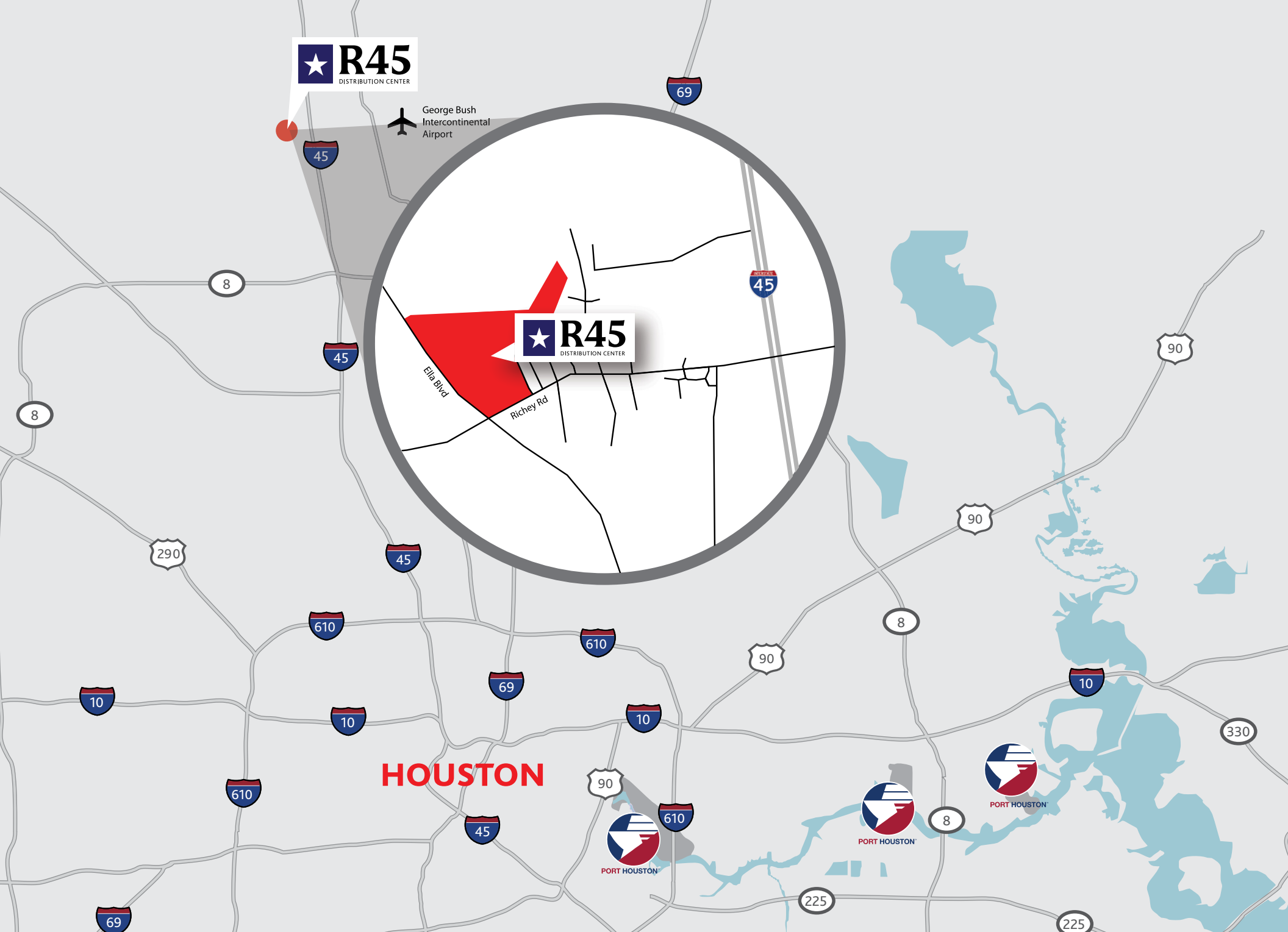


JACKSONSHAW



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



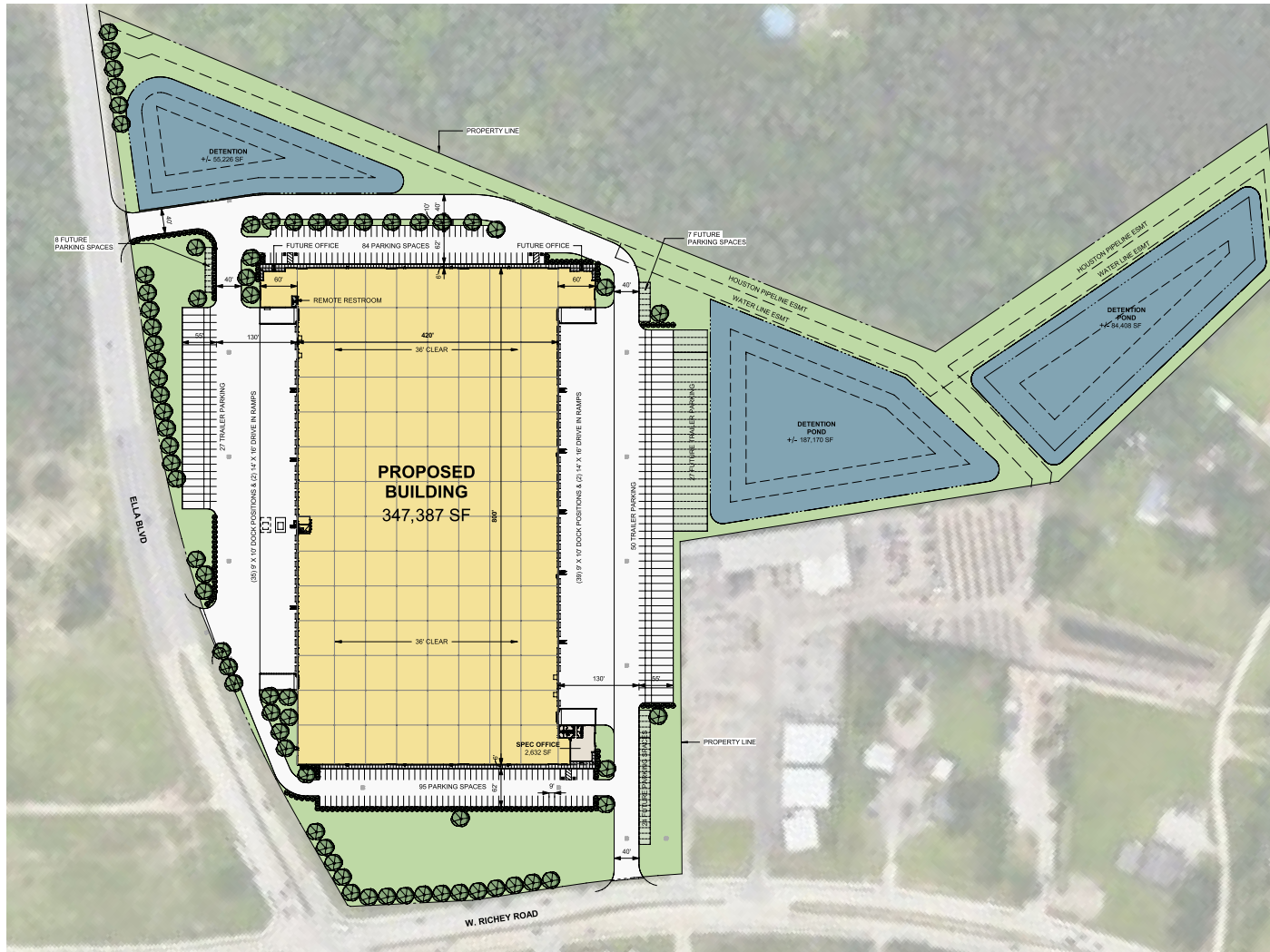


OVERVIEW

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

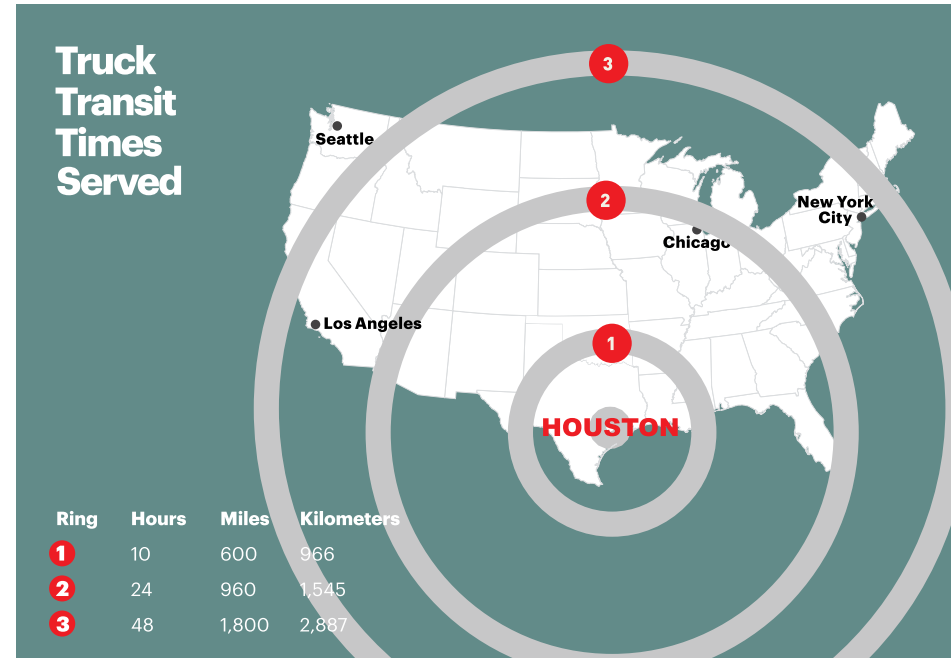
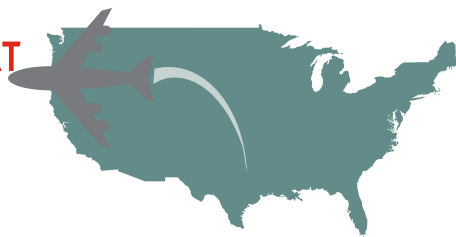
Houston is a thriving, international city with the nation's 3rd largest consular corps and business with over 90 different nations represented. Its cultural ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the world efficiently. 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

