

JACKSONSHAW

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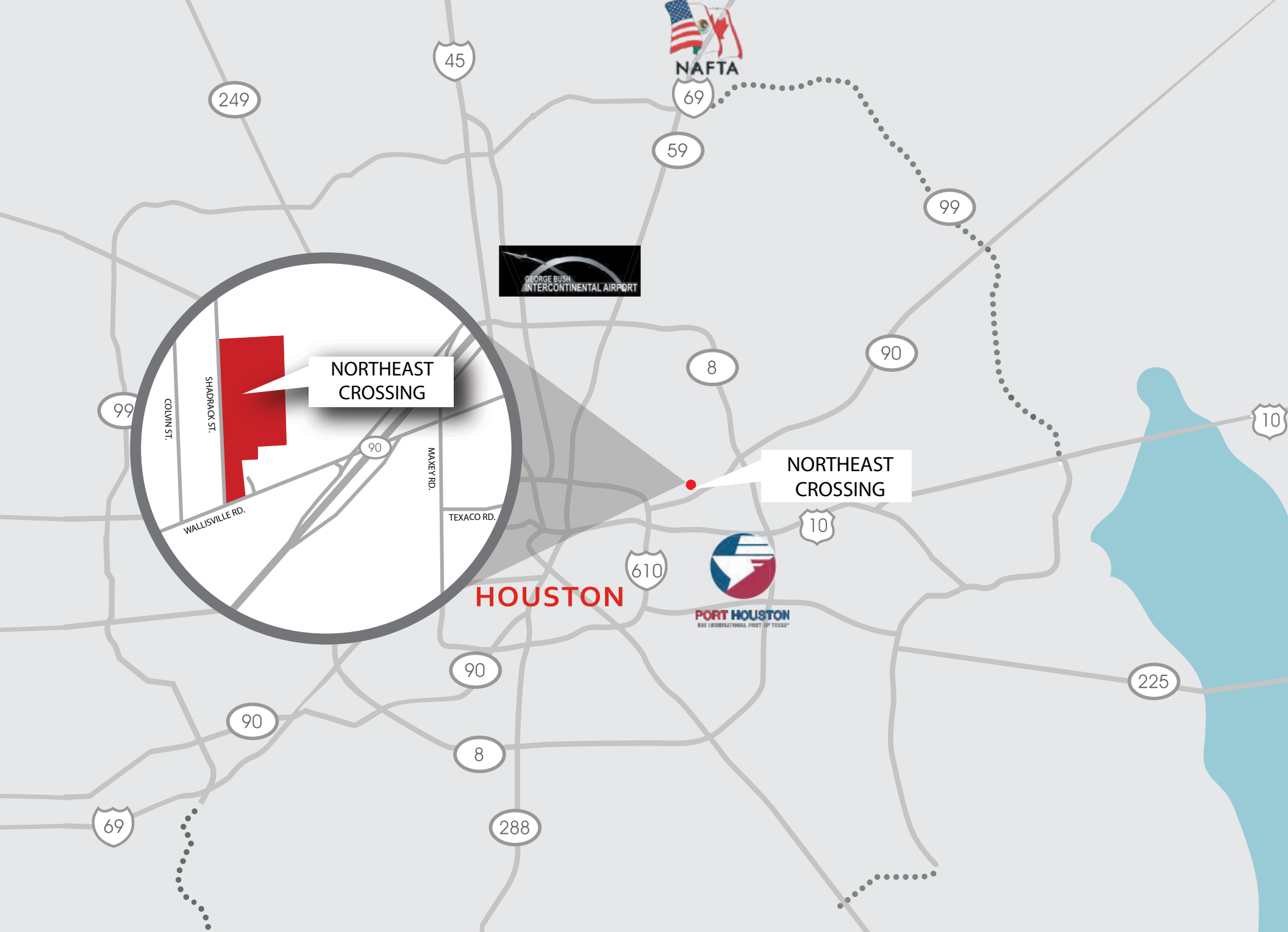
NORTHEAST CROSSING

