

PROLOGIS LEGACY POINT

BUILDING 1 - 1,002,406 SF
BREAKING GROUND FEBRUARY 2026



350 ACRE INDUSTRIAL DEVELOPMENT

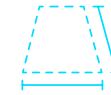
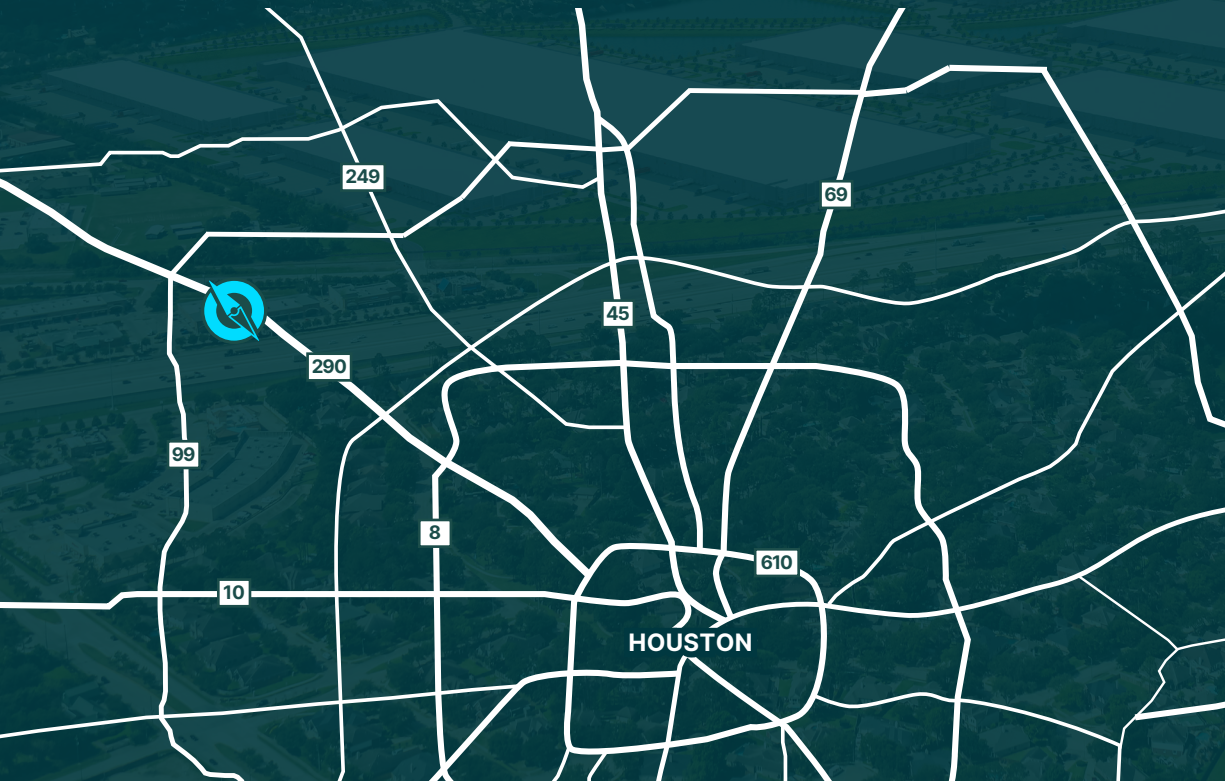
HWY 290 & FRY RD | CYPRESS, TX



Colliers

PROLOGIS LEGACY POINT

Nestled against the popular 290 Freeway in the desirable Cypress community, Prologis Legacy Point is currently underway as one of Houston's newest premier industrial business parks. Designed to LEED Silver sustainability standards and with modern requirements in mind, this well-appointed, master-planned park will provide a desirable northwest location for companies wanting convenient access to the Houston MSA as well as the ever-growing Texas Triangle. The park currently contains 350 acres of developable land for a combination of speculative development and build-to-suit opportunities ranging from 200,000 SF to ±1.3 Million SF.



