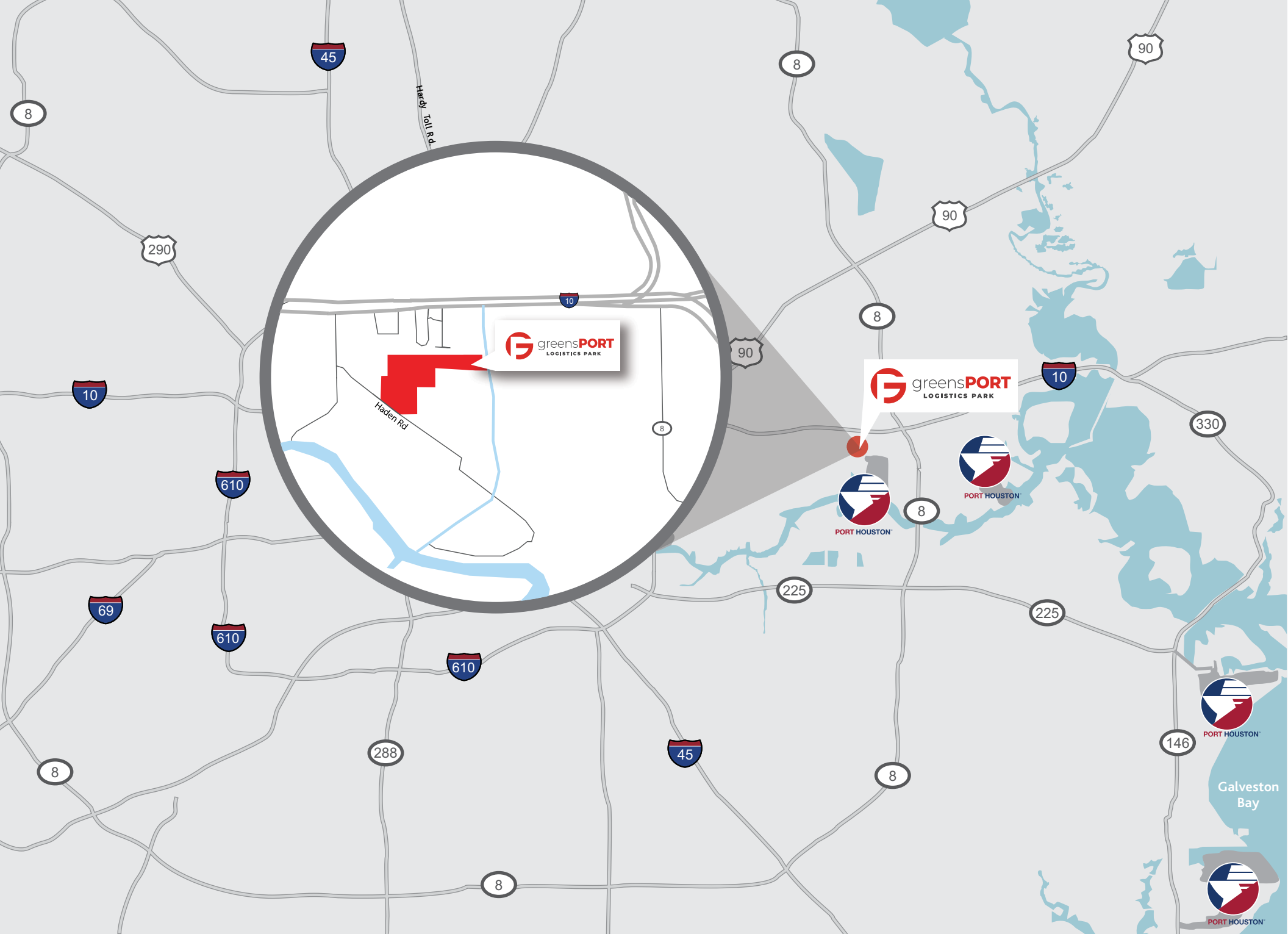


JACKSONSHAW



38.26 Acres // 2 Buildings // 535,478 SF  
1823 Haden Road, Houston, Texas





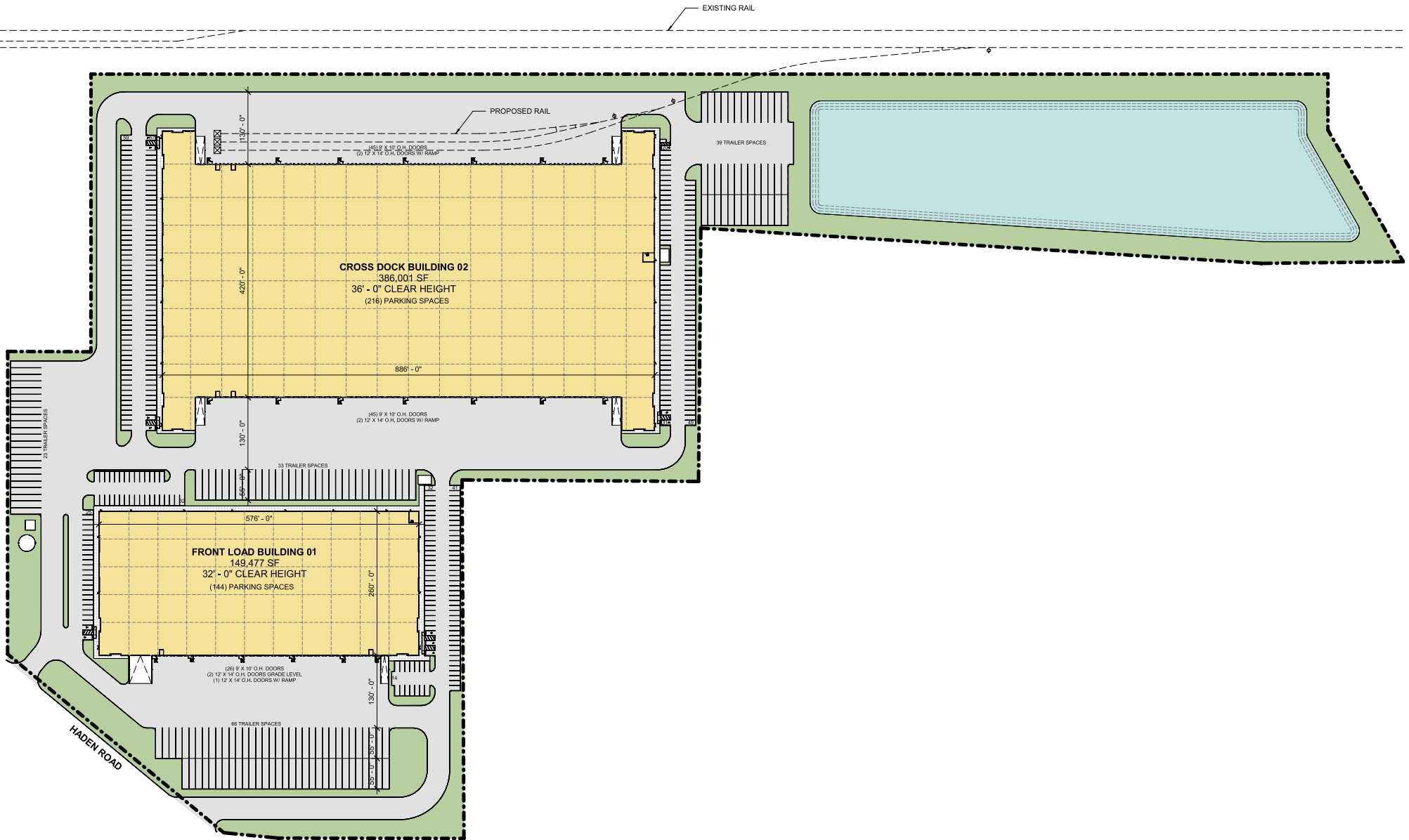


## OVERVIEW

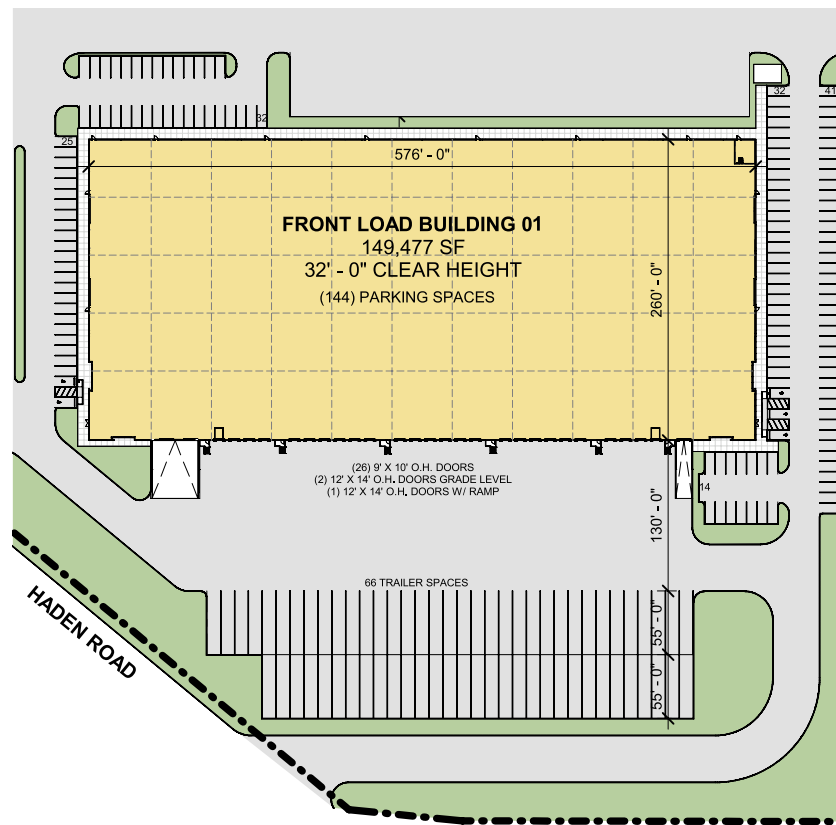
greensPORT Logistics Park is a **Class A, 2-building, 535,478 square foot industrial park situated on 38.26 acres**. The project is well positioned in the Southeast submarket with unparalleled access to **Interstate 10, Beltway 8, and minutes from the Port of Houston's 25-mile-long complex** of facilities, which handle 73% of U.S. Gulf Coast container traffic. 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. Industrial/logistic users nationwide are flocking to Houston to participate in the city's fast-growing, resilient market.