27.45 Acres // 1 Building // 424,404 SF
4016 Shadrack St. // Houston, Texas



JACKSONSHAW

ESTABLISHED 1972



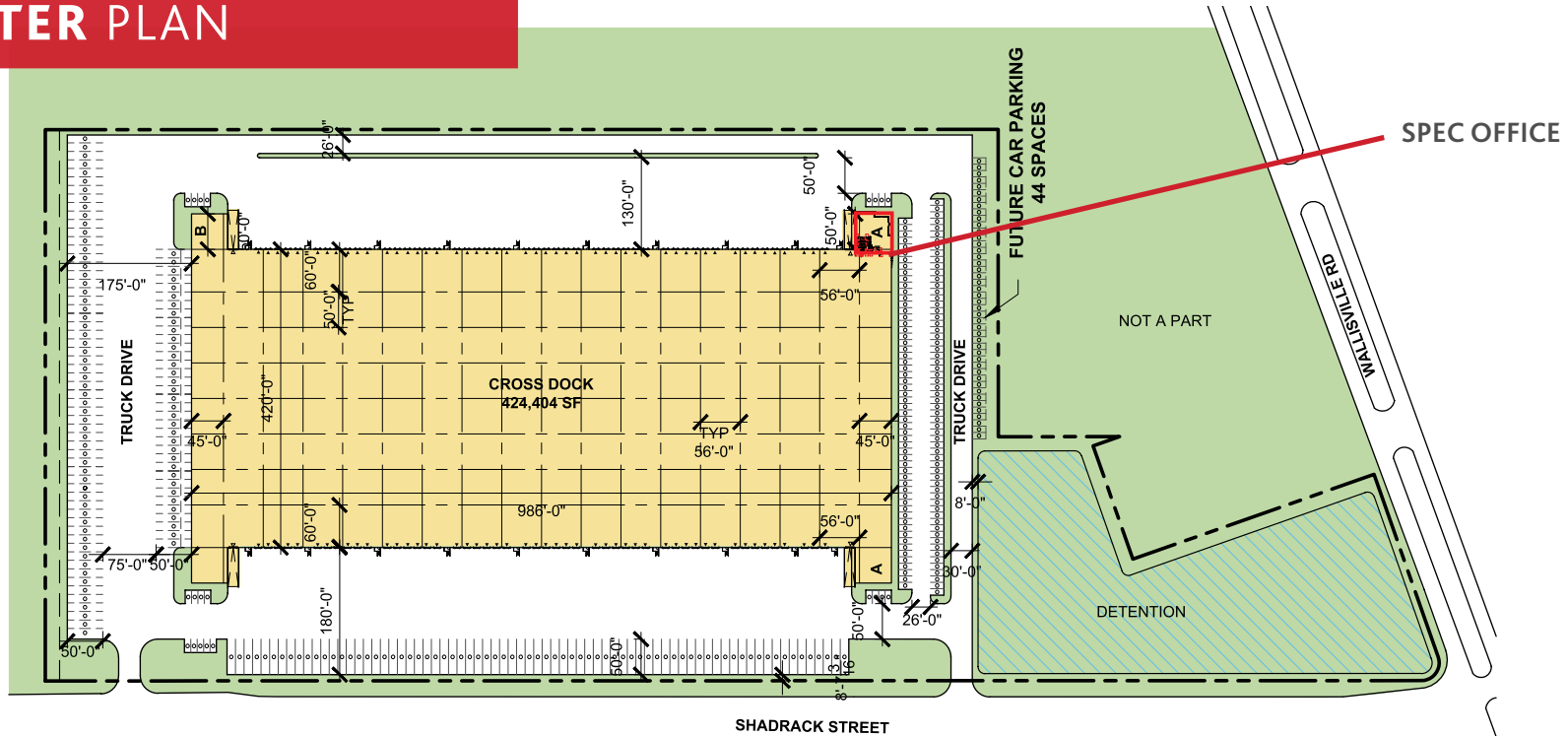


OVERVIEW

Northeast Crossing is 27.45 acres and will consist of one building totaling 424,404 square feet with a cross-dock configuration and 420 feet in depth. The typical bay at Northeast Crossing is 56 feet by 50 feet, with truck courts of 130 to 185 feet and ample trailer parking.

