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LOGISTICS PARK

Up to 2,350,000 SF on ±165 Acres
Development Ready



[VIEW CONSTRUCTION PROGRESS](#)



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STEWART
DEVELOPMENT



Up to 2,350,000 SF on ±165 Acres
Project Aerial and Pad Sites



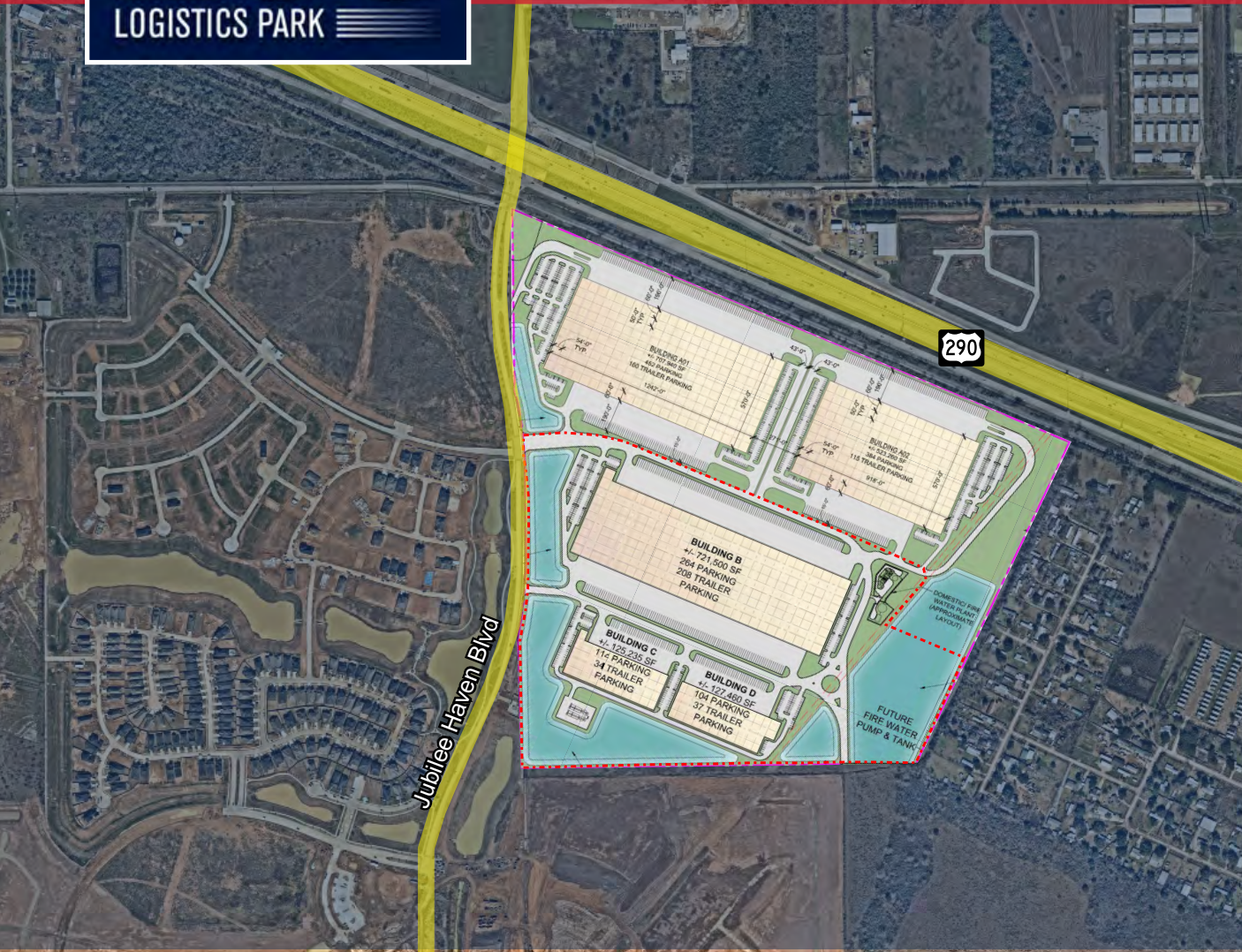
SITE DETAILS

- +/- 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
- Accessible from Badtke Rd Exit on US 290
- Road expansions at Bedtke and Jubilee Haven underway
- Outside 100 & 500 year floodplains
- Located in Harris County, within City of Houston ETJ Master Planned, Deed Restricted industrial business park

