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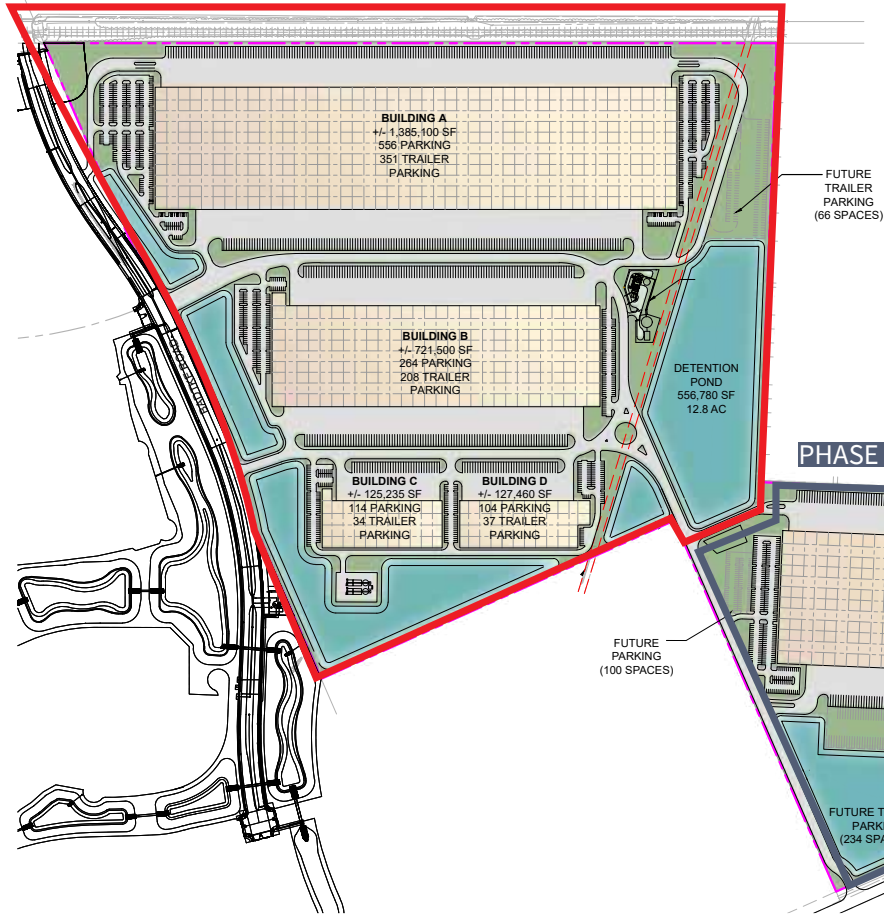
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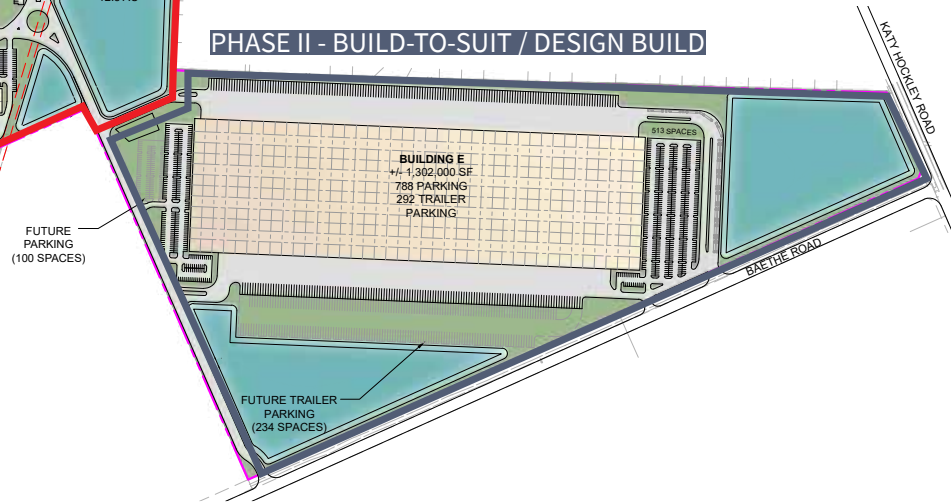
PROJECT DEVELOPMENT PLAN

