

JACKSONSHAW



38.26 Acres // 2 Buildings // Fully Leased
1823 Haden Road, Houston, Texas

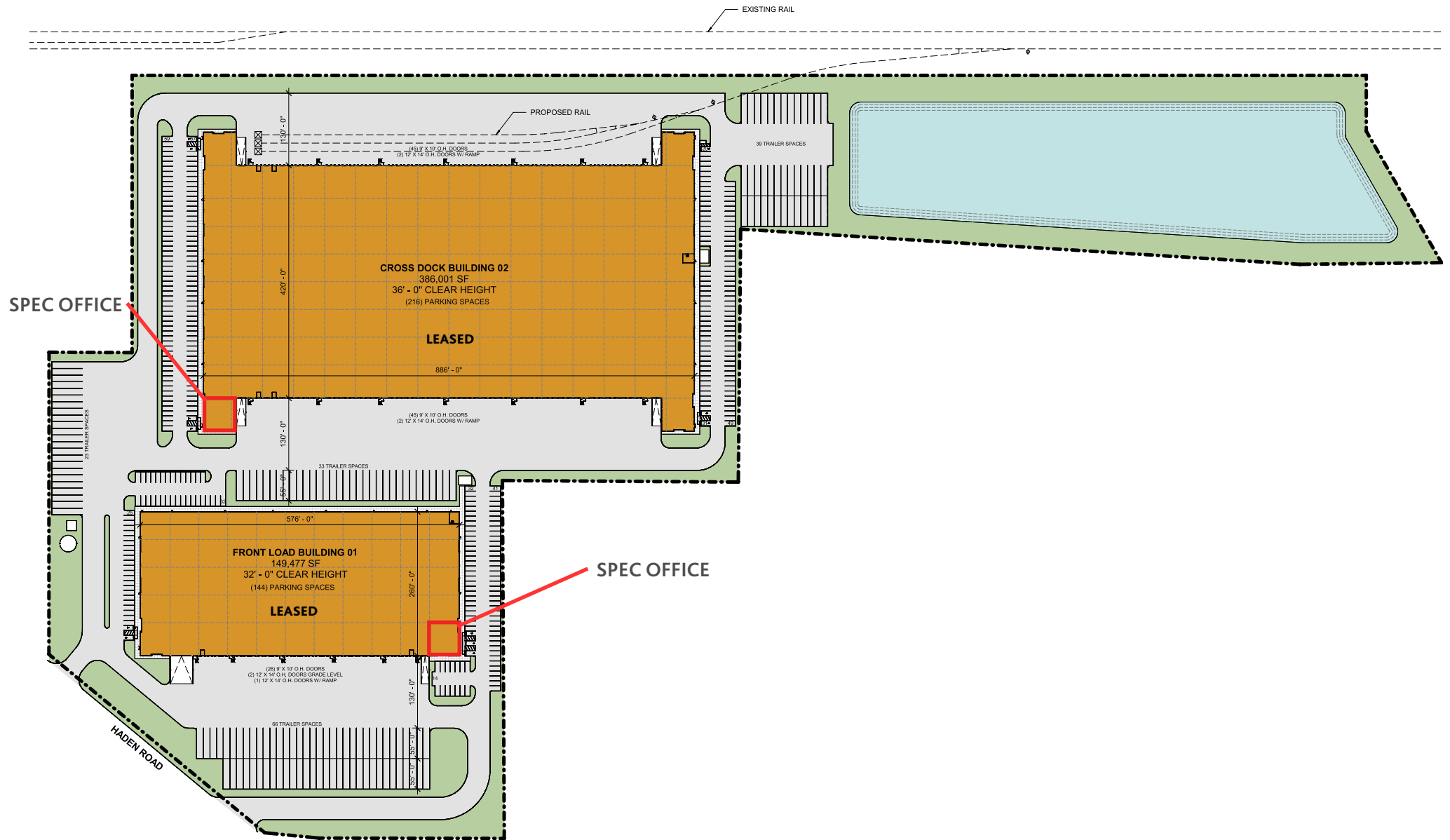


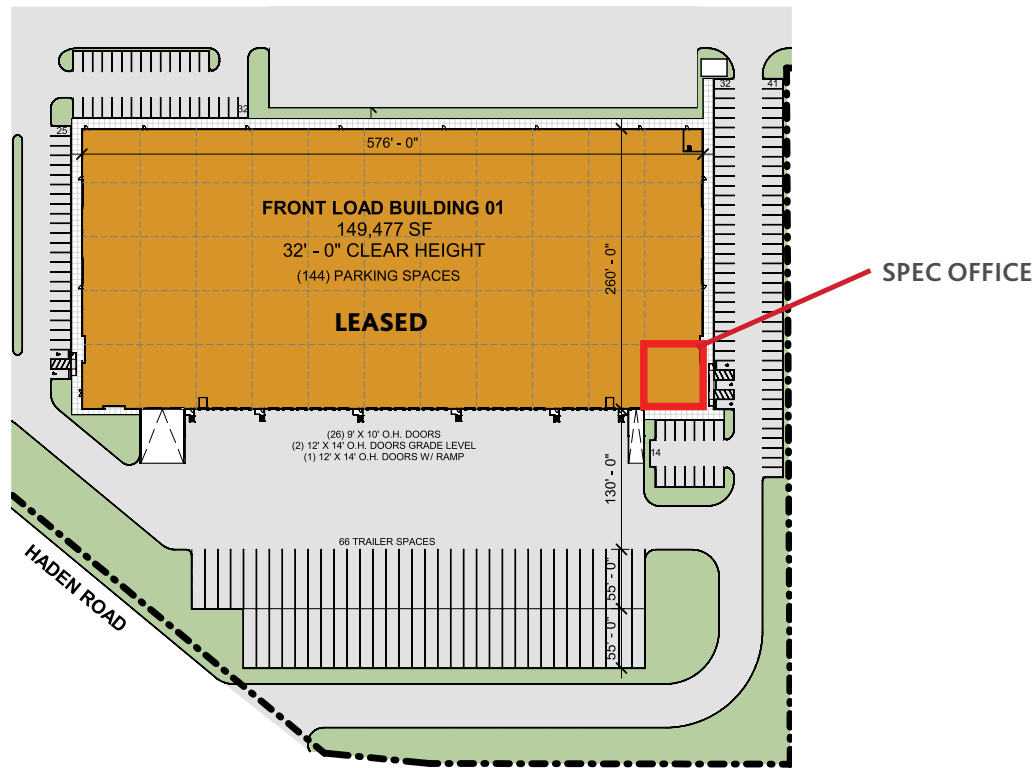
OVERVIEW

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





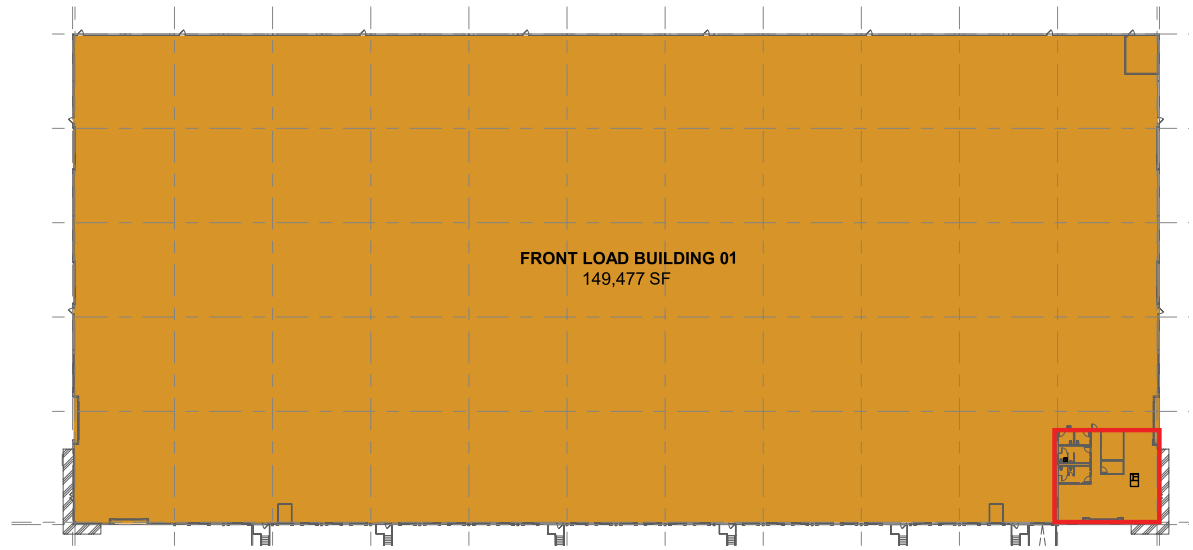
GREENSPORT LOGISTICS PARK