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



#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

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

LOCATION / DRIVE TIMES

★ **R45**
DISTRIBUTION CENTER

George Bush
Intercontinental
Airport

5 MILES

10 MILES

15 MILES

HOUSTON



PORT HOUSTON



PORT HOUSTON



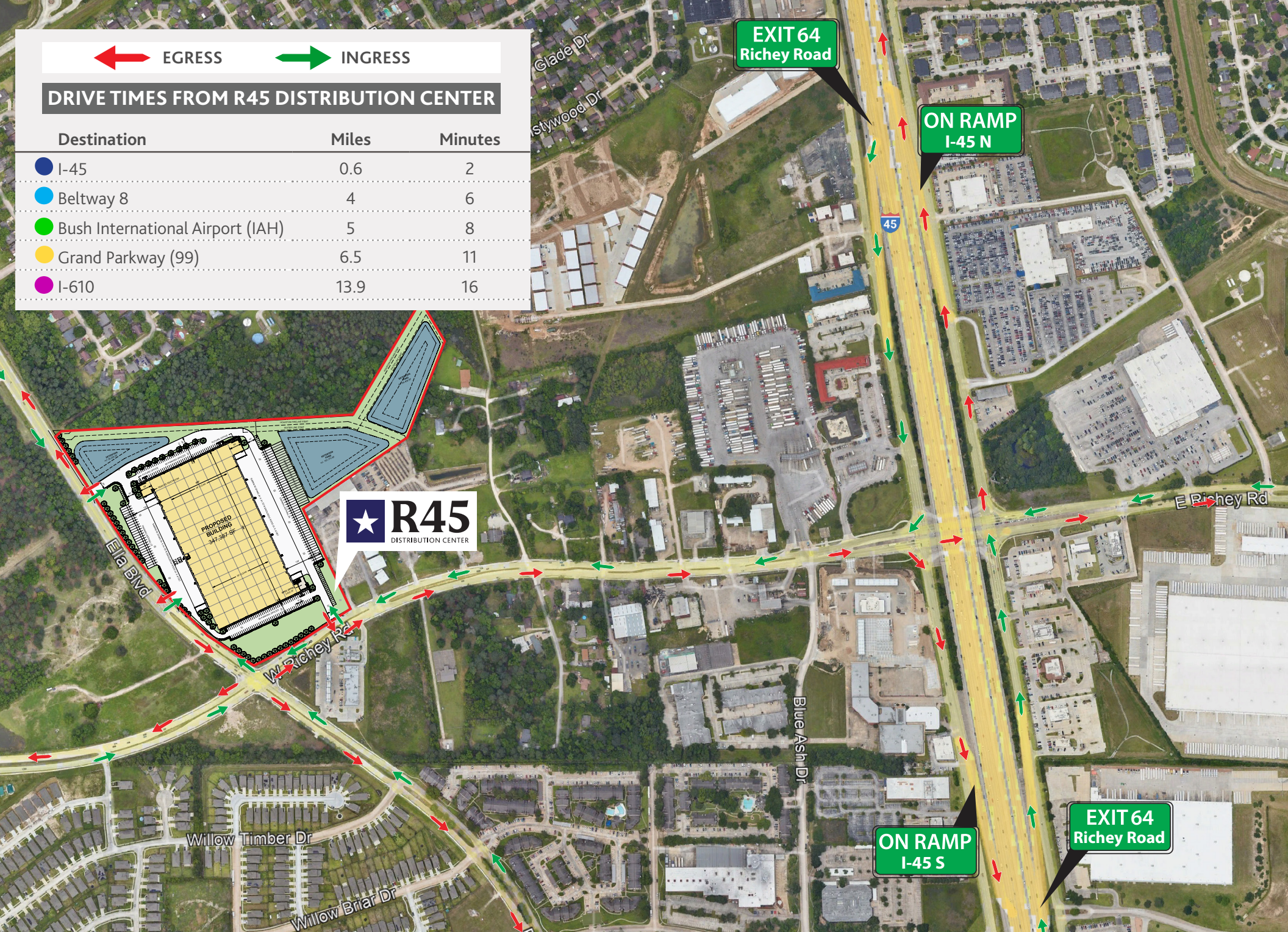
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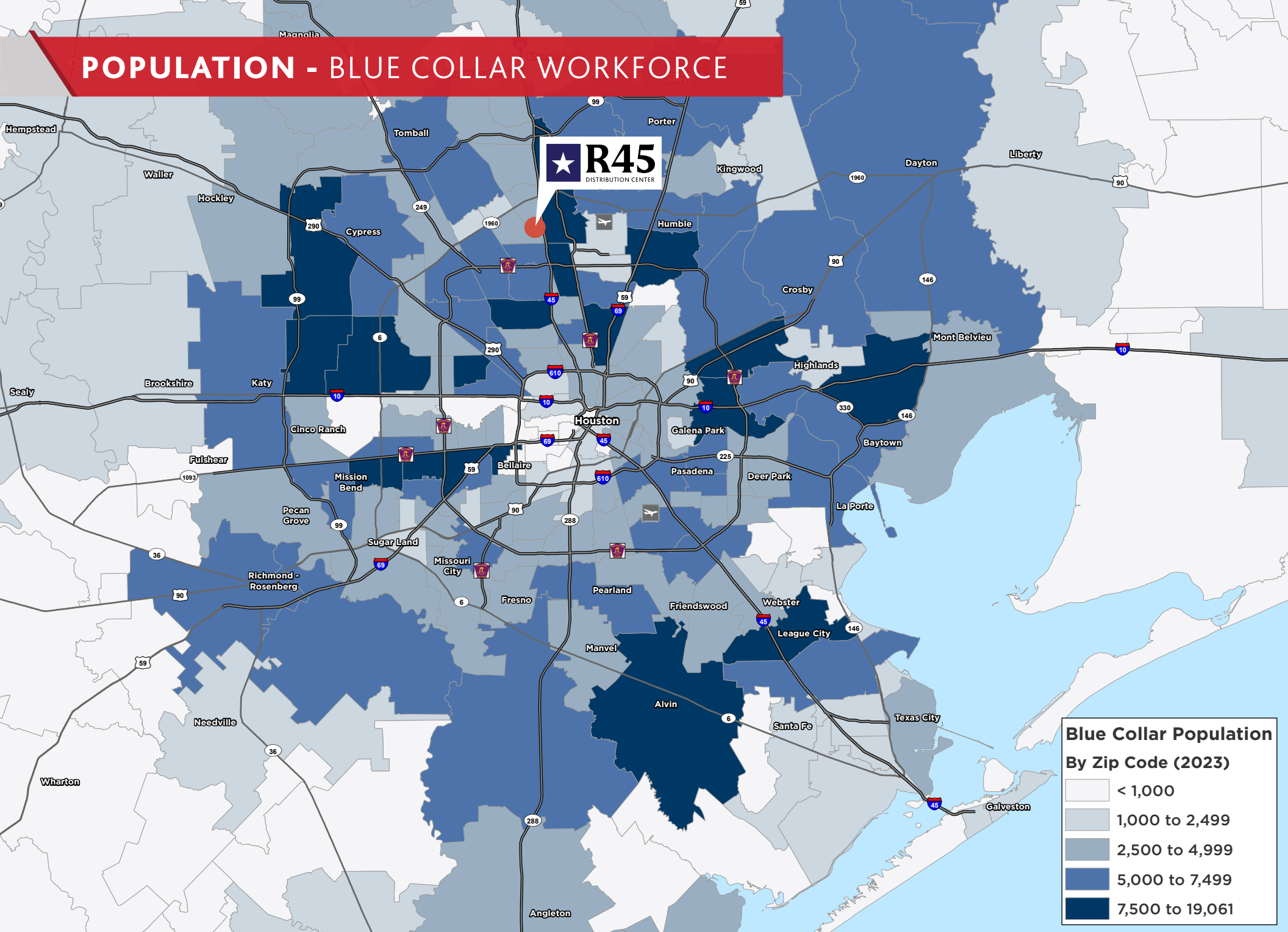
INGRESS