The project is well positioned in the Northeast submarket with unparalleled access to U.S. 90, I-10, Beltway 8 and 610. Experiencing double digit population growth from 2010-2018, Houston has been one of the fastest growing metropolitan areas in the United States.

MASTER PLAN



NORTHEAST CROSSING

BLDG. 1

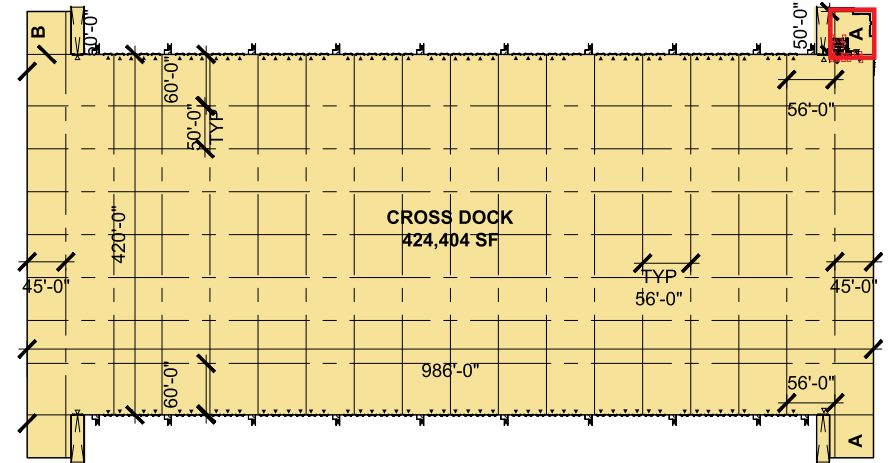
