

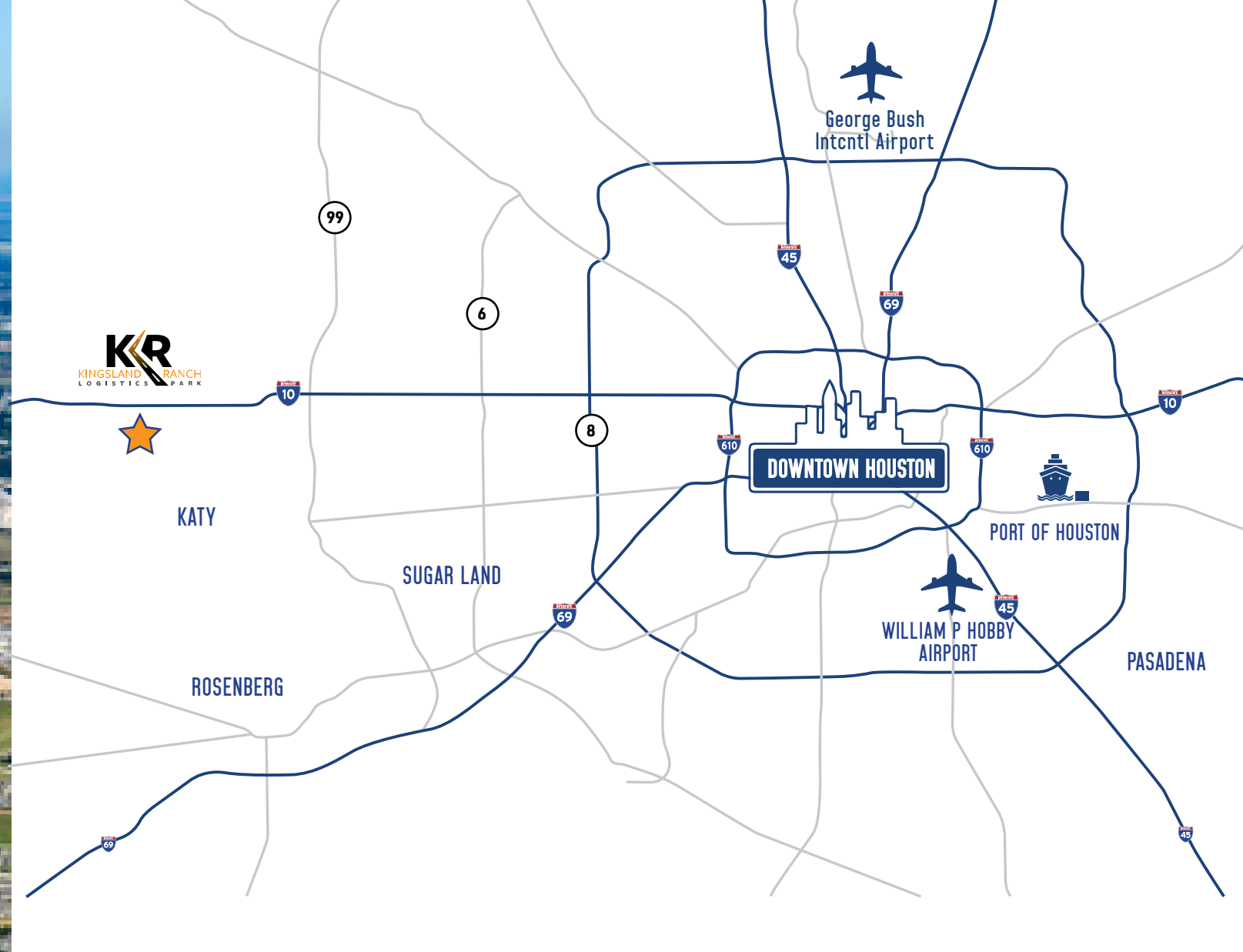
MASTER PLANNED BUSINESS PARK WITH FLEXIBLE SPACE OPTIONS FROM 25,000 SF – 2,085,894 SF