PHASE I - UNDER CONSTRUCTION

U.S. HWY 290



PHASE II - BUILD-TO-SUIT / DESIGN BUILD



PHASE I - PROPERTY SPECIFICATIONS & FEATURES

BUILDING A

Total SF: ±1,385,100 SF
Configuration: Cross Dock
Building Depth: 570'
Clear Height: 40'
Trailer Parking: 351
Vehicle Parking: 556

BUILDING B

Total SF: ±721,500 SF
Configuration: Cross Dock
Building Depth: 470'
Clear Height: 40'
Trailer Parking: 208
Vehicle Parking: 264

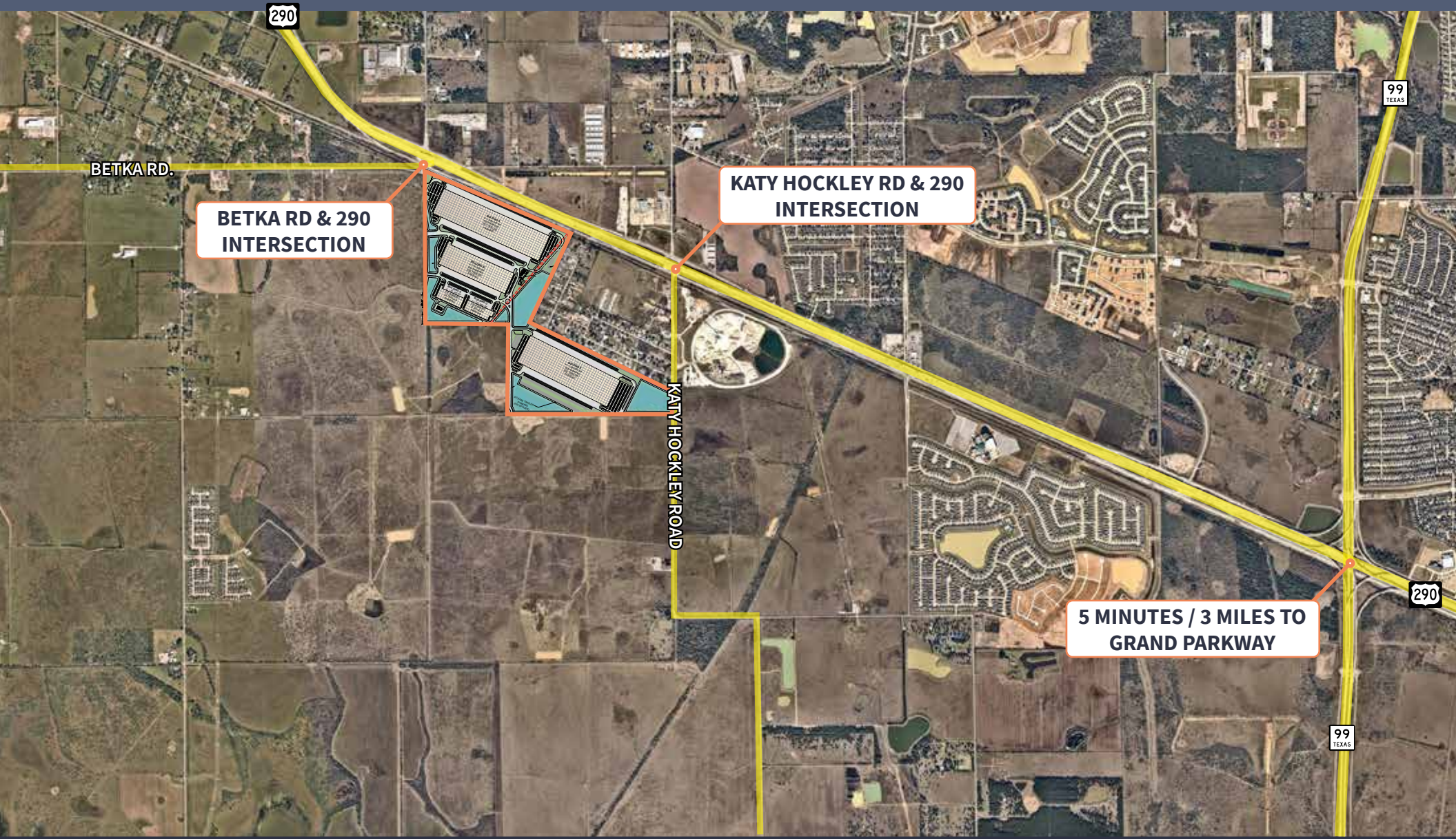
BUILDING C

Total SF: ±125,235 SF
Configuration: Front Load
Building Depth: 220'
Clear Height: 32'
Trailer Parking: 34
Vehicle Parking: 114