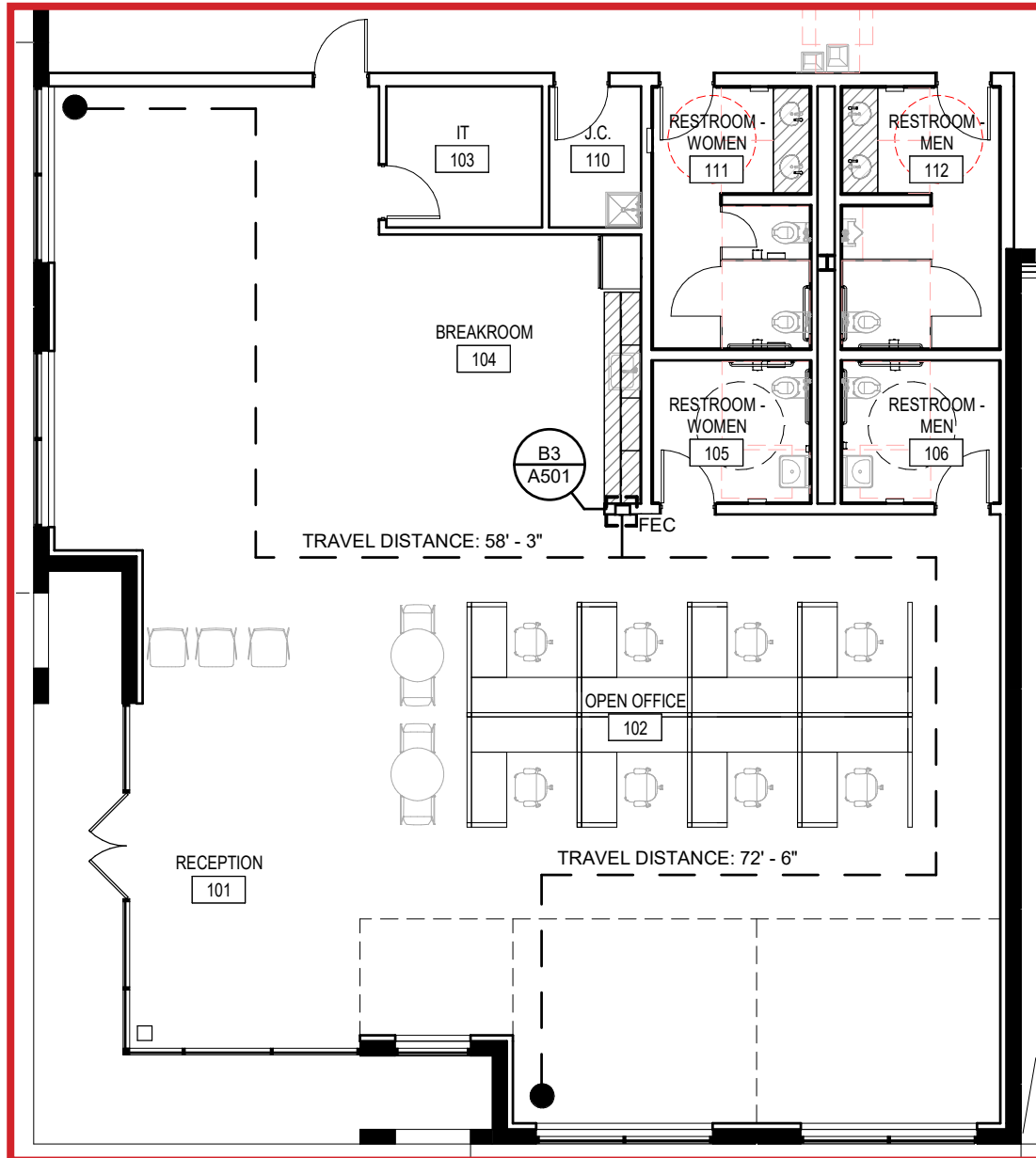
BUILDING SIZE:	424,404 SF
MINIMUM DIVISIBLE:	90,000 SF
BUILDING CONFIG:	Cross Dock
BUILDING DIMENSIONS:	986' x 420'
DOCK DOORS:	100
DRIVE-IN DOORS:	4
TRUCK COURT:	130' / 180' (Fully Fenced & Secured)
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX):	140 up to 230
TRAILER PARKING (APPROX):	132 up to 167