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Site Plan and Aerial



BUILDING A01
707,940 SF

BUILDING A02
523,260 SF

BUILDING B
721,500 SF

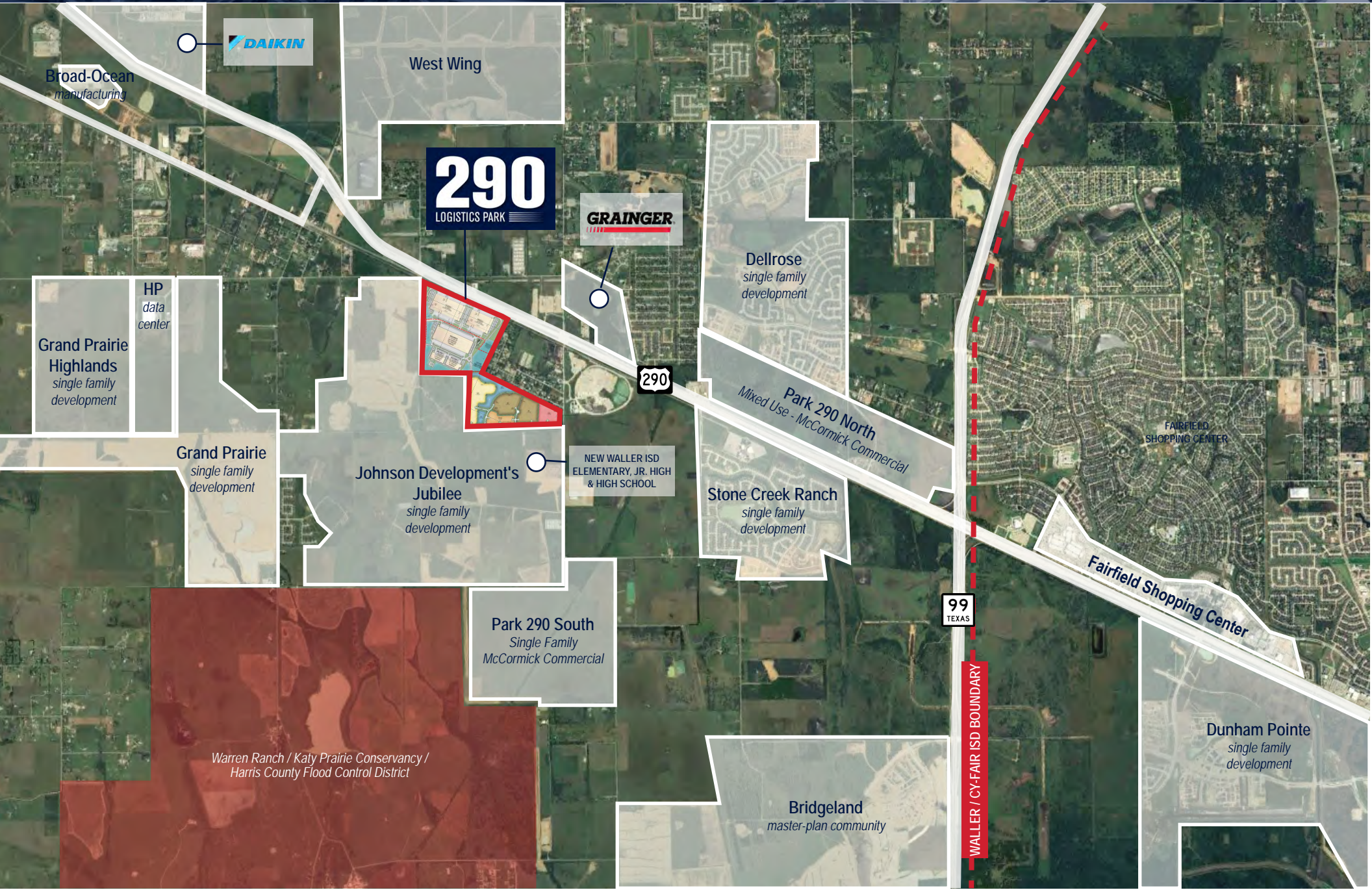
BUILDING C
125,235 SF

BUILDING D
127,460 SF

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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.



