

PROLOGIS LEGACY POINT

407,302 SF DELIVERING JANUARY 2026



350 ACRE INDUSTRIAL DEVELOPMENT

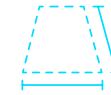
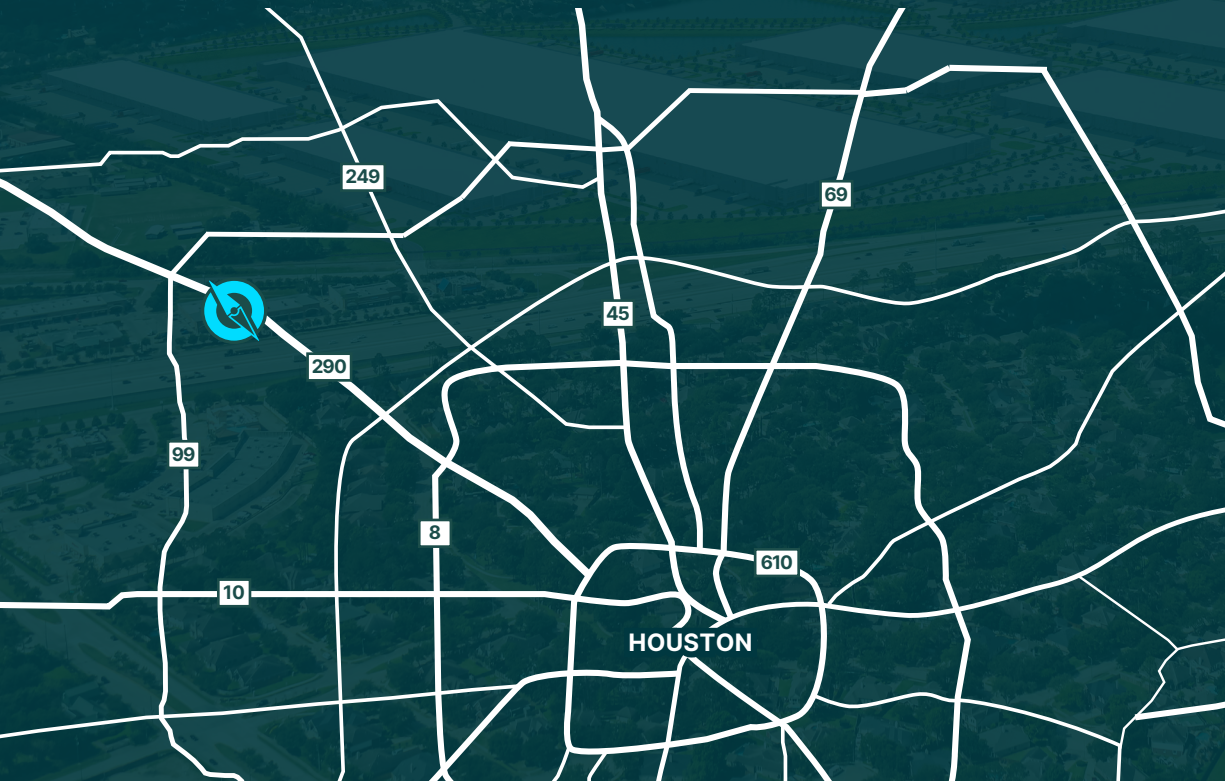
HWY 290 & FRY RD | CYPRESS, TX



Colliers

PROLOGIS LEGACY POINT

Nestled against the popular 290 Freeway in the desirable Cypress community, Prologis Legacy Point is currently underway as one of Houston's newest premier industrial business parks. Designed to LEED sustainability standards and with modern requirements in mind, this well-appointed, master-planned park will provide a desirable northwest location for companies wanting convenient access to the Houston MSA as well as the ever-growing Texas Triangle. The park currently contains 350 acres of developable land for a combination of speculative development and build-to-suit opportunities ranging from 200,000 SF to ± 1.3 Million SF.



