

PHASE V - THREE NEW BUILDINGS TOTALING 676,860 SF

# BETTER ACCESS FASTER CONNECTIONS



A development of:

**Trammell Crow Company**

# SECOND TO NONE.

Experience the advantage of true connectivity at Park 8Ninety in Missouri City, Texas. Located at the intersection of Beltway 8 and US 90A, this master-planned business park offers one of Houston's last opportunities for new, industrial construction with prominent Beltway frontage.

## AT PARK 8NINETY, YOU'LL ENJOY



### ACCESS TO ALL OF HOUSTON

Park 8Ninety provides an ideal location for warehousing, distribution and manufacturing facilities. With multiple access points to Beltway 8 and US 90A, and an uninterrupted route to Loop 610, Park 8Ninety puts the Houston metro within reach in minutes.



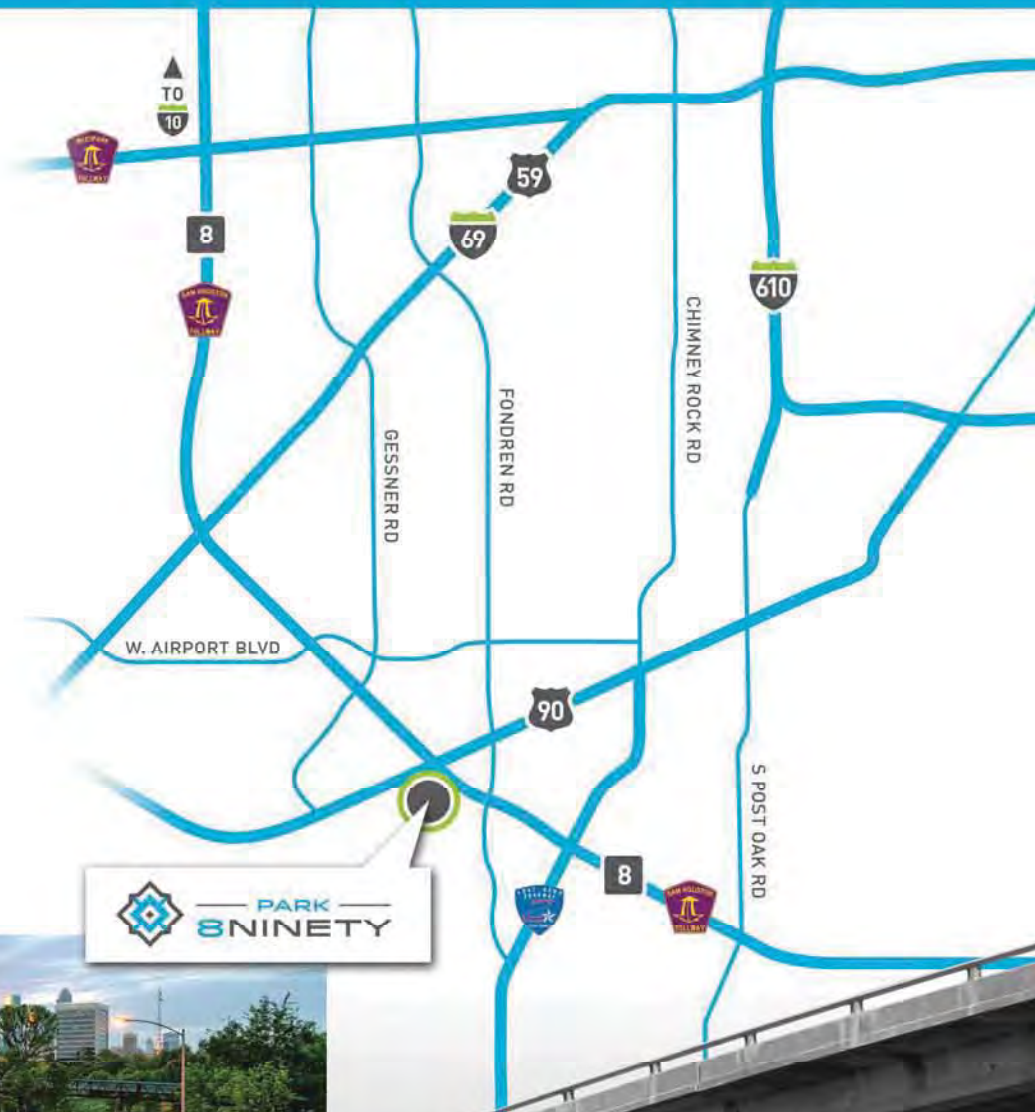
### PRIME VISIBILITY

Visible to more than 140,000 cars daily, Park 8Ninety offers a premier vantage point at the intersection of Beltway 8 and US 90A.