Up to 5 Million SF
Available for BTS



Located in NW Houston
@ Hwy 290 at Fry Road



Multiple points of
ingress/egress



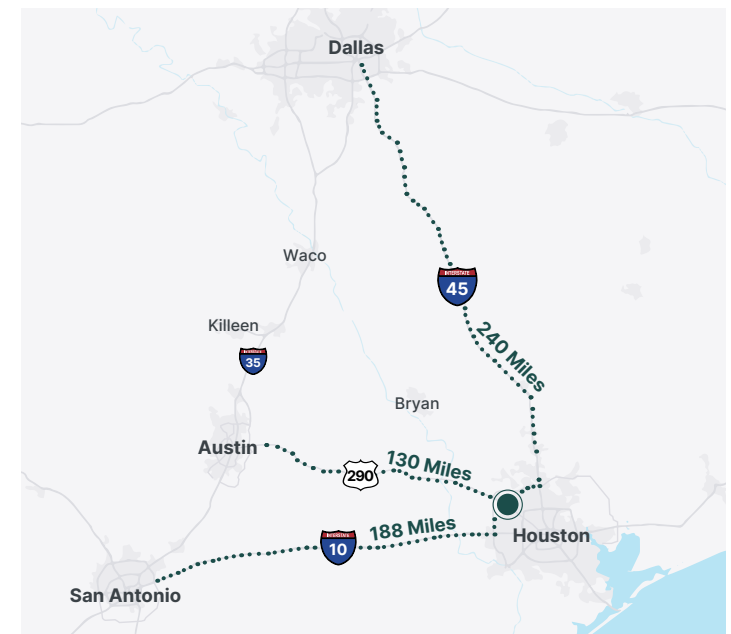
Close Proximity
to Grand Parkway



Freeway
Frontage & Visibility



Access to Large
Labor Workforce



Tailored Solutions for Modern Industry



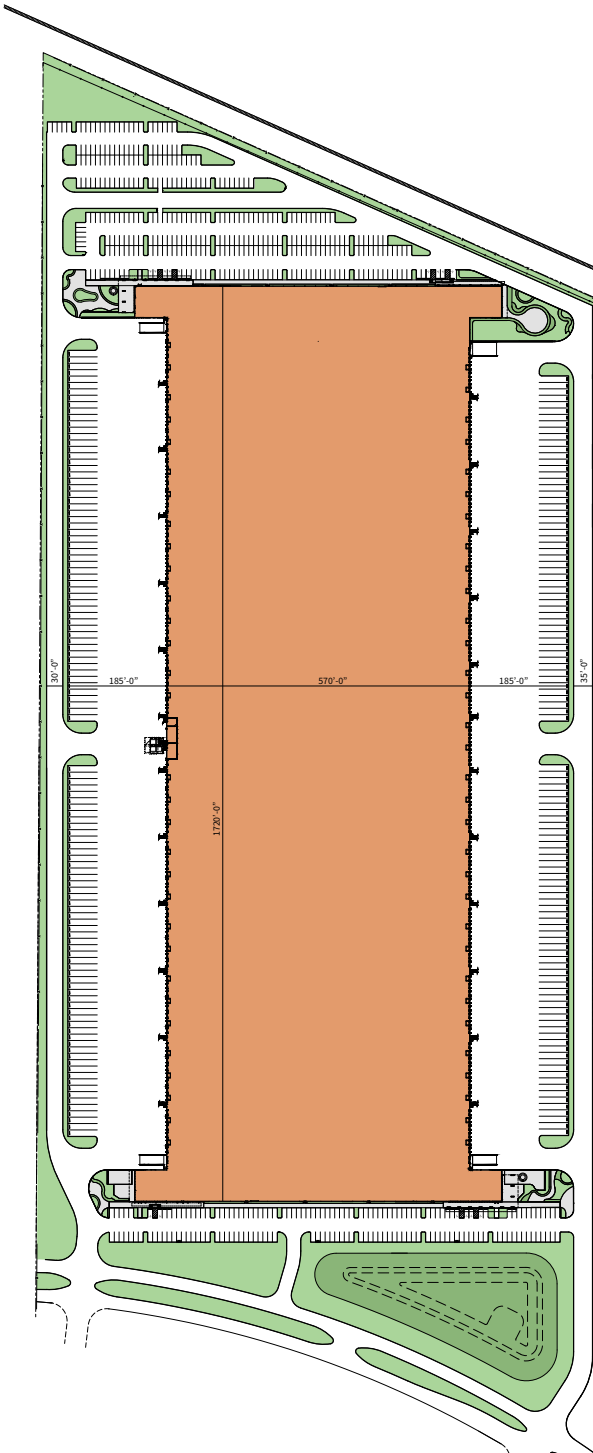
Building 1 Rendering



Building 1 Pad Complete



Building 1 Rendering



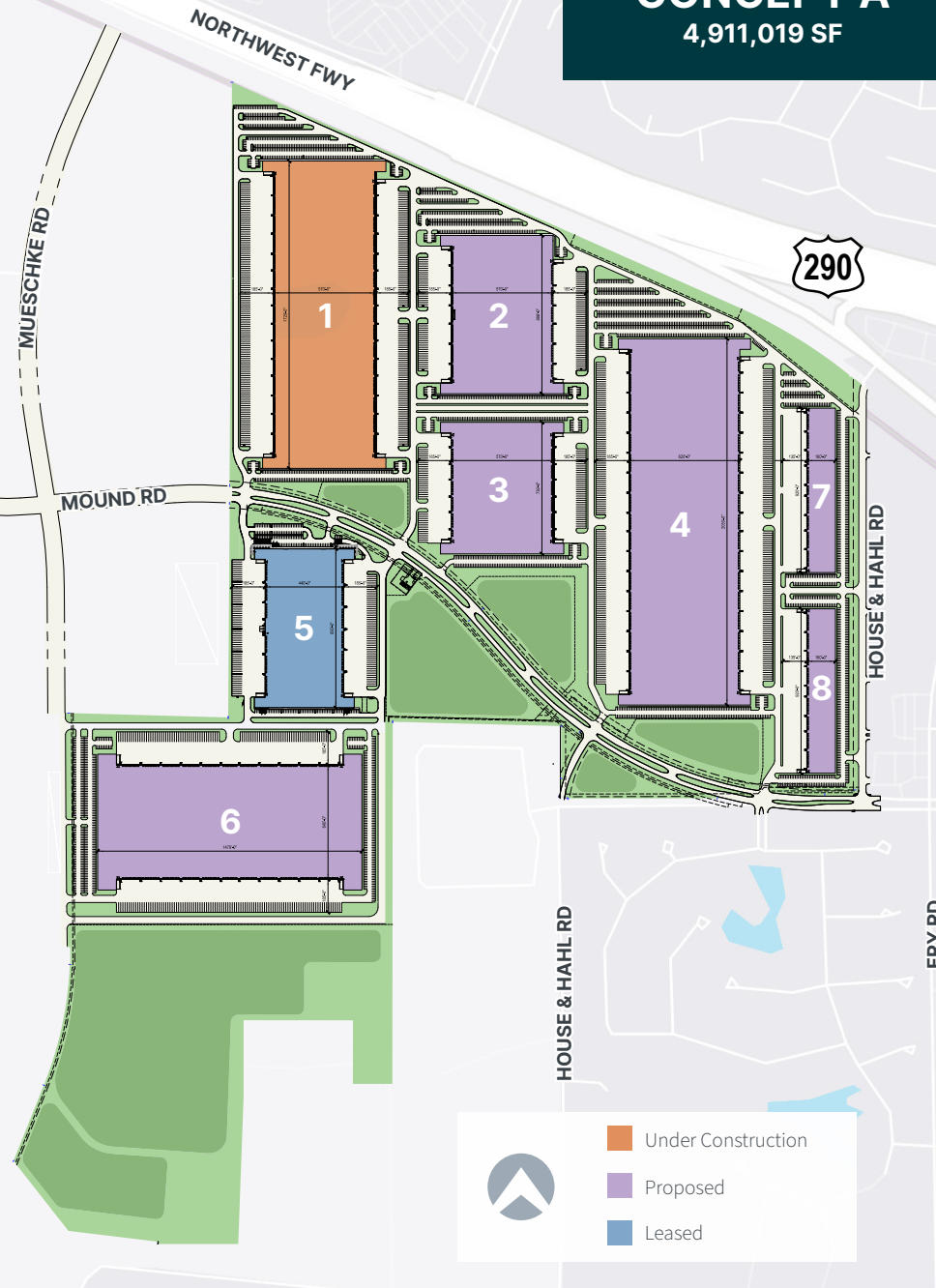
BUILDING 1 | 1,002,406 SF

Address	18502 Mound Road, Cypress, Texas 77433
Delivery Date	Q1 2027
Site Acreage	±49.1 Acres
Total Building SF	1,002,406 SF
Office SF	3,584 SF (Pre-finished)
Clear Height:	40'
Slab on Grade:	8" thick, 4,000 psi
Overhead Doors:	One Hundred Eighty-Eight (188) 9' x 10' Dock high doors Four (4) 12' x 14' Drive-in doors
Roof:	80 Mil TPO
Fire Protection:	ESFR
Electrical Services:	Two (2) 3,000 kva services, 480 Volt, 3 Phase
Interior Lighting:	LED warehouse fixtures - 30 foot-candles at 36" AFF
LEED:	LEED Silver Certification
Parking:	(227) Trailer parking spaces (499) Car parking spaces (8) EV chargers

OFFICE FLOOR PLAN



CONCEPT A 4,911,019 SF



BUILDING 1 | 1,002,406 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±188 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±499 parking spaces
- ±227 trailer storage spaces

BUILDING 2 | 515,820 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±83 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±400 parking spaces