Up to 5 Million SF
Available for BTS



Located in NW Houston
@ Hwy 290 at Fry Road



Multiple points of
ingress/egress



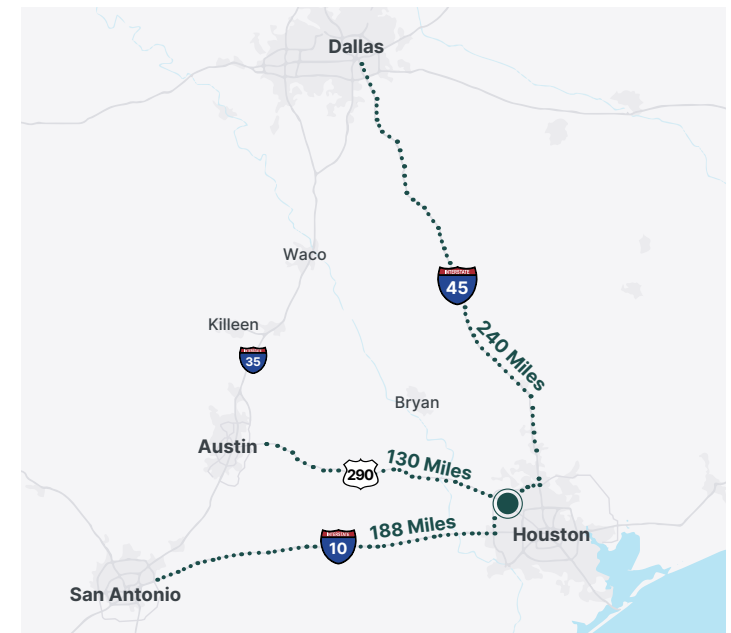
Close Proximity
to Grand Parkway



Freeway
Frontage & Visibility



Access to Large
Labor Workforce



Tailored Solutions for Modern Industry



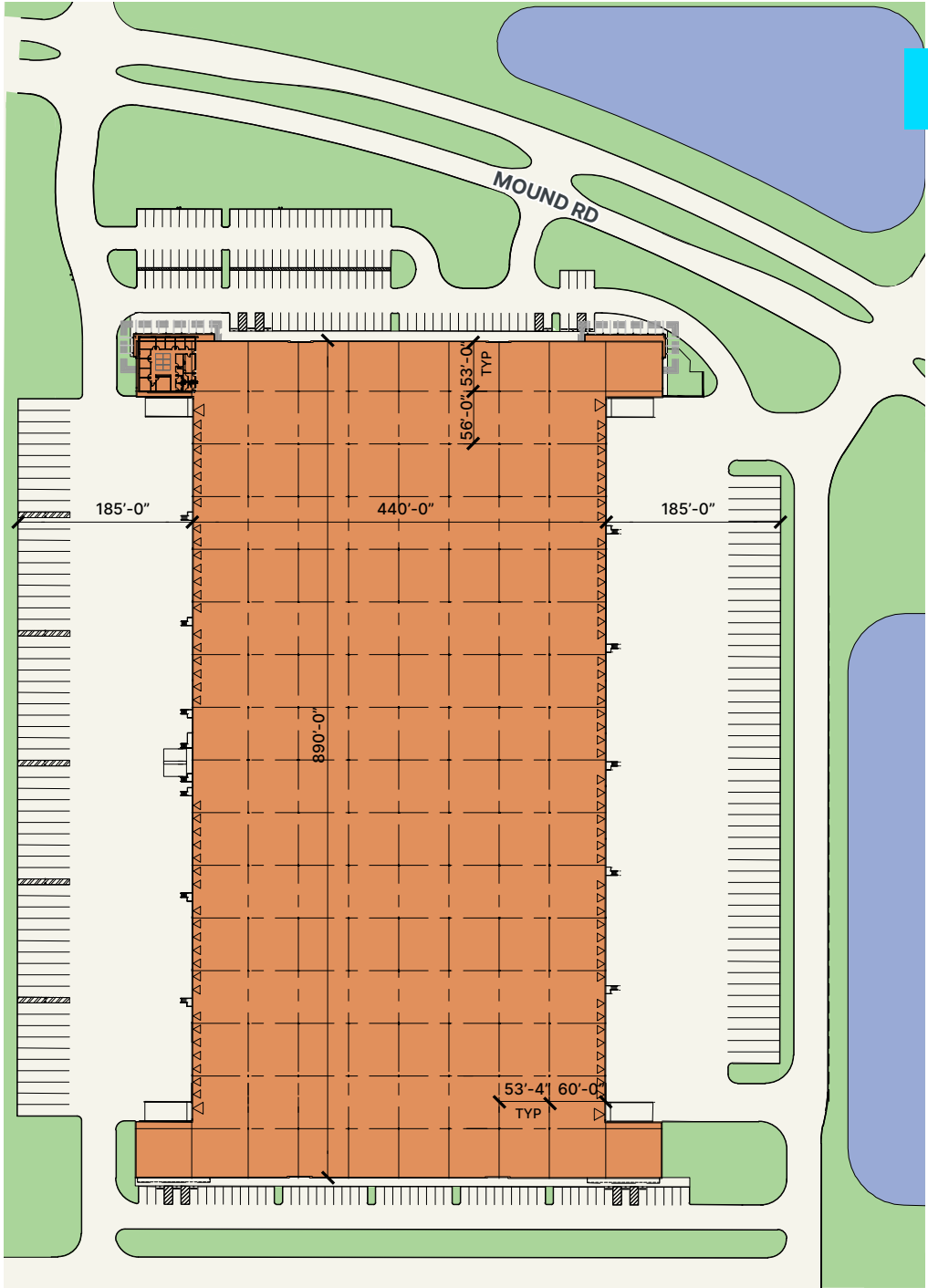
Building 5 Rendering



Mound Road Improvements



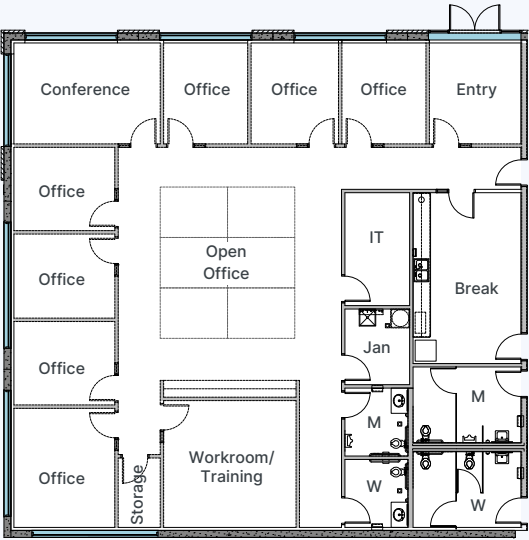
Building Pads Complete



BUILDING 5 | 407,302 SF

Address	18501 Mound Road, Cypress, Texas 77429
Delivery Date	January 2026
Site Acreage	±23.34 Acres
Total Building SF	407,302 SF
Office SF	3,584 SF (Pre-finished)
Clear Height:	36'
Slab on Grade:	7" thick, 4,000 psi
Overhead Doors:	Ninety-Two (92) 9' x 10' Dock high doors Four (4) 12' x 14' Drive-in doors
Fire Protection:	ESFR
Electrical Services:	4,000-amp, 480 Volt, 3 Phase
Interior Lighting:	LED warehouse fixtures - 30 foot-candles at 36" AFF
Parking:	(113) Trailer parking spaces (185) Car parking spaces

OFFICE FLOOR PLAN



CONCEPT A

4,903,413 SF



BUILDING 1 | 994,800 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±165 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±560 parking spaces
- ±230 trailer storage spaces

BUILDING 5: | 407,302 SF

- Cross Dock Configuration
- 36' Minimum Clear Height
- ±92 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 53'-4" column spacing
- ±185 parking spaces
- ±113 trailer storage spaces

BUILDING 2: | 515,820 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±83 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±400 parking spaces
- ±90 trailer storage spaces

BUILDING 6: | 971,760 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±152 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 52' column spacing
- ±560 parking spaces
- ±190 trailer storage spaces

BUILDING 3: | 433,920 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±72 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-3" column spacing
- ±260 parking spaces
- ±75 trailer storage spaces

BUILDING 7: | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 52' x 50' column spacing
- ±335 parking spaces
- ±0 trailer storage spaces

