

TRADEPOINT 290

— LOGISTICS PARK —

AVAILABLE FOR BUILD-TO-SUIT



UP TO 2.3 MM SF CLASS A DEVELOPMENT ON 173 AC

Development by:

VIGAVI 


PARKSIDE
CAPITAL

AVAILABLE FOR BUILD-
TO-SUIT DEVELOPMENT

Prairie View | TX 77445

The rendering shown is for illustration purpose only.



tradepoint290.com



Barkley Peschel, CCIM, SIOR
Ryan Byrd, SIOR
Jason Scholtz

AERIAL OVERVIEW

TRADEPOINT 290

— LOGISTICS PARK —



PROPERTY ACCESS

TRADEPOINT 290
— LOGISTICS PARK —

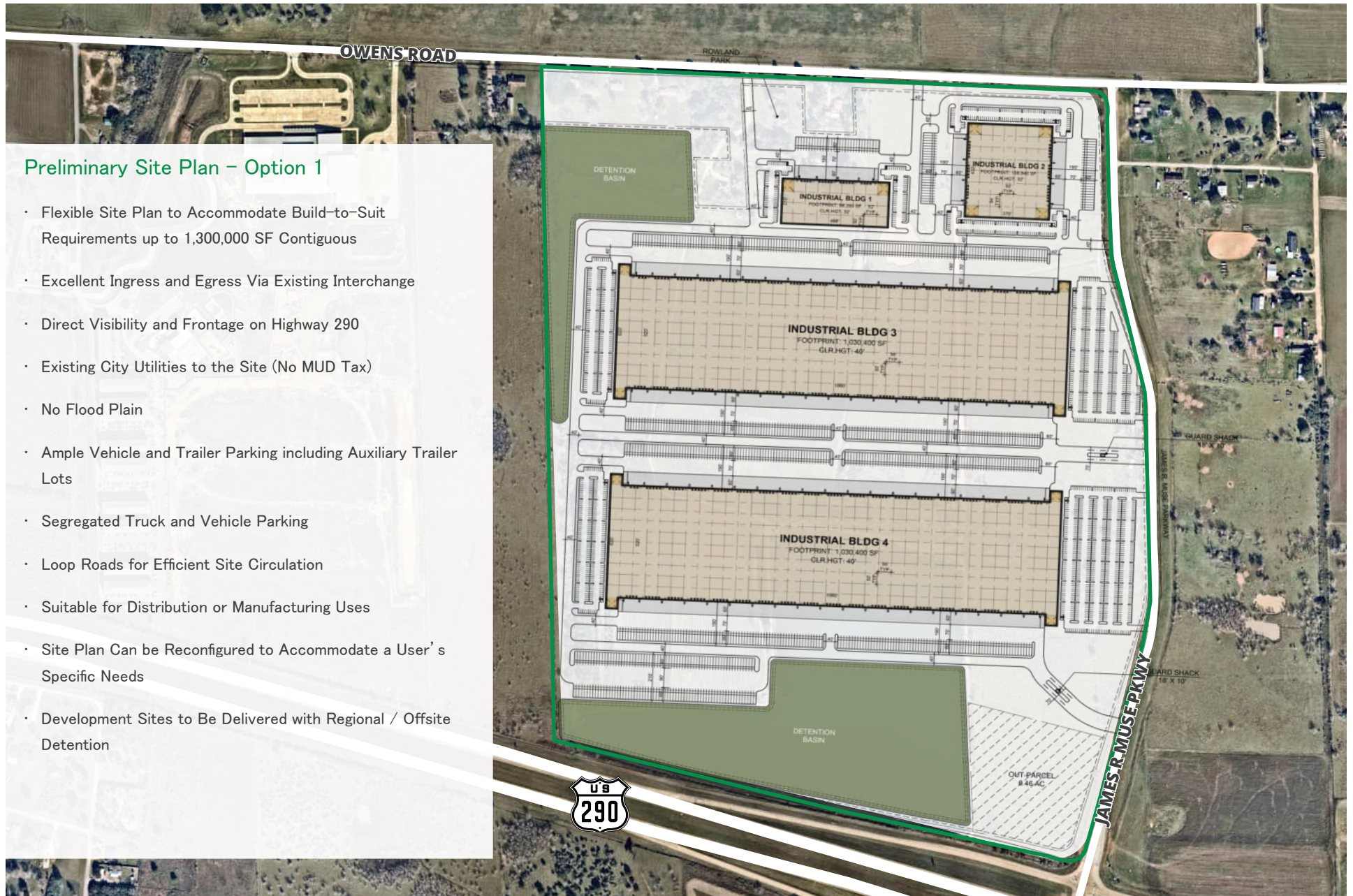


SITE PLAN | OPTION 1

TRADEPOINT 290
— LOGISTICS PARK —

Preliminary Site Plan – Option 1

- Flexible Site Plan to Accommodate Build-to-Suit Requirements up to 1,300,000 SF Contiguous
- 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