### A MASTER-PLANNED ENVIRONMENT

Park 8Ninety features distinct architectural design, lush landscaping, and no required on-site detention, which combine to create a world-class business park environment.



# OPTIMIZED FOR BUSINESS.



## Park 8Ninety Phase V:

Three new buildings totaling 676,860 SF

### Building 11:

611 Hwy 90A  
Missouri City, TX 77489

- ◆ 441,360 SF
- ◆ Cross Dock
- ◆ 36' Clear
- ◆ 185' Truck Court

### Building 12 :

702 S. Cravens  
Missouri City, TX 77489

- ◆ 178,800 SF
- ◆ Front-load
- ◆ 32' Clear
- ◆ 185' Truck Court

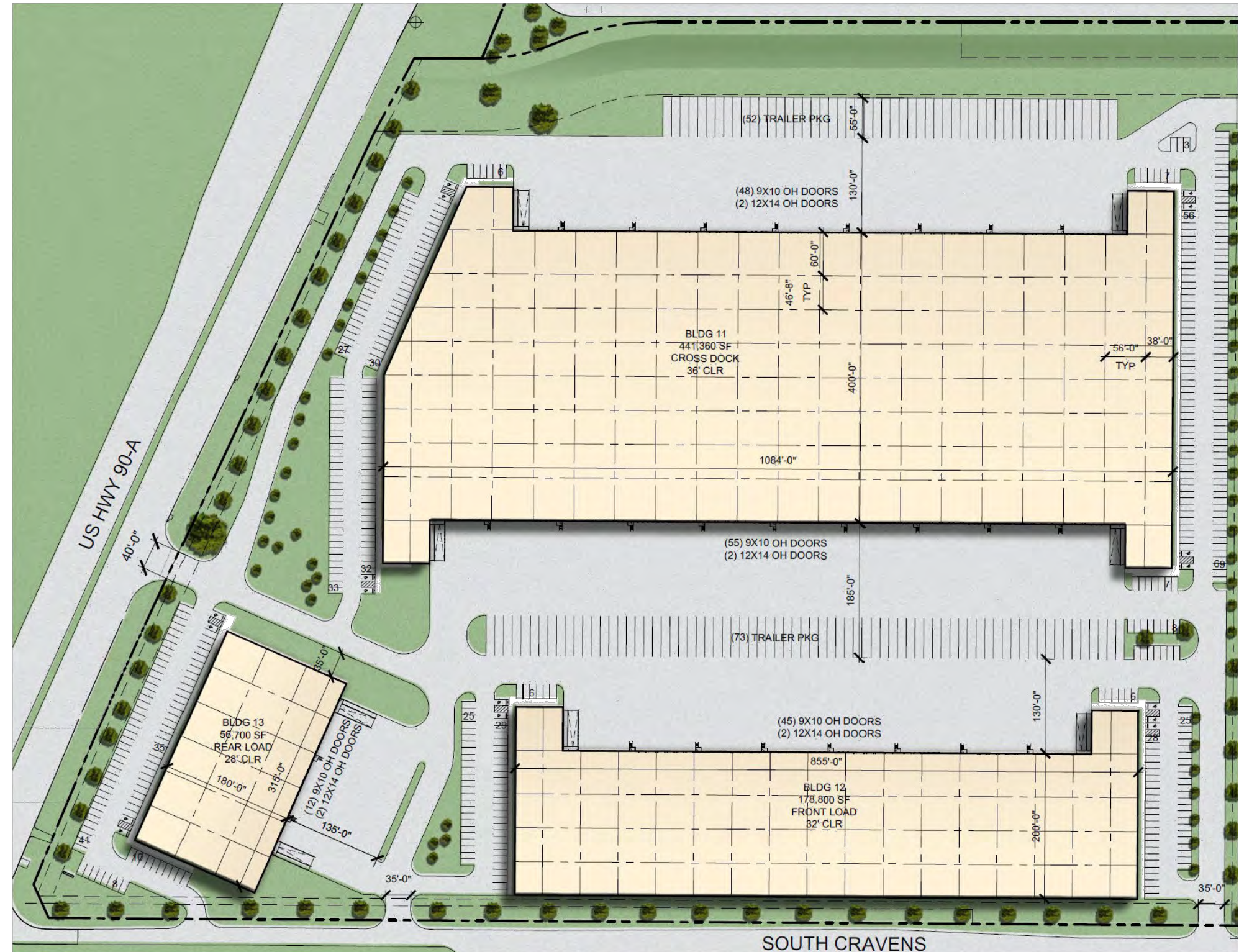
### Building 13 :