BUILDING 4: | 1,285,411 SF

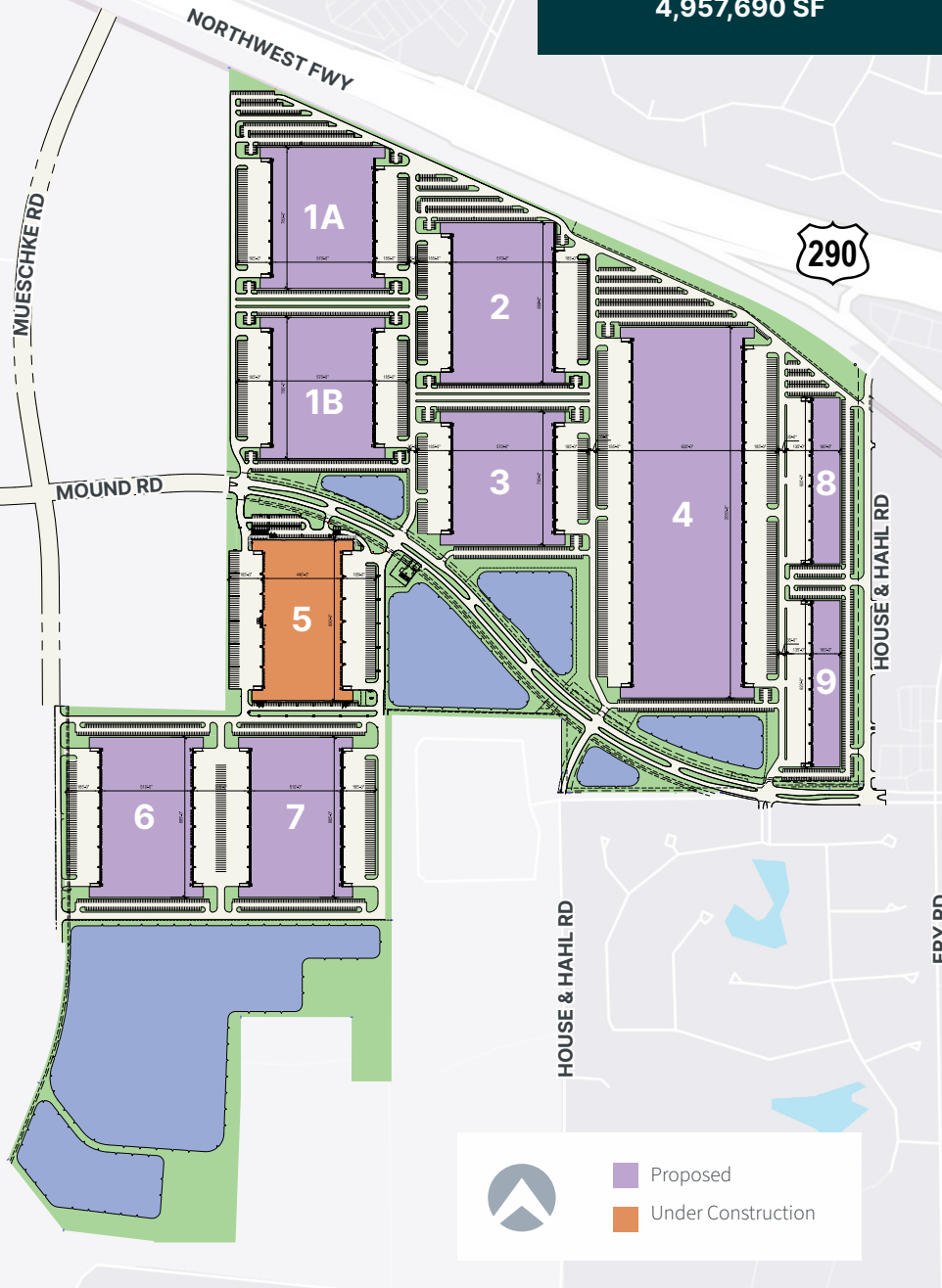
- Cross Dock Configuration
- 40' Minimum Clear Height
- ±233 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 50' column spacing
- ±760 parking spaces
- ±280 trailer storage spaces

BUILDING 8: | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 52' x 50' column spacing
- ±335 parking spaces
- ±0 trailer storage spaces

CONCEPT B

4,957,690 SF



BUILDING 1A | 459,000 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±76 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 54' column spacing
- ±484 parking spaces
- ±84 trailer storage spaces

BUILDING 1B | 459,000 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±76 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 54' column spacing
- ±298 parking spaces
- ±88 trailer storage spaces

BUILDING 2: | 515,820 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±83 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 51' column spacing
- ±400 parking spaces
- ±90 trailer storage spaces

BUILDING 3: | 433,920 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±72 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 60' column spacing
- ±273 parking spaces
- ±75 trailer storage spaces

BUILDING 4: | 1,285,411 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±233 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 45' column spacing
- ±760 parking spaces
- ±280 trailer storage spaces

