

# TRADEPOINT 290

— LOGISTICS PARK —

AVAILABLE FOR BUILD-TO-SUIT



UP TO 2.3 MM SF CLASS A DEVELOPMENT ON 173 AC

Development by:



AVAILABLE FOR BUILD-TO-SUIT DEVELOPMENT

Prairie View | TX 77445

*The rendering shown is for illustration purpose only.*

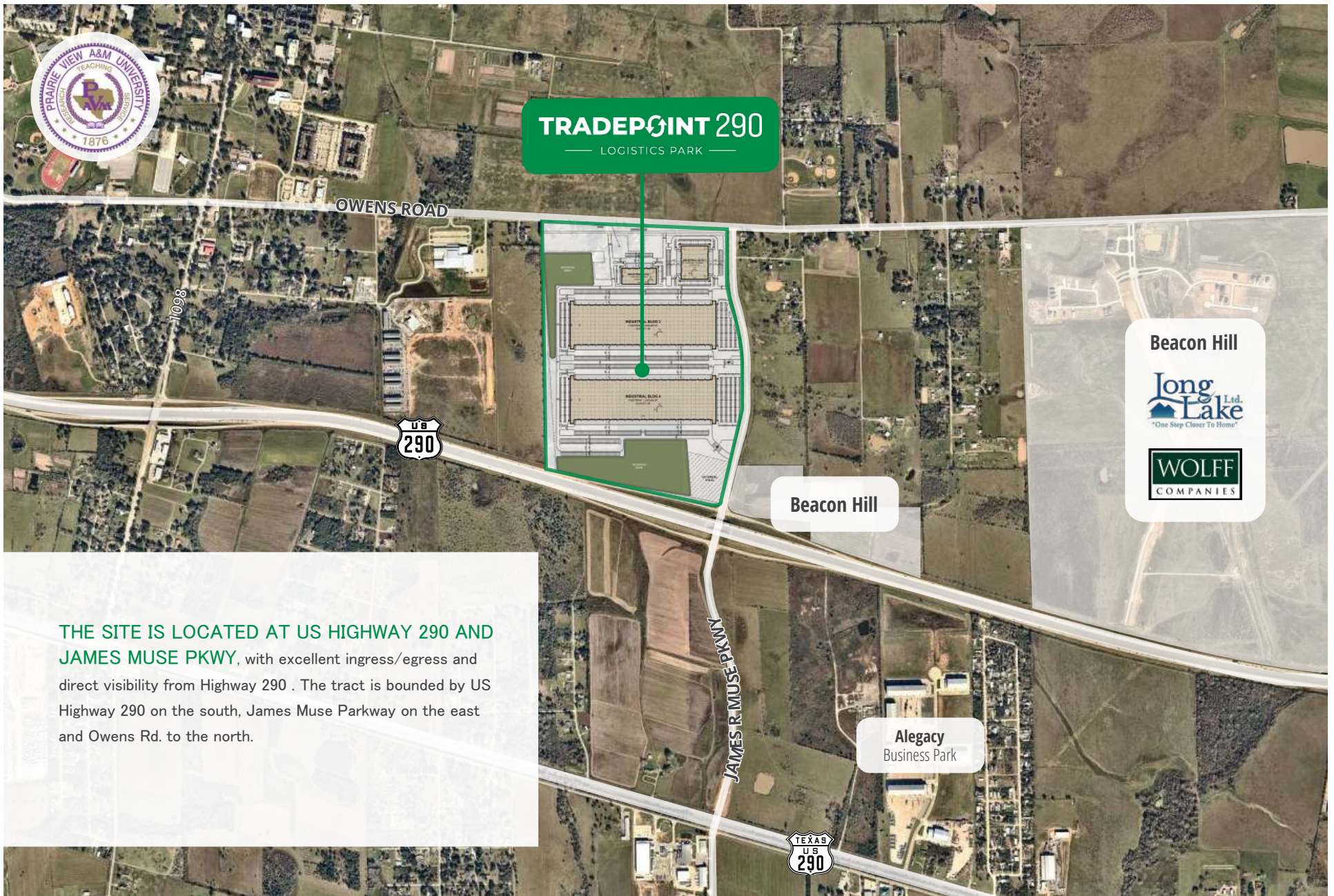


Barkley Peschel, CCIM, SIOR  
Jason Scholtz

## AERIAL OVERVIEW

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THE SITE IS LOCATED AT US HIGHWAY 290 AND JAMES MUSE PKWY, with excellent ingress/egress and direct visibility from Highway 290. The tract is bounded by US Highway 290 on the south, James Muse Parkway on the east and Owens Rd. to the north.