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Entitlements	165 Acre North 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
Public ROW Streets (MUD 477 Controlled)	Jubilee Hyn Blvd., Installed
Water & Wastewater	Available through 290 Betka MMD
Plat	Approved, Recorded
Horizontal Design/Permitting	
Wastewater Plant	Permits Approved / Not Under Construction
Water Plant	Permits Approved / Not Under Construction
Detention Ponds, Loop Roads & Utilities	Approved, 2111160148
Southcross Pipeline Crossing Permit	Approved
Centerpoint Power T&C Package	Approved / Executed
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

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 Tract. 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.

DEAL ROOM



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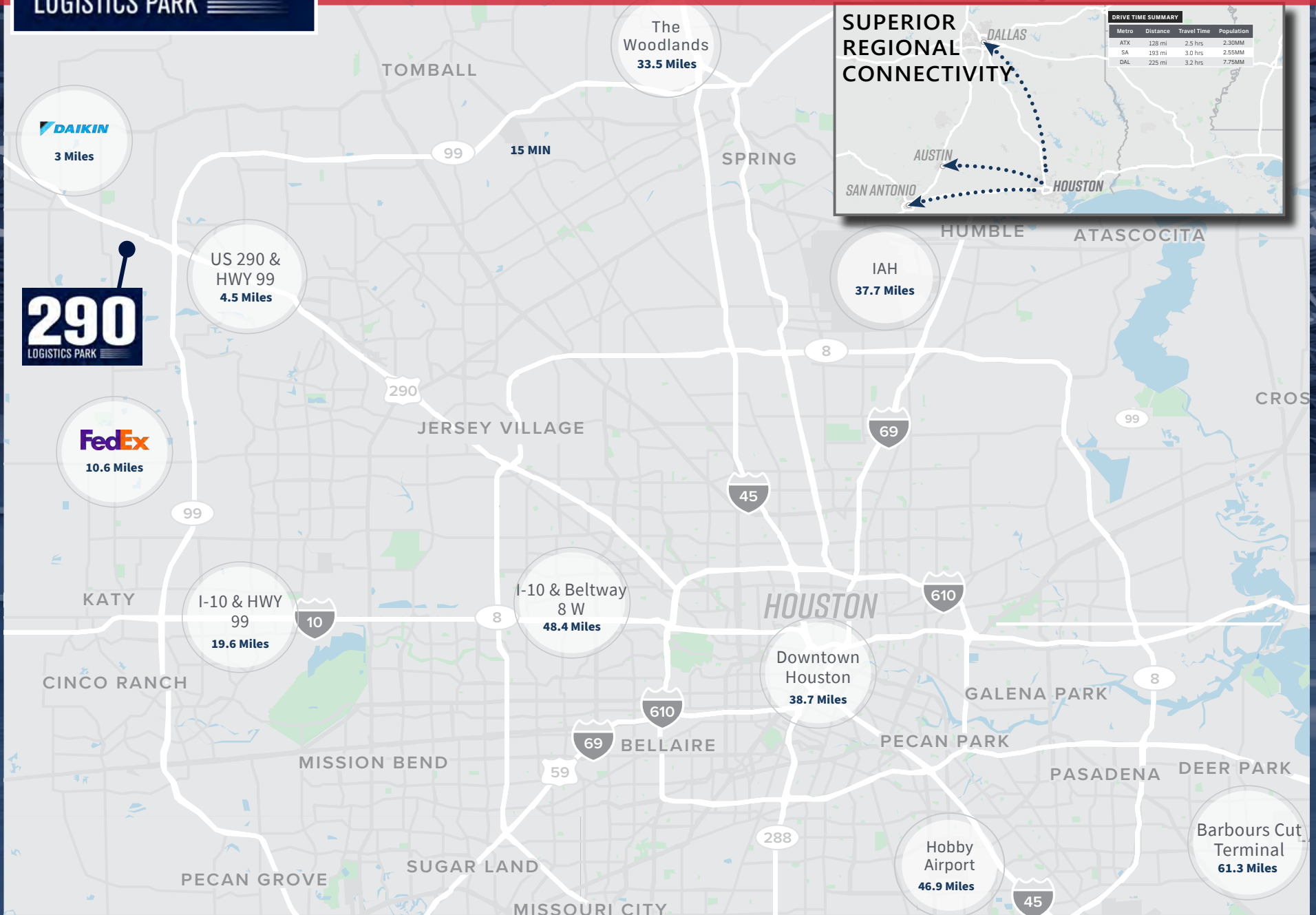
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LOGISTICS PARK

Up to 2,350,000 SF on ±165 Acres Location Overview





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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.