OFFICE & OTHER TENANT IMPROVEMENTS

3,127 SF of Open Office with Remote Warehouse Restrooms
Whiteboxed Interior of Warehouse w/ Yellow Painted Columns
LED Warehouse Lighting w/ Motion Sensors
(34) 40,000 lb Pit Levelers
8' Perimeter Security Fence w/ 2 Rolling Gates
High Pile Ready
2,000 Amp Power

SPEC OFFICE

Total SF: $\pm 3,127$



HOUSTON MARKET OVERVIEW

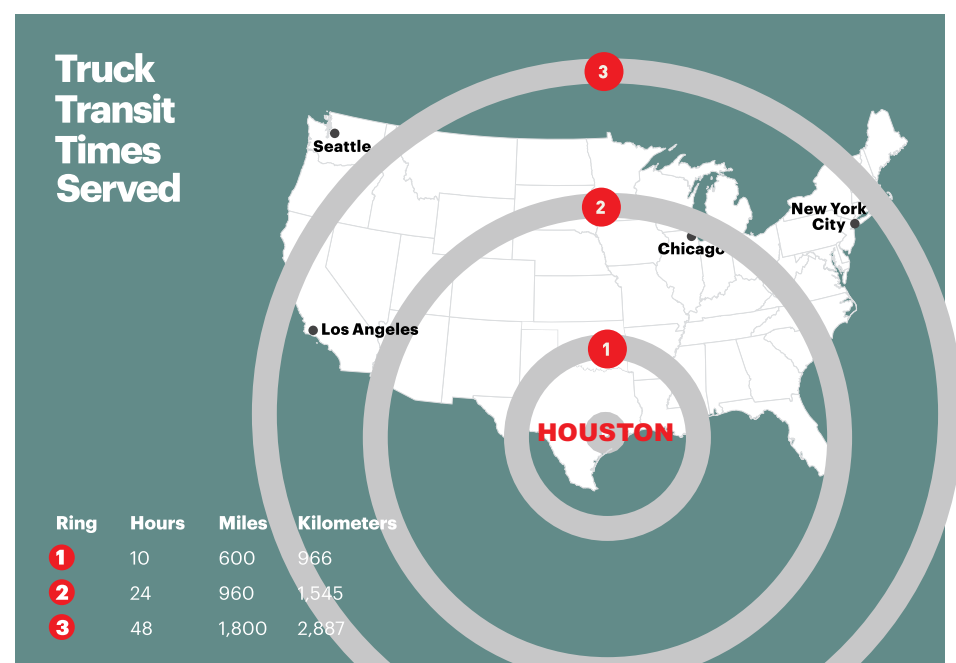
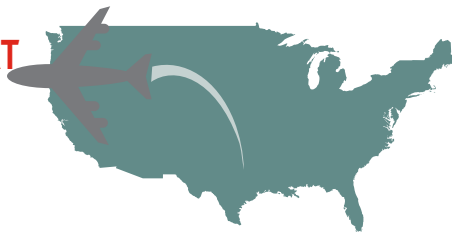
Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. It's economy is strong, cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

Houston is one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular. It all combines to make this the perfect place to do business. From energy to health care and aerospace to information technology, the Houston region offers a strong infrastructure to support these growing industries plus a thriving innovation landscape to launch the next generation of companies. Add in a highly trained and skilled workforce and you have the makings of one of the nation's strongest economies.

Houston is a thriving, international city with ties stretching 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 multi-national entities doing business around the clock, Houston is where you want to be to connect your business to the world.

Houston offers a highly competitive business environment at a favorable cost. The region is a national leader in business relocations and expansions thanks in large part to its pro-growth attitude. State and local incentives as well as a favorable tax structure make this region an attractive place to do business for companies of all sizes.