631 Hwy 90A  
Missouri City, TX 77489

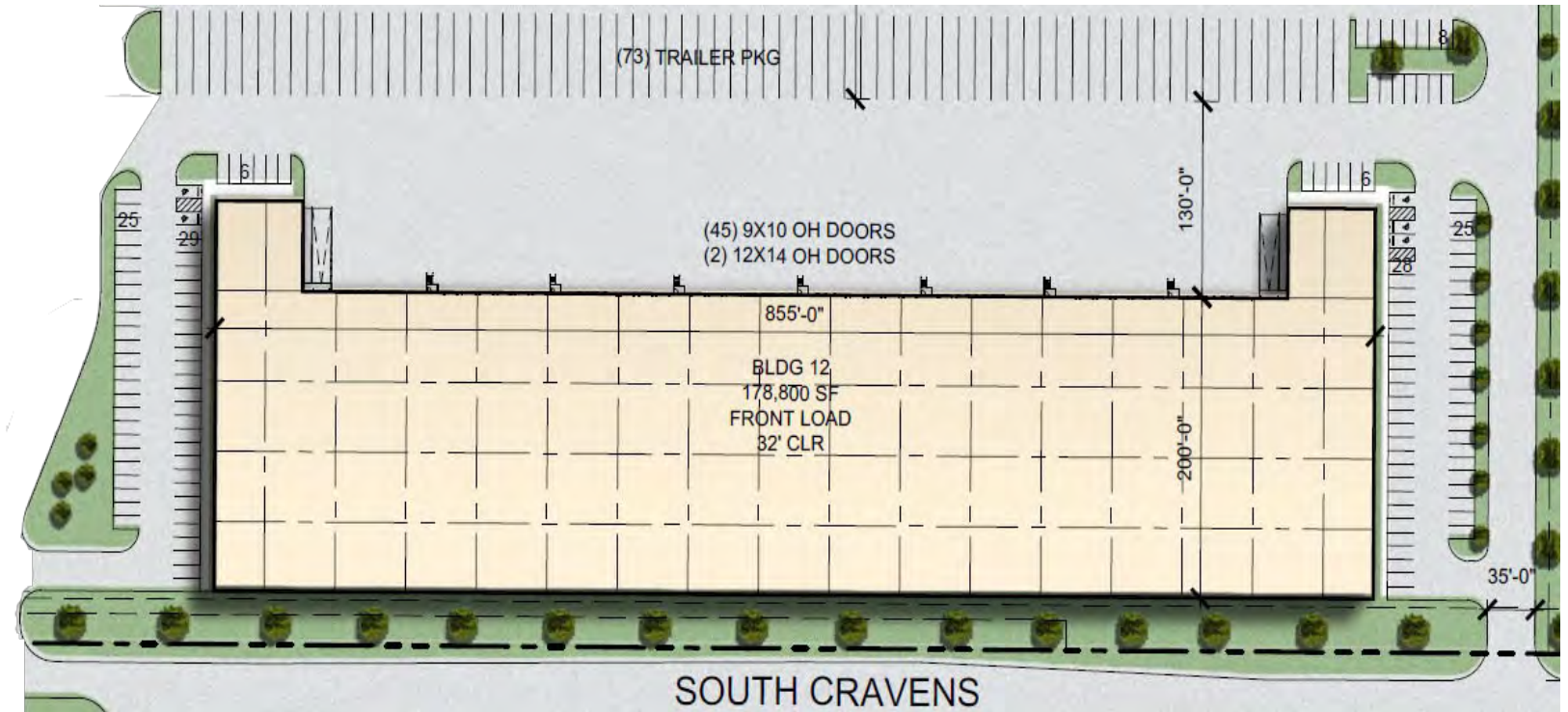
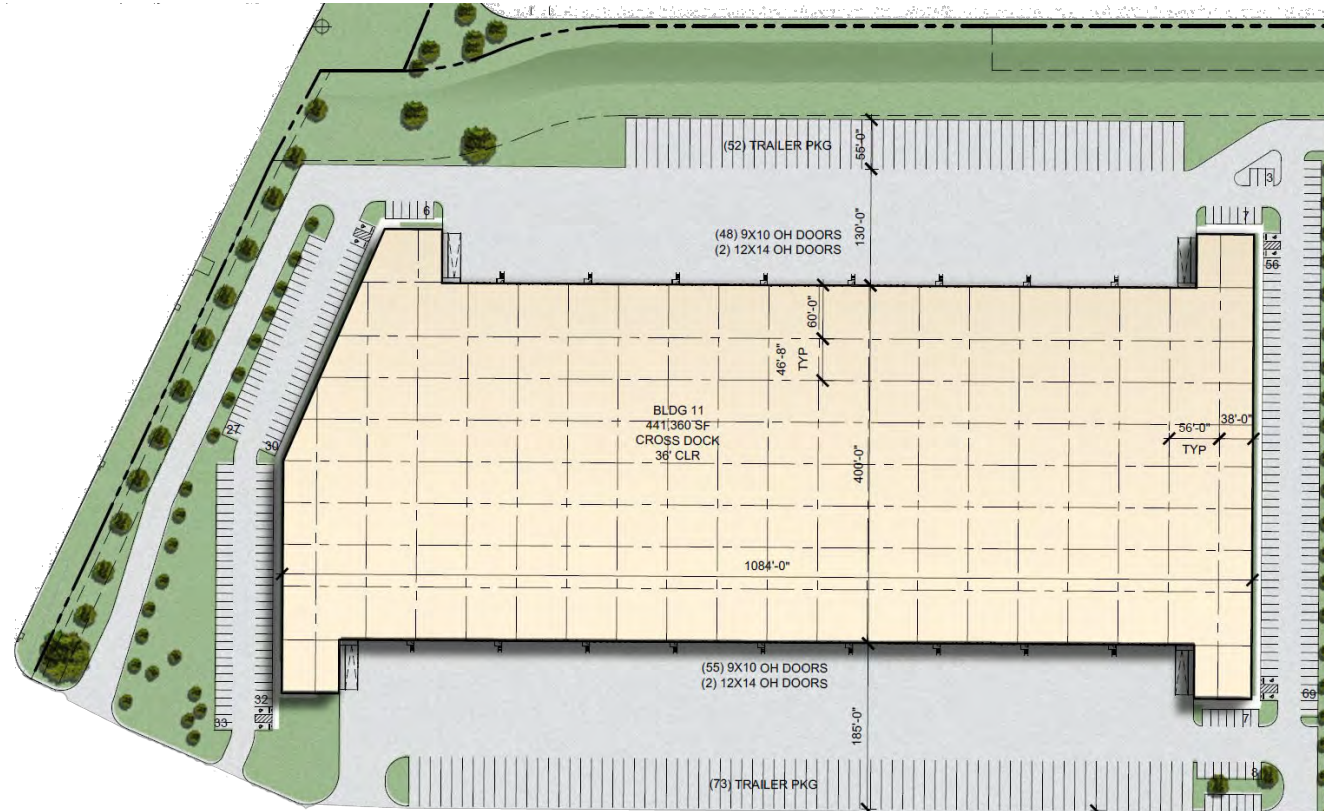
- ◆ 56,700 SF
- ◆ Rear-load
- ◆ 28' Clear
- ◆ 135' Truck Court

