

# SouthPoint

BUSINESS PARK



A Development by:  
**NATIONAL**  
PROPERTY HOLDINGS

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# SouthPoint

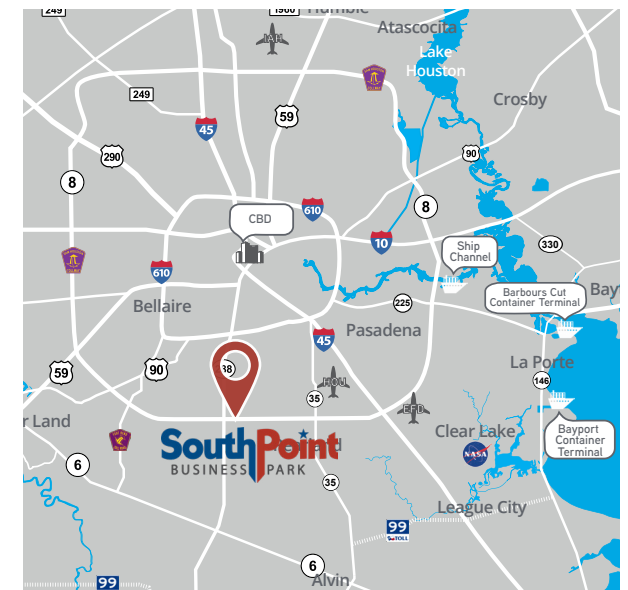
BUSINESS PARK

offers an unmatched location and superior connectivity.

**87 Acre industrial business park** at Beltway 8 and SH 288 with rear load, front load, and build-to-suit option available.

## PARK FEATURES:

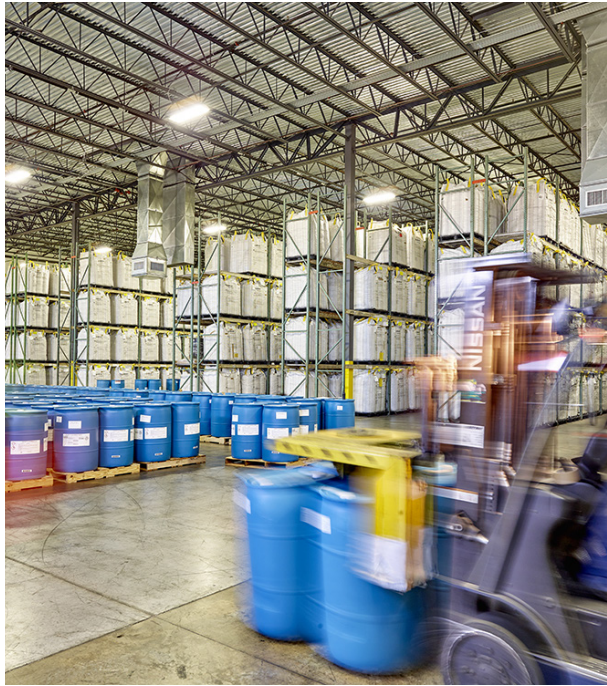
- Office space to-suit
- ESFR sprinkler system
- Dock high loading
- Front load, rear load, and cross dock configurations
- 28' minimum clear height
- Class A buildings
- Exterior LED lighting
- Ample parking
- Direct access to two of Houston's arterial highways, SH 288 and Beltway 8 (Sam Houston Tollway)
- On-site property management





## THE AREA

The location offers great connectivity along Beltway 8 and the newly expanded 288 highway. Beltway 8 now includes (8) new direct connector/ramp bridges. Between the addition of toll lanes and the improved functionality of interchanges, traveling on SH 288 is more direct and more accessible than ever before.