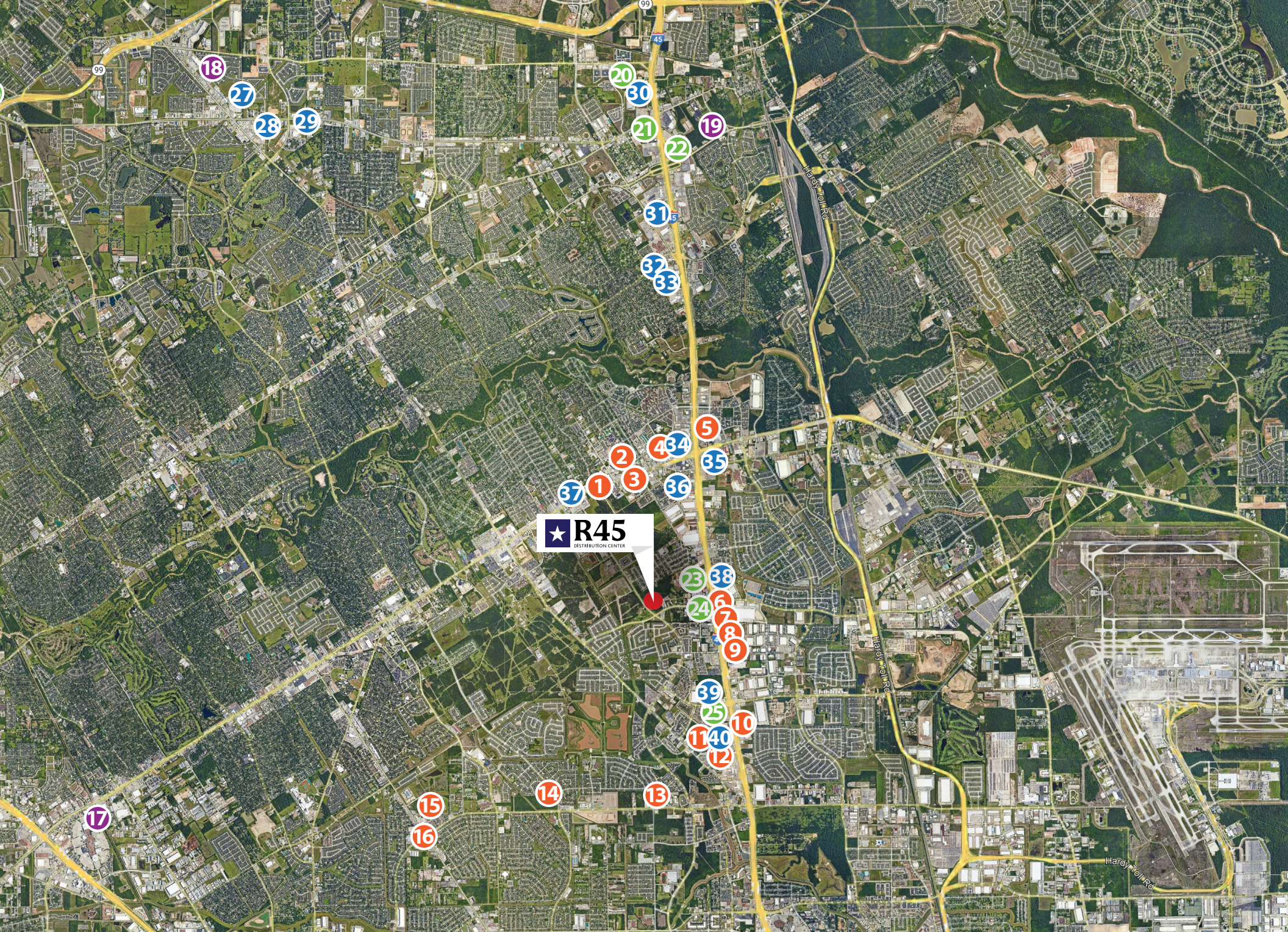
DRIVE TIMES FROM R45 DISTRIBUTION CENTER

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
- 37 Sam's Club
- 38 Sunoco
- 39 PNC Bank
- 40 CVS



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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