## PROPERTY ACCESS

**TRADEPOINT 290**  
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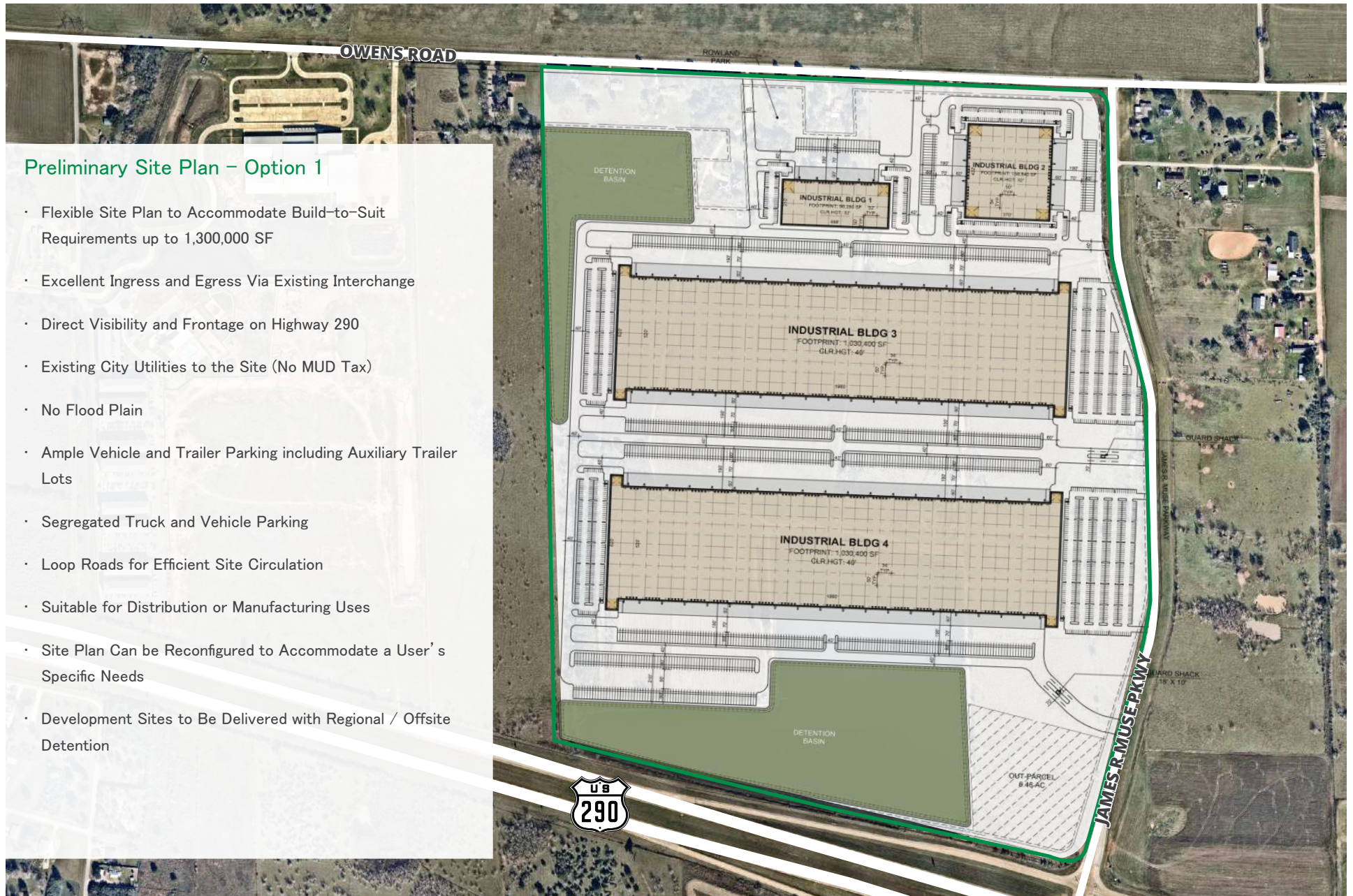


## SITE PLAN | OPTION 1

**TRADEPOINT 290**  
— LOGISTICS PARK —

### Preliminary Site Plan – Option 1

- Flexible Site Plan to Accommodate Build-to-Suit Requirements up to 1,300,000 SF
- Excellent Ingress and Egress Via Existing Interchange
- Direct Visibility and Frontage on Highway 290
- Existing City Utilities to the Site (No MUD Tax)
- No Flood Plain
- Ample Vehicle and Trailer Parking including Auxiliary Trailer Lots
- Segregated Truck and Vehicle Parking
- Loop Roads for Efficient Site Circulation
- Suitable for Distribution or Manufacturing Uses
- Site Plan Can be Reconfigured to Accommodate a User's Specific Needs
- Development Sites to Be Delivered with Regional / Offsite Detention