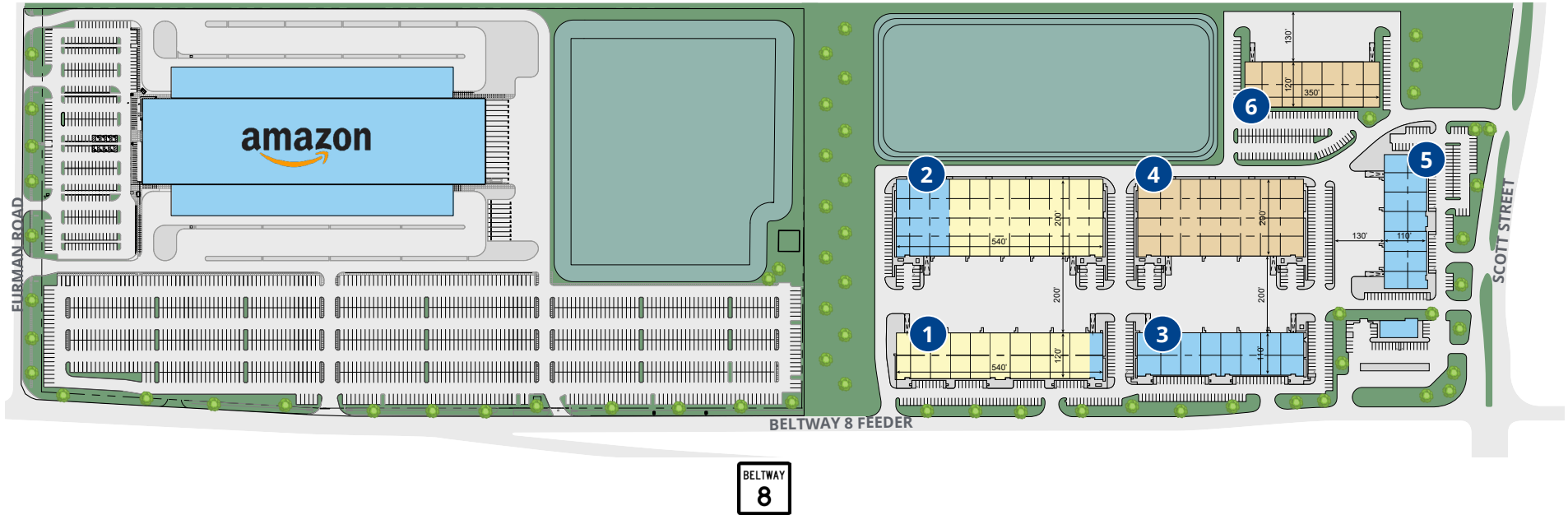
## THE PARK

SouthPoint offers Class A space suitable for a variety of uses. Amenities include build-to-suit office space, on site property management, and Beltway visibility. The project is also adjacent to the Tom Bass Regional Park, an all-round recreation destination for all ages and abilities on 115 acres.



## THE SPACE

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. The Beltway frontage and/or visibility creates valuable signage opportunities for our tenants.