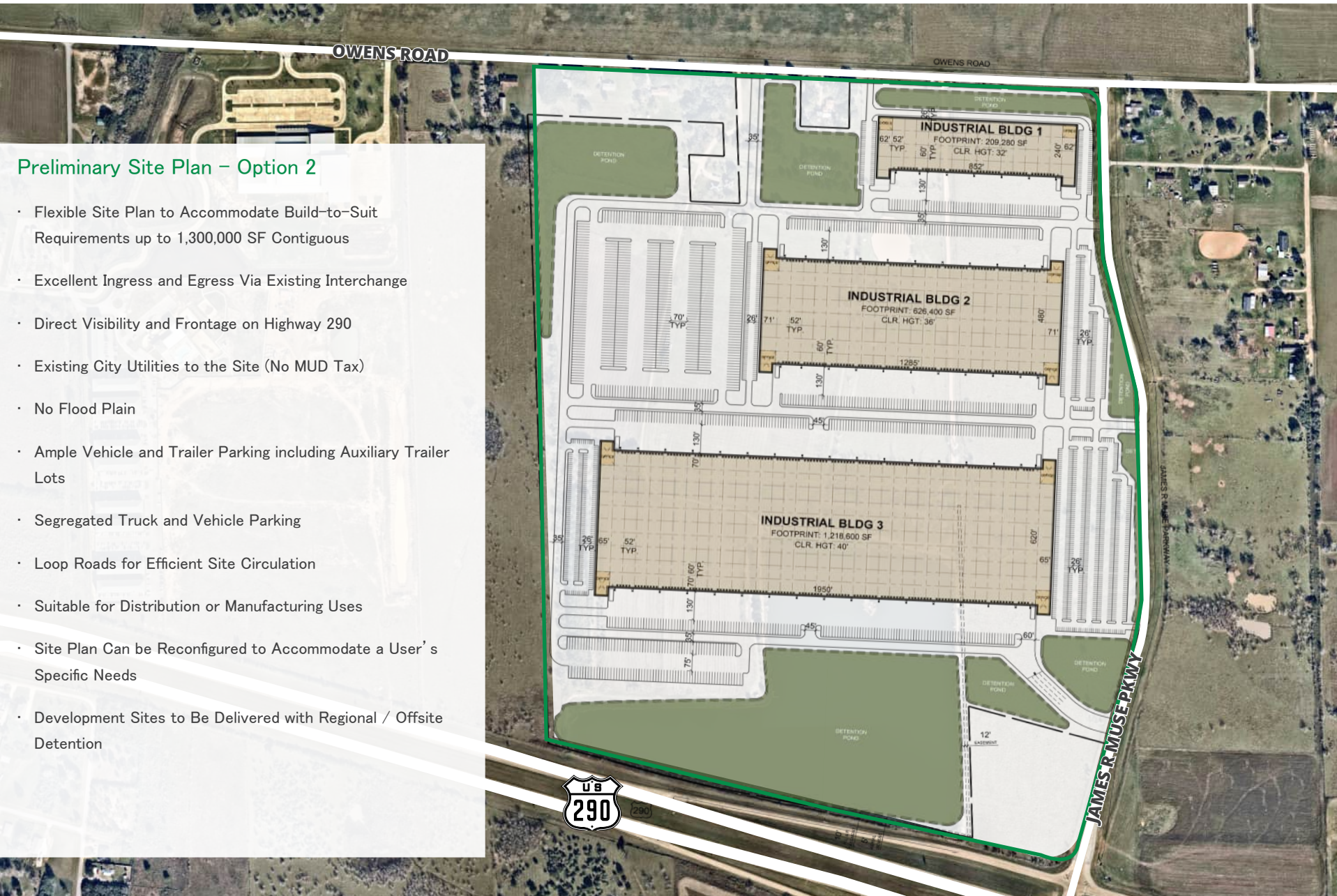


SITE PLAN | OPTION 2

Preliminary Site Plan – Option 2

- Flexible Site Plan to Accommodate Build-to-Suit Requirements up to 1,300,000 SF Contiguous
- Excellent Ingress and Egress Via Existing Interchange
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- ## Preliminary Site Plan – Option 2
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SURROUNDING AREA