KINGSLAND RANCH
LOGISTICS PARK



CBRE



ACCESSIBLE KATY LOCATION

30 Miles Downtown Houston

49 Miles George Bush Intcntl Airport

46 Miles William P Hobby Airport

50 Miles Port of Houston

CORPORATE NEIGHBORS



DOWNTOWN HOUSTON

GRAND PARKWAY

GRAND PARKWAY

SOUTHERN GLAZER'S WINE & SPIRITS

amazon

IGLOO

MEDLINE

Crawford

PEDERSON ROAD

KR
KINGSLAND RANCH
LOGISTICS PARK

HOUSTON EXECUTIVE AIRPORT

Domino's

IGLOO

IGLOO ROAD

JORDAN RANCH BLVD

I-10

ROOMS TO GO

COSTCO WHOLESALE

GOYA

90

amazon

KINGSLAND BLVD

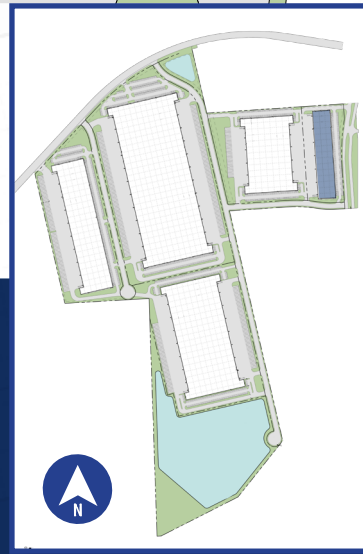
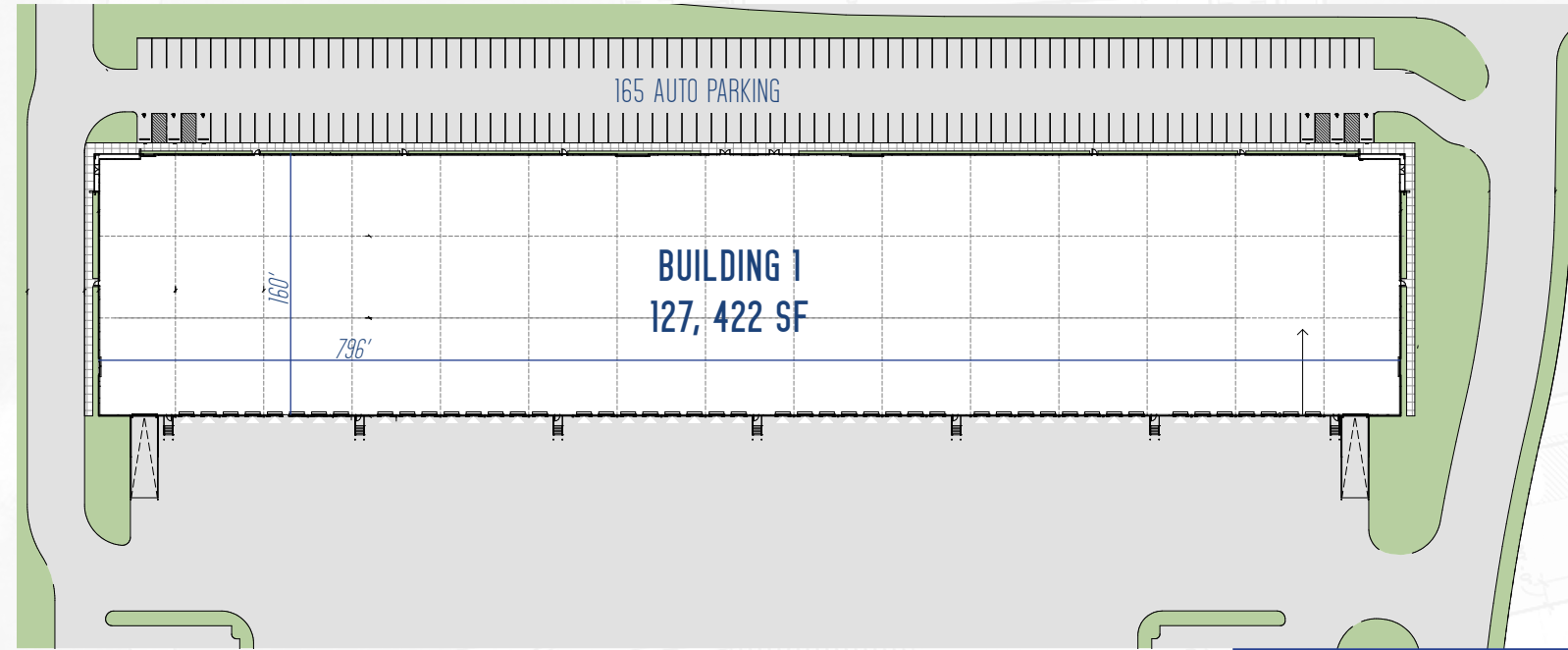
ROSS DRESS FOR LESS