# MASTER PLAN

TOTAL SF:	535,478 SF
TOTAL ACRES:	38.26 Acres
TOTAL BUILDINGS:	2-Buildings





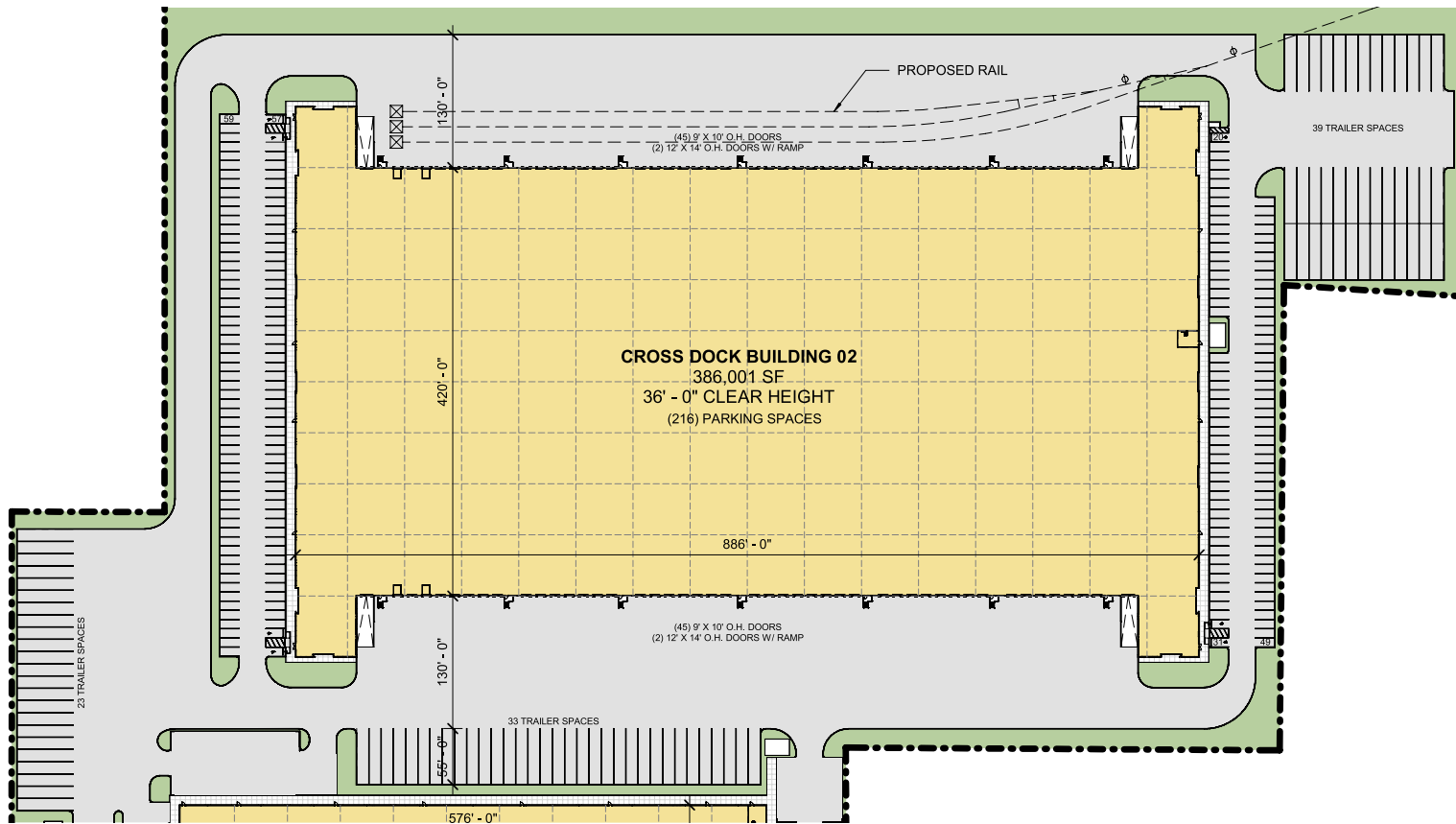


## GREENSPORT LOGISTICS PARK

### BLDG. 1

BUILDING SIZE:	149,477 SF
BUILDING CONFIG:	Front Load
BUILDING DEPTH:	260'
DRIVE-IN DOORS:	3
DOCK DOORS:	26
TRUCK COURT:	130'- 240'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
TRAILER PARKING:	66
CAR PARKING:	144
RAIL READY:	N/A





## GREENSPORT LOGISTICS PARK

### BLDG. 2

BUILDING SIZE:	386,001 SF
BUILDING CONFIG:	Cross Dock
BUILDING DEPTH:	420'
DRIVE-IN DOORS:	4
DOCK DOORS:	90
TRUCK COURT:	130' - 185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
TRAILER PARKING:	95
CAR PARKING:	216
RAIL READY:	YES