LEASED / SOLD
  AVAILABLE FOR BTS
  AVAILABLE SPACE

**1** Building 1  
64,800 SF

**2** Building 2  
108,000 SF

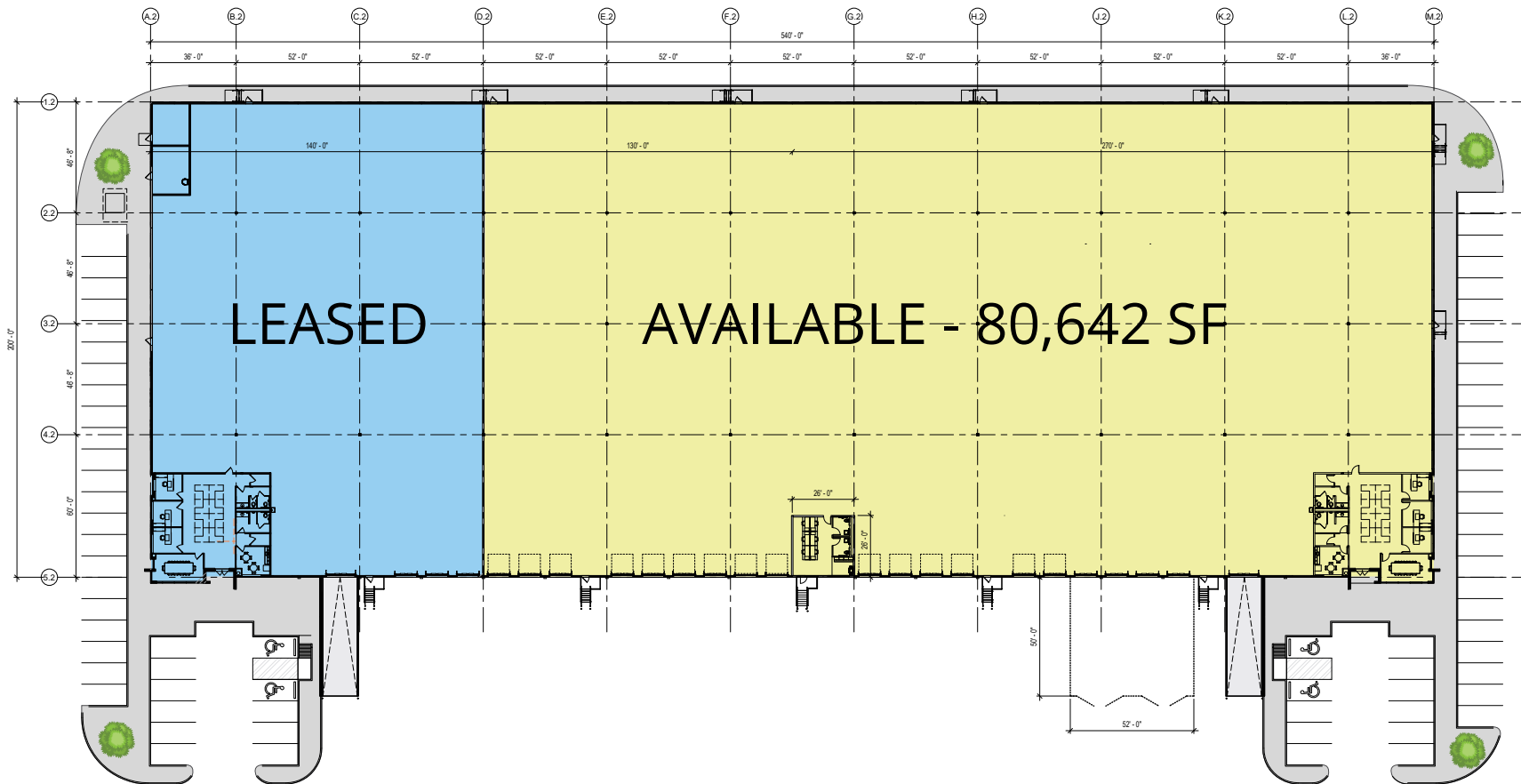
**3** Building 3  
47,865 SF

**4** Building 4  
87,035 SF

**5** Building 5  
38,500 SF

**6** Building 6  
42,000 SF



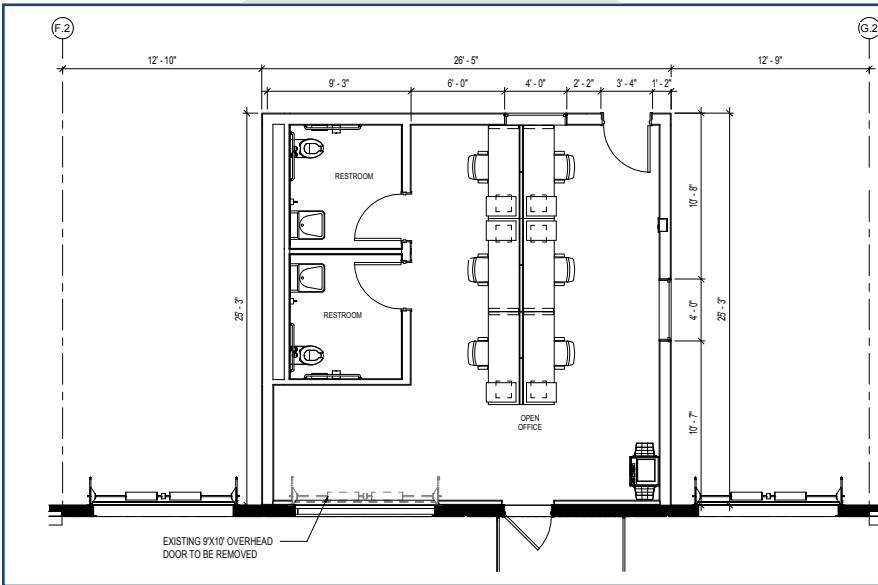
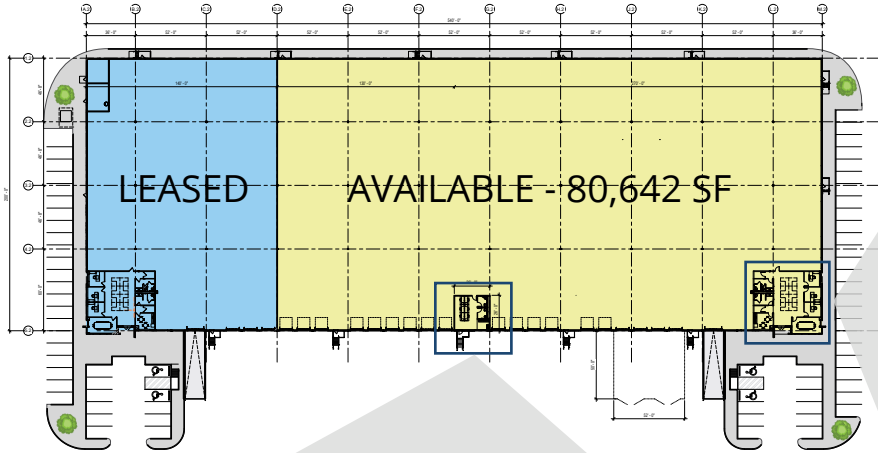


