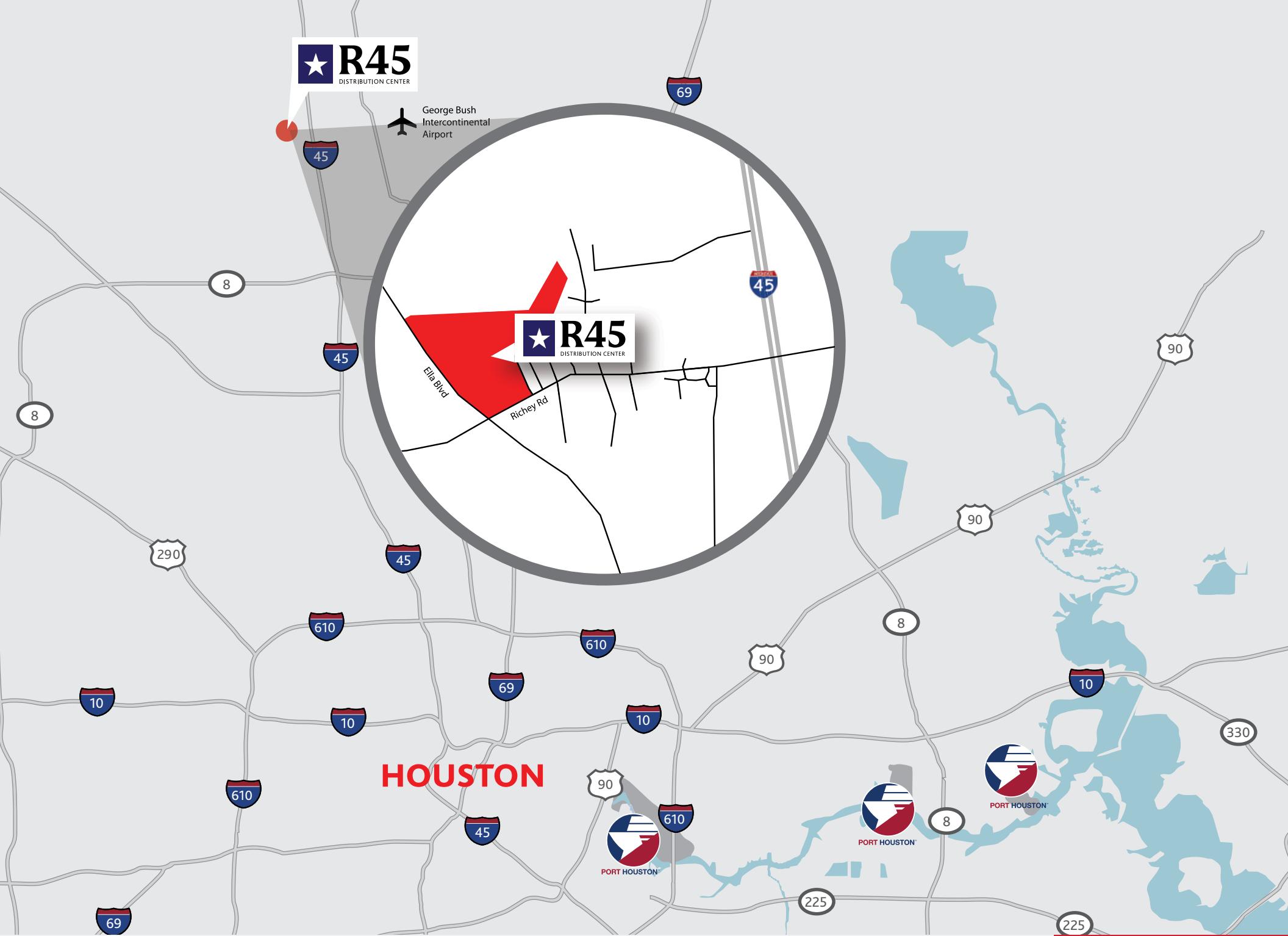


JACKSONSHAW



28.99 Acres // 1 Building // 347,387 SF
Houston, Texas





OVERVIEW

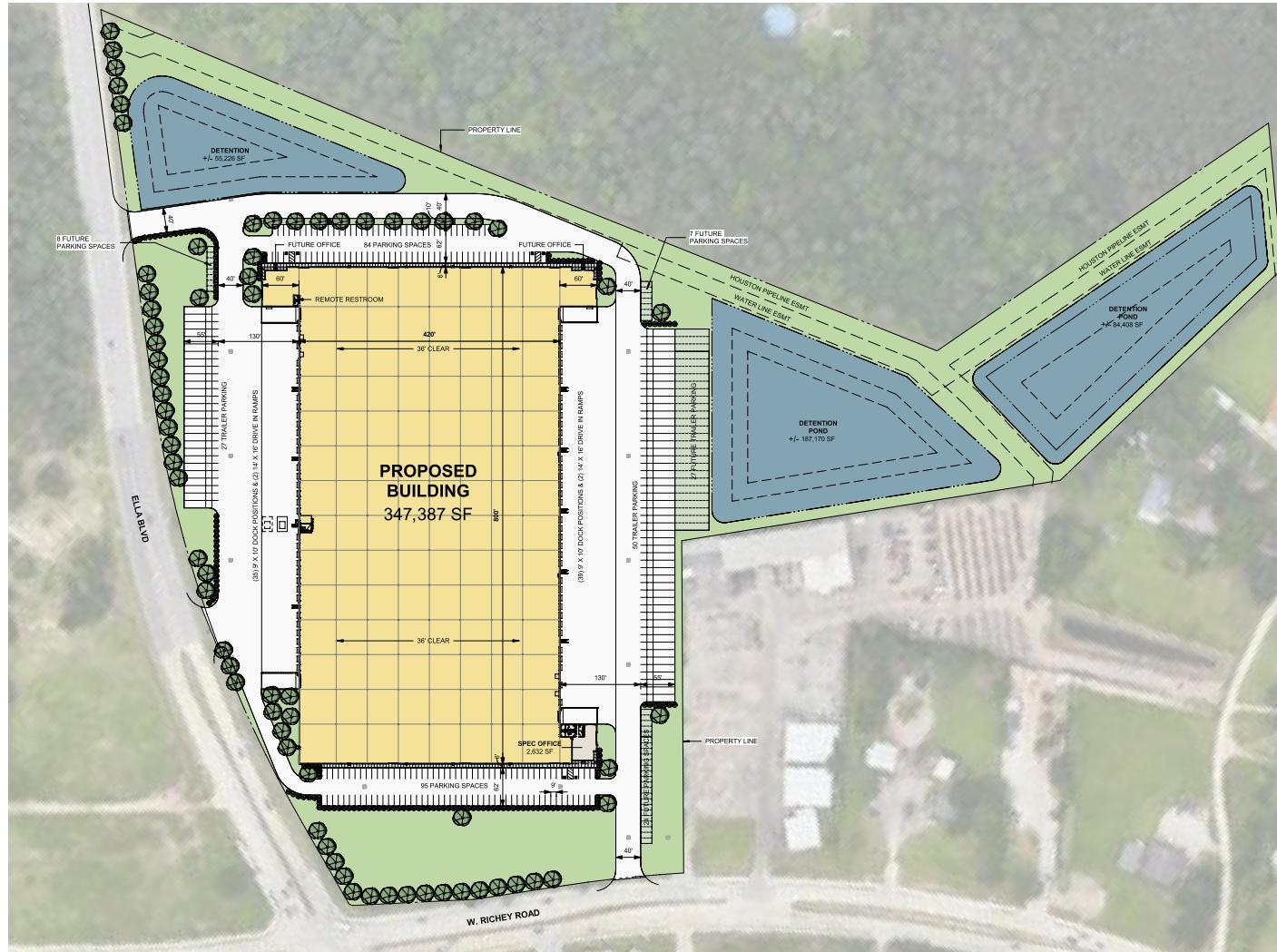
R45 Distribution Center is a Class A, 347,387 square-foot cross-dock industrial development situated on 28.99 acres. The project is well positioned in the North submarket with easy access to **Interstate 45, Beltway 8, and minutes from George Bush Intercontinental Airport (IAH)**, which ranks 19th out of 151 airports in the US in terms of cargo volume as of YE 2023. The Houston region is one of the most important industrial bases in the world and ranks **No. 2 in manufacturing GDP** in the U.S. Nationwide, industrial/logistic users are flocking to Houston to participate in the city's fast-growing, resilient market.