BLDG. 1

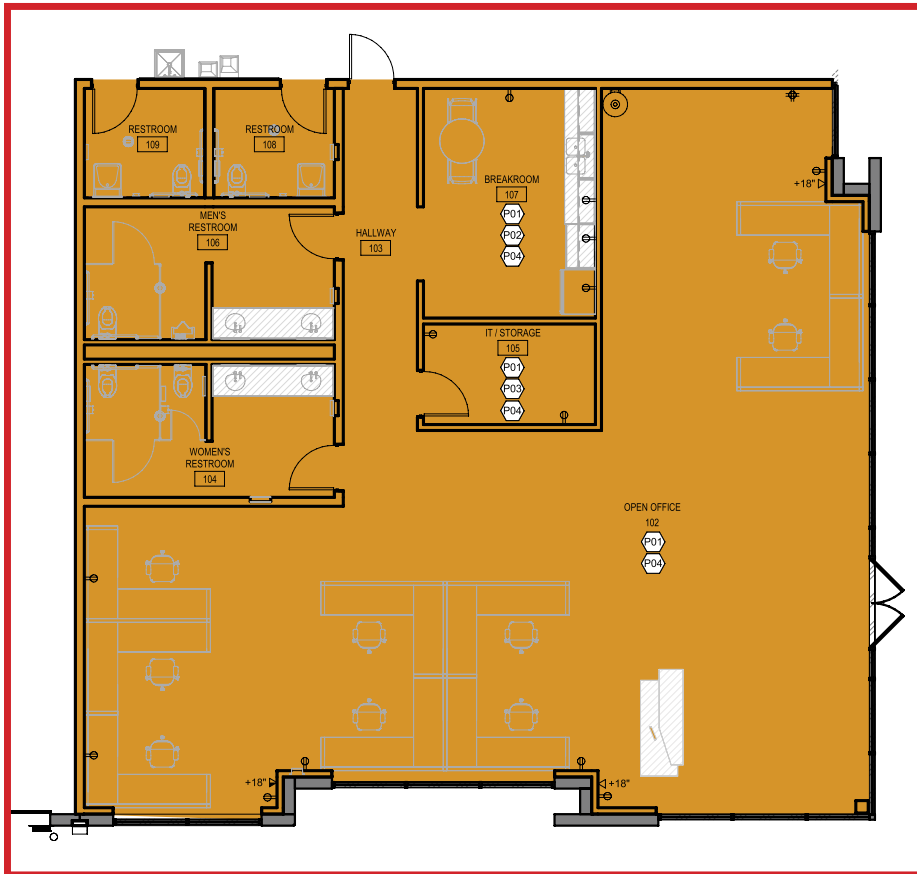
BUILDING SIZE:	149,477 SF
SPEC OFFICE:	2,635 SF
BUILDING CONFIG:	Front Load
BUILDING DEPTH:	260'
DRIVE-IN DOORS:	3
DOCK DOORS:	26
TRUCK COURT:	130'- 240'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
TRAILER PARKING:	66
CAR PARKING:	144
RAIL READY:	N/A