BUILDING 5: | 407,302 SF

- Cross Dock Configuration
- 36' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 53'-4" column spacing
- ±185 parking spaces
- ±113 trailer storage spaces

BUILDING 6: | 465,750 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 50'-6" column spacing
- ±304 parking spaces
- ±100 trailer storage spaces

BUILDING 7: | 465,750 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 50'-6" column spacing
- ±301 parking spaces
- ±101 trailer storage spaces

BUILDING 8: | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 40' column spacing
- ±365 parking spaces
- ±0 trailer storage spaces

BUILDING 9: | 147,200 SF

- Rear Load Configuration
- 32' Minimum Clear Height
- ±58 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 40' column spacing
- ±347 parking spaces
- ±0 trailer storage spaces

Seamless Connectivity



4 miles to
Grand Parkway



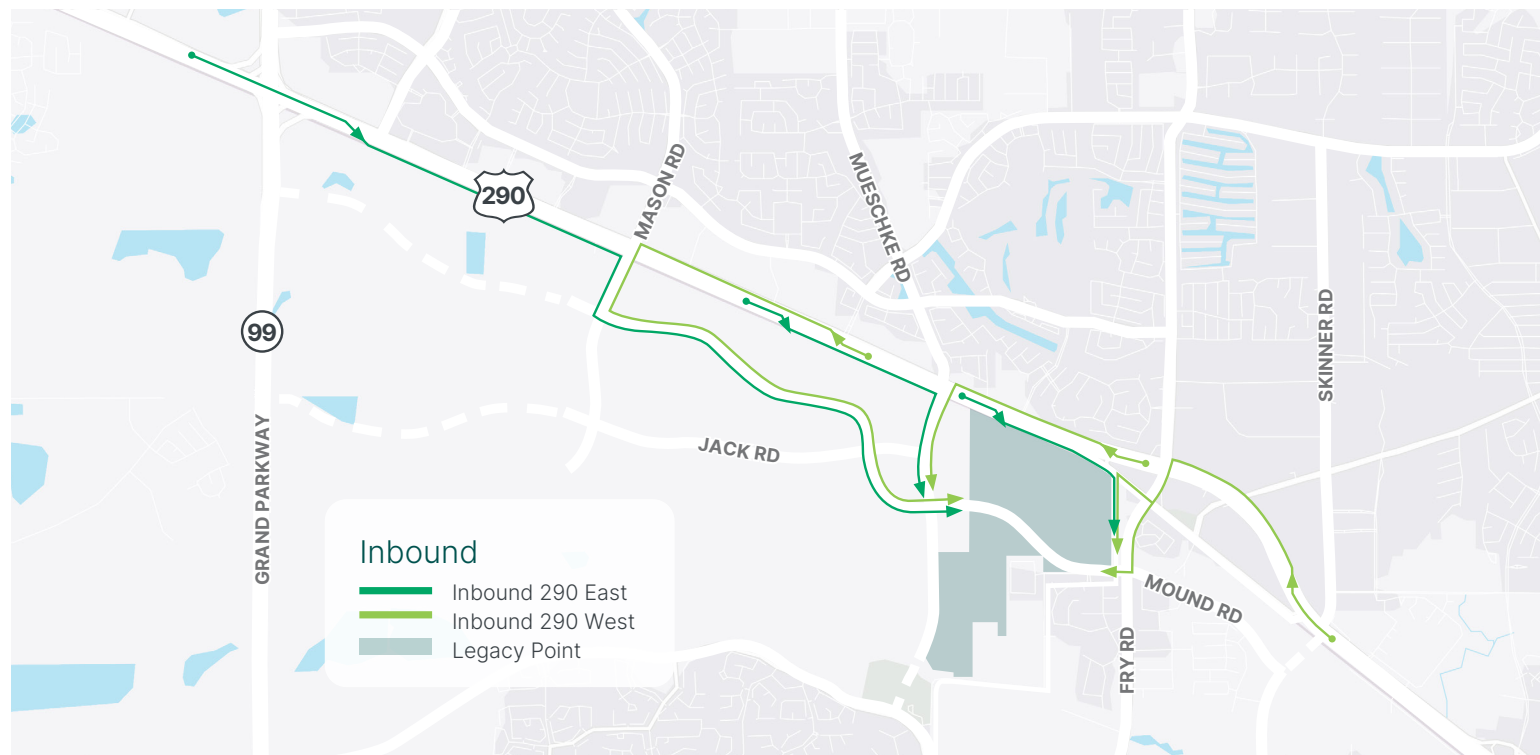
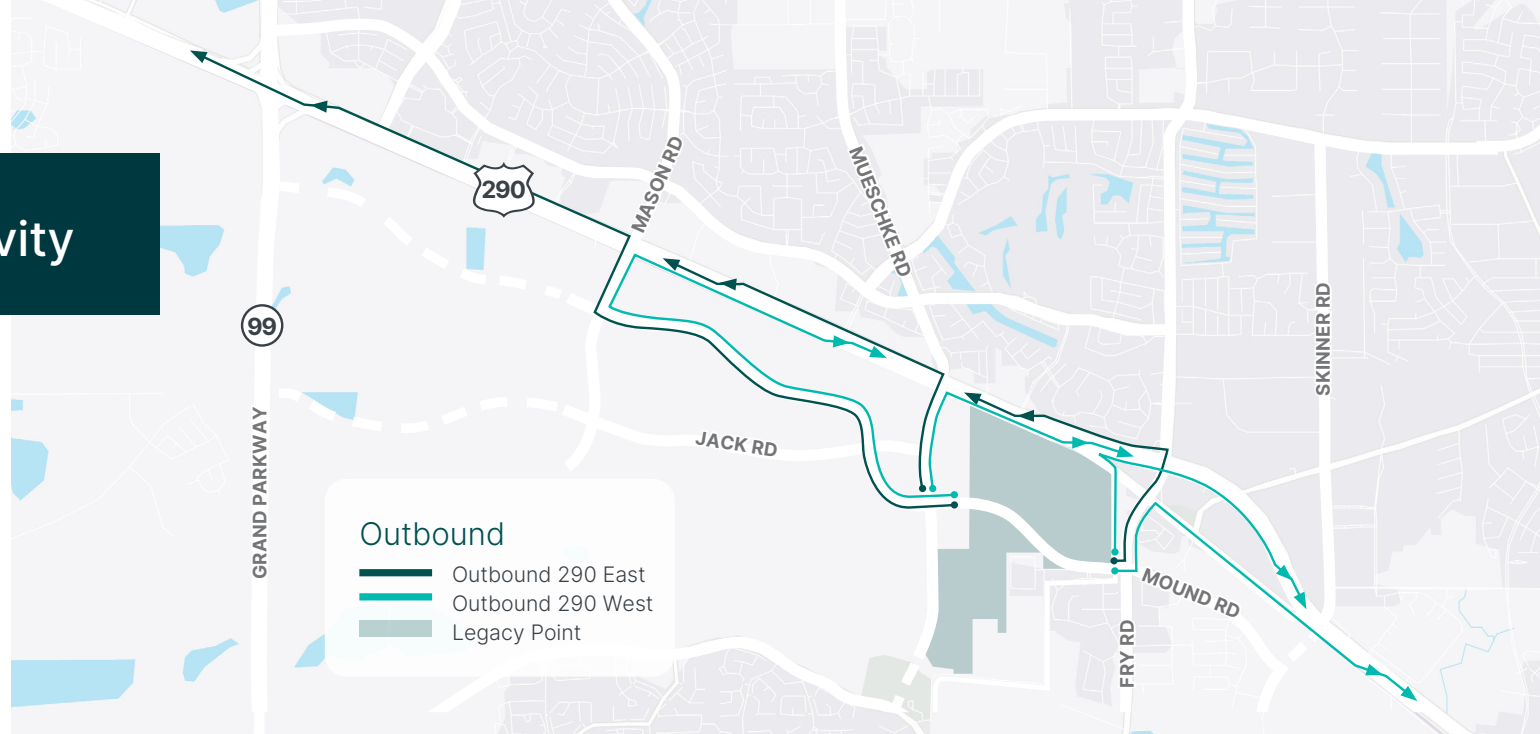
12 Miles to
Beltway 8



26 miles to
Houston CBD



27 Miles to
Bush IAH



Efficiency Meets Exposure



The Essentials Platform

Advanced, end-to-end solutions across every touchpoint of today's supply chain.

Operations

Our turnkey warehouse solutions get you operational quickly and keep your product moving efficiently.

- Turnkey warehouse solutions
 - Move in + setup
 - Renewal + optimization
 - Relocation
- Racking systems
- Forklifts & industrial trucks
- Network infrastructure & security
- Automation solutions
- Other ancillary solutions

Mobility

Turbocharge your drive to zero emissions with our comprehensive suite of mobility solutions.