BUILDING D

Total SF: ±127,460 SF
Configuration: Front Load
Building Depth: 220'
Clear Height: 32'
Trailer Parking: 37
Vehicle Parking: 104

SITE OVERVIEW



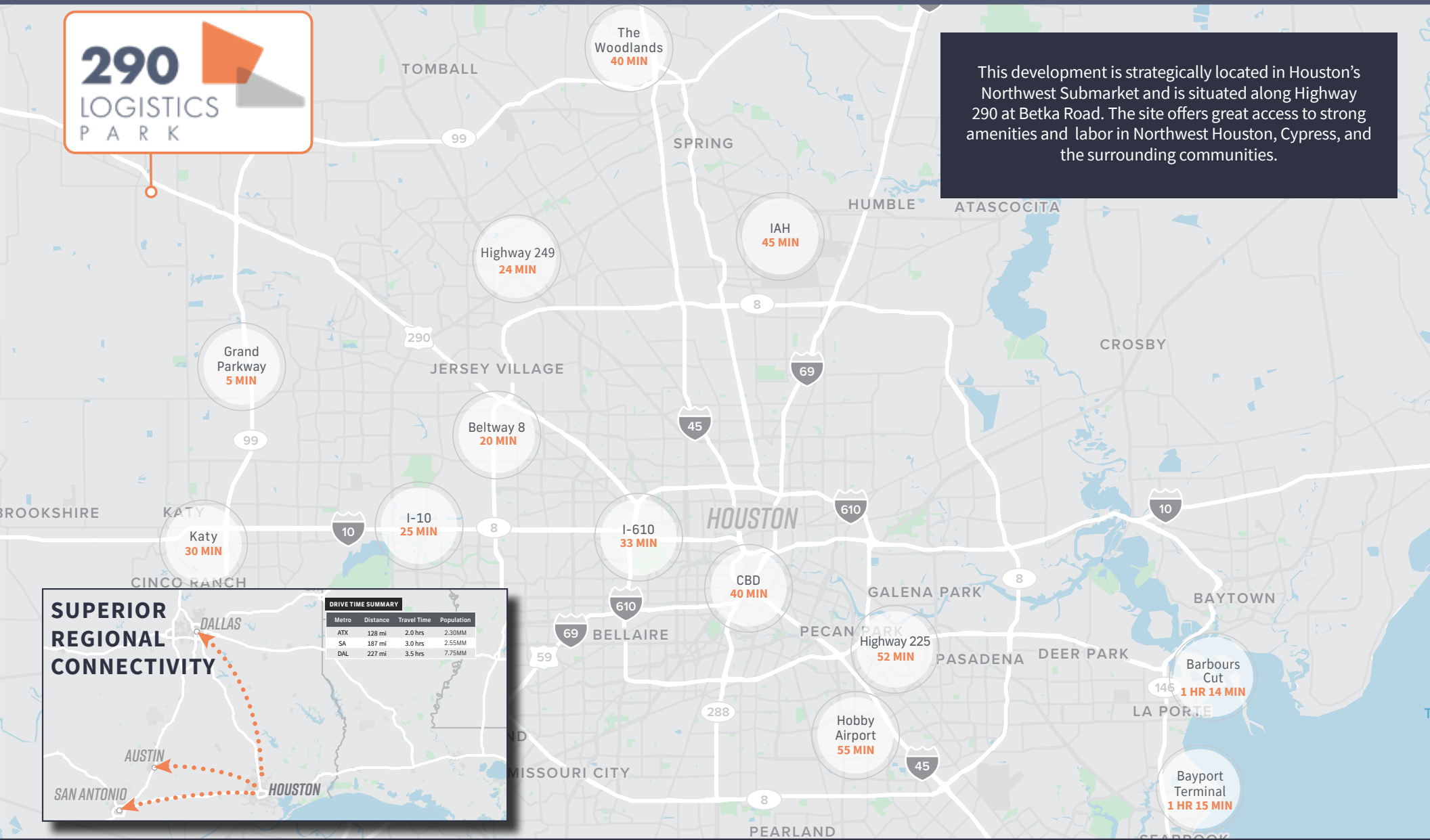
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STRATEGIC LOCATION