MASTER PLAN

TOTAL SF: 347,387 SF

ACRES: 28.99 Acres

BUILDINGS: 1





R45 DISTRIBUTION CENTER

BLDG. 1

TOTAL

BUILDING SIZE:	347,387 SF	347,387 SF
BUILDING CONFIG:	Cross Dock	28.99 Acres
BUILDING DEPTH:	420'	
DRIVE-IN DOORS:	4	
DOCK DOORS:	74	
TRUCK COURT:	130'-185'	
FIRE PROTECTION:	ESFR	
MIN. CLEAR HEIGHT:	36'	
TYPICAL BAY:	56' x 50'	
TRAILER PARKING:	Up to 104 (77 planned + 27 future)	
CAR PARKING:	Up to 218 (179 planned + 39 future)	
POWER:	3,000-amp, 277/480 volt, 3-phase, 4-wire electrical service	

HOUSTON INDUSTRIAL MARKET OVERVIEW

BOOMING MARKET

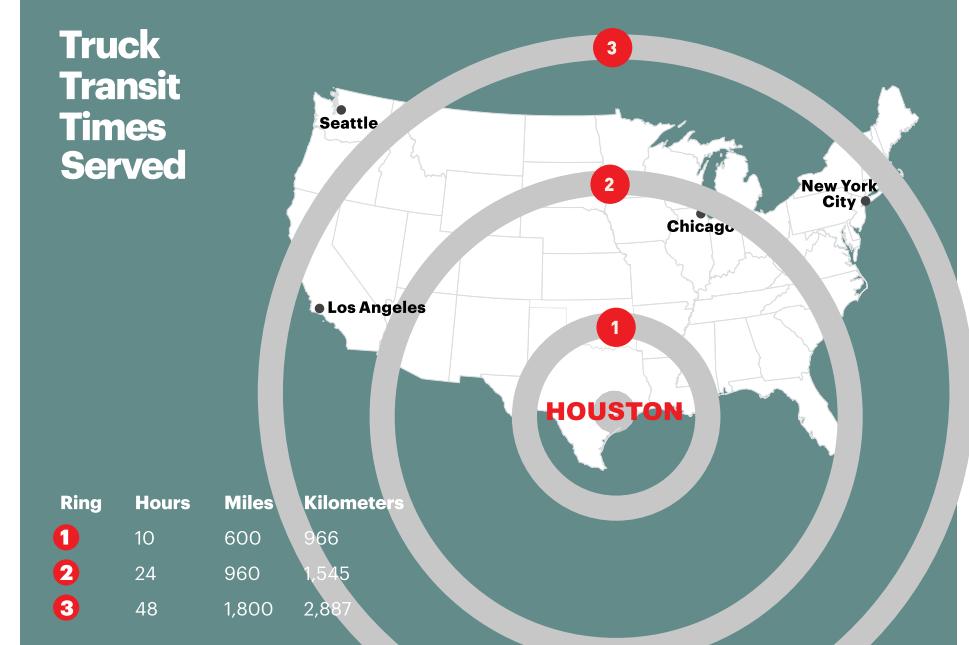
Houston is a thriving, international city with the nation's 3rd largest consular corps and business with over 90 different nations represented. Its cultural ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the world efficiently. From the Port of Houston and the Houston Airport System to a host of multinational companies doing business around the clock, Houston is well-positioned to connect business to the world market.