# HOUSTON INDUSTRIAL MARKET OVERVIEW

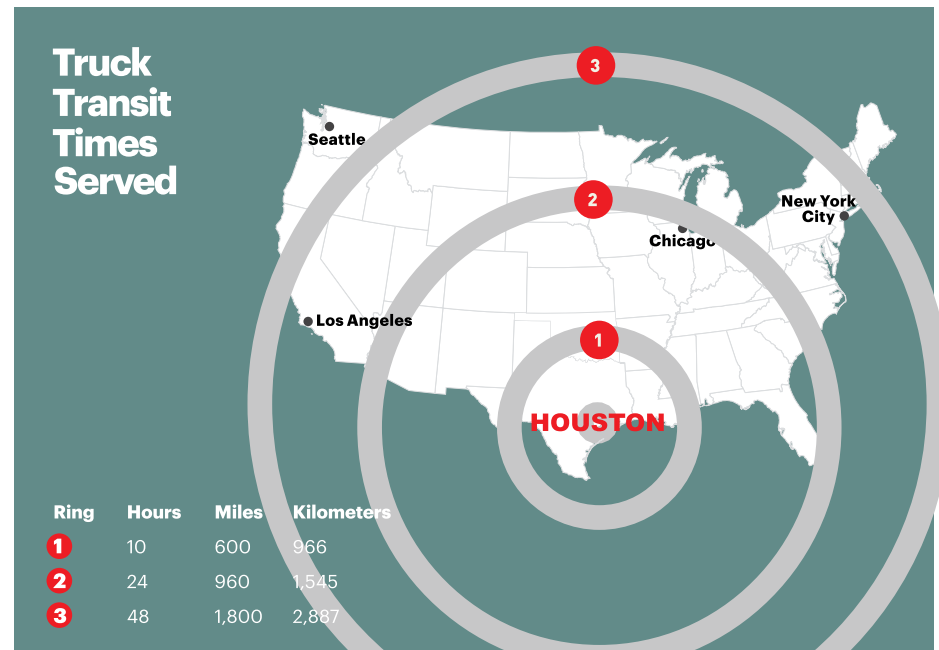
## BOOMING MARKET

Houston is a thriving, international city with the nation's 3rd largest consular corps and business with over 90 different nations represented. It's 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 second quarter of 2023, the Houston industrial market notched another consecutive quarter of healthy fundamentals. The market posted a lofty 7.2 million sq. ft. of absorption. Year-to-date, net occupancy gains are above 12.0 million sq. ft. across the market.

Source: Greater Houston Partnership & CBRE Q2 23



**#2** Fastest-Growing U.S. Metroplex  
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



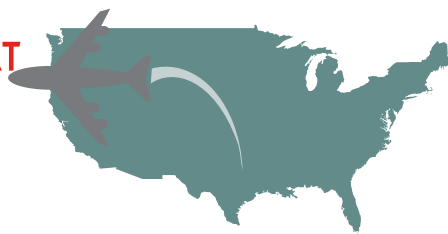
Largest export market in the United States