**GEORGE BUSH
INTERCONTINENTAL AIRPORT**
any major city in the
continental United States in
<4 hours



#2

Top metro for new and expanded corporate facilities
Site Selection Magazine

#7

Largest U.S. metro economy
U.S. Bureau of Economic Analysis

760

Expansion and Relocation Projects in Last 2 Years
Greater Houston Partnership

#4

Nations Largest City

World Population Review



Largest export market in the U.S

Greater Houston Partnership



Second best U.S. metro area for STEM workers

American Enterprise Institute

Best State for Business

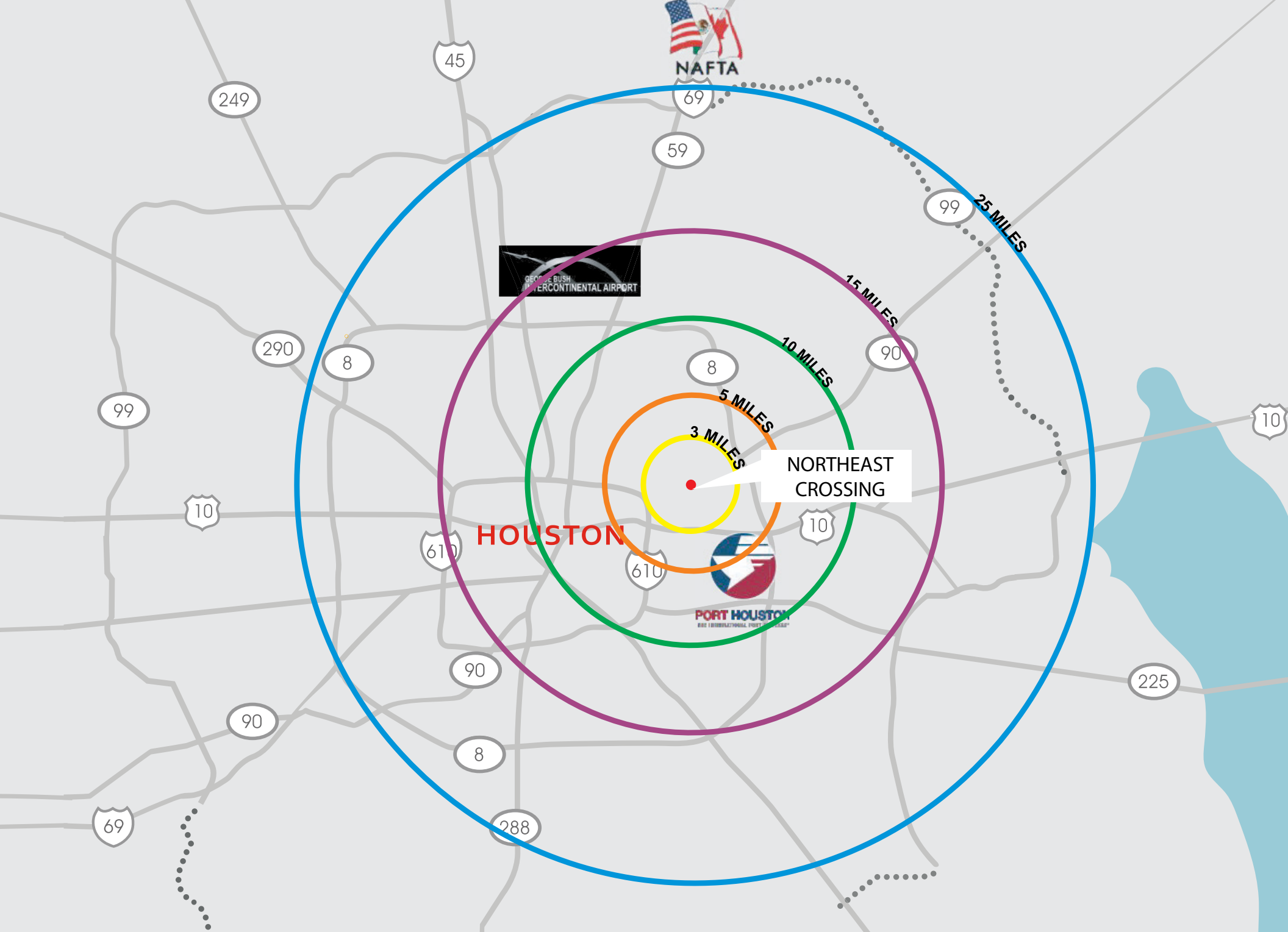
Chief Executive Magazine