## Master Planned Business Park Features:

- ◆ Unrivaled access via Beltway 8, Highway 90, Southwest Freeway and the Fort Bend Parkway
- ◆ ESFR Sprinkler Systems
- ◆ Trailer Parking and Outside Storage
- ◆ Tax incentives from Fort Bend County and Missouri City available on a case-by-case basis
- ◆ Triple Freeport Exemption for qualifying companies
- ◆ Tenants in Park 8Ninety include The Home Depot, Comcast, Carrier, VWR, Rexel, Shimadzu and Exclusive Furniture



# OPTIMIZED FOR BUSINESS.



## Building 11:

611 Hwy 90A  
Missouri City, TX 77489

- ◆ 441,360SF
- ◆ Cross Dock
- ◆ 36' Clear
- ◆ 185' Truck Court
- ◆ Up to 125 trailer parking spaces available
- ◆ Up to 278 car parking spaces available
- ◆ Additional car, trailer parking or outside storage available on adjacent 3.2 acre tract

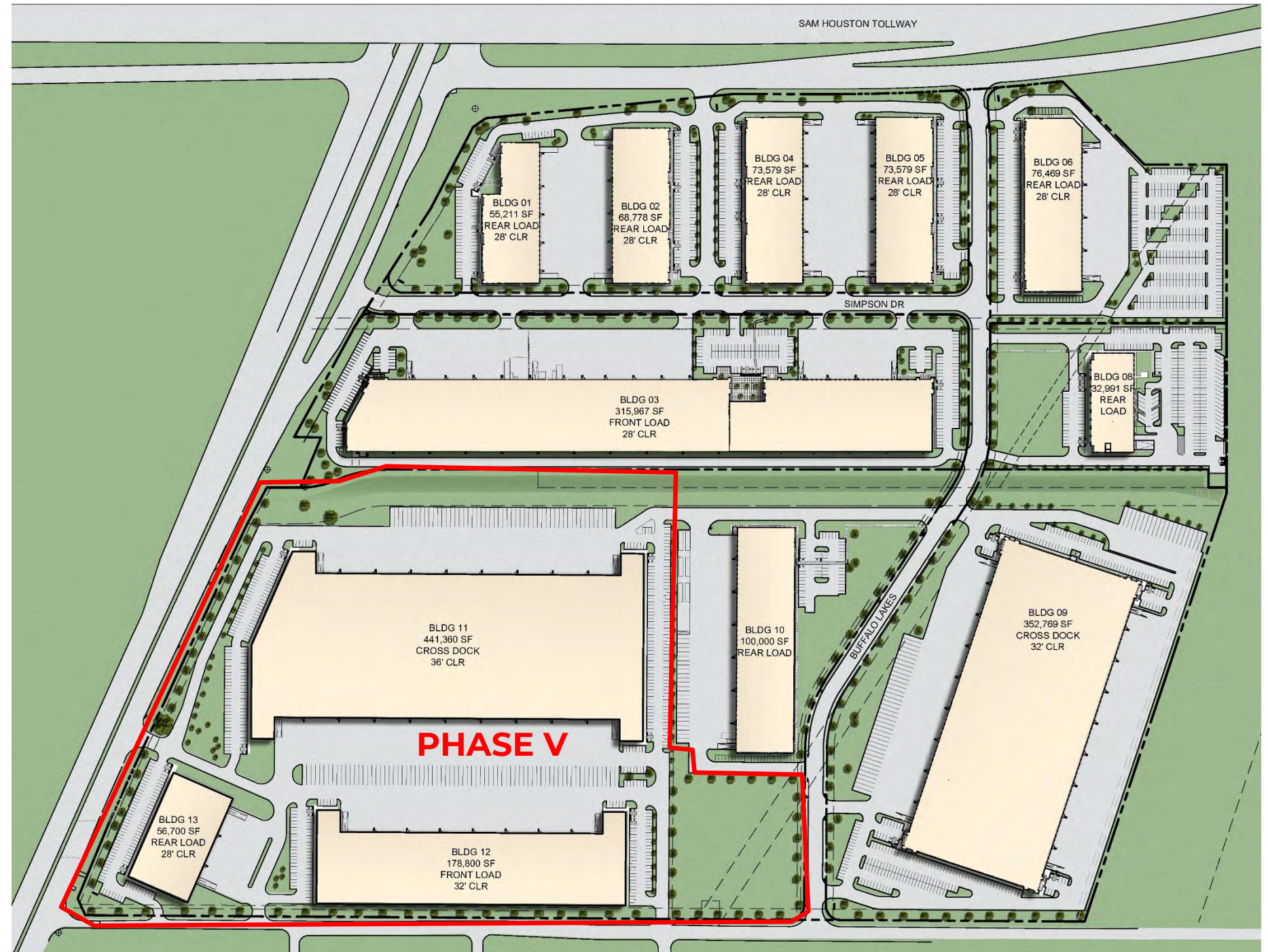
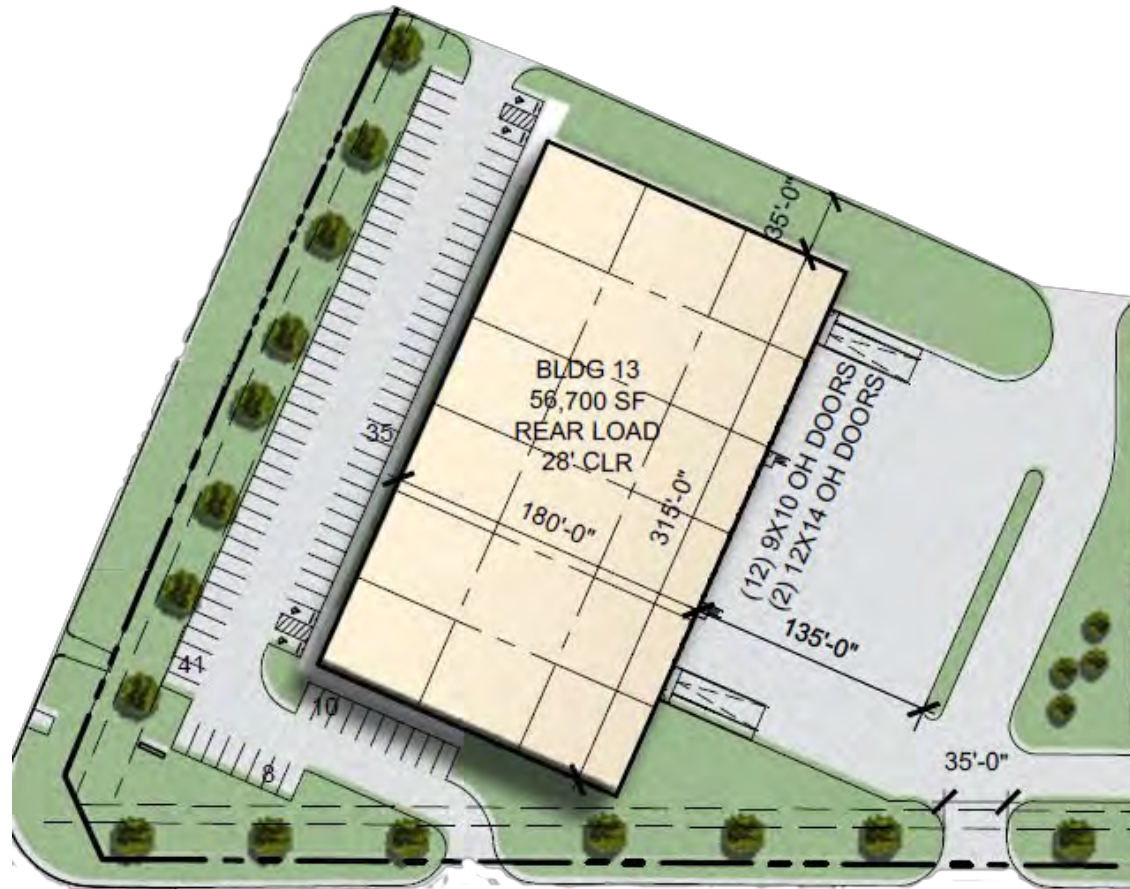