**#9** America's Best Cities  
PR Newswire

## GEORGE BUSH INTERCONTINENTAL AIRPORT

any major city in the continental United States in

**<4 hours**



## Best State for Business

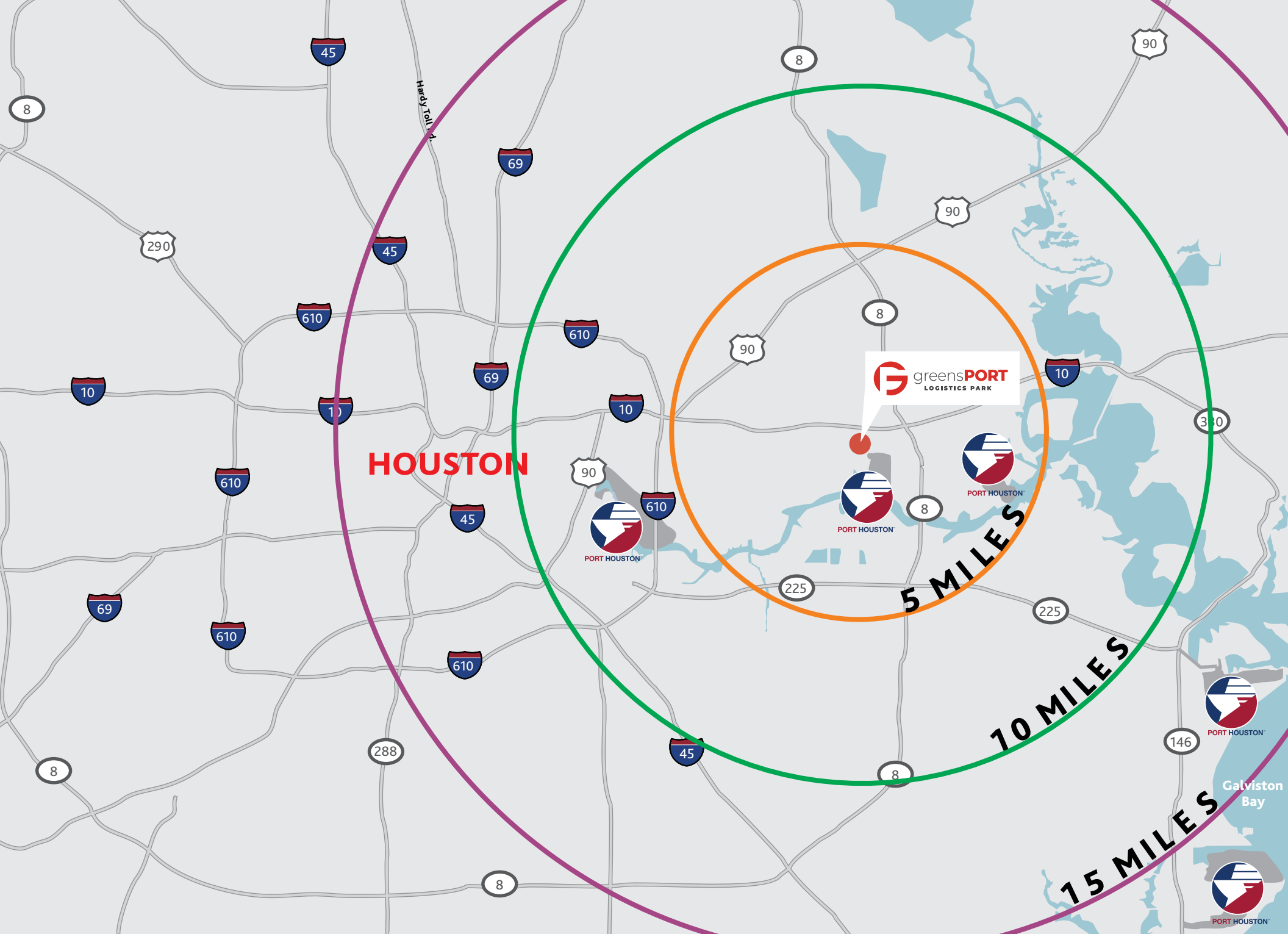
Chief Executive Magazine



18 Consecutive Years