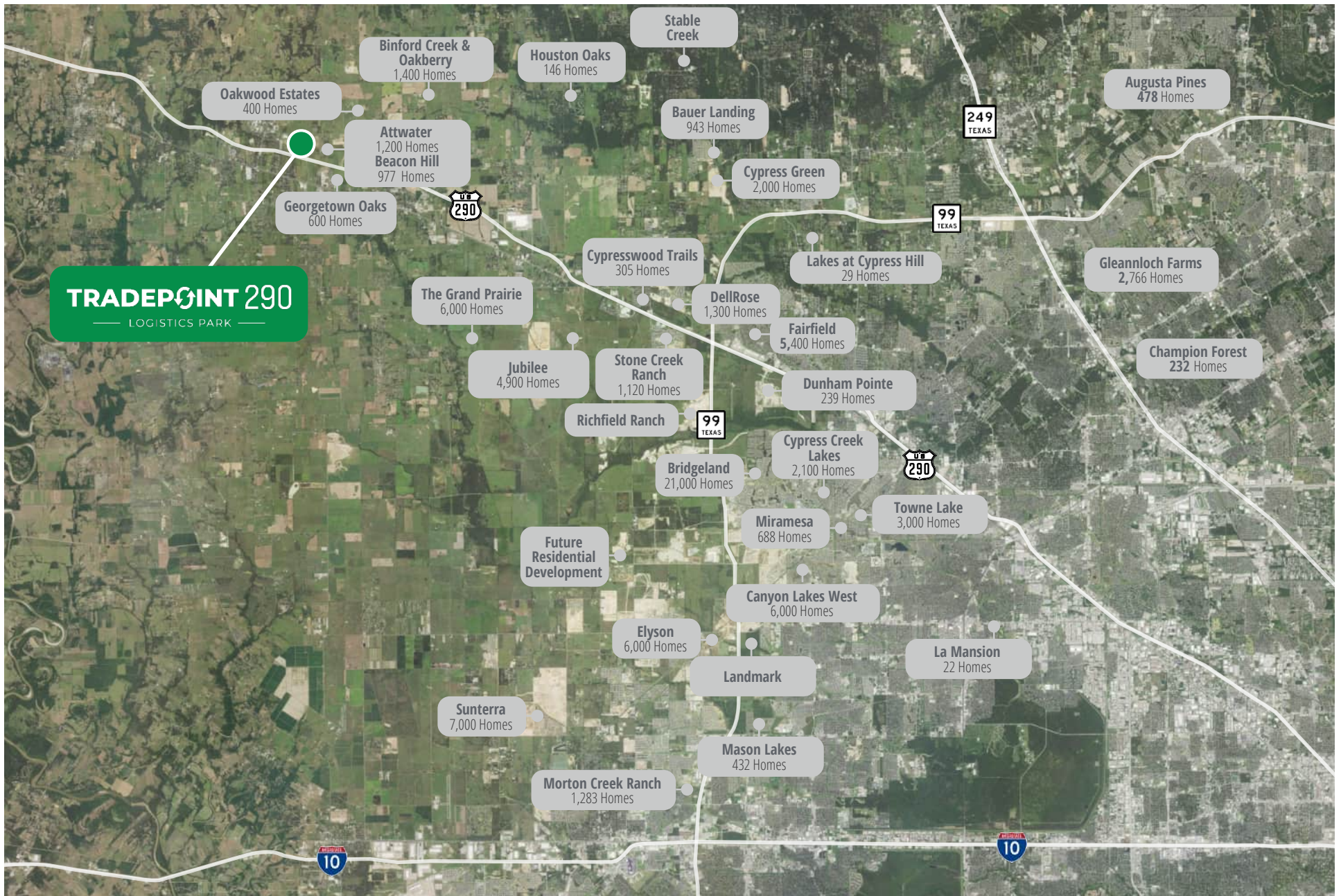
TRADEPOINT 290

— LOGISTICS PARK —



HOUSING OVERVIEW

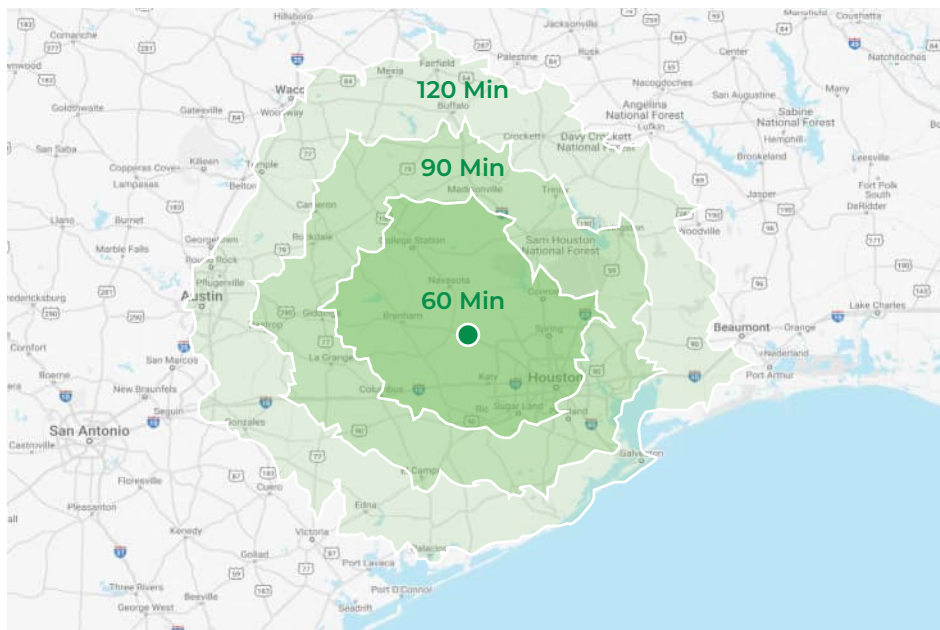
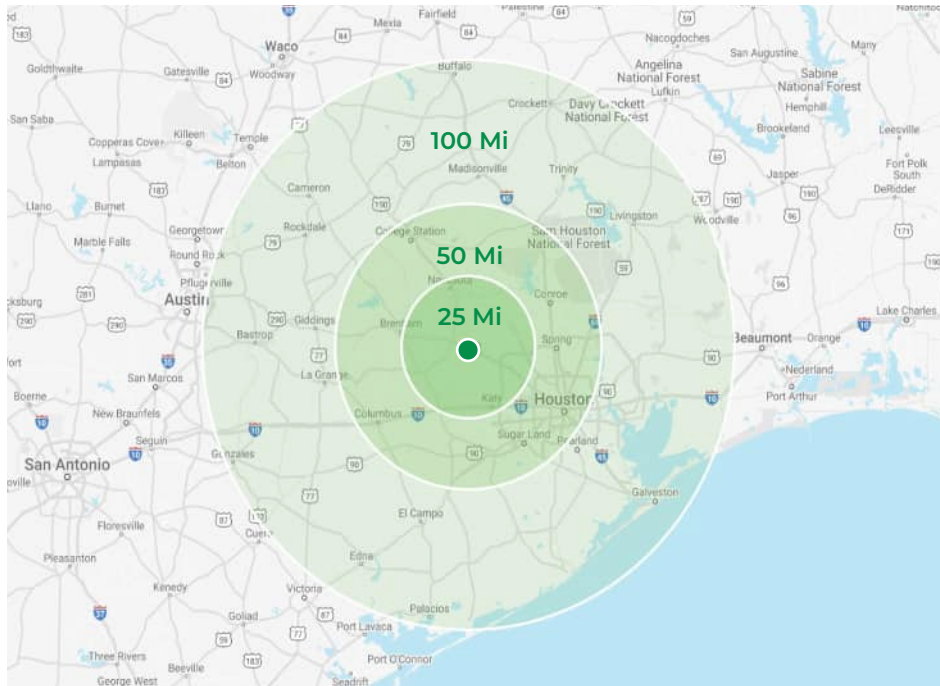
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— LOGISTICS PARK —



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	IAH Airport	50.9
Grand Parkway	13.2	Port of Houston	54.8
Hwy 249	24	Austin, TX	117.0
Beltway 8	34	San Antonio, TX	175.4
Hwy 290	38.7	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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VIEW MAP



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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