## Building 12 :

702 S. Cravens  
Missouri City, TX 77489

- ◆ 178,800 SF
- ◆ Front-load
- ◆ 32' Clear
- ◆ 185' Truck Court
- ◆ Up to 73 trailer parking spaces available
- ◆ Up to 113 car parking spaces available
- ◆ Additional car, trailer parking or outside storage available on adjacent 3.2 acre tract

# OPTIMIZED FOR BUSINESS.



## Building 13 :

631 Hwy 90A  
Missouri City, TX 77489

- ◆ 56,700 SF
- ◆ Rear-load
- ◆ 28' Clear
- ◆ 135' Truck Court
- ◆ Up to 94 car parking spaces available
- ◆ Truck court may be fully fenced/secured

# CONNECTED TO CONVENIENCE.

Park 8Ninety offers tenants a superior location for both business and recreation.

With direct access to Beltway 8 and US 90A, as well as an uninterrupted route to Loop 610, Park 8Ninety is only minutes from Houston's major business destinations. Additionally, Park 8Ninety is adjacent to the 95-acre Buffalo Run Park, which offers tenants a variety of recreational amenities.

**13**  
MINUTES

MEDICAL  
CENTER

**20**  
MINUTES

GALLERIA

**25**  
MINUTES

DOWNTOWN  
HOUSTON





FOR MORE INFORMATION ON PARK 8NINETY,  
PLEASE CONTACT:



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A development of:



**Trammell Crow Company**



# Information About Brokerage Services

11-2-2015

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

## 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.

**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.

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

**Property:** Park 8Ninety Business Park, Missouri City, TX 77489

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Bo Pettit	544512	bpettit@boydcommercial.net	713-877-8400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initial

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Boyd Commercial, LLC 2200 West Loop South S. Ste 525 Houston, TX 77027

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