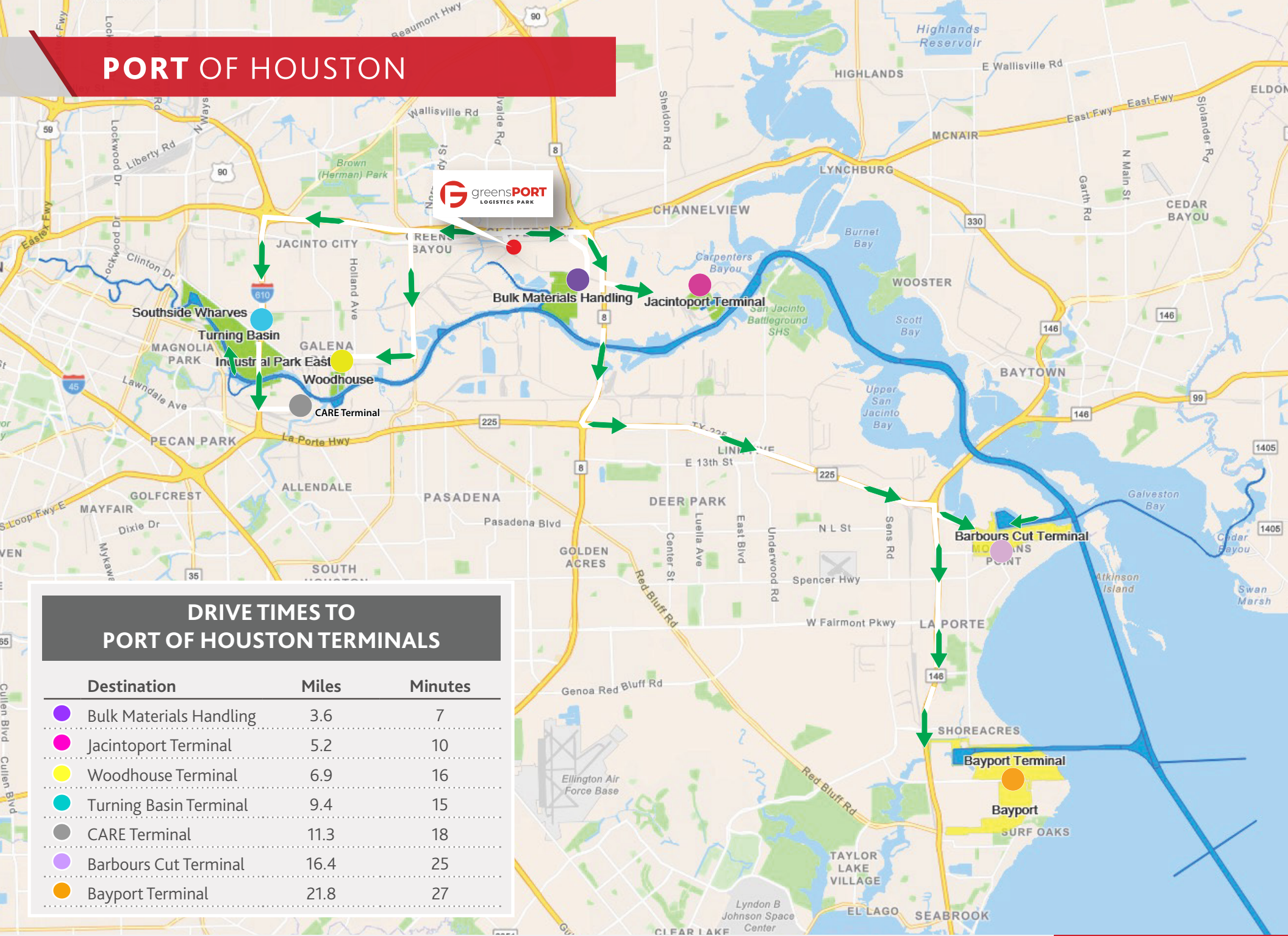
## MAJOR EMPLOYERS

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





# PORT OF HOUSTON

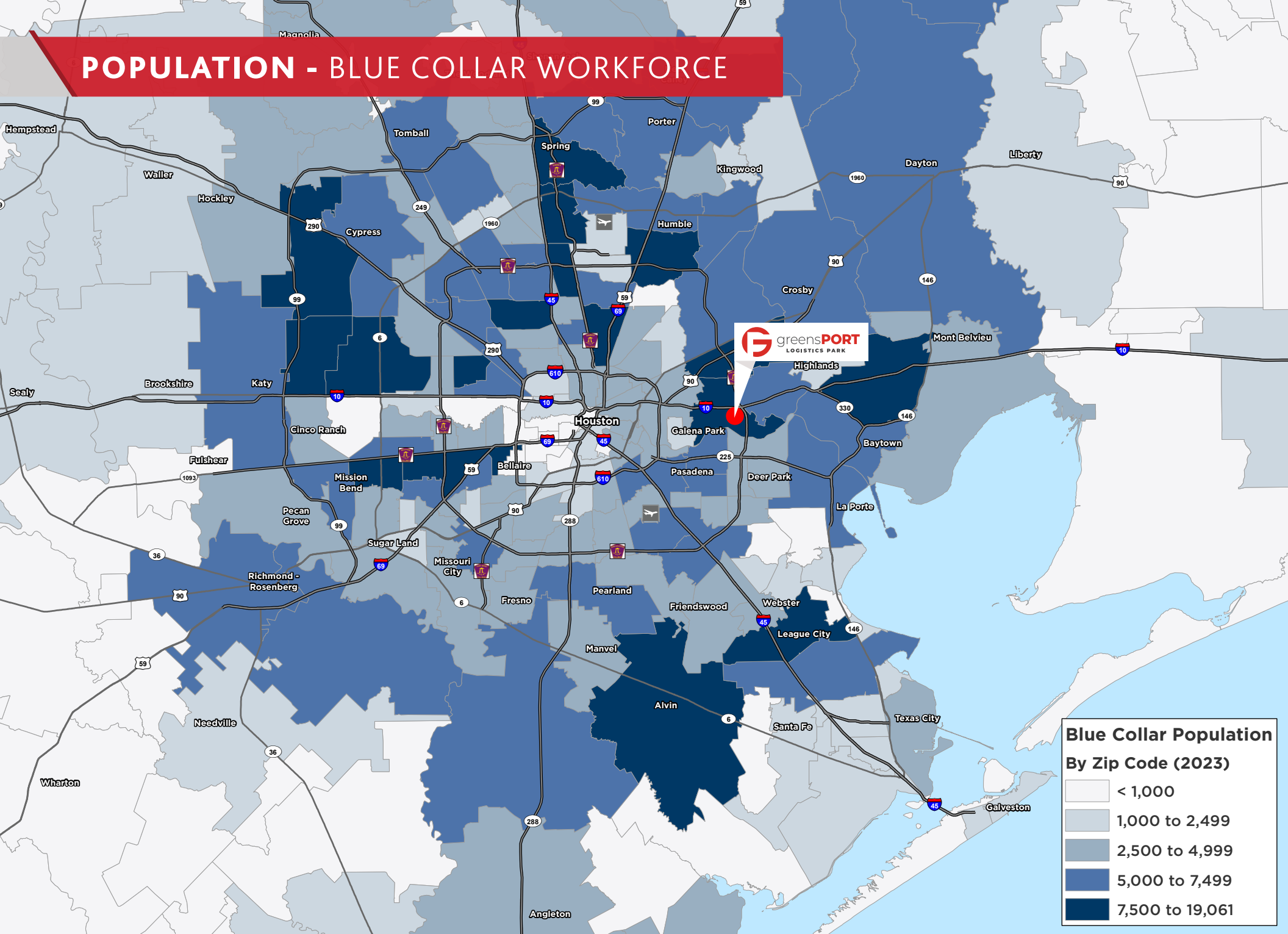


**greensPORT**  
LOGISTICS PARK

## DRIVE TIMES TO PORT OF HOUSTON TERMINALS

