

TRADEPOINT 290

— LOGISTICS PARK —

AVAILABLE FOR DESIGN/BUILD SALE



UP TO 173 ACRES CLASS A INDUSTRIAL DEVELOPMENT

Development by:

VIGAVI 


PARKSIDE
CAPITAL

AVAILABLE FOR DESIGN/BUILD
SALE OR BUILD-TO-SUIT LEASE

Prairie View | TX 77445

The rendering shown is for illustration purpose only.



tradepoint290.com



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AERIAL OVERVIEW

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THE SITE IS LOCATED AT US HIGHWAY 290 AND JAMES MUSE PKWY, with excellent ingress/egress and direct visibility from Highway 290. The tract is bounded by US Highway 290 on the south, James Muse Parkway on the east and Owens Rd. to the north.

PROPERTY ACCESS

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FLEXIBLE SITE PLAN

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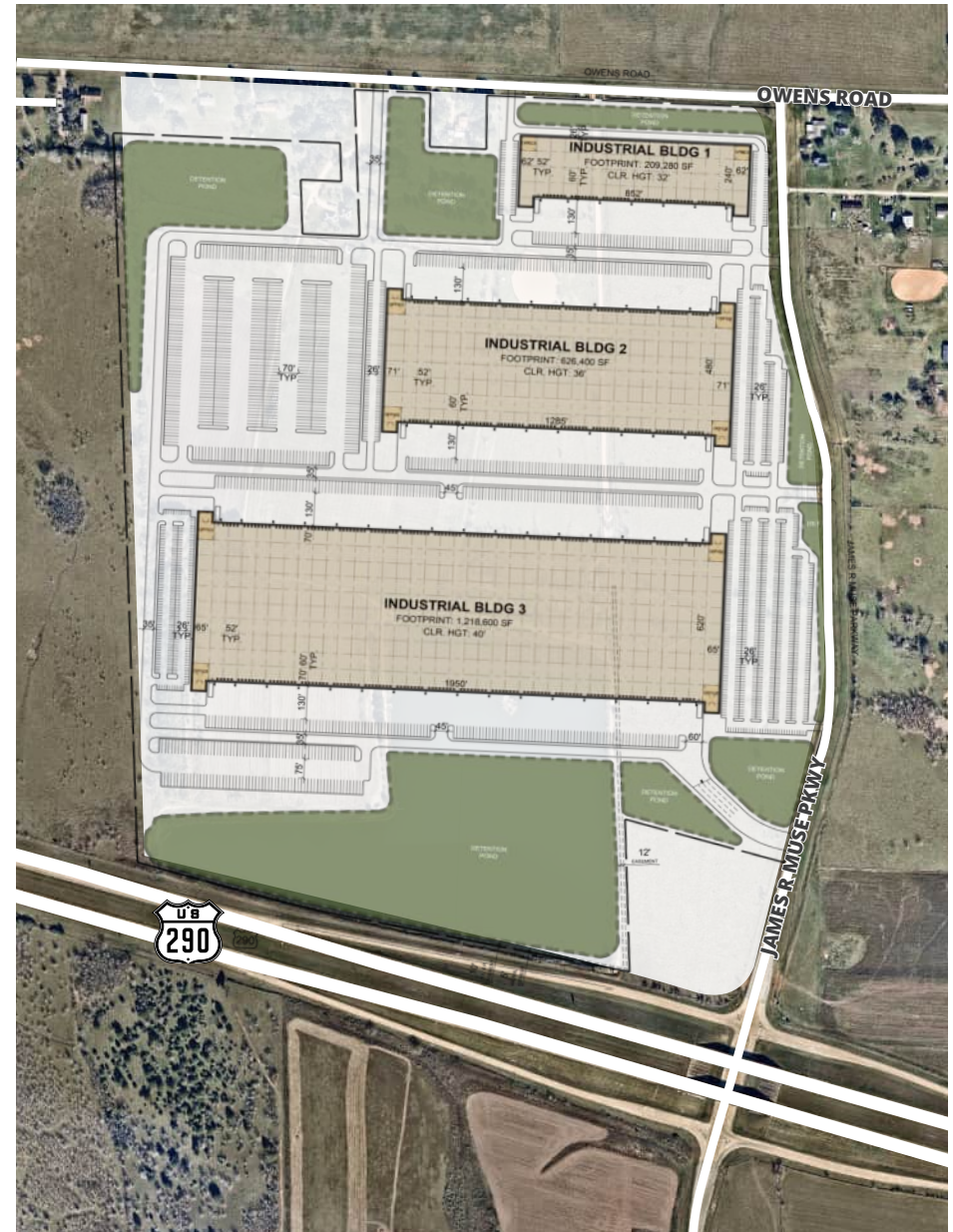
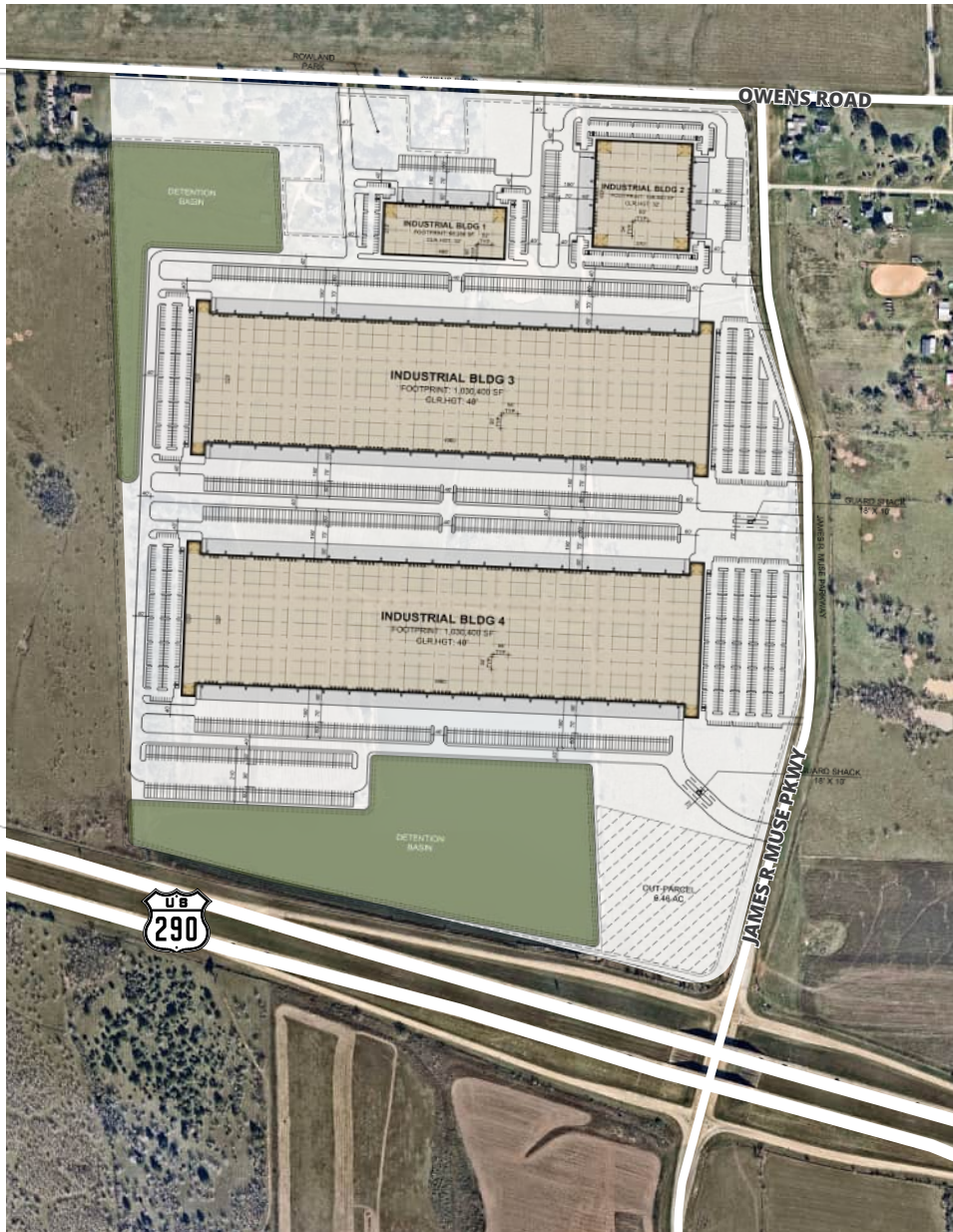
Sale or Lease – Design/Build and Build-to-Suit