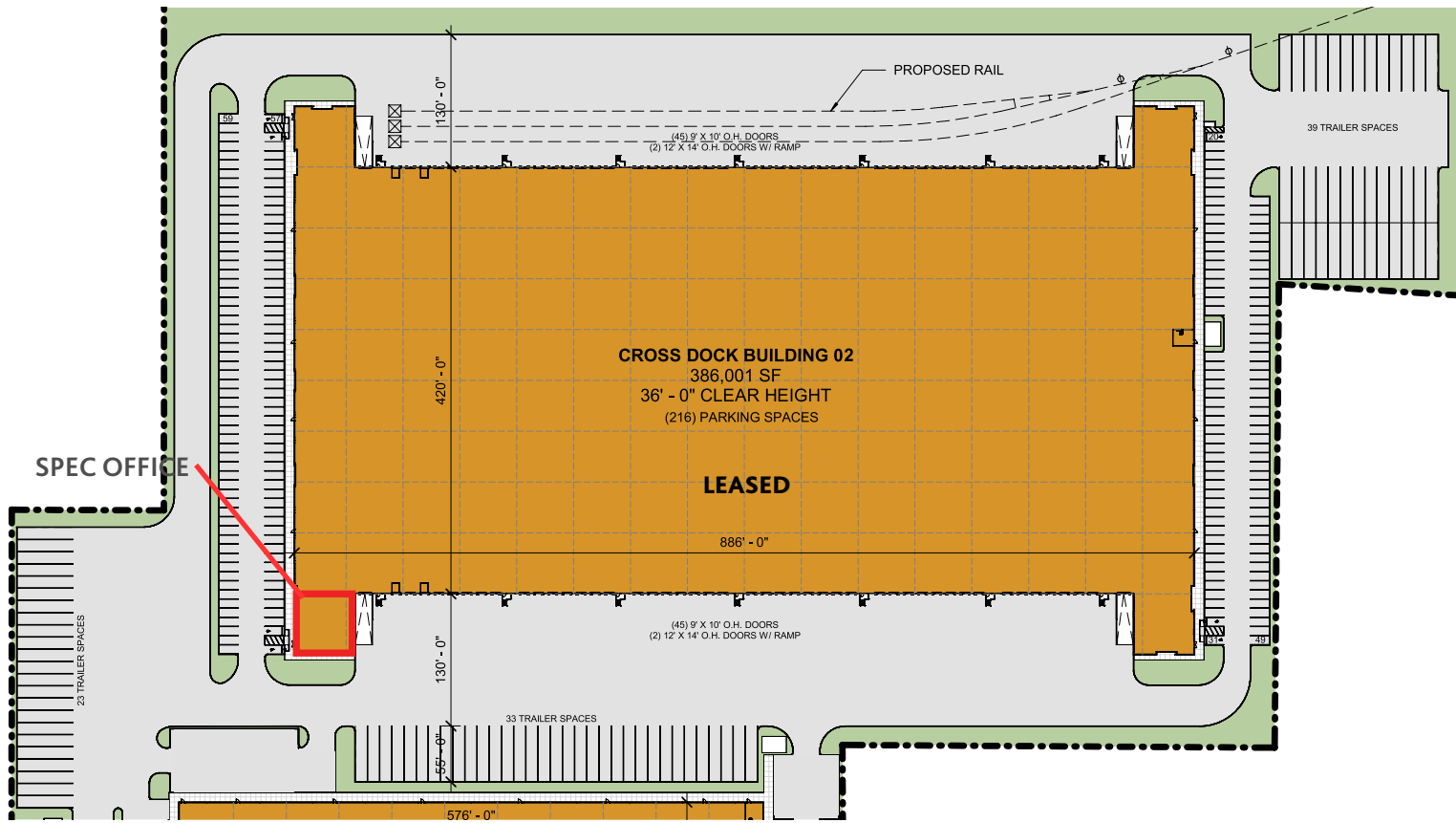


SPEC OFFICE



Total SF: 2,635





GREENSPORT LOGISTICS PARK

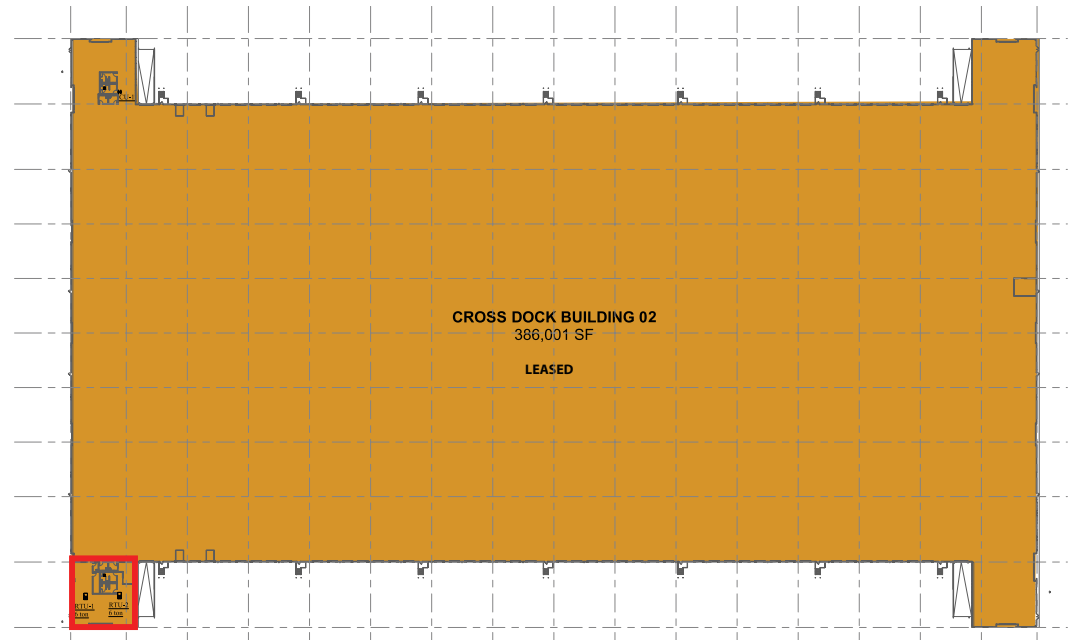
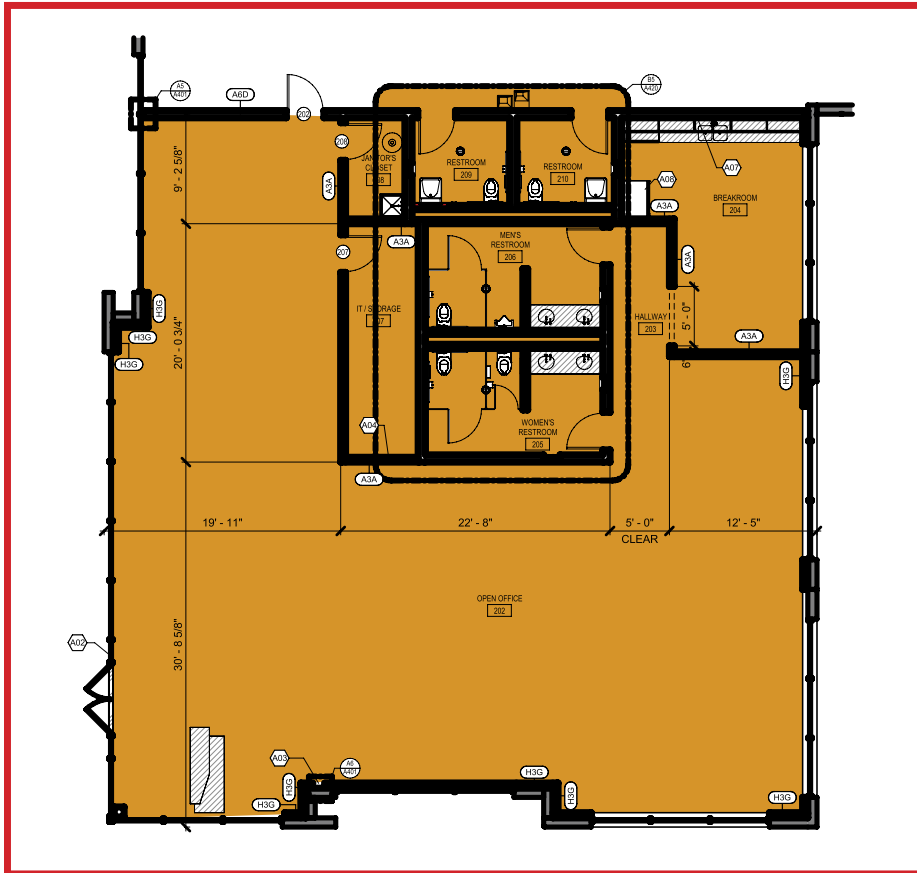
BLDG. 2

BUILDING SIZE:	386,001 SF
SPEC OFFICE:	3,510 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