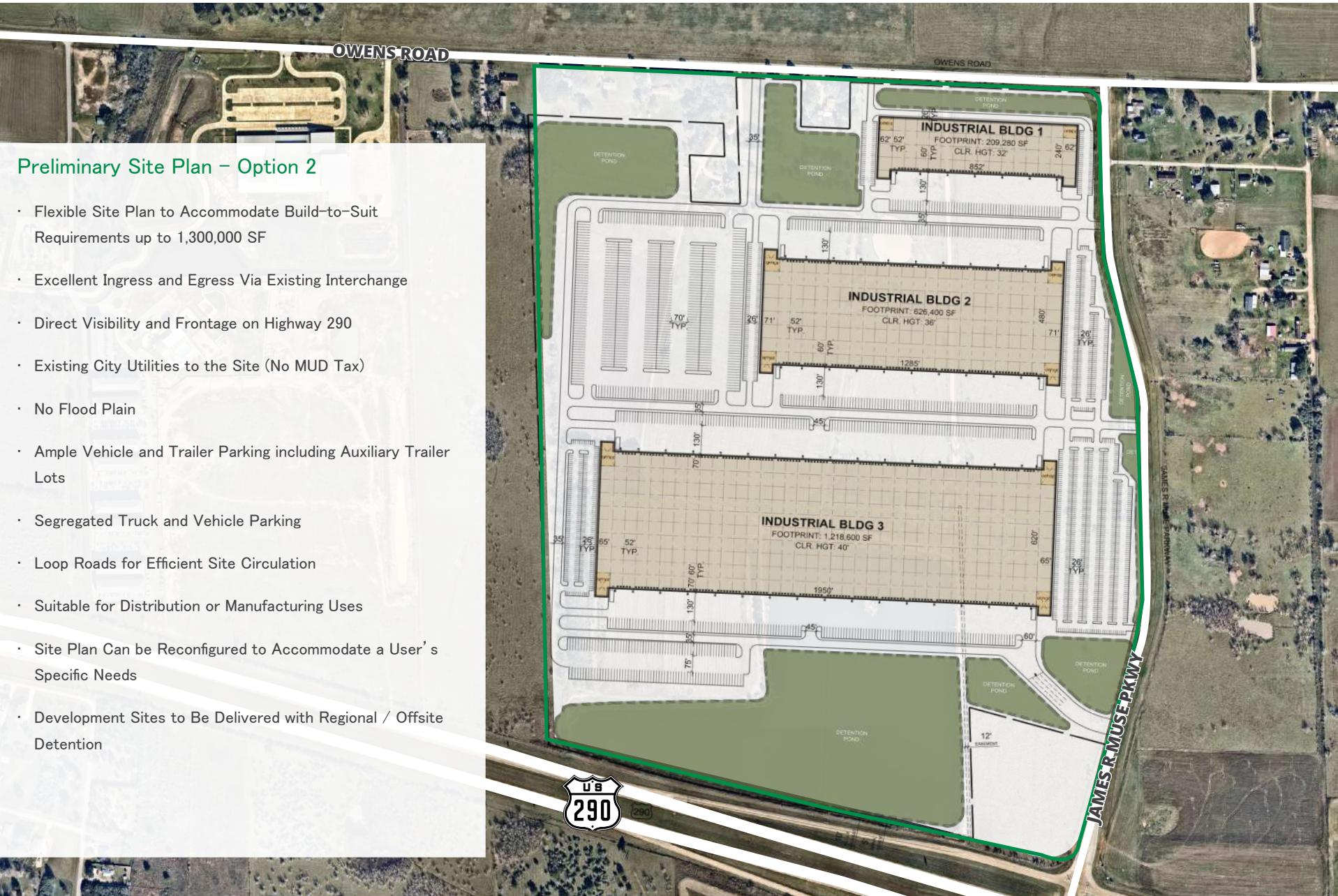
## SITE PLAN | OPTION 2

**TRADEPOINT**  **290**  
— LOGISTICS PARK —

## Preliminary Site Plan – Option 2

- Flexible Site Plan to Accommodate Build-to-Suit Requirements up to 1,300,000 SF
