



ROSENBERG

DISTRIBUTION CENTER



Up to 150 Acres Available for Build-To-Suit

Can Accommodate a 700,000 Square Feet Up to 1.8 Million Square Feet
Class A Distribution or Manufacturing Space Can Be Delivered Within 15 Months of a Signed Lease



Business Friendly Atmosphere

Tax Incentives Available
for Qualified Prospects



Strategic Location

Half-day Drive to Reach
18 Million in Population



Strong Labor Force

Located in One of the Fastest-
Growing Counties in the U.S.

In the Heart of Fort Bend County



Rosenberg is strategically situated **20 miles southwest** of Houston along **Interstate 69/U.S. Highway 59**, with excellent connectivity to the Greater Houston Metro Region.

Located within Fort Bend County, with its long-standing reputation as one of the best places to do business in America due to its low cost of living, strong labor pool, and business-friendly local governments, Rosenberg is poised to see continued growth well into the future.

Per the Greater Houston Partnership, "Fort Bend County continuously ranks as one of the fastest-growing counties in the region, as its population has tripled since 2000 and is expected to skyrocket to 1.8 million residents by 2050.



Ranked #1 Most Diverse
Counties in Texas



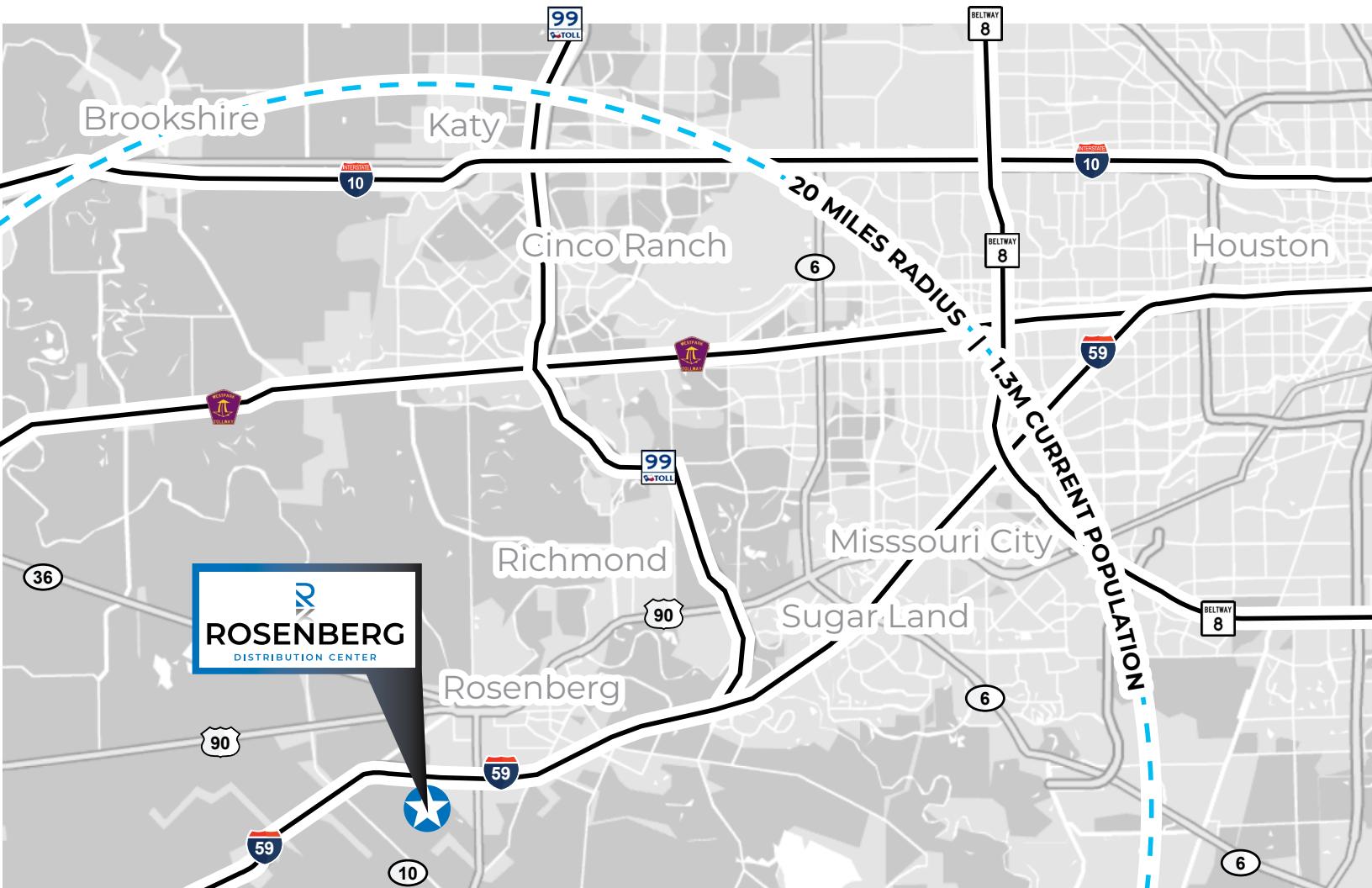
Ranked #2 Best Counties
for Families in Texas