SPEC OFFICE

Total SF: 3,510



HOUSTON INDUSTRIAL MARKET OVERVIEW

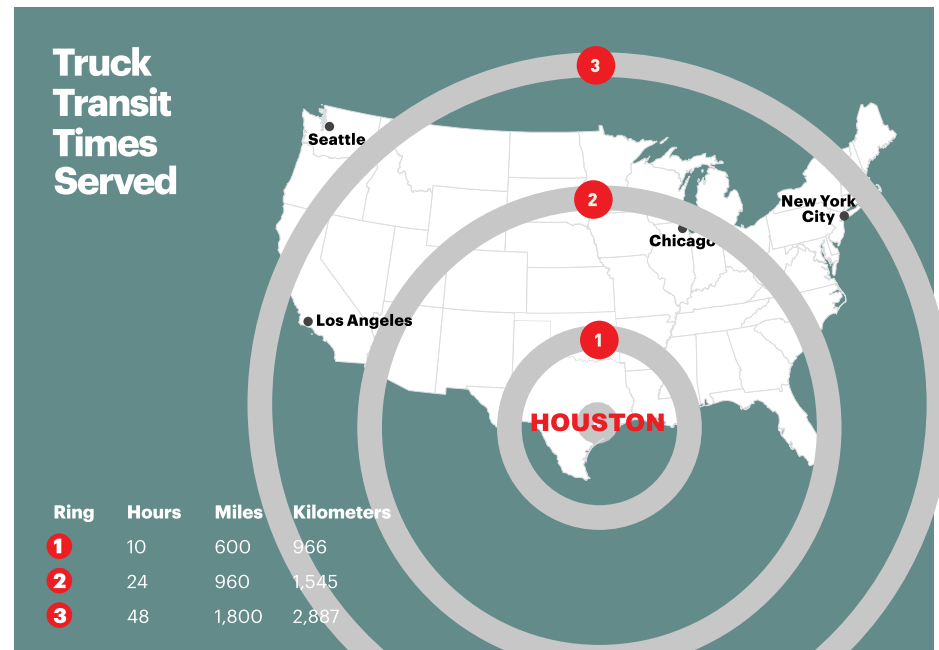
BOOMING MARKET

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



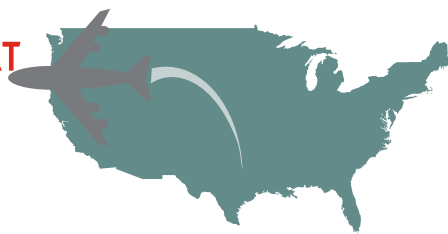
Largest export market in the United States