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. Its economy is strong, its cultures are many, and the quality of life is second to none.

During the fourth quarter of 2024, the Houston industrial market notched another consecutive quarter of healthy fundamentals. The market posted a lofty 4.8 million sq. ft. of absorption. To finish the year, net occupancy gains are above 21 million sq. ft. across the market.

Source: Greater Houston Partnership & CBRE Q4 24

Truck Transit Times Served



2

Fastest-Growing
U.S. Metropole
U.S. Census Bureau 2023

4

Nations Largest City
World Population Review



1

Relocation
Destination in the
United States
Greater Houston
Partnership

1

Port of Houston

Largest Gulf Coast container
port, handling 73% of U.S. Gulf
Coast container traffic



Largest export market in the
United States

9

America's Best Cities
PR Newswire

Best State for Business

Chief Executive Magazine



18 Consecutive Years

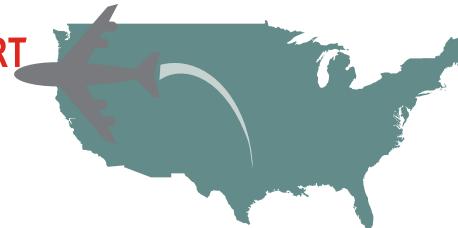
MAJOR EMPLOYERS

H-E-B Houston • Methodist
Memorial • Hermann Health
System • UT MD • Anderson
Cancer Center • Walmart
Exxon Mobil • HCA Houston
Healthcare • Kroger
Landry's Schlumberger
NASA's Johnson Space Center