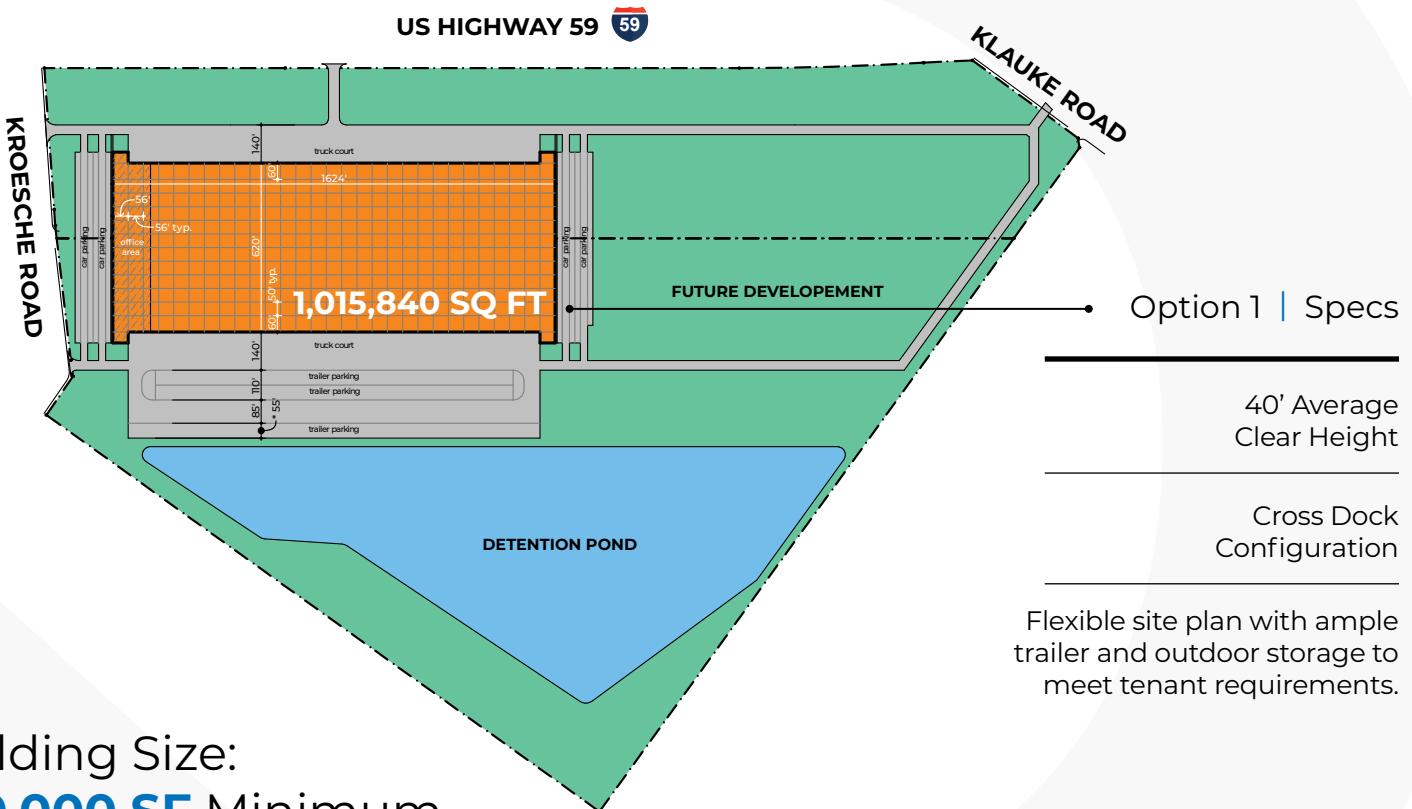
1.3M Current Population
within 20 Miles