This development is strategically located in Houston's Northwest Submarket and is situated along Highway 290 at Betka Road. The site offers great access to strong amenities and labor in Northwest Houston, Cypress, and the surrounding communities.



SUPERIOR REGIONAL CONNECTIVITY

Metro	Distance	Travel Time	Population
ATX	128 mi	2.0 hrs	2,300MM
SA	187 mi	3.0 hrs	2,550MM
DAL	227 mi	3.5 hrs	7,750MM

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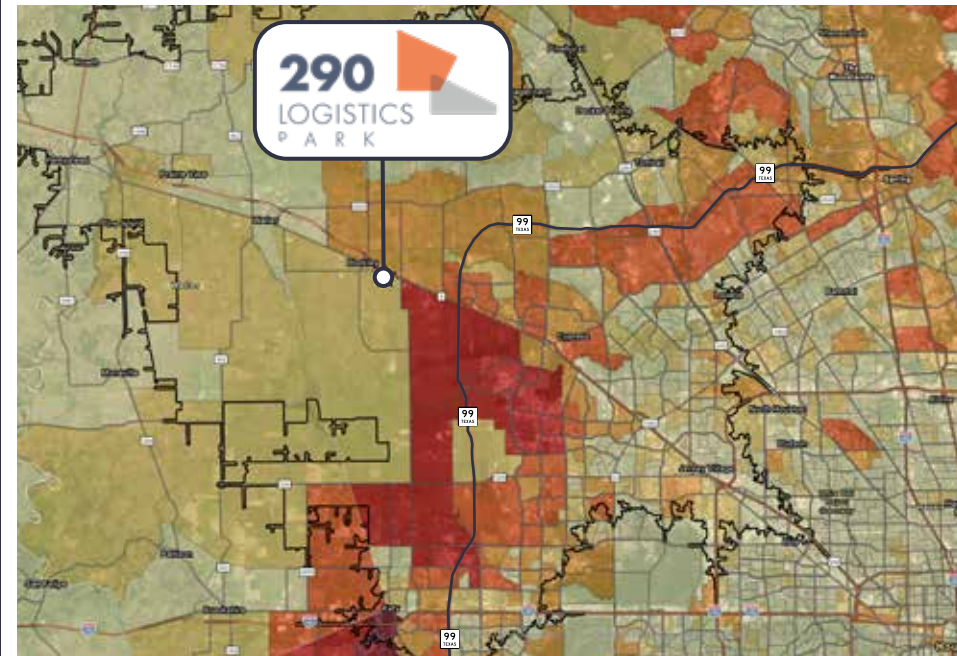


THRIVING WITH OPPORTUNITY

The property is strategically located in Northwest Houston within one of the city's largest active warehouse labor pools. Additionally, 290 Logistics Park is just southeast of the fastest growing area of Houston as indicated by the heat map. The property will also benefit immensely from the rapid housing growth in the surrounding areas due to Houston's continued population growth pushing Northwest of the city.

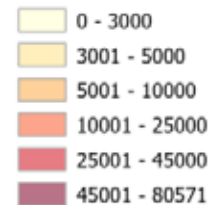
POPULATION SUMMARY	3 miles	5 miles	7 miles
2021 Total Population	8,165	27,869	59,214
2026 Total Population	11,493	34,756	71,528
2021-2026 Population: Compound Annual Growth Rate	7.08%	4.52%	3.85%
2021 Household Population	8,091	27,633	58,954
2026 Household Population	11,419	34,520	71,268
2021 Retail Goods	\$50,950,824	\$280,471,145	\$593,919,190
2026 Retail Goods	\$82,702,673	\$382,005,999	\$790,722,484

HOUSTON POPULATION GROWTH MAP



Source: JLL Research
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2026 Total Population



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