#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

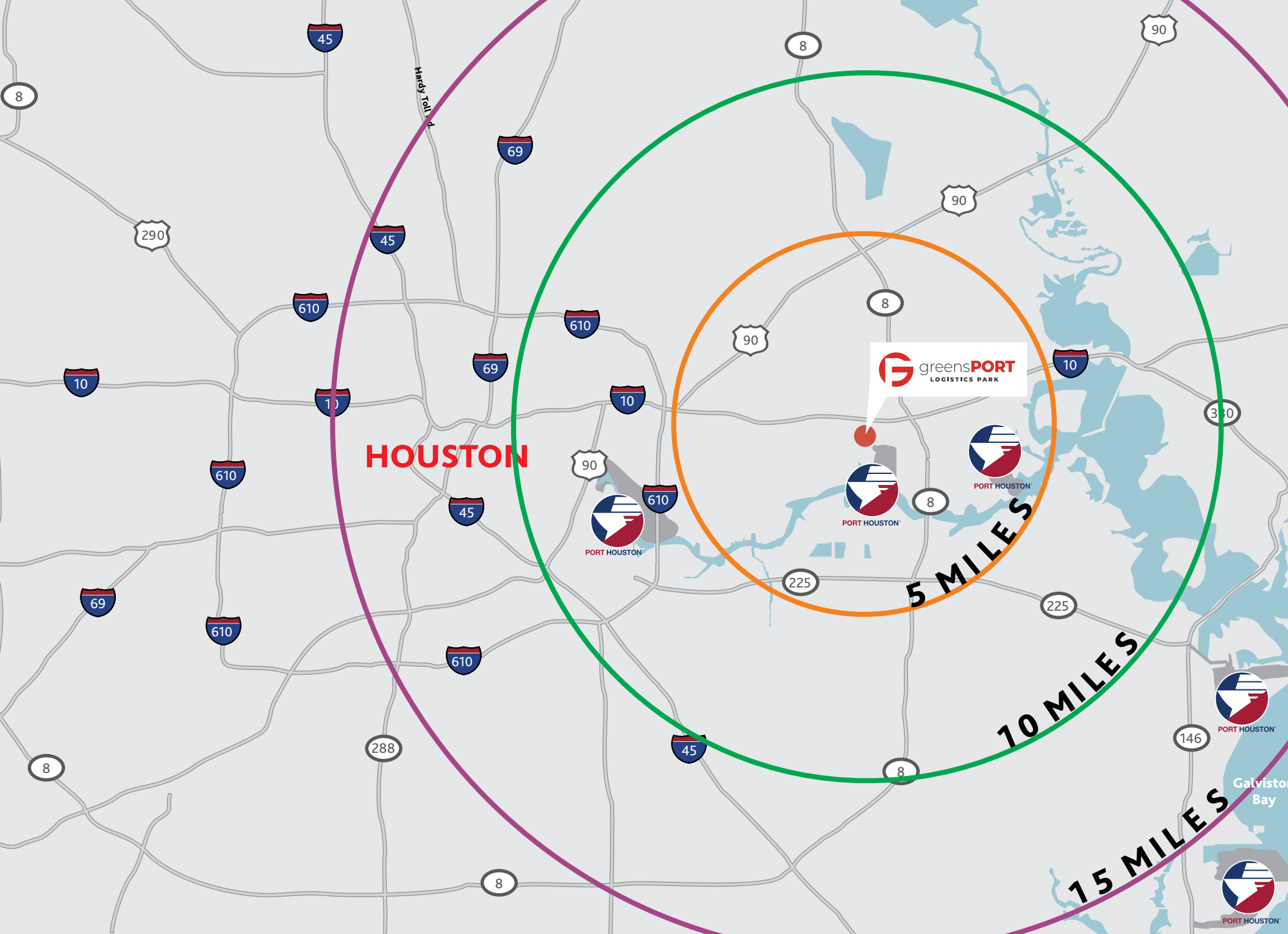
Chief Executive Magazine



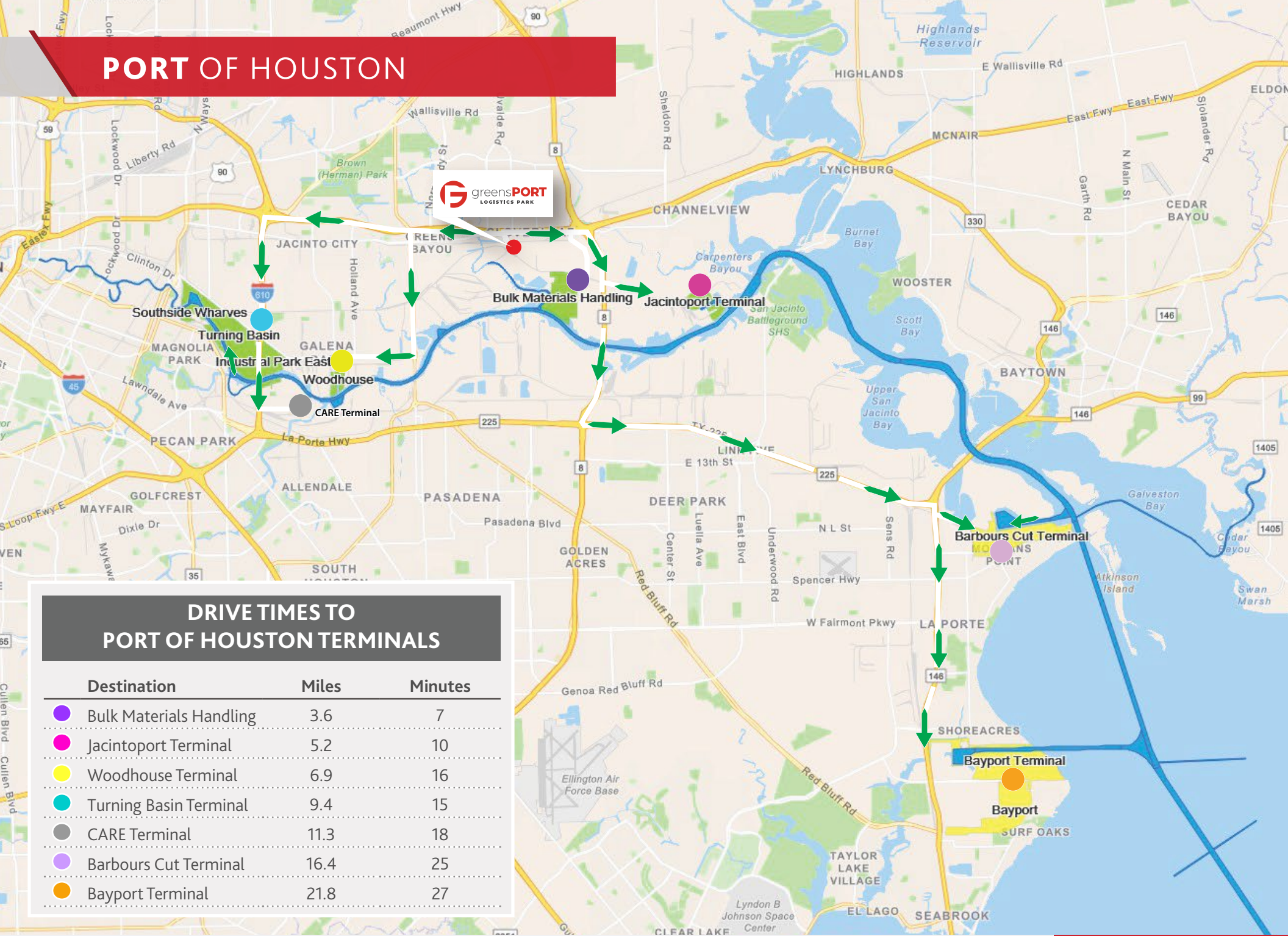
18 Consecutive Years

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