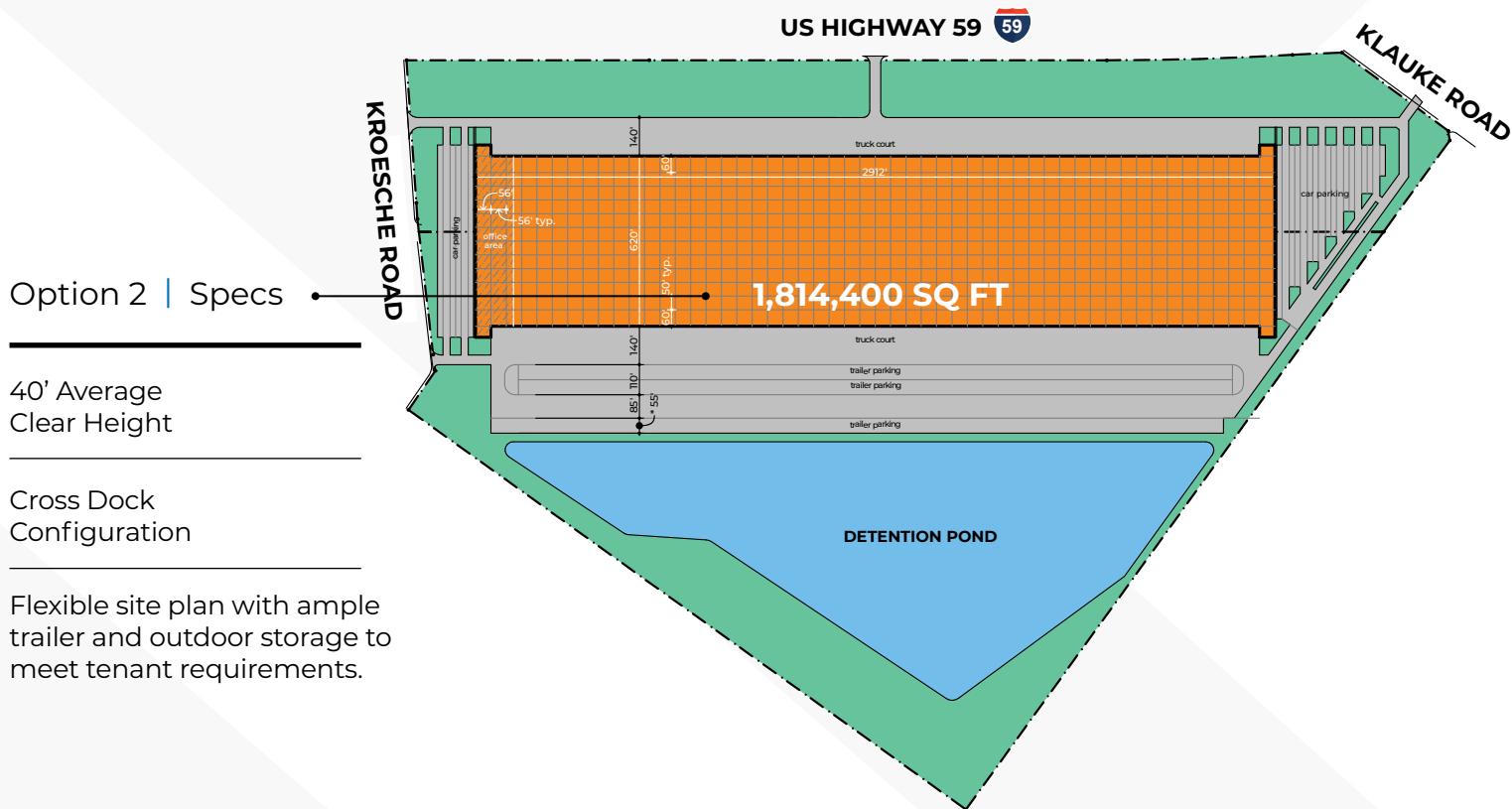
Strong Warehousing &
Manufacturing Labor Force