- Fleet electrification for depots & hubs
- Temporary power
- Hydrogen fueling
- Workplace charging

Energy & Sustainability

Join us—your partner on the journey to decarbonization and net zero.

- Clean energy solutions
- Energy storage
- Lighting and electrical
- Energy-efficiency solutions
- Backup power generators
- Power purchase agreements
- Renewable energy credits
- Carbon credits

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing & retention programs
- Training & certification



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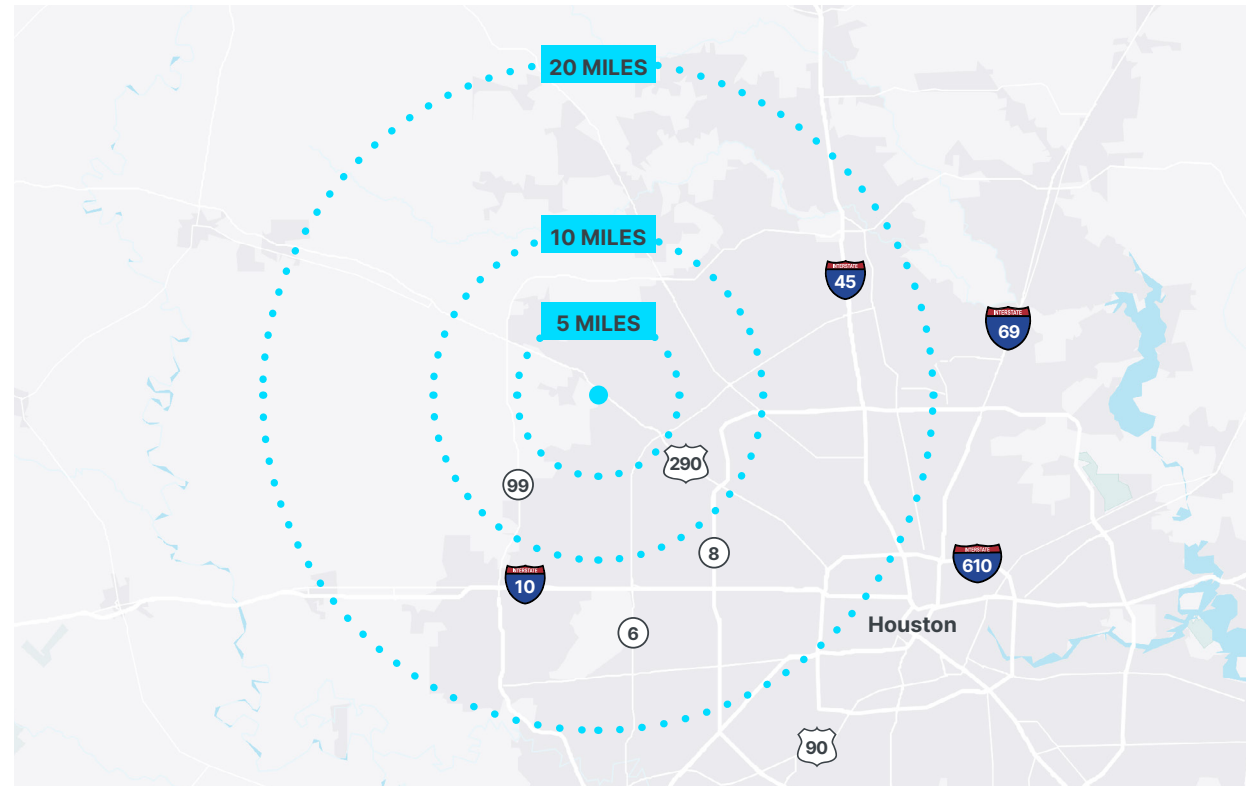
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Access to Labor

5 MI	102,818 2023 Total	12,320 Warehouse Employees
10 MI	309,241 2023 Total	37,550 Warehouse Employees
20 MI	1,249,834 2023 Total	146,041 Warehouse Employees

* Source: Lightcast, Hyrda

Access to Consumers

5 MI	\$123,234 Median HH Income	178,956 Total Population
10 MI	\$89,375 Median HH Income	713,777 Total Population
20 MI	\$78,662 Median HH Income	2,640,390 Total Population

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of March 12 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.