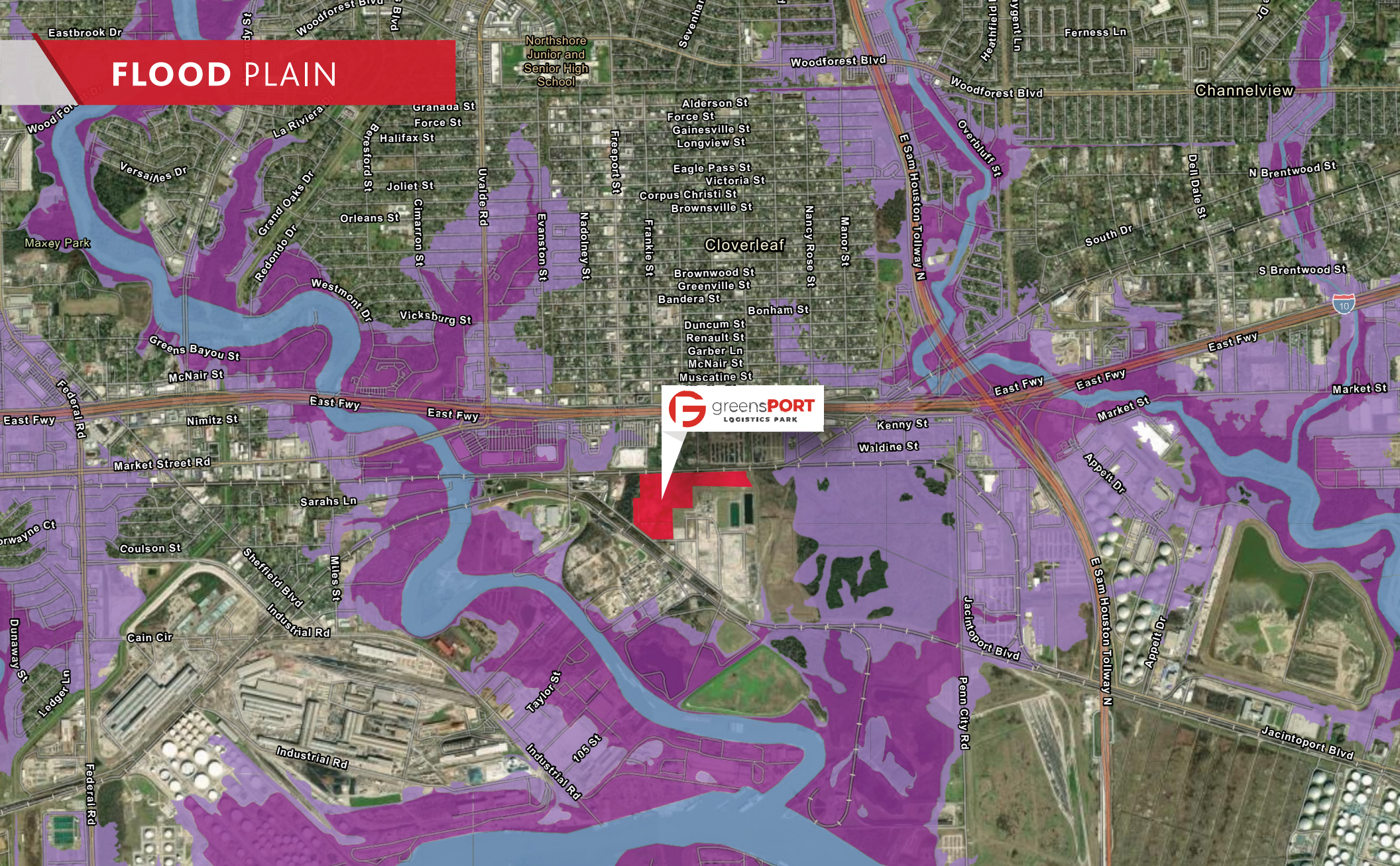
Destination	Miles	Minutes
Bulk Materials Handling	3.6	7
Jacintoport Terminal	5.2	10
Woodhouse Terminal	6.9	16
Turning Basin Terminal	9.4	15
CARE Terminal	11.3	18
Barbours Cut Terminal	16.4	25
Bayport Terminal	21.8	27