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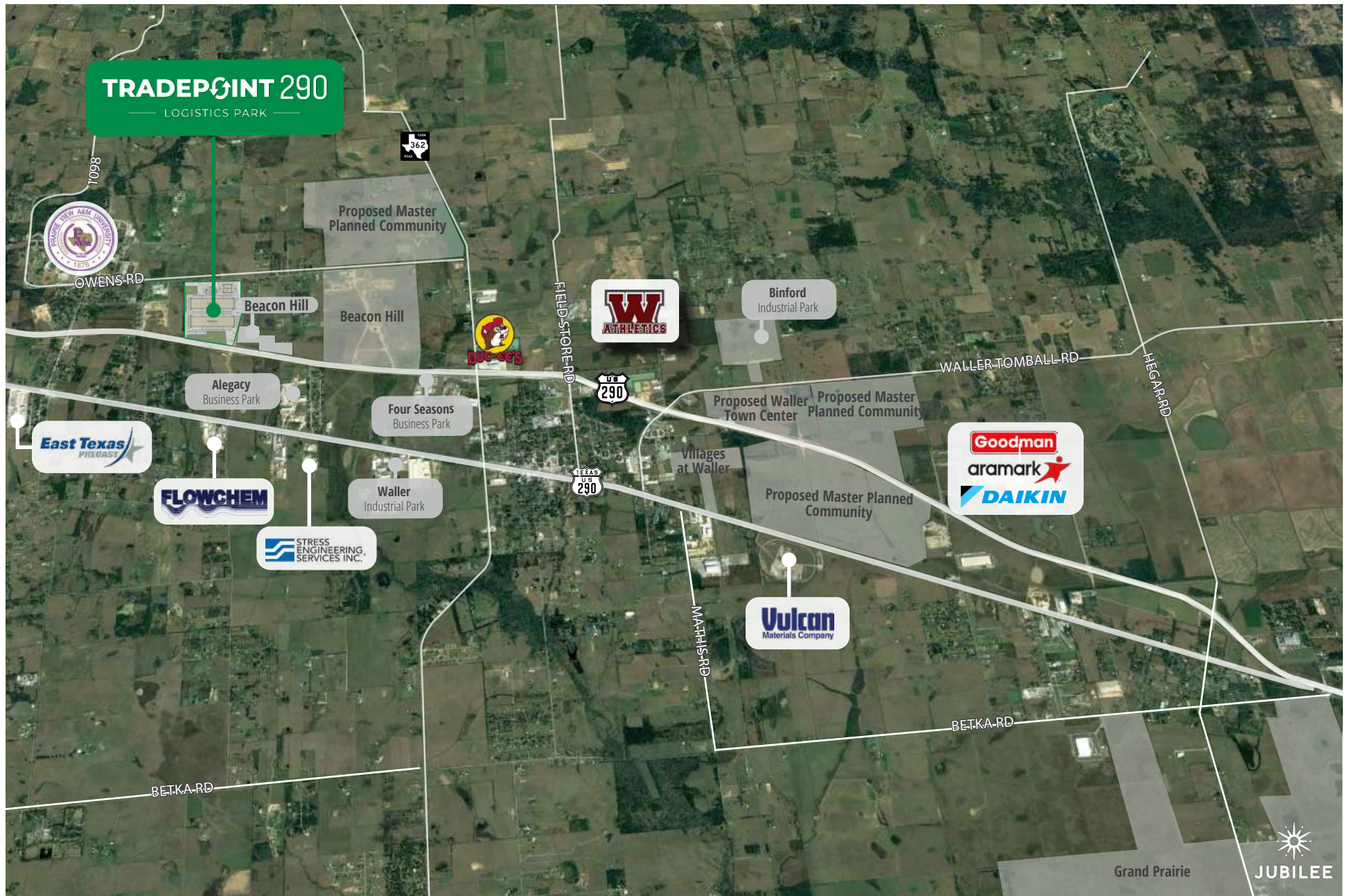
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- Flexible Site Plan to Accommodate Build-to-Suit Requirements up to 1,300,000 SF
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## SURROUNDING AREA