FERGUSON

WOODS ROAD

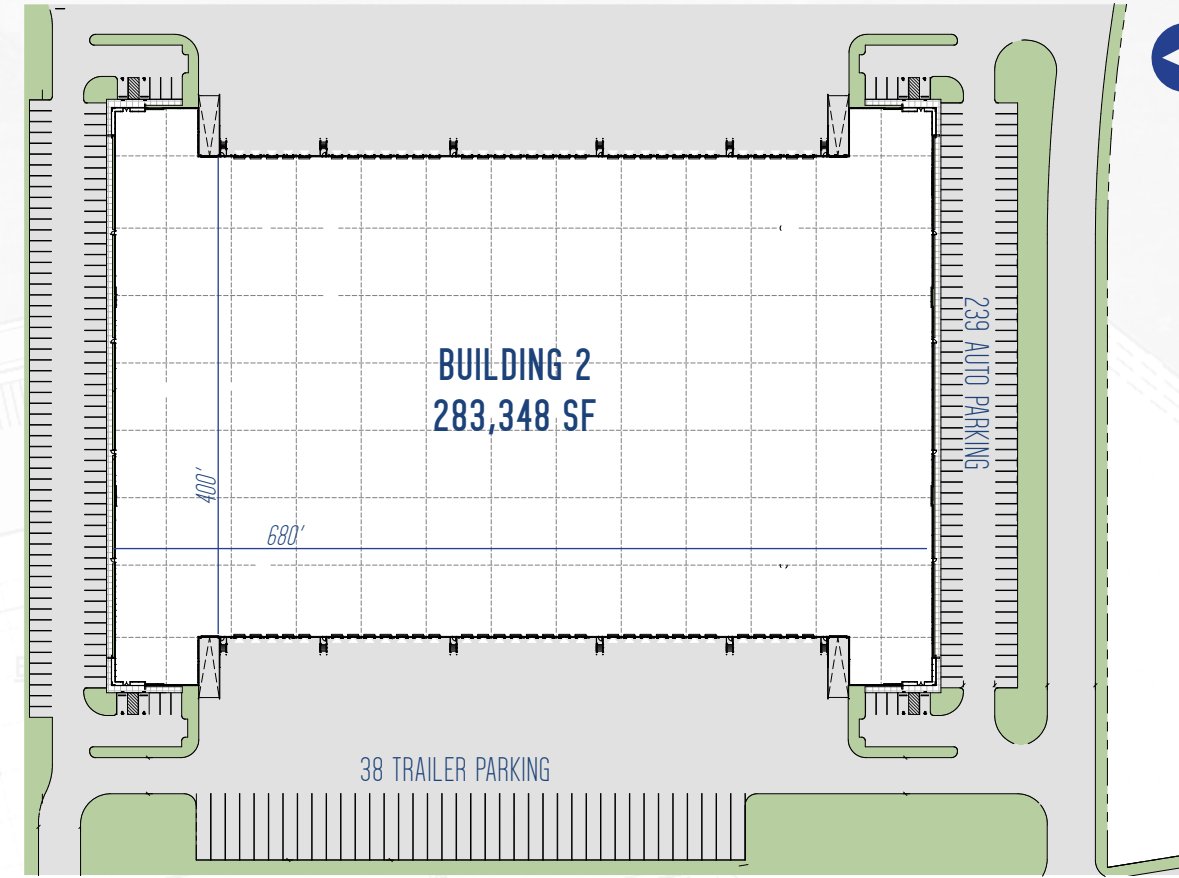


BUILDING 1



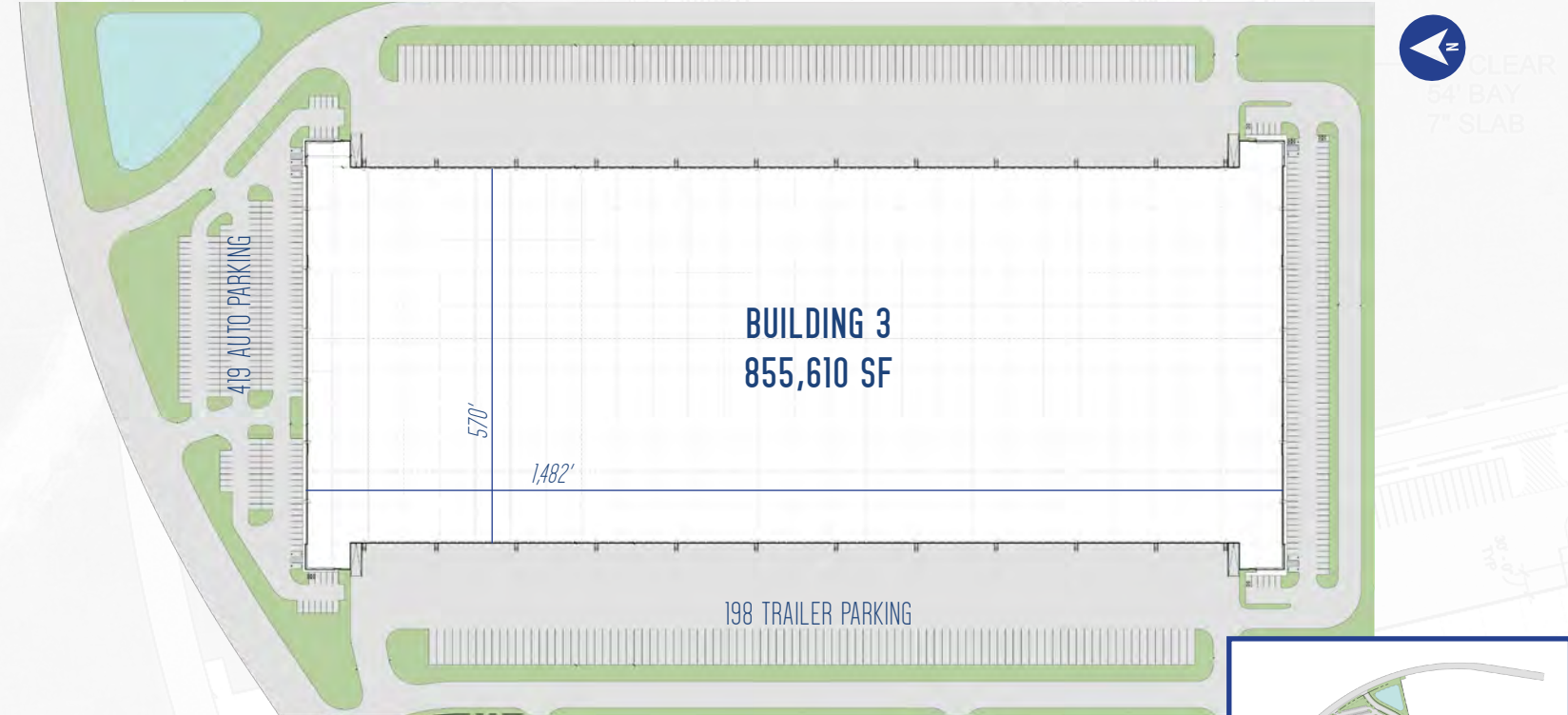
- Building Size: 127,422 SF
- Dimensions: 796' x 160'
- Configuration: Rear Load
- Dock Doors: 47 (9' x 10')
- Drive - Ins: 2 (14' x 16')
- Clear Height: 28'
- Auto Parking: 165
- 6" Slab
- Column Spacing: 54' x 54'

BUILDING 2



- Building Size: 283,348 SF
- Dimensions: 680' x 400'
- Configuration: Cross Dock
- Dock Doors: 64 (9' x 10')
- Drive - Ins: 4 (14' x 16')
- Clear Height: 36'
- Auto Parking: 239
- Trailer Parking: 38
- 7" Slab
- Column Spacing: 54' x 56'

BUILDING 3



BUILDING 3
855,610 SF

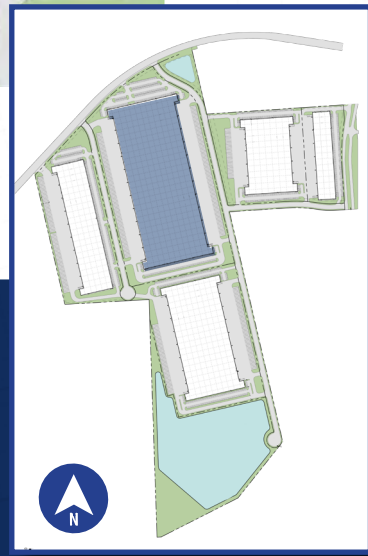
570'