- ±90 trailer storage spaces

BUILDING 3 | 433,920 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±72 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±260 parking spaces
- ±75 trailer storage spaces

BUILDING 4 | 1,285,411 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±233 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 50' column spacing
- ±760 parking spaces
- ±280 trailer storage spaces

BUILDING 5 | 407,302 SF

- Cross Dock Configuration
- 26' Minimum Clear Height
- ±92 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 53'-4" column spacing
- ±185 parking spaces
- ±113 trailer storage spaces

BUILDING 6 | 971,760 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±152 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 52' column spacing
- ±560 parking spaces
- ±190 trailer storage spaces

BUILDING 7 | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 52' x 50' column spacing
- ±335 parking spaces
- ±0 trailer storage spaces

BUILDING 8 | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 52' x 50' column spacing
- ±335 parking spaces
- ±0 trailer storage spaces

CONCEPT B

4,870,759 SF

290

NORTHWEST FWY

MUESCHKE RD

MOUND RD

HOUSE & HAHL RD

FRY RD

HOUSE & HAHL RD



- Under Construction
- Proposed
- Leased

BUILDING 1 | 1,002,406 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±188 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±499 parking spaces
- ±227 trailer storage spaces

BUILDING 2: | 515,820 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±83 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 51' column spacing
- ±400 parking spaces
- ±90 trailer storage spaces

BUILDING 3: | 433,920 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±72 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 60' column spacing
- ±273 parking spaces
- ±75 trailer storage spaces

BUILDING 4: | 1,285,411 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±233 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 45' column spacing
- ±760 parking spaces
- ±280 trailer storage spaces

BUILDING 8: | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 40' column spacing
- ±347 parking spaces
- ±0 trailer storage spaces

BUILDING 5: | 407,302 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 53'-4" column spacing
- ±185 parking spaces
- ±113 trailer storage spaces

BUILDING 6A: | 465,750 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 50'-6" column spacing
- ±304 parking spaces
- ±100 trailer storage spaces

BUILDING 6B: | 465,750 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 50'-6" column spacing
- ±301 parking spaces
- ±101 trailer storage spaces

BUILDING 7: | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 40' column spacing
- ±365 parking spaces
- ±0 trailer storage spaces

