

HOU



TEX

# LONE STAR

LOGISTICS PARK

2304 REED RD.  
HOUSTON, TX 77051



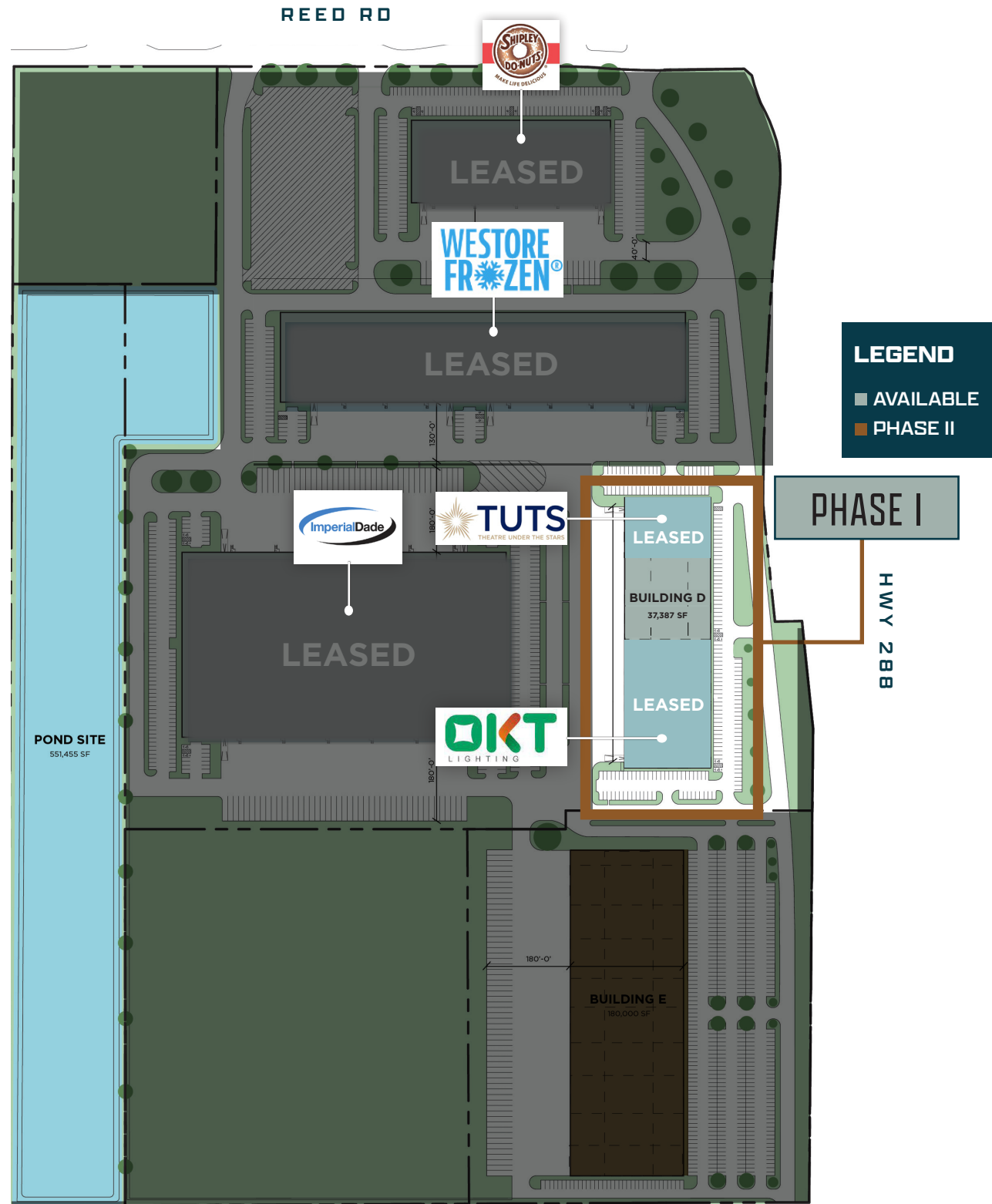
CLASS A LOGISTICS PARK WITH LEASE OPPORTUNITY

**LAST SPACE AVAILABLE**

37,387 SF

MOVE IN READY

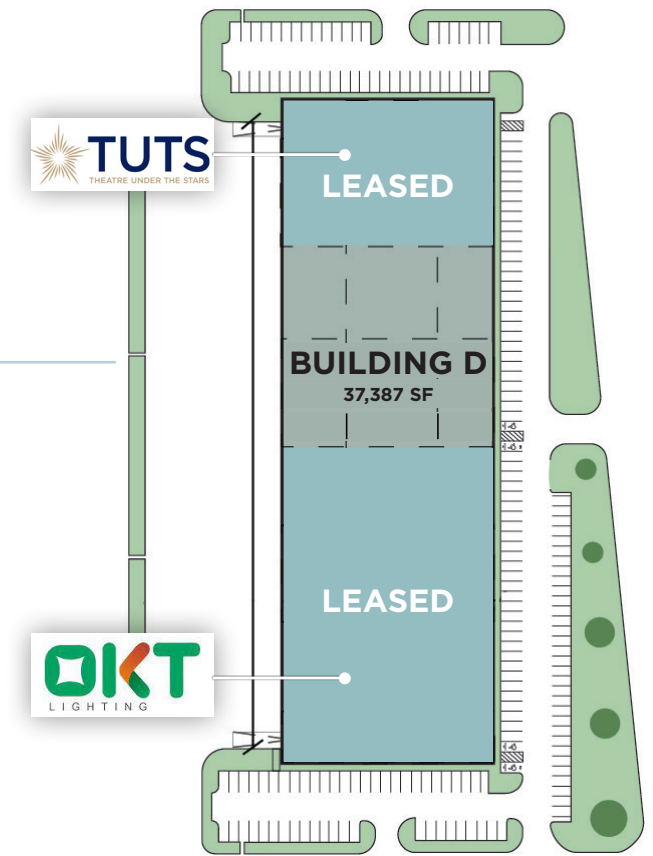
# CURRENT SITE PLAN



# PHASE I

## BUILDING D-REAR LOAD 37,387 SF

- 30' Clear Height
- 180' Building Depth
- 60' x 52' Column Spacing
- 14 Dock High Doors
- 130' Truck Courts



# CONNECTING YOU TO THE FUTURE OF TEXAS

Currently the most infill distribution park for new Class A+ Institutional Development, Lonestar Logistics Park is set to break ground 4Q2021 delivering 658,856 SF in 4 buildings in rear load, front load, and cross dock configurations.

Conveniently located just outside Interstate 610 and inside Beltway 8, the property offers unrivaled accessibility to the entire Houston region. Sitting right alongside Freeway 288, you can hop on either major highway in a mere matter of minutes.

A true gateway, connecting you to some of Houston's biggest logistics destinations, the Lone Star Logistics Park lies less than 10 miles from Texas Medical Center Campus, Rice