1,482'

198 TRAILER PARKING

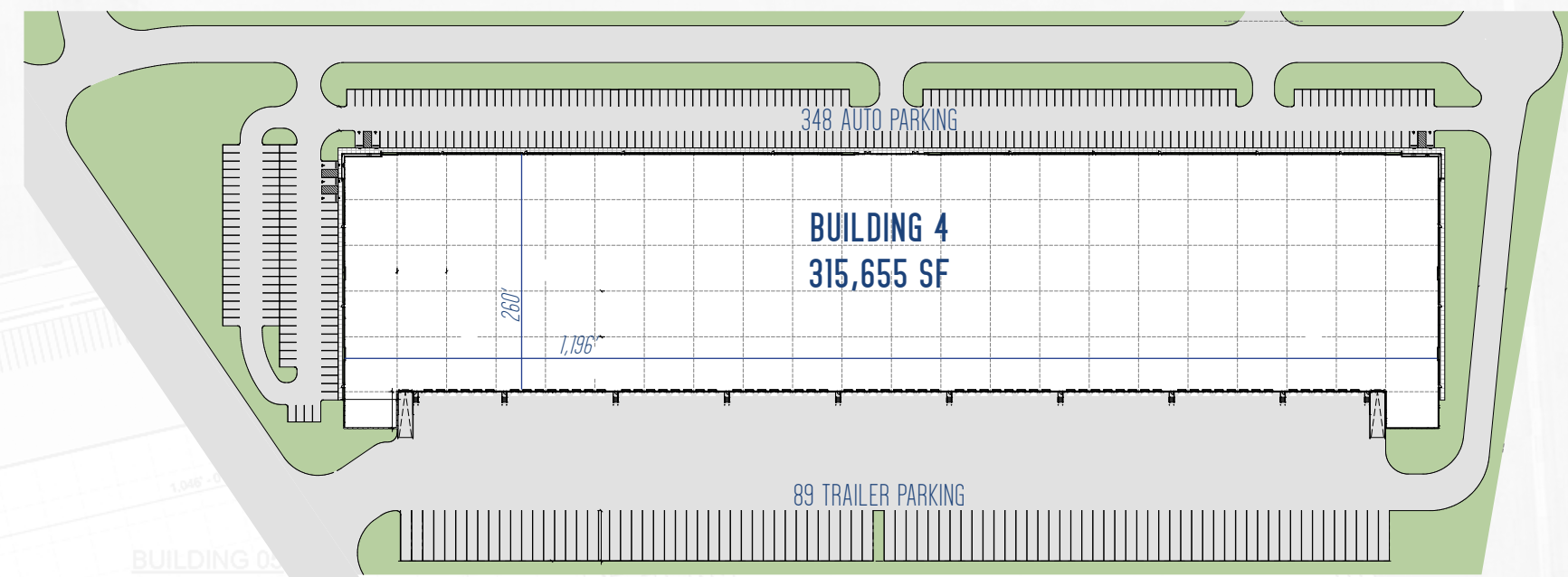
419 AUTO PARKING

CLEAR
54' BAY
7" SLAB



- Building Size: 855,610 SF
- Dimensions: 1,482' x 570'
- Configuration: Rear Load
- Dock Doors: 172 (9' x 10')
- Drive – Ins: 4 (14' x 16')
- Clear Height: 40'
- Auto Parking: 419
- Trailer Parking: 198
- 8" Slab
- Column Spacing: 54' x 50'

BUILDING 4



BUILDING 4
315,655 SF

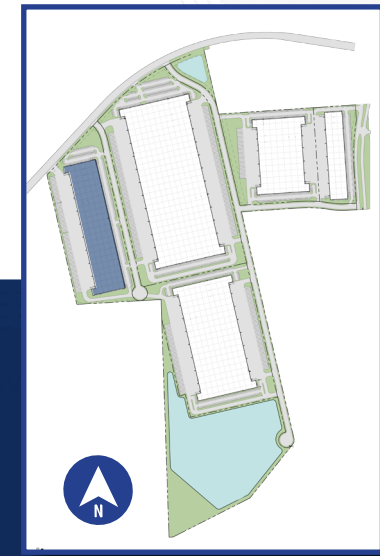
260'

1,196'