Seamless Connectivity



4 miles to
Grand Parkway



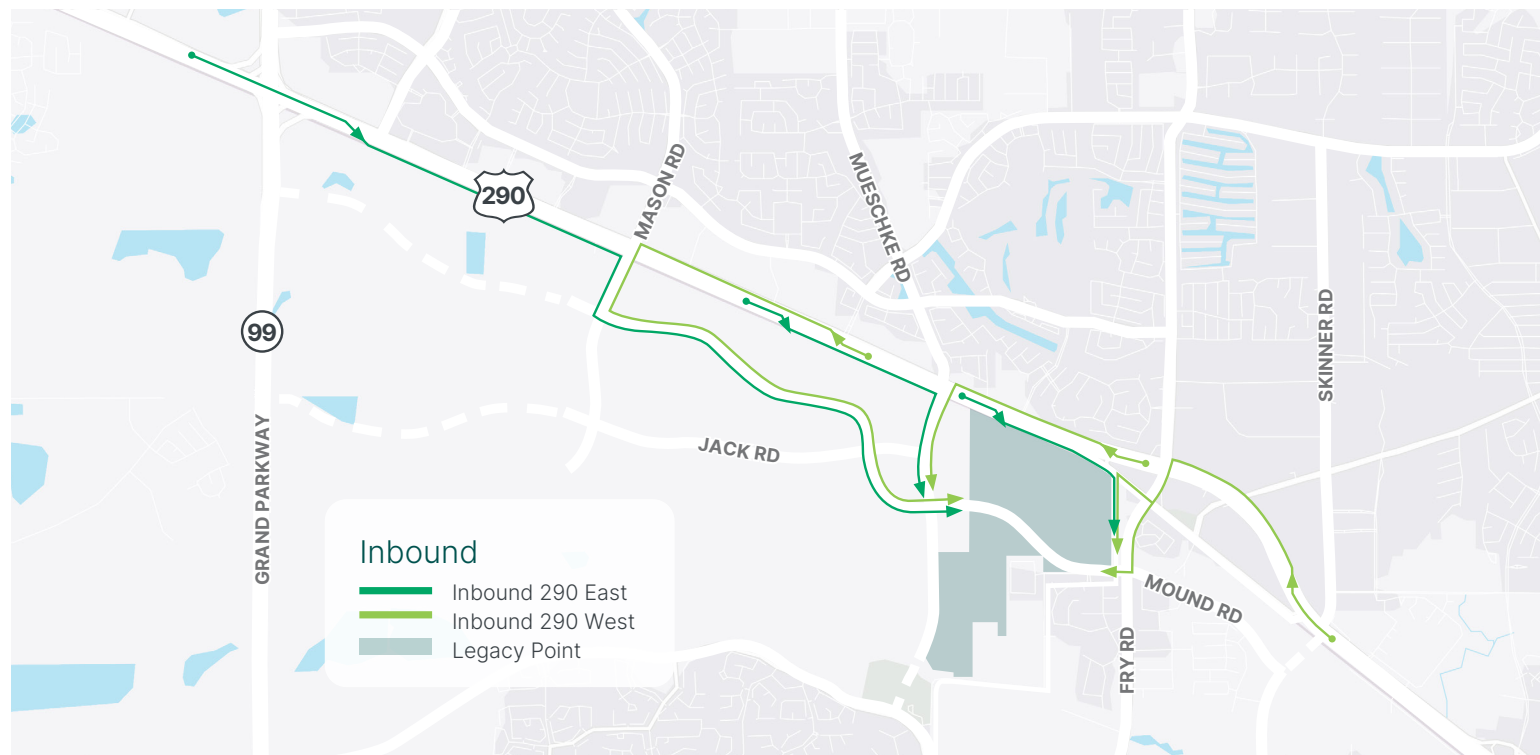