- Flexible Site Plan to Accommodate Design/Build and Build-to-Suite Requirements up to 1,300,000 SF Contiguous
- Minimum ± 25 acre sites can be purchased in conjunction with Design/Build project
- Excellent Ingress and Egress Via Existing Interchange
- Direct Visibility and Frontage on Highway 290
- Existing City Utilities to the Site (No MUD Tax)
- No Flood Plain
- Ample Vehicle and Trailer Parking including Auxiliary Trailer Lots
- Segregated Truck and Vehicle Parking
- Loop Roads for Efficient Site Circulation
- Suitable for Distribution or Manufacturing Uses
- Site Plan Can be Reconfigured to Accommodate a User's Specific Needs
- Development Sites to Be Delivered with Regional / Offsite Detention
- Tax Abatement available for qualified users



SAMPLE SITE PLANS

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SURROUNDING AREA

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HOUSING OVERVIEW

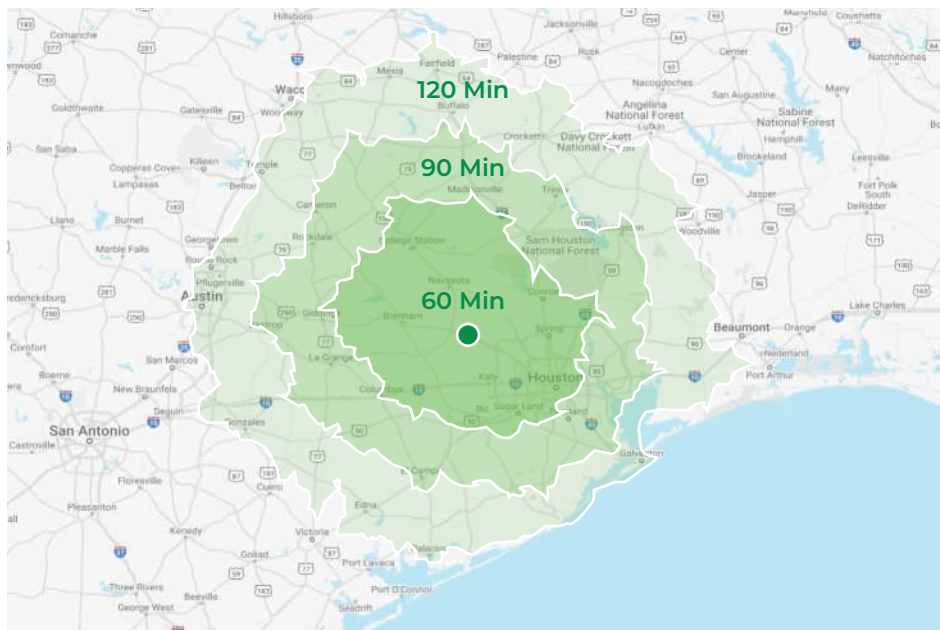
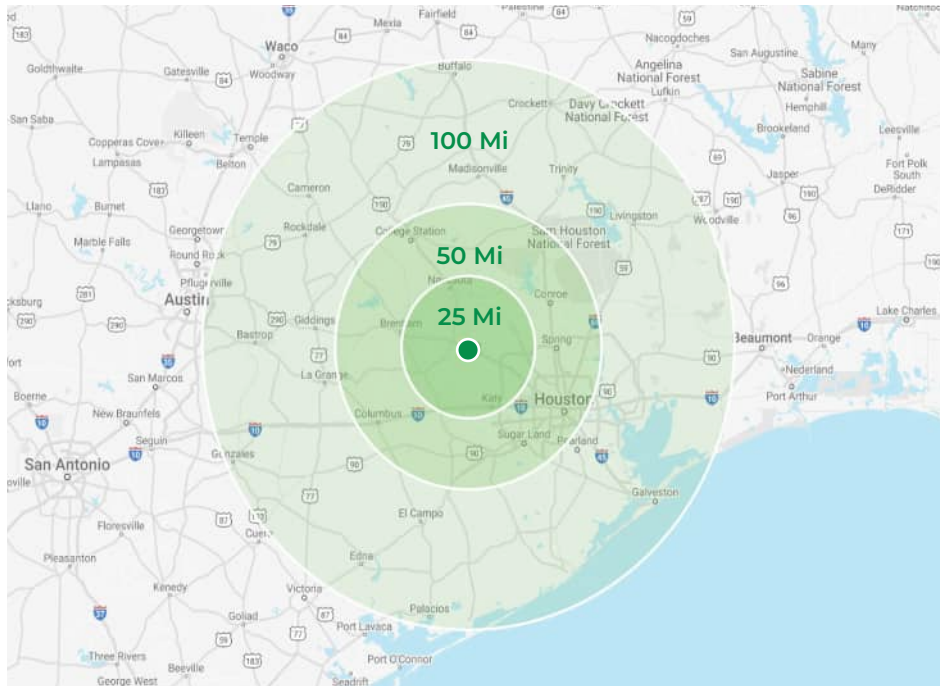
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DEMOGRAPHICS

TRADEPOINT 290

— LOGISTICS PARK —



	25 Mile	50 Mile	100 Mile
Estimated Population (2022)	1,000,646	6,007,357	8,490,014
Projected Growth (2027)	6.2%	5.2%	5.1%
Estimated Households (2022)	326,507	2,133,181	3,003,165
Projected Households (2027)	6.3%	5.3%	5.2%
Est Avg Household Income (2027)	\$129,126	\$113,550	\$108,984
Total Businesses	25,717	231,288	304,017
Total Employees	223,653	2,605,829	3,427,895
Labor Force (2022)	484,730	2,891,766	4,017,061

Key Distance	Miles	Key Distance	Miles
Hwy 290	Frontage	IAH Airport	50.9
Grand Parkway	13.2	Port of Houston	54.8
Hwy 249	24	Austin, TX	117.0
Beltway 8	34	San Antonio, TX	175.4
Hwy 290	38.7	Dallas, TX	214.2

60 Minutes



5,759,104
Total Population



\$269,856
Median Home Value



227,516
Businesses



5,945,299
Daytime Population

90 Minutes



7,832,643
Total Population



\$254,870
Median Home Value



286,420
Businesses



7,770,991
Daytime Population

120 Minutes



9,607,721
Total Population



\$257,531
Median Home Value



358,397
Businesses



9,724,192
Daytime Population

AVAILABLE FOR DESIGN/BUILD SALE

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VIEW MAP



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