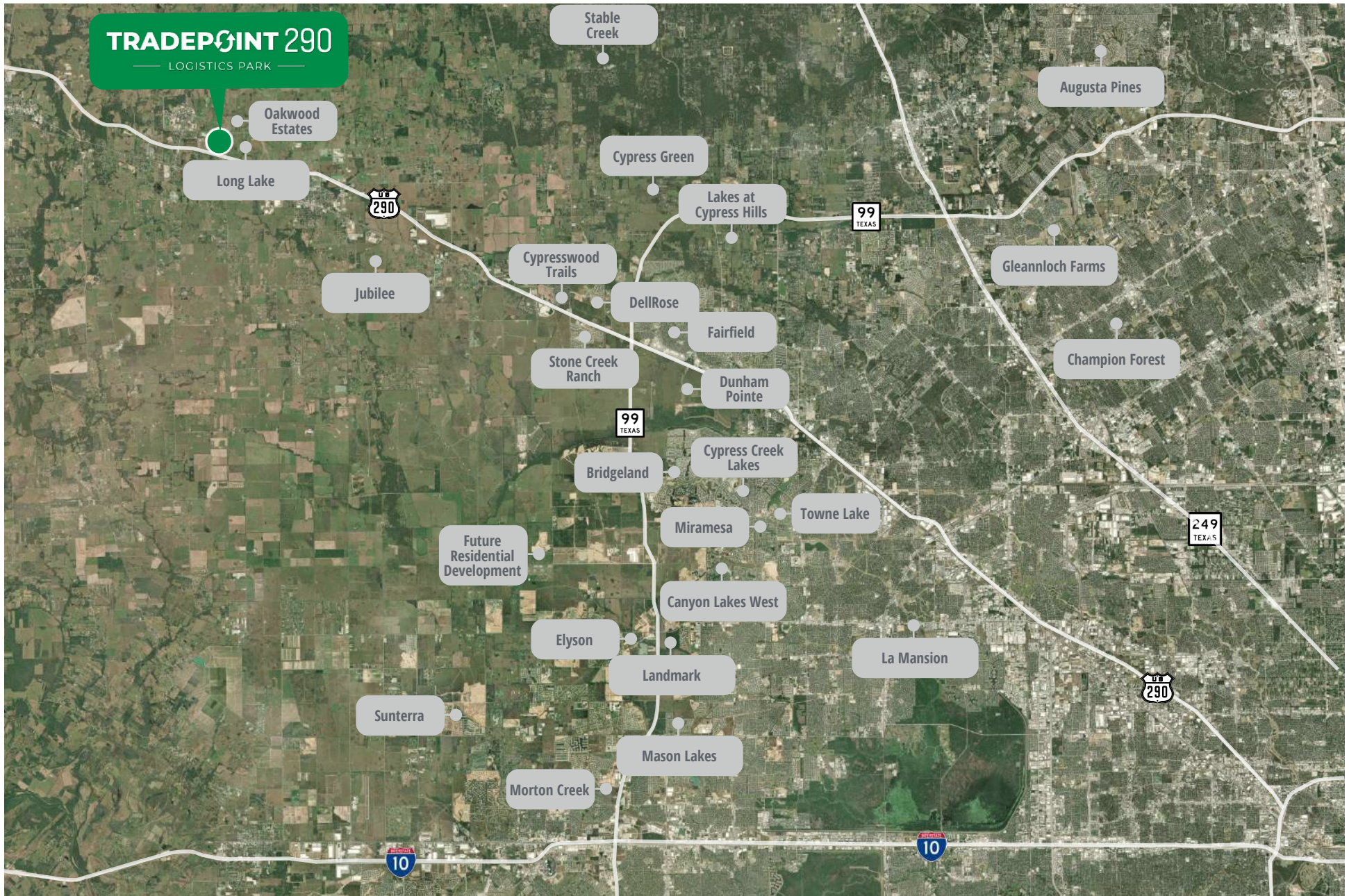
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## HOUSING OVERVIEW