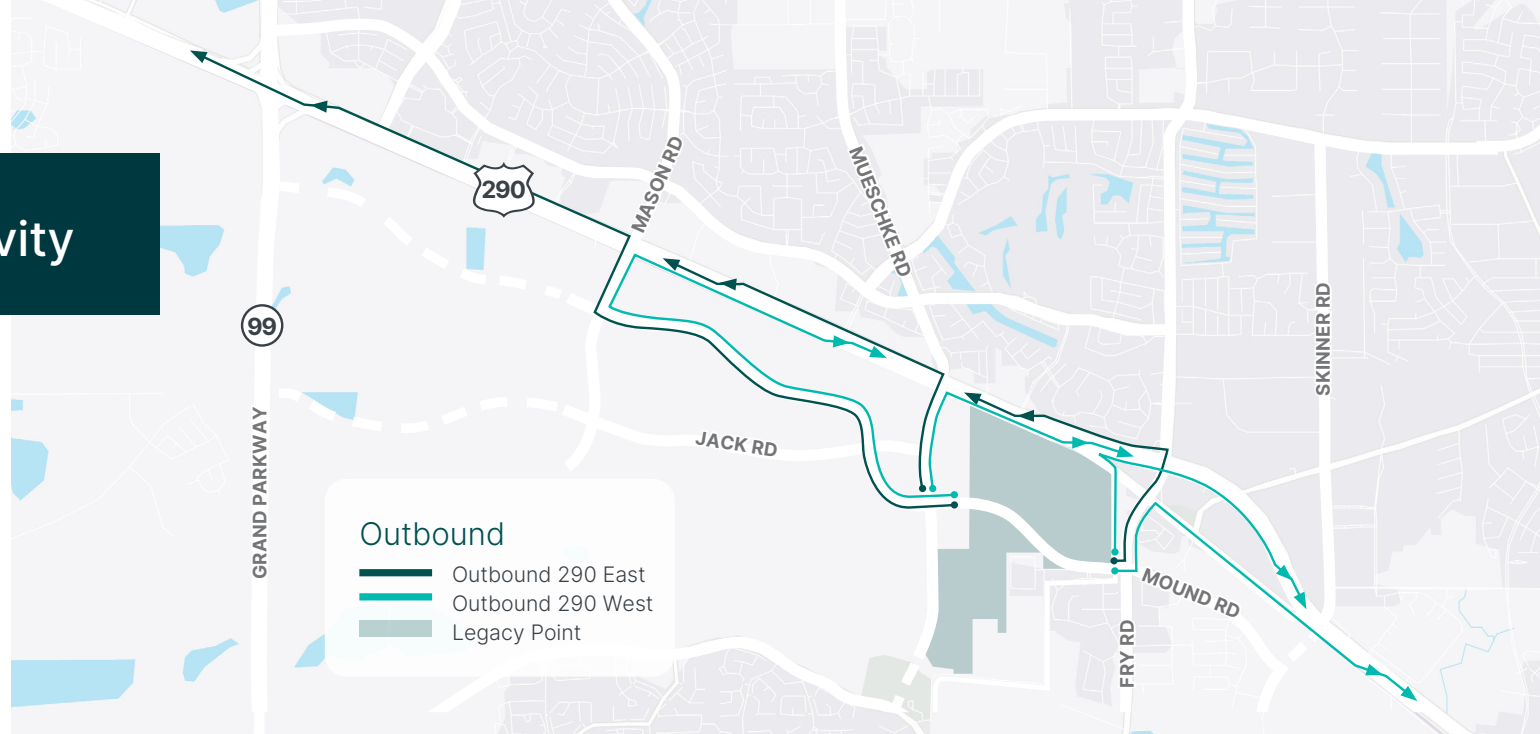
12 Miles to
Beltway 8



