% of all trials in US)
<b>\$961M</b>	<b>395k</b>	<b>106k</b>	<b>25+</b>	<b>26k</b>
NIH Funding '22	Healthcare & Life Science Employment	Biotech Specialists	Research & Innovation Centers	Core life science workforce

## NOTABLE LOCAL LIFE SCIENCE COMPANIES





# TEXAS MEDICAL CENTER

Houston is home to the largest medical center in the world— Texas Medical Center (TMC). Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity and innovation through its 61 member institutions. From some of the world's leading hospitals to the top research facilities, Houston institutions are making an impact worldwide.

THE UNIVERSITY OF TEXAS  
~~MD Anderson~~  
~~Cancer Center~~  
Making Cancer History®

**10M+**  
Patient Visits  
Annually

Baylor  
College of  
Medicine

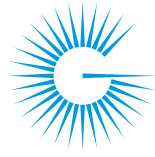
**110k**  
Employees

 RICE

  
UTHealth®  
The University of Texas  
Health Science Center at Houston

 **TEXAS A&M**  
UNIVERSITY





# GENERATION PARK

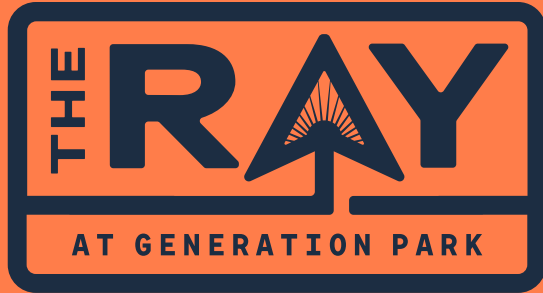
A Place to Live, Grow, and Thrive

Over 1/4 the size of Manhattan and located on Beltway 8 in Houston's fastest growing submarket, Lake Houston, Generation Park is a 4,300 acre master-planned environment unlike any other with the clear and simple goal of driving business performance for our clients. We do this by creating an environment where employees can thrive, companies can grow, and shareholder value can be maximized.

## MAJOR TENANTS







## AN OUTDOOR PARADISE FOR YOUR WORKFORCE

Connecting you to everything is The Ray, an extra-wide bike and pedestrian super-highway linking the businesses, hospitality, and residences of Generation Park via a 4-mile loop.

Departing The Ray takes you to a series of local parks, meandering wooded trails, open waterways, and scenic lookouts meant to calm the soul. Go just beyond nature and you'll find yourself at your favorite restaurant, shopping destination, or enjoying live music or movies in a plaza.





# THE DEVELOPER

# McCord

McCord, a national real estate company with locations in Houston (HQ) and Boston, has an extensive expertise in life science, office, industrial, land, single family, and multifamily asset development and management.

Founded in 1973, McCord has had the opportunity to own and manage over \$3 billion of real estate around the United States, including 4.8 million square feet of commercial space, 6,700 residential units, and 5,800 acres of land. McCord is proud of the strong relationships we have forged with our tenant partners and takes seriously our role in providing exceptional work environments that help attract and retain top talent.



Life Science



Corporate Office



R&D and Manufacturing



West Lake Park at Generation Park



# INCENTIVES AVAILABLE

Texas is a friendly place for businesses, and Generation Park takes it up a level. There are a range of incentives available to companies relocating or expanding to Generation Park at the state, local, and development level. Qualification is on a case-by-case basis, and some combination of any of the following incentives might be available.

## CHAPTER 380

Generation Park works with companies on a case-by-case basis to reward success with performance based incentives. Typical Chapter 380 incentives offered by Generation Park are tied to tax value creation and/or headcount growth with efficient, business centric approval process.

## SKILLS DEVELOPMENT FUND

The Skills Development Fund is Texas' premier job-training program providing training opportunities for Texas businesses and workers. The Skills Development Fund program assists businesses and trade unions by financing the design and implementation of customized job-training projects.

## CHAPTER 312

Generation Park works with companies on a case-by-case basis under Chapter 312 to offer incentives to attract new industries and to encourage the retention and development of existing businesses through property tax exemptions or reductions.

## SALES TAX REBATE

Subject to approval and project specifications, an up to 24% sales tax abatement for taxes incurred on eligible personal property within Generation Park could also be obtained reducing total sales tax from 8.25% to 6.25%.

## PERSONAL PROPERTY TAX EXEMPTION

Pending anticipated voter approval in November, Texas adopted a constitutional amendment to exempt from taxation all biomedical personal property stored, used or consumed in life science manufacturing, inclusive of devices, therapeutics and pharmaceuticals. Effectively allowing tax free personal property for life science manufacturing in Texas.