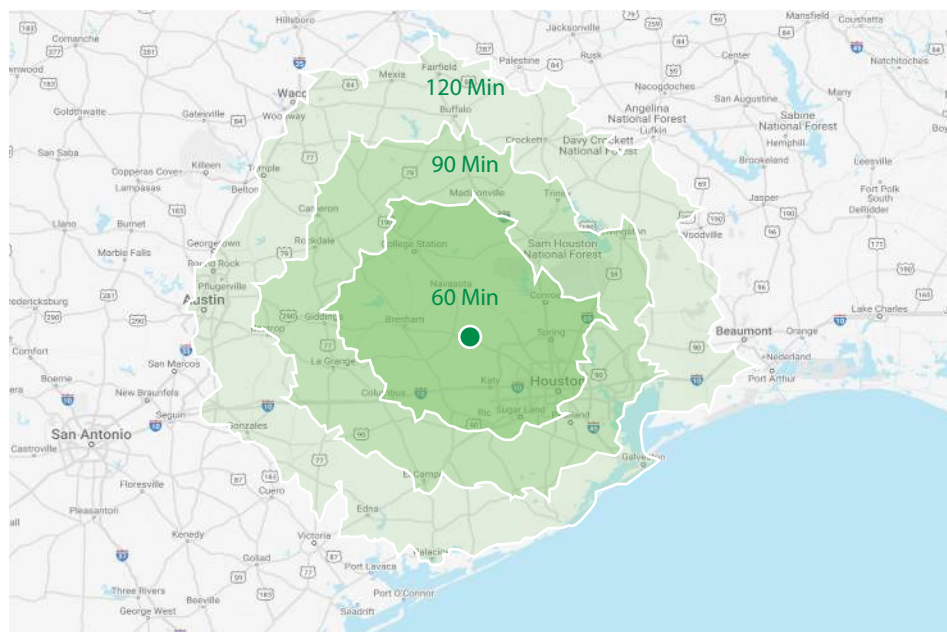
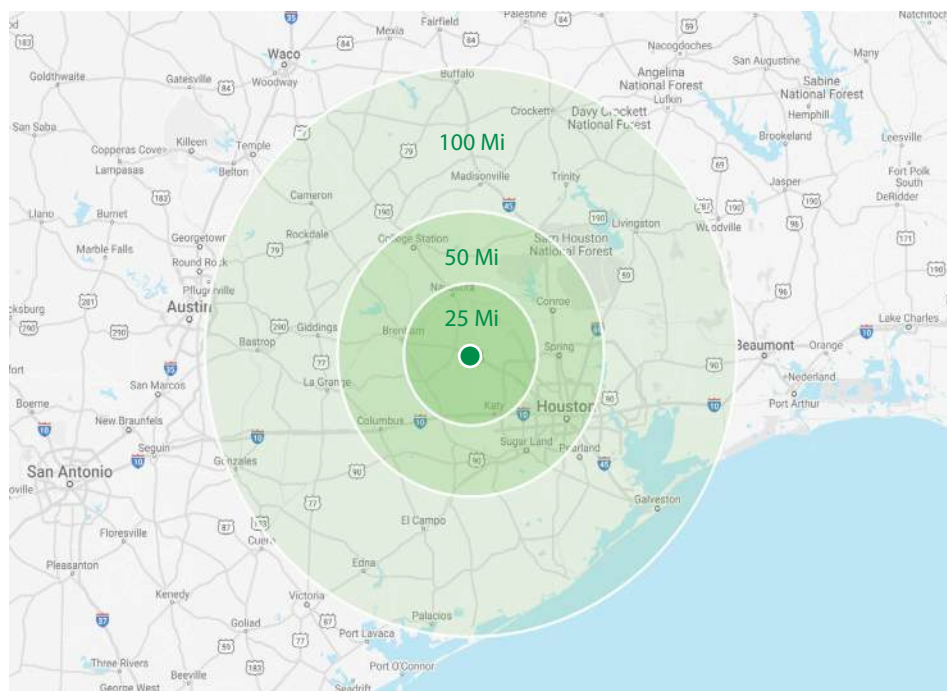
**TRADEPOINT 290**  
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## DEMOGRAPHICS