# POPULATION - BLUE COLLAR WORKFORCE



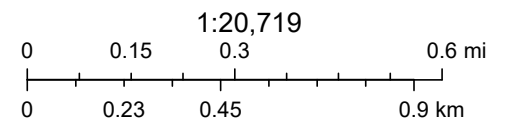


# FLOOD PLAIN



- Custom\_Parcel\_Search\_2c879518
- Regulatory Floodway
- USA Flood Hazard Areas
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

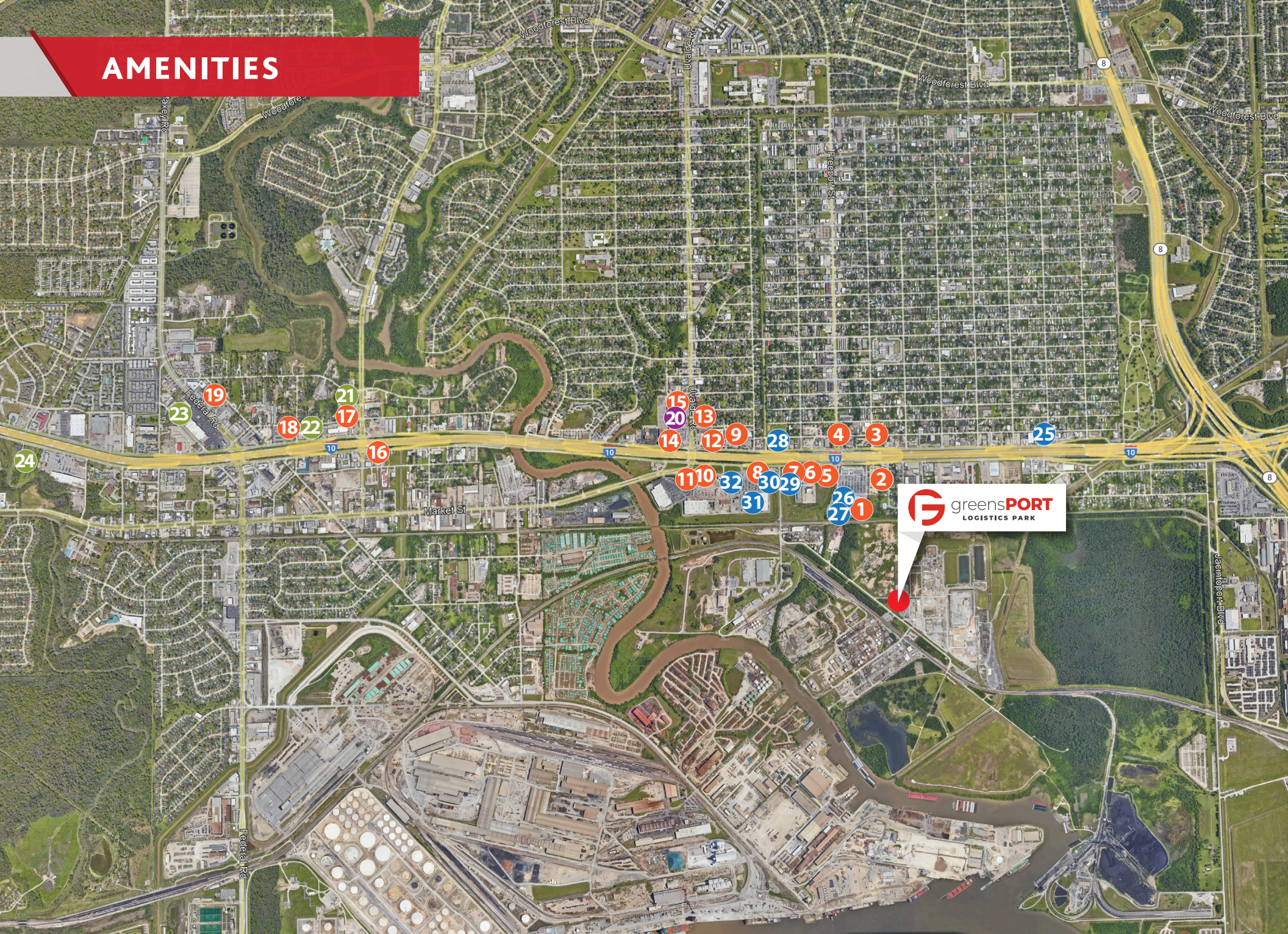
High Resolution 30cm Imagery  
 Citations  
 4.8m Resolution Metadata