## CHAPTER 403

For assets appraised at over \$200MM, companies can take advantage of the Chapter 403 incentive from Sheldon ISD, a 10-year abatement of 50% on the taxable property value for the school district's portion of the tax rate.

## TEXAS EZP

The Texas Enterprise Zone Program (EZP) is a state sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state.

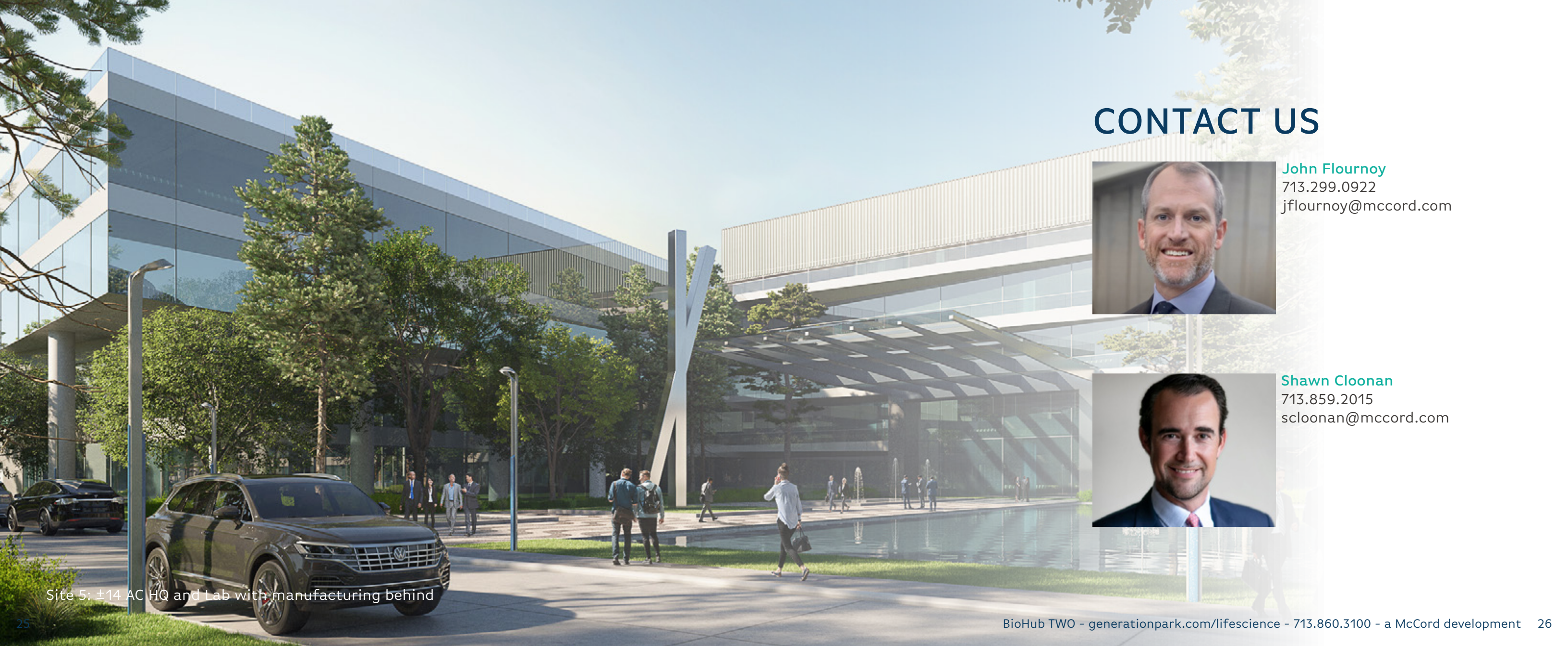
## TEXAS ENTERPRISE FUND

Cash grants are calculated according to a uniform analytical model for each applicant. Award amounts are calculated on the average wage of new employees, taking into account the expected hiring timeline and number of jobs created, with per-employee award amounts subject to adjustment based on the company's total proposed capital investment.

## FOREIGN TRADE ZONE

Generation Park's FTZ tax Rate (1.07) could save a company \$2MM in taxes annually per \$100MM in qualified inventory.





# CONTACT US



**John Flournoy**  
713.299.0922  
jflournoy@mccord.com



**Shawn Cloonan**  
713.859.2015  
scloonan@mccord.com

Site 5: ±14 AC HQ and Lab with manufacturing behind





[generationpark.com/lifescience](http://generationpark.com/lifescience)