Site Plan Options



Building Size:
700,000 SF Minimum
Up to **1.8 Million SF**





Dallas / Fort Worth

1.3 POPULATION

DALLAS | 270 MI

INTERSTATE
35

INTERSTATE
45

Austin

974.5K POPULATION

AUSTIN | 140 MI

INTERSTATE
290

Houston

2.3M POPULATION

SAN ANTONIO | 175 MI

INTERSTATE
10

San Antonio

1.4M POPULATION

INTERSTATE
35

CORPUS
CHRISTI

INTERSTATE
37

Mexico

Port of Laredo No. 1
Inland Port in the U.S.

LAREDO

McALLEN

HARLIGEN

Texas is the leading destination for corporate relocations & expansion projects.



— TEXAS BY THE NUMBERS —



#1 U.S. Exporter for 22 years in a row in 2023



Texas led the nation in high tech exports for the 11th year in a row in 2023

26 Commercial Airports

58 Freight Railroads

34 Foreign Trade Zones

22 Interstate Highways

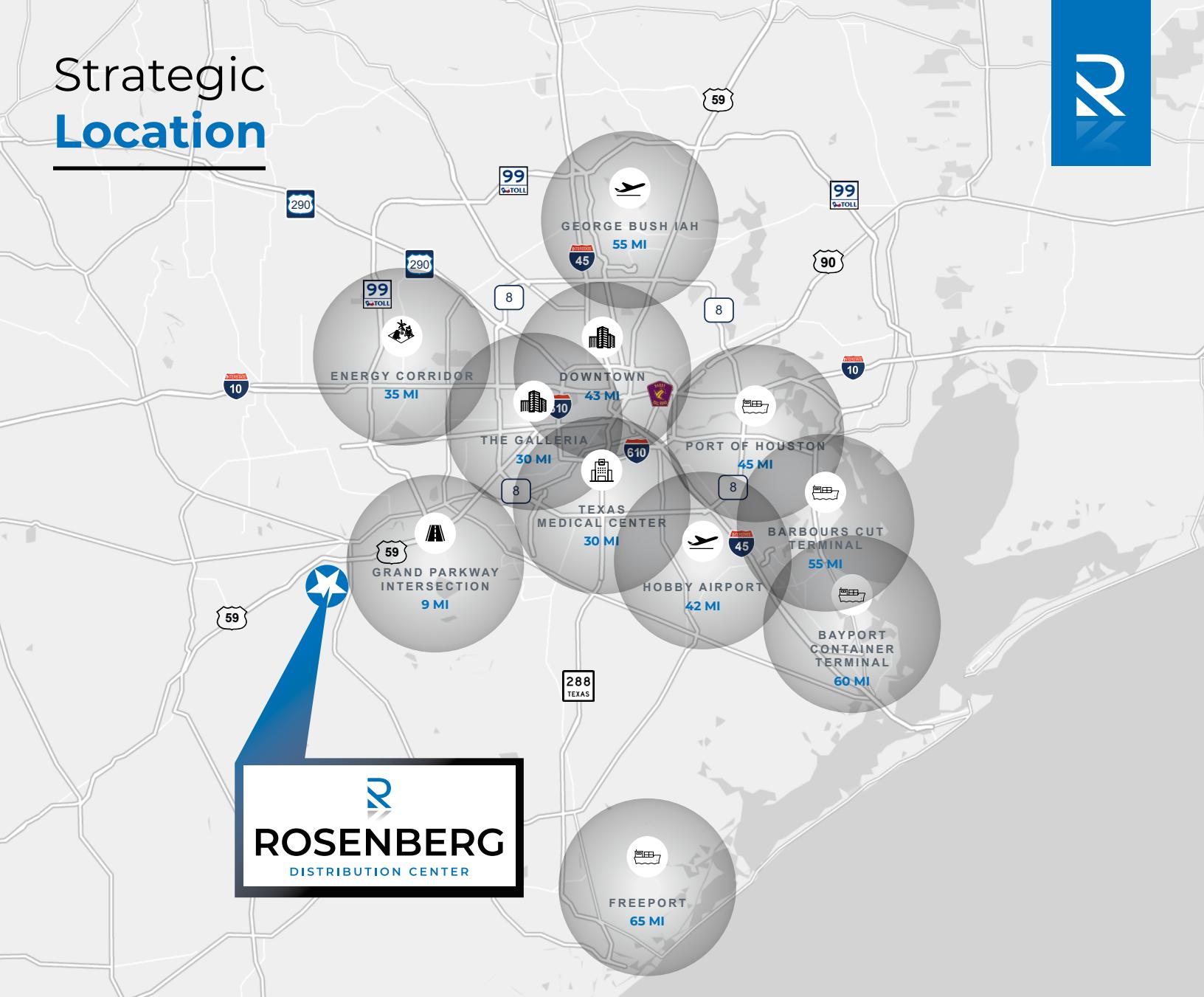
19 Sea Ports

52 Fortune 500 Companies

The Texas Triangle