Earthstar Geographics, City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies,



# AMENITIES





## DINING

- 1 McDonald's
- 2 Golden Corral Buffet & Grill
- 3 Captain Tom's
- 4 Taqueria El Regio
- 5 Jersey Mike's Subs
- 6 Whataburger
- 7 Chick-fil-A
- 8 Chipotle
- 9 Taco Cabana
- 10 Taco Bell
- 11 Subway
- 12 IHOP
- 13 Panda Express
- 14 Shipley Do-Nuts
- 15 Starbucks
- 16 Church's Texas Chicken
- 17 Jack in the Box
- 18 Jason's Deli
- 19 Popeyes

## ENTERTAINMENT

- 20 Northshore Shopping Mall

## HOTELS

- 21 La Quinta Inn & Suites
- 22 Blue Star Inn
- 23 Candlewood Suites
- 24 Holiday Inn Express & Suites Houston East

## SERVICES

- 25 Chevron
- 26 Wells Fargo ATM
- 27 Walmart
- 28 Texaco
- 29 Chase Bank
- 30 Frost Bank
- 31 Sam's Club
- 32 MedExpress Urgent Care

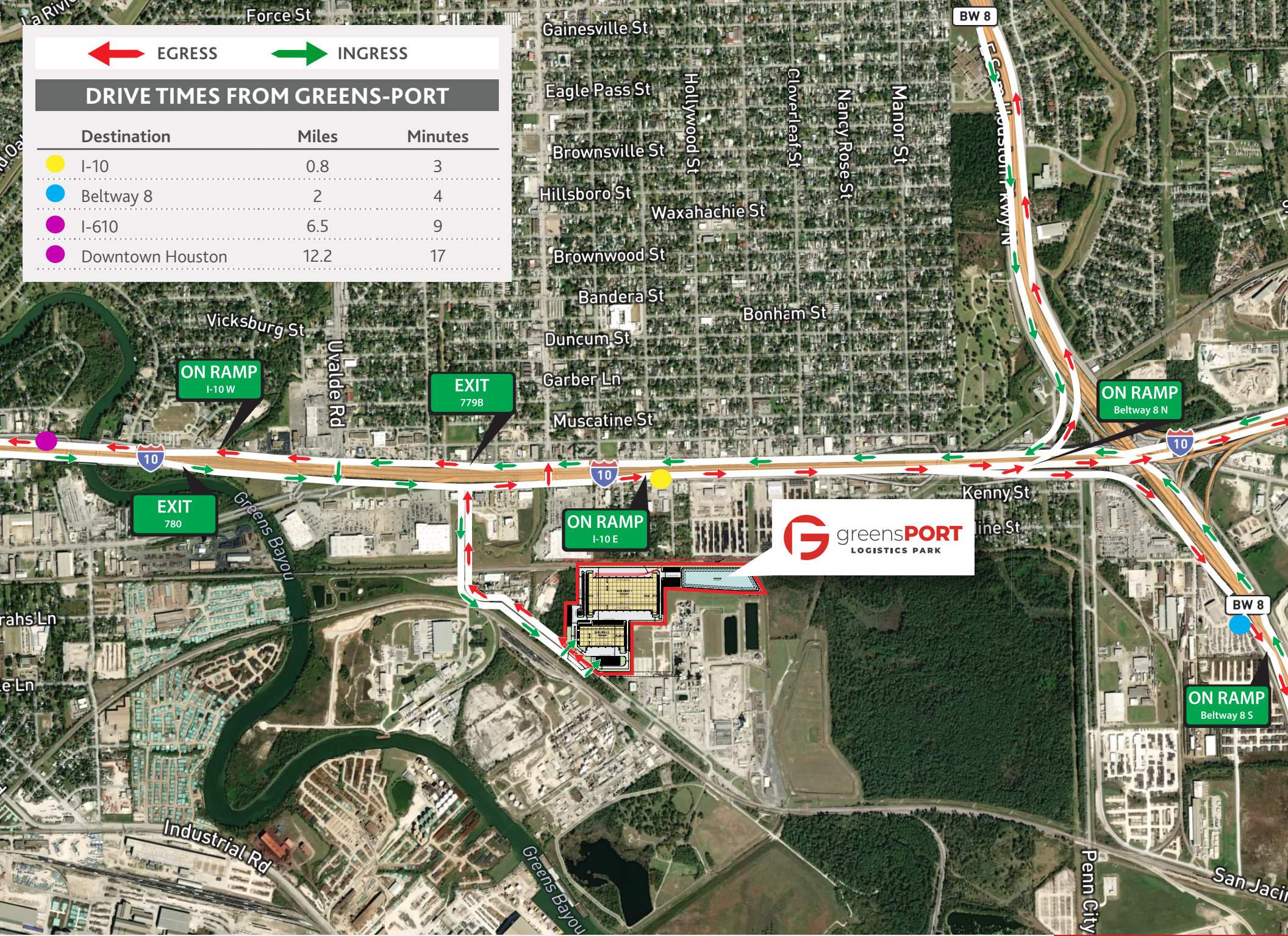




← EGRESS → INGRESS

### DRIVE TIMES FROM GREENS-PORT

Destination	Miles	Minutes
I-10	0.8	3
Beltway 8	2	4
I-610	6.5	9
Downtown Houston	12.2	17





## YOU NEED A **TRENDSETTER,** **INNOVATOR AND SHAPER**

Since 1972, our mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters, innovators and shapers of the markets we do business.



# 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

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