## TRADEPOINT 290

— LOGISTICS PARK —



	25 Mile	50 Mile	100 Mile
Estimated Population (2022)	1,000,646	6,007,357	8,490,014
Projected Growth (2027)	6.2%	5.2%	5.1%
Estimated Households (2022)	326,507	2,133,181	3,003,165
Projected Households (2027)	6.3%	5.3%	5.2%
Est Avg Household Income (2027)	\$129,126	\$113,550	\$108,984
Total Businesses	25,717	231,288	304,017
Total Employees	223,653	2,605,829	3,427,895
Labor Force (2022)	484,730	2,891,766	4,017,061

Key Distance	Miles	Key Distance	Miles
Hwy 290 Frontage	13.2	IAH Airport	50.9
Grand Parkway	24	Port of Houston	54.8
Hwy 249	34	Austin, TX	117.0
Beltway 8	38.7	San Antonio, TX	175.4
Hwy 290		Dallas, TX	214.2

60 Minutes



**5,759,104**  
Total Population



**\$269,856**  
Median Home Value



**227,516**  
Businesses



**5,945,299**  
Daytime Population

90 Minutes



**7,832,643**  
Total Population



**\$254,870**  
Median Home Value



**286,420**  
Businesses



**7,770,991**  
Daytime Population

120 Minutes



**9,607,721**  
Total Population



**\$257,531**  
Median Home Value



**358,397**  
Businesses



**9,724,192**  
Daytime Population

AVAILABLE FOR BUILD-TO-SUIT

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Leased by:



Development by:



VIEW MAP



www.tradepoint290.com

**TRADEPOINT 290**  
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Dallas  
3 Hour 17 Min

Austin  
2 Hour 5 Min

San Antonio  
2 Hour 50 Min

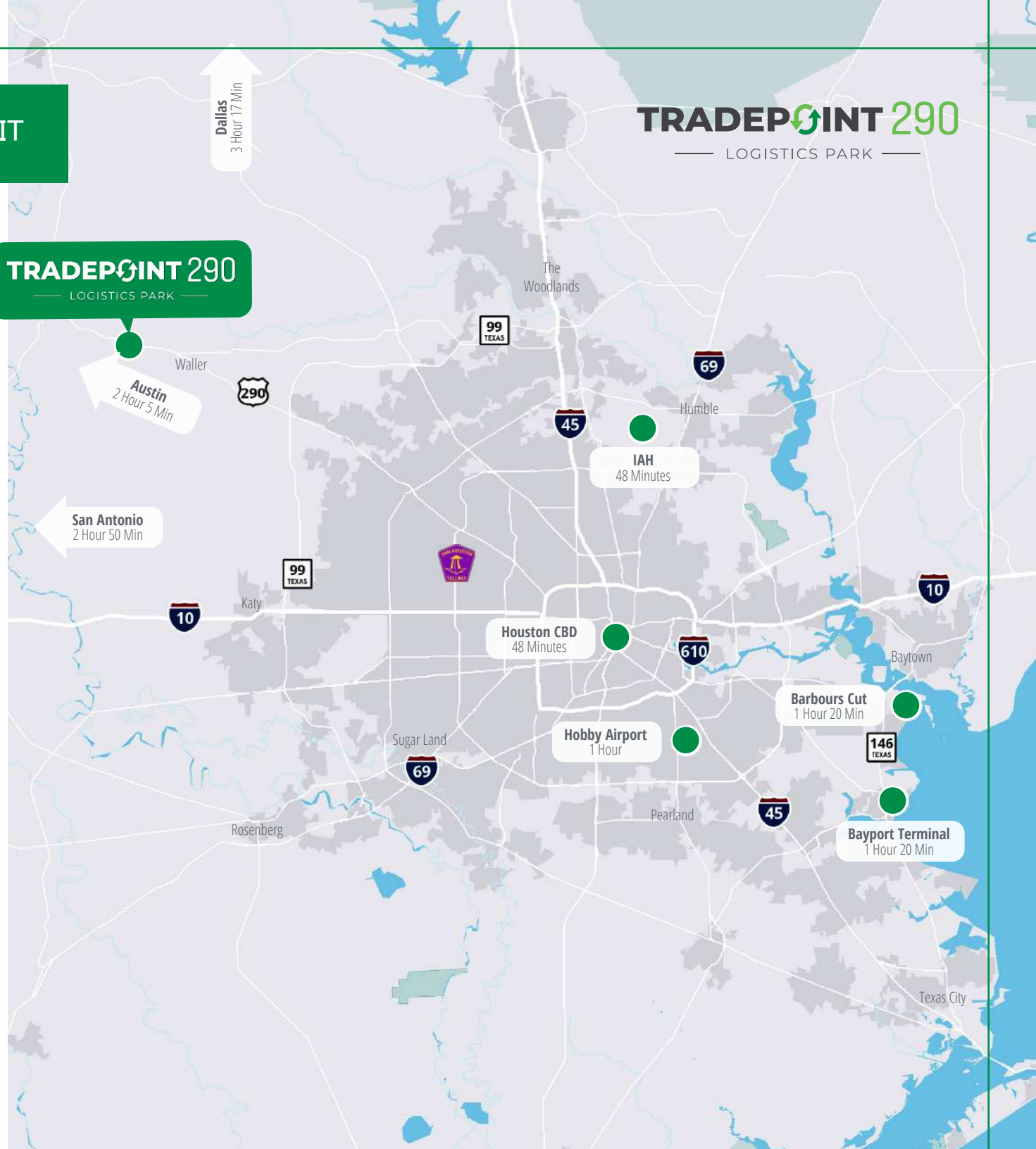
Houston CBD  
48 Minutes

IAH  
48 Minutes

Hobby Airport  
1 Hour

Barbours Cut  
1 Hour 20 Min

Bayport Terminal  
1 Hour 20 Min





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Colliers International Houston, Inc.</b>	<b>29114</b>	<b>houston.info@colliers.com</b>	<b>(713)222-2111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David Lee Carter</b>	<b>364568</b>	<b>david.carter@colliers.com</b>	<b>(713)830-2135</b>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Barkley Peschel</b>	<b>578061</b>	<b>barkley.peschel@colliers.com</b>	<b>(281)242-2300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date