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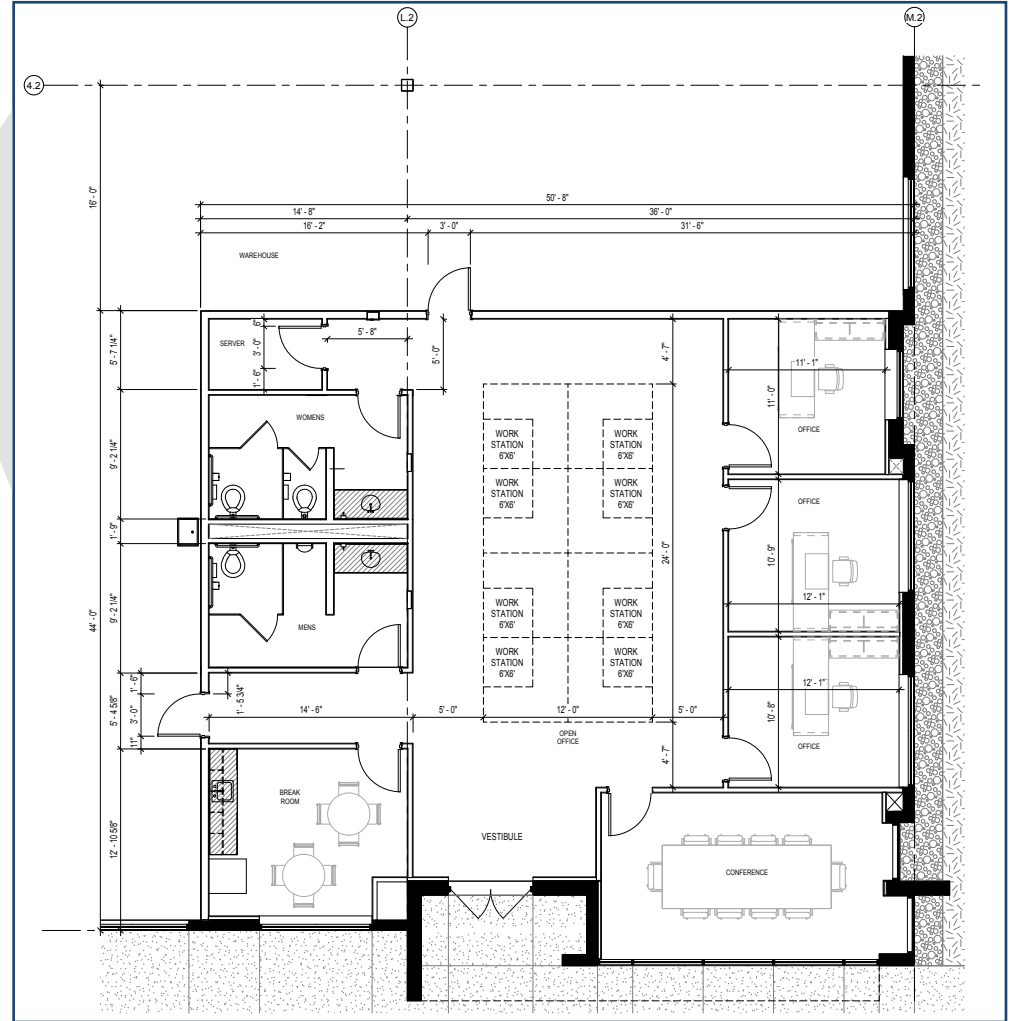
BUSINESS PARK

## BUILDING 2 SPECIFICATIONS

Address	3203 S. Sam Houston Pkwy E. Houston, TX 77047	Loading	(15) Dock-High Doors
Building Size	108,000 SF Total	Ramps	(1) Oversized Drive-In Ramp
Available	80,642 SF - Divisible to 26,000 SF	Column Spacing	Minimum 52' on Interior Bays
Office	2,886 SF	Lighting	LED Exterior Lighting
Configuration	Front Load	Flood Plain	Outside of 500-year
Clear Height	30'	Access	Beltway 8 Frontage Road
Sprinklers	ESFR Sprinkler System	Timing	Available Now



**WAREHOUSE OFFICE PLAN - 667 SF**



**CORNER OFFICE PLAN - 2,219 SF**



## ABOUT THE DEVELOPER

Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects.

With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team and its alliance with Rail Logix have developed over 6,500,000 square feet of class “A” industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

At National Property Holdings, it’s all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice – the development, construction and leasing of rail served, port accessible industrial facilities that create measurable advantages for its clients. The result...Industrial developments that work harder – and smarter – for your bottom line.

## REAL ESTATE SERVICES INCLUDE:

### Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

### Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

### Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance

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# Information About Brokerage Services

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

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date