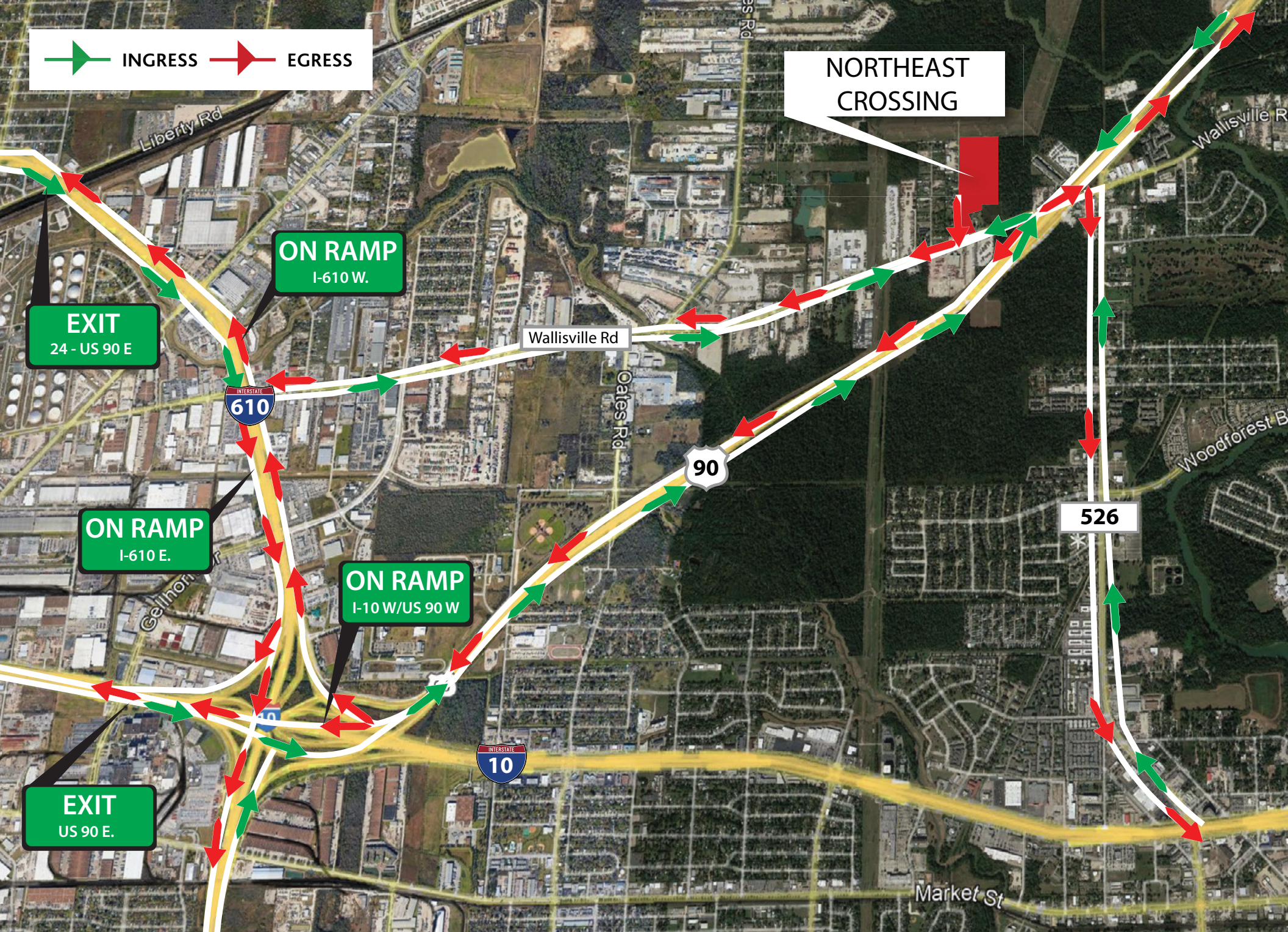
17 Consecutive Years

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

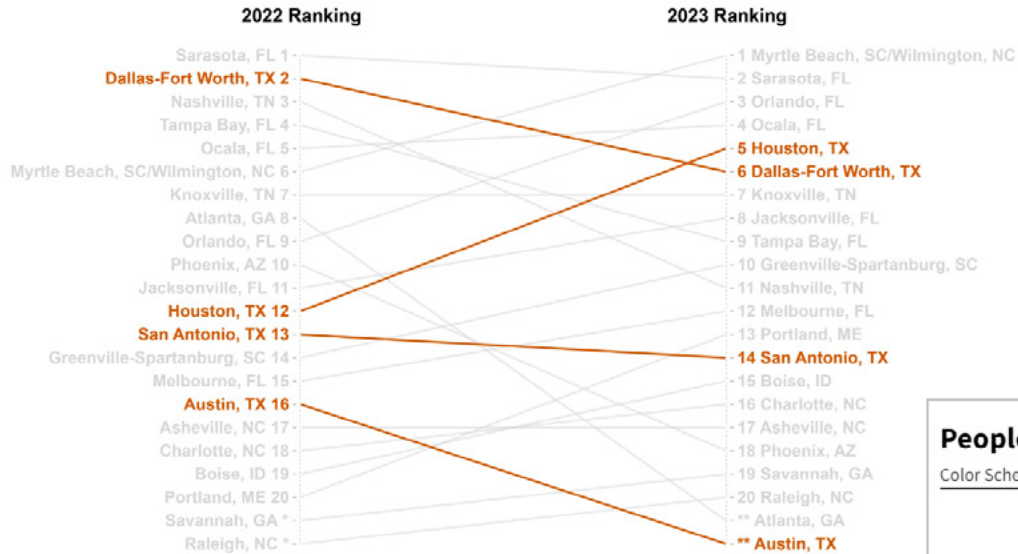


INGRESS EGRESS



POPULATION GROWTH

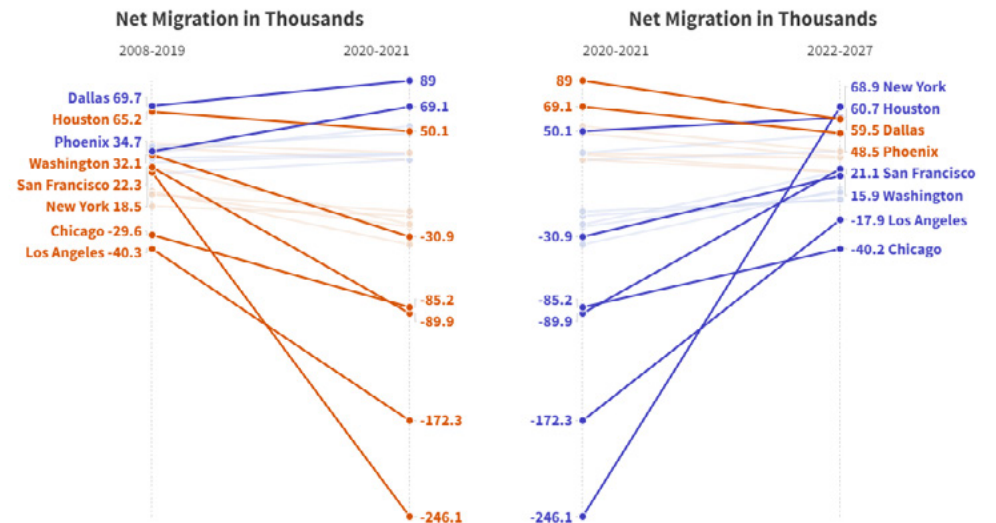
Houston Tops Other Texas Markets for People Relocating



Source: PODS' 2023 U.S. moving trends report, June 2023
 Note: The reports cover a span of 15 months each. For the year 2023, the report includes data from March 2022 to June 2023, while the report for 2022 includes data from January 2021 to March 2022. * did not rank on 2022 list, and ** did not rank on 2023 list.

People Making a Return to Major Cities

Color Scheme: **Red** Indicates Decrease, **Blue** Signifies Increase in Net Migration



Source: U.S. Census Bureau, Oxford Economics; June 2023
 Note: Net migration is calculated by subtracting the number of people moving out of an area from the number of people moving into that same area.
 Chart: Nicole Shih

CAPABILITIES

51

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



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LEASED BY

CBRE

JASON DILLEE
jason.dillee@cbre.com
713.577.1796

NATHAN WYNNE
nathan.wynne@cbre.com
713.577.1724

DEVELOPED BY

JACKSONSHAW