89 TRAILER PARKING

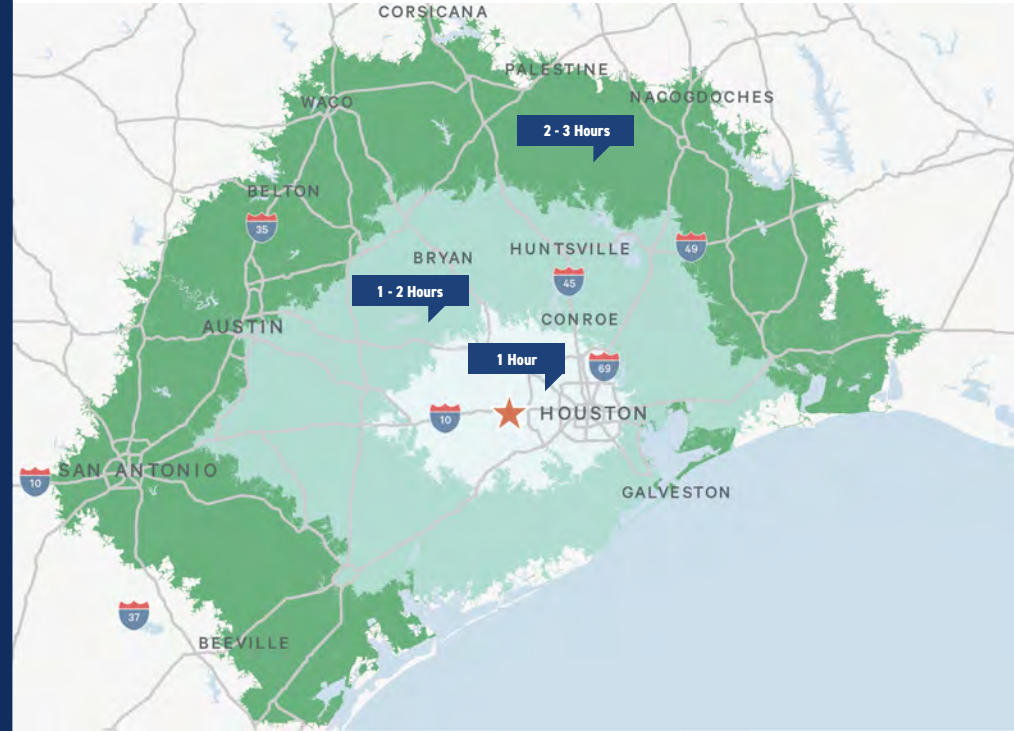
348 AUTO PARKING

BUILDING 0
498,820 SF



- Building Size: 315,655 SF
- Dimensions: 1,196' x 260'
- Configuration: Rear Load
- Dock Doors: 68 (9' x 10')
- Drive – Ins: 2 (14' x 16')
- Clear Height: 32'
- Auto Parking: 348
- Trailer Parking: 89
- 6" Slab
- Column Spacing: 54' x 50'

DEMOGRAPHICS



1 Hour			
5,788,477 Total Population	253,449 Median Home Value	215,070 Total Business	5,877,410 Daytime Population
1 - 2 Hours			
2,691,721 Total Population	219,403 Median Home Value	80,339 Total Business	2,534,605 Daytime Population
2 - 3 Hours			
6,296,238 Total Population	238,082 Median Home Value	199,799 Total Business	6,292,827 Daytime Population