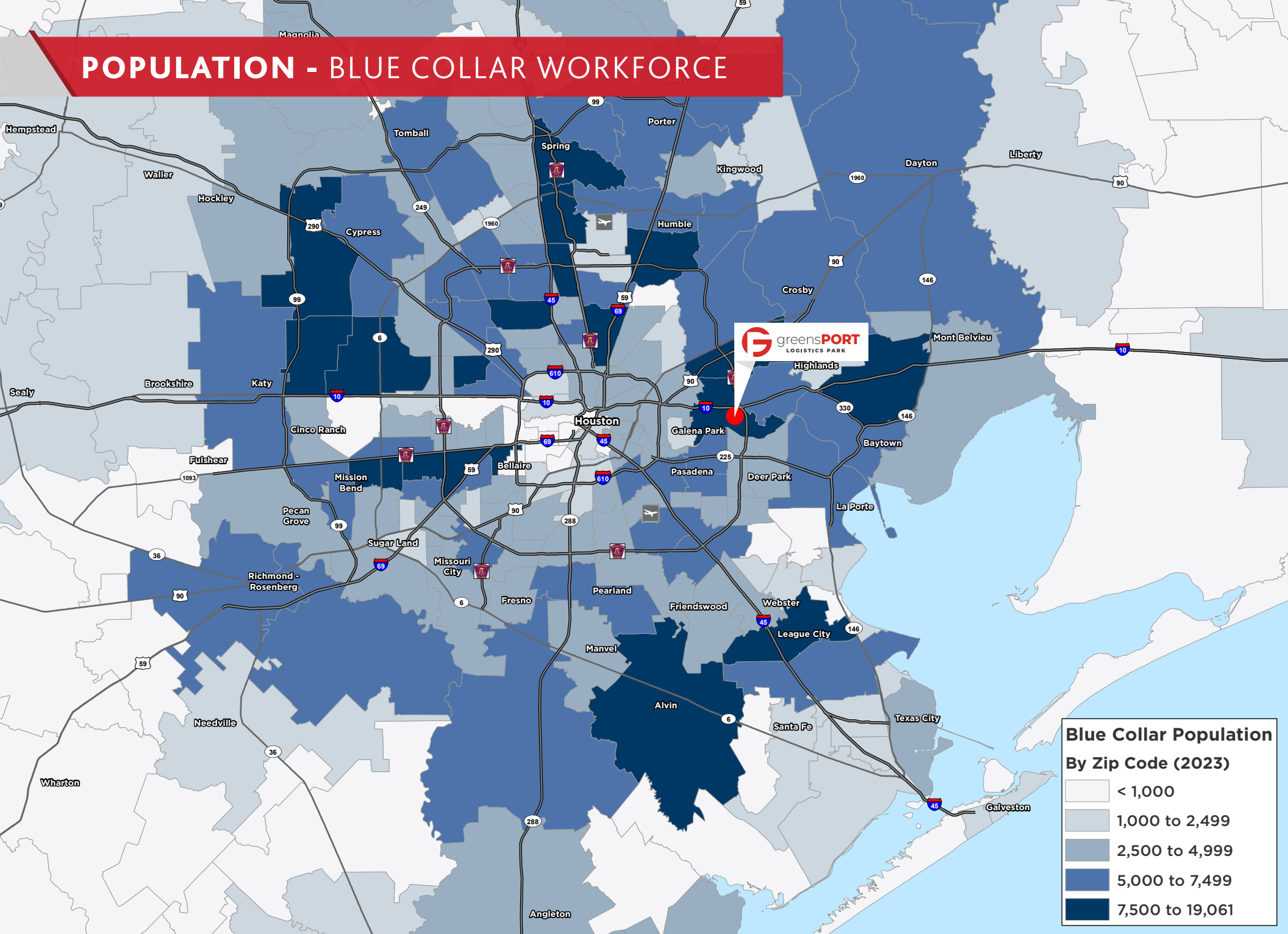


greensPORT
LOGISTICS PARK

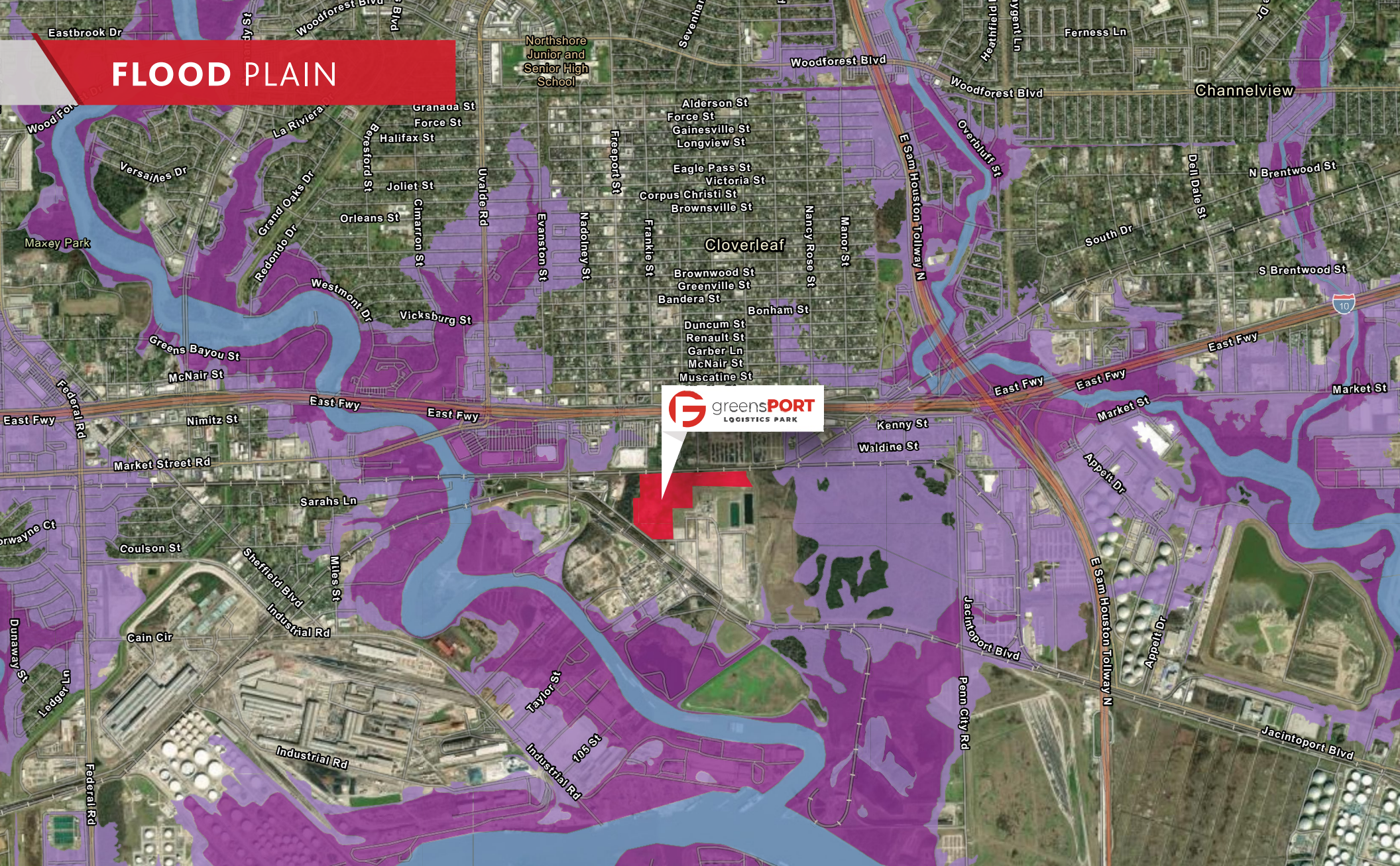
DRIVE TIMES TO PORT OF HOUSTON TERMINALS

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



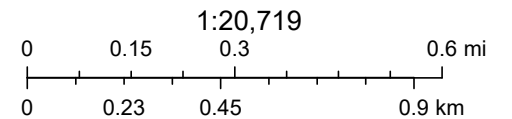