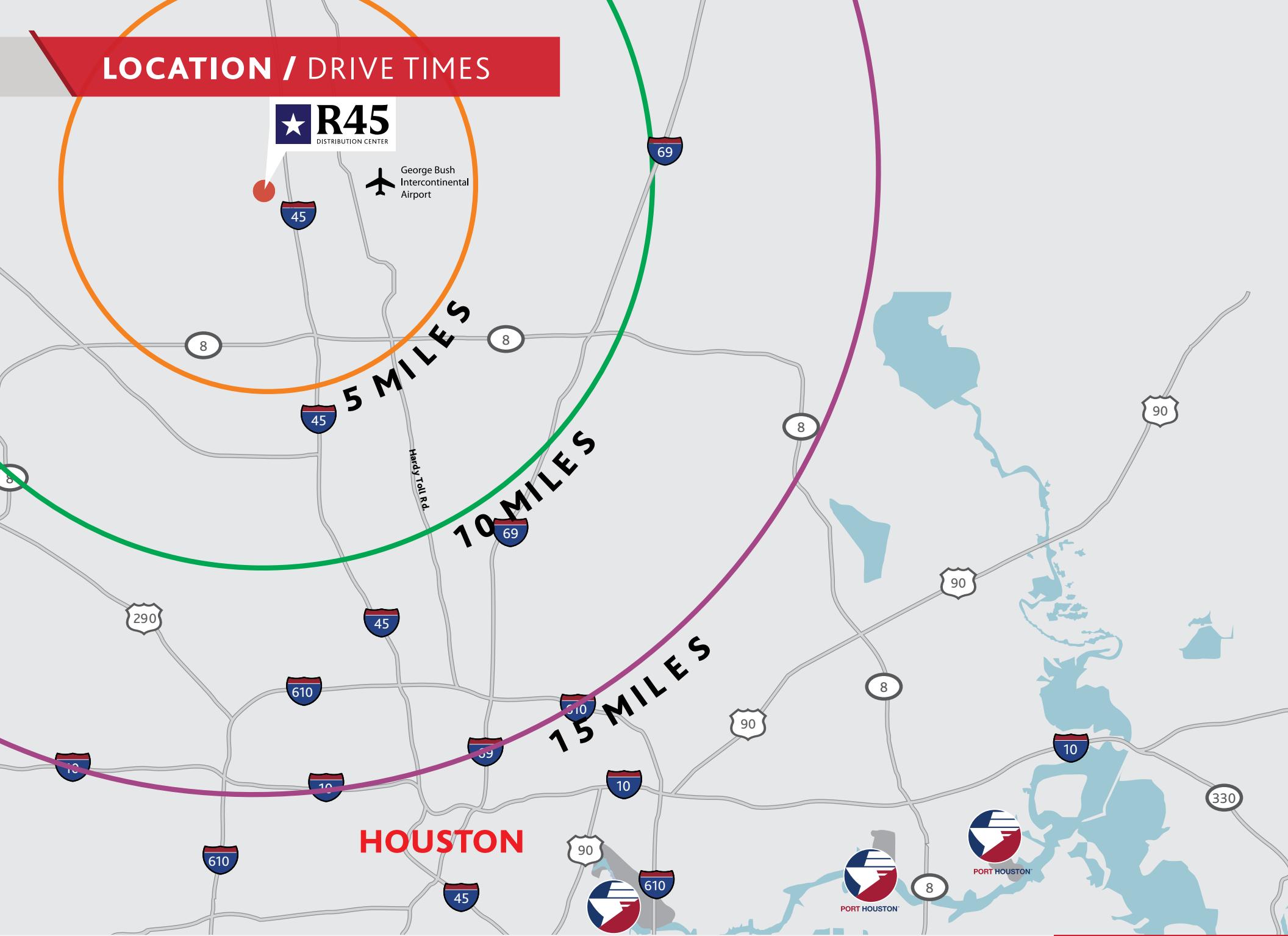
GEORGE BUSH INTERCONTINENTAL AIRPORT

any major city in the
continental United States in

<4 hours



LOCATION / DRIVE TIMES



EGRESS

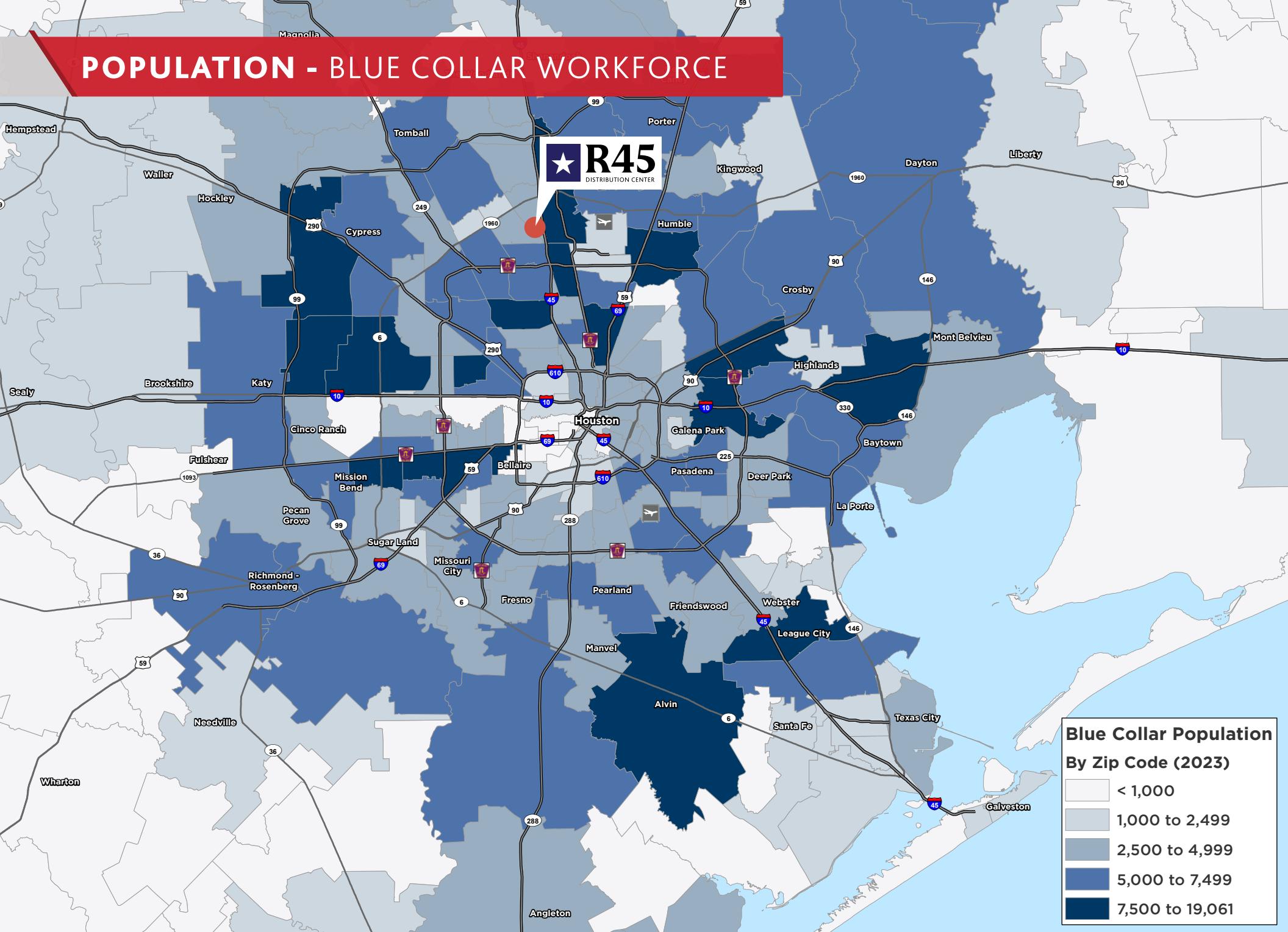
INGRESS

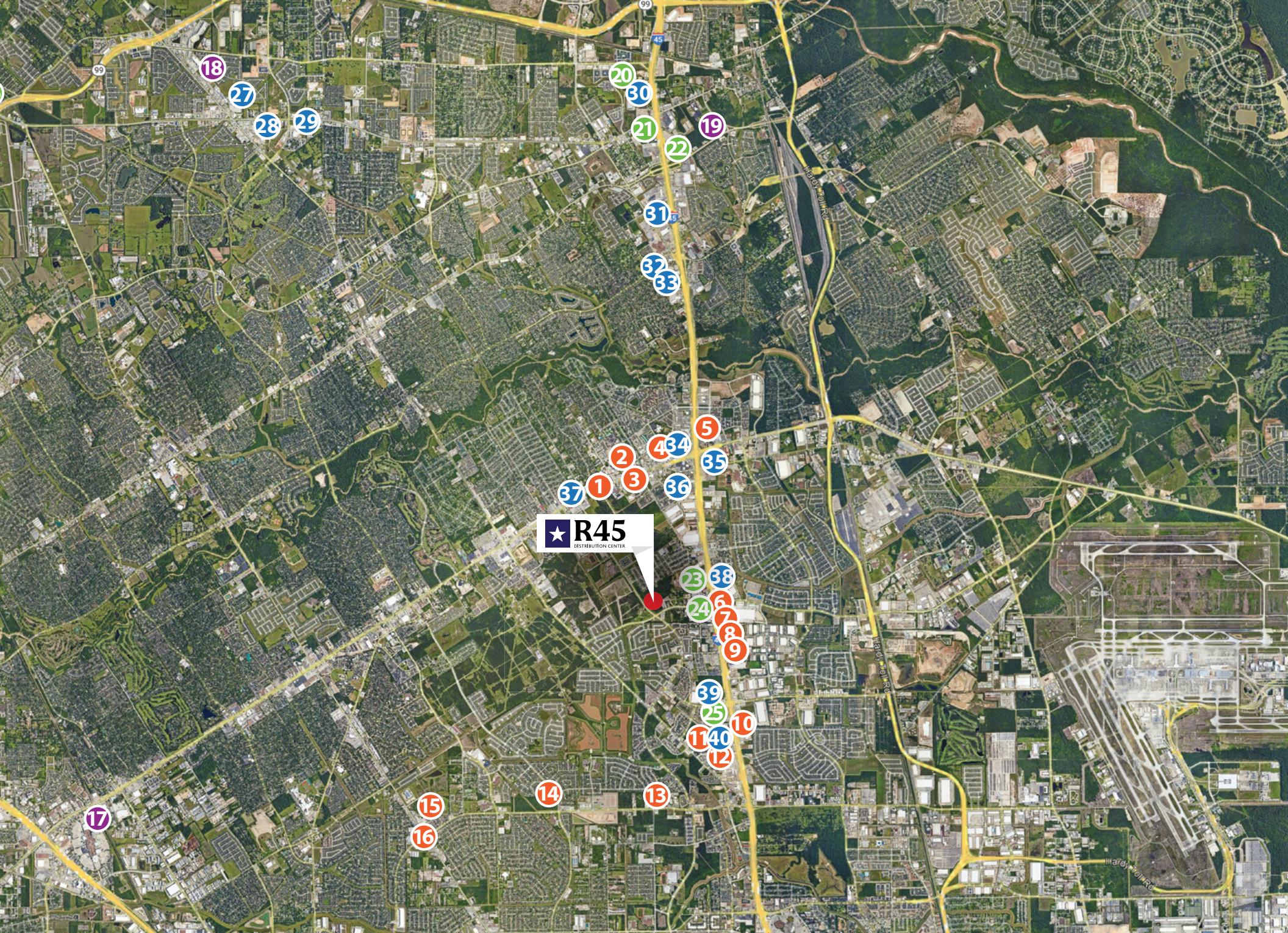
DRIVE TIMES FROM R45 DISTRIBUTION CENTER

Destination	Miles	Minutes
I-45	0.6	2
Beltway 8	4	6
Bush International Airport (IAH)	5	8
Grand Parkway (99)	6.5	11
I-610	13.9	16



POPULATION - BLUE COLLAR WORKFORCE







DINING

- 1 Starbucks
- 2 Luby's
- 3 IHOP
- 4 Chick-fil-A
- 5 Texas Roadhouse
- 6 Taco Bell
- 7 Buffalo Wild Wings
- 8 Olive Garden
- 9 Black Bear Diner
- 10 Pappasito's Cantina