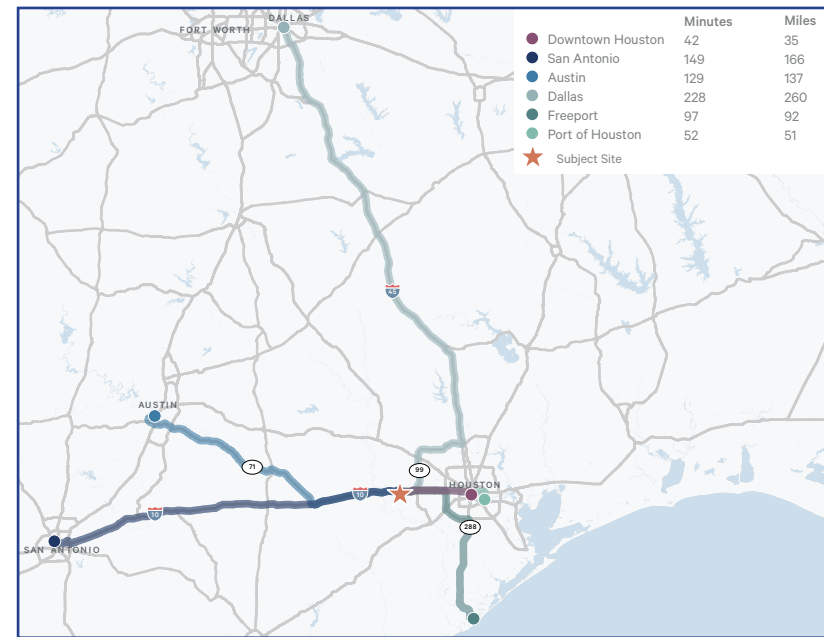
WHO ARE WE

Falcon Commercial Development is a privately owned industrial development company committed to providing principled real estate solutions and opportunities for industrial users, owners, and investors. With over 50 years of combined development experience between our partners, we are focused on developing institutional grade industrial properties in core Texas markets.

Founded by Doug Johnson and Ben Newell, the partners have cumulative development experience of 110 industrial buildings totaling 33 million square feet. Veteran and nimble leadership, along with a commitment to transparency and consistency, enables us to provide our customers with personalized service and a top-quality final product.

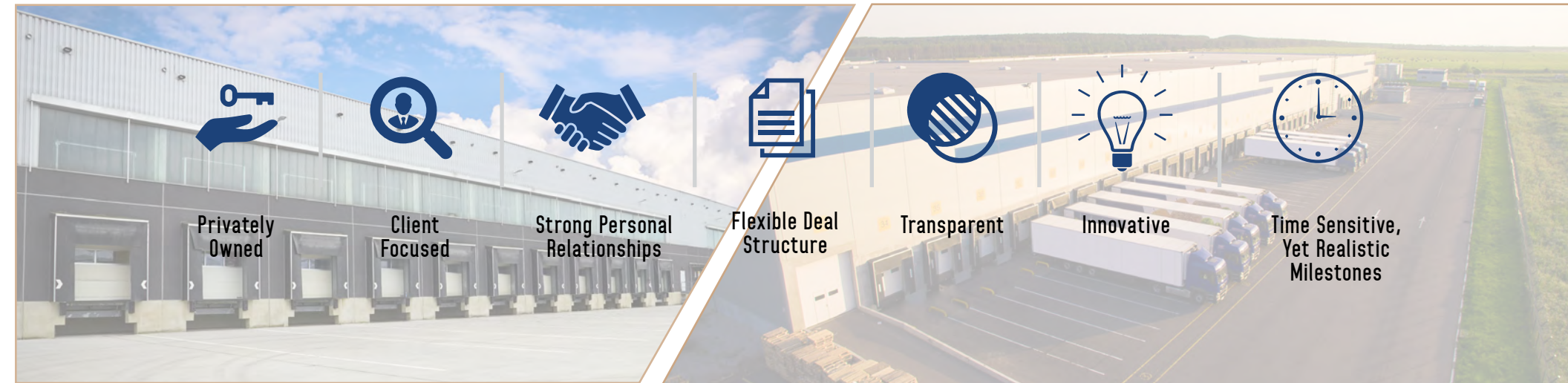
128.7+
MILLION SF
CURRENT
INDUSTRIAL PORTFOLIO

*Placeholder
Waiting on Stats from Clarion/Falcon*



	MILE 1	MILE 3	MILE 5
Total Population (2021)	12,751	116,009	269,391
Projected Growth (2026)	14,509	133,237	308,926
Total Households (2021)	4,731	39,004	87,830
Projected Households (2026)	5,352	44,424	100,362
Avg Household Income	\$134,758	\$165,641	\$165,686
Total Businesses	660	4,489	8,126
Total Employees	6,079	40,354	73,275
Labor Force (2021)	7,269	65,060	142,260

KEY DISTANCES	MILES	KEY DISTANCES	MILES
Interstate 10	1	San Antonio, TX	166
Hwy 290	30	Austin, TX	135
IAH Airport	50	Dallas, TX	263
Port of Houston	50		



**For additional information,
please contact:**

Cape Bell

First Vice President
713 577 1600
cape.bell@cbre.com

Billy Gold

Executive Vice President
713 577 1600
billy.gold@cbre.com

Joseph Smith

Senior Vice President
713 577 1847
joseph.smith@cbre.com



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