FLOOD PLAIN



- Custom_Parcel_Search_2c879518
- USA Flood Hazard Areas
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard

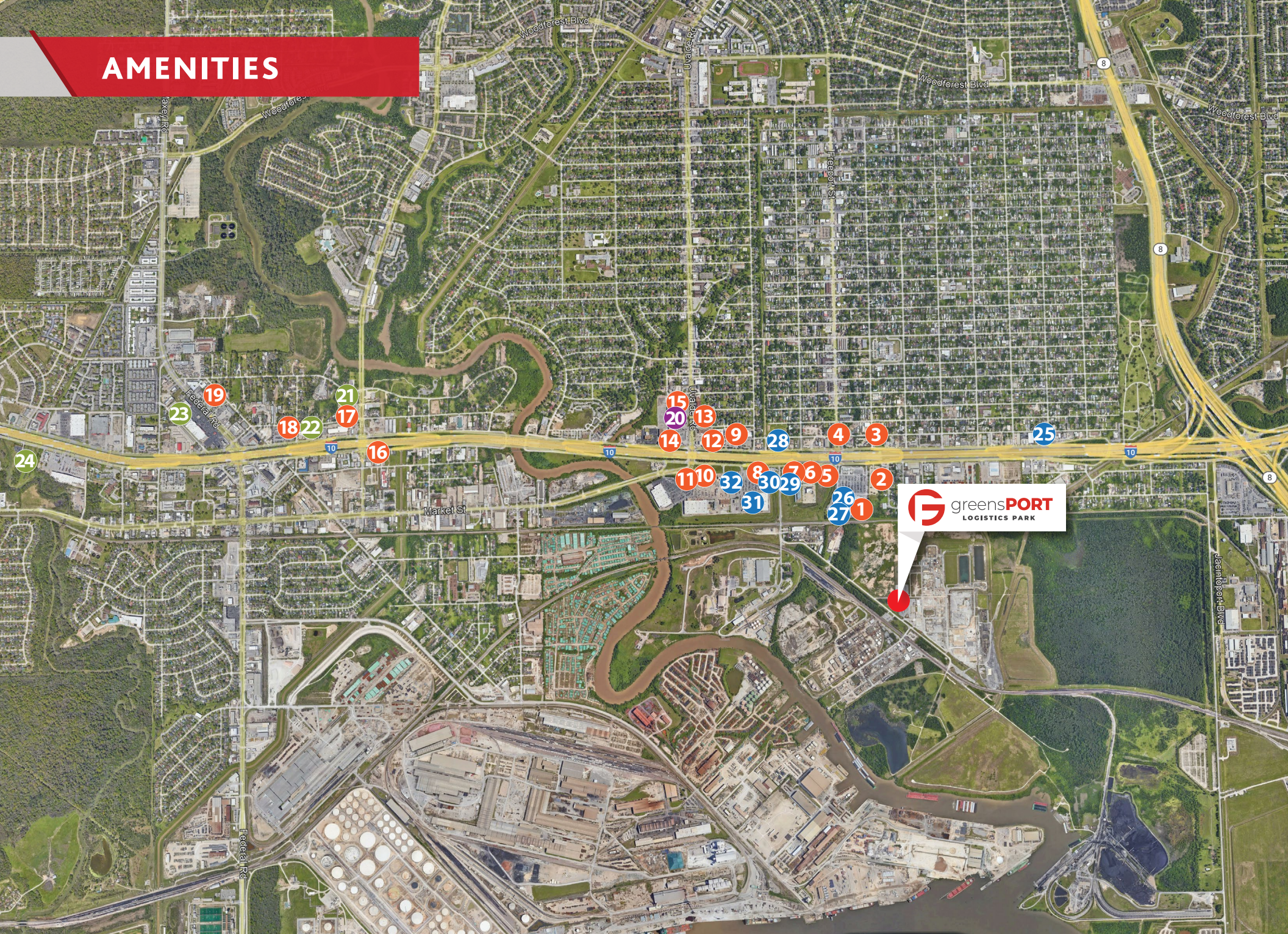
- Regulatory Floodway
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