26 miles to
Houston CBD



27 Miles to
Bush IAH



Efficiency Meets Exposure



The Essentials Platform

Advanced, end-to-end solutions across every touchpoint of today's supply chain.

Operations

Our turnkey warehouse solutions get you operational quickly and keep your product moving efficiently.

- Turnkey warehouse solutions
 - Move in + setup
 - Renewal + optimization
 - Relocation
- Racking systems
- Forklifts & industrial trucks
- Network infrastructure & security
- Automation solutions
- Other ancillary solutions

Mobility

Turbocharge your drive to zero emissions with our comprehensive suite of mobility solutions.

- Fleet electrification for depots & hubs
- Temporary power
- Hydrogen fueling
- Workplace charging

Energy & Sustainability

Join us—your partner on the journey to decarbonization and net zero.

- Clean energy solutions
- Energy storage
- Lighting and electrical
- Energy-efficiency solutions
- Backup power generators
- Power purchase agreements
- Renewable energy credits
- Carbon credits

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing & retention programs
- Training & certification



PROLOGIS LEGACY POINT

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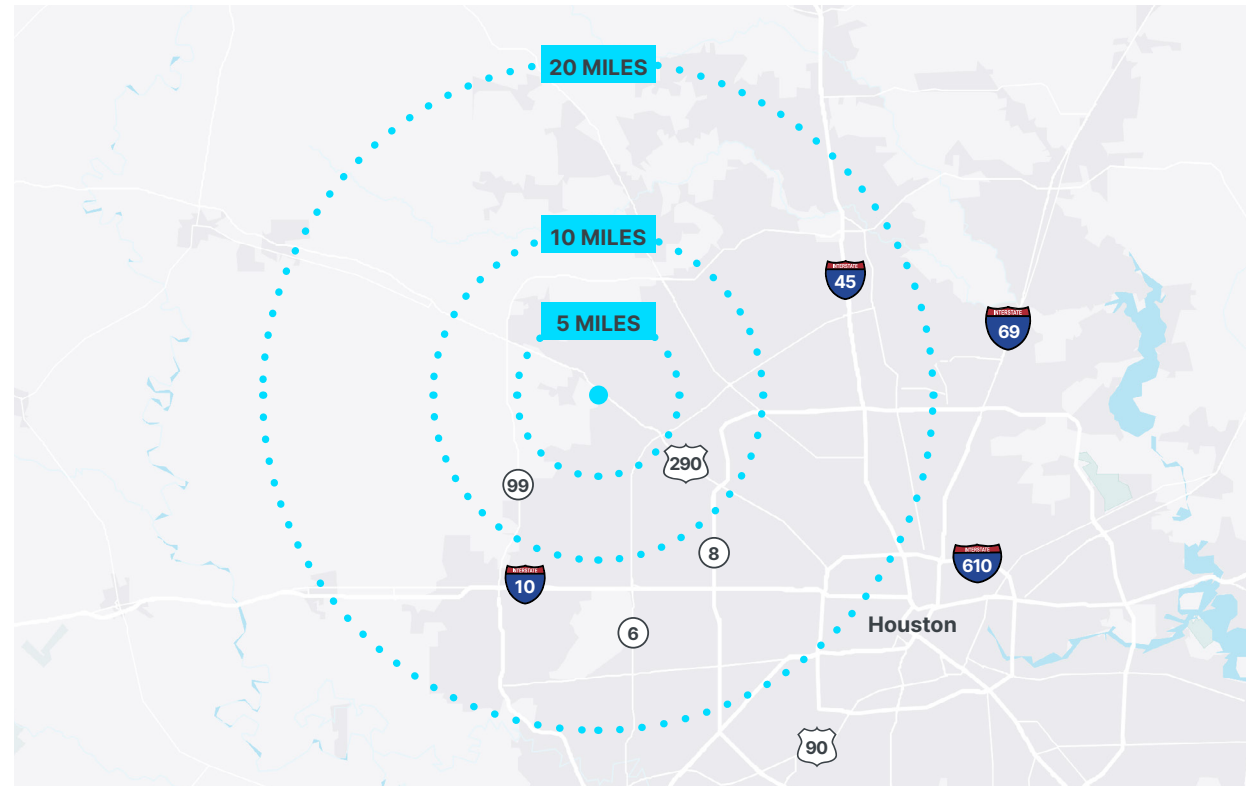


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Access to Labor

5 MI	100,009 2025 Total	10,845 Warehouse Employees
10 MI	396,660 2025 Total	41,651 Warehouse Employees
20 MI	1,392,148 2025 Total	222,328 Warehouse Employees

Access to Consumers

5 MI	\$143,388 Median HH Income	182,509 Total Population
10 MI	\$101,892 Median HH Income	733,790 Total Population
20 MI	\$88,765 Median HH Income	2,655,823 Total Population

* Source: Lightcast, Hydra

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.3 billion square feet owned and under management in 20 countries on four continents.

Data as of October 15, 2025, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.