Rosenberg Distribution Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

Strategic Location



HOUSTON MANUFACTURING

2nd	7,000	1 in 3	\$75.1	6th	223k
U.S. Metro for Manufacturing GDP	Manufacturers in the Region	Manufacturers in Texas Call Houston Home	Billion in Goods Produced Annually	Largest industrial Market in the U.S.	Industrial Employment

HOUSTON'S TALENT AND LABOR PIPELINES

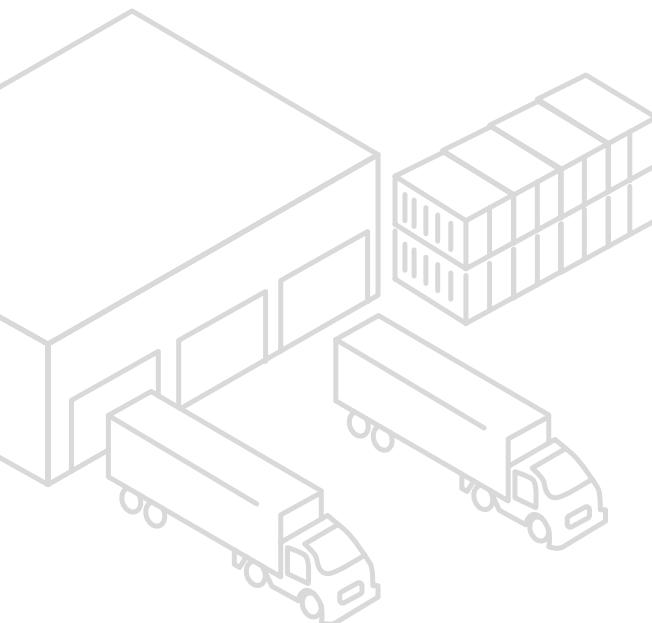
13	14	4,500+
Local colleges offering CNC & Quality Machining Courses and Degree programs	Area universities offering relevant degree programs and proximate labor pipelines	Employers benefiting from customized (SDF) sponsored training

Aerial View





National **Connectivity**



DISTRIBUTION REACH



1 - DAY DRIVE

11 HOURS

53,009,009M PEOPLE



2 - DAY DRIVE

22 HOURS

224,145,229M PEOPLE



ROSENBERG

DISTRIBUTION CENTER



 TRANSWESTERN

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