- 11 Saltgrass Steakhouse
- 12 Raising Caines
- 13 Wendy's
- 14 Golden Chick
- 15 Little Caesar's Pizza
- 16 McDonald's



ENTERTAINMENT

- 17 Willowbrook Mall
- 18 Cinemark
- 19 Top Golf



HOTELS

- 20 Holiday Inn
- 21 La Quinta Inn
- 22 Comfort Inn & Suites
- 23 Candlewood Suites Houston North I-45 Spring
- 24 SpringHill Suites Houston I-45 North
- 25 Best Western Plus North Houston Inn & Suites
- 26 TownPlace Suites by Marriott Houston Tomball



SERVICES

- 27 Walmart
- 28 Sprouts
- 29 H-E-B
- 30 Shell
- 31 The Home Depot
- 32 Target
- 33 Best Buy
- 34 The UPS Store
- 35 Concentra Urgent Care
- 36 Wells Fargo Bank



CAPABILITIES

52

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

3.6

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

63

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS



NATIONAL PLATFORM - EXAMPLE PROJECTS



// NEXUS PARK

HOUSTON, TEXAS



// PARC SOUTHWEST

IRVING, TEXAS



// PARC NORTHEAST

RICHARDSON, TEXAS



// PARC SANTA FE

LITTLETON, COLORADO



// PARC AIR 59

HOUSTON, TEXAS



// 46 RANCH

FORT WORTH, TEXAS



// PARC ROYAL

IRVING, TEXAS



// PARC 59

HUMBLE, TEXAS

LEASED BY



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JACKSON SHAW



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials	

Date