- 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

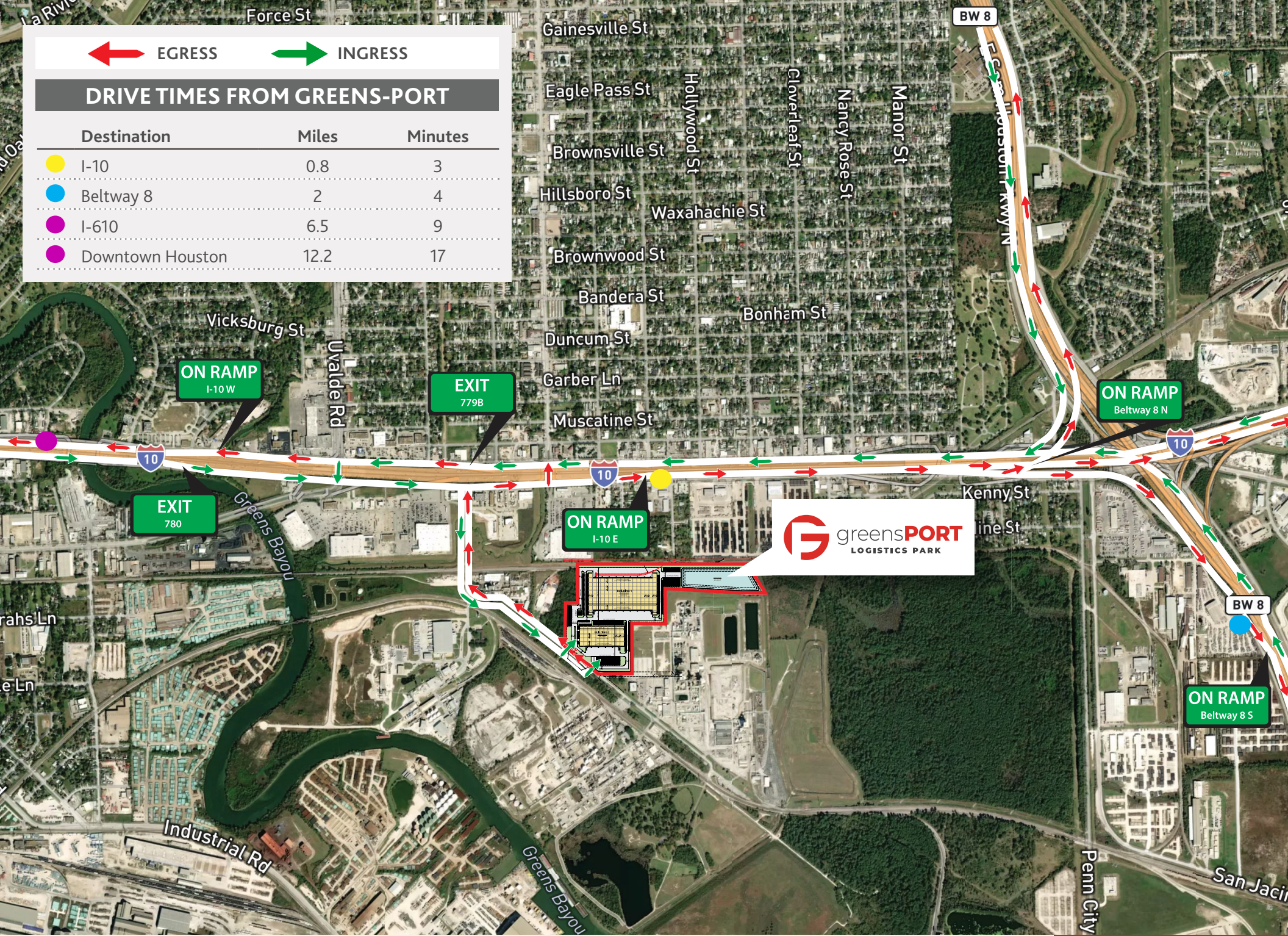
- 25 Chevron
- 26 Wells Fargo ATM
- 27 Walmart
- 28 Texaco
- 29 Chase Bank
- 30 Frost Bank
- 31 Sam's Club
- 32 MedExpress Urgent Care



← 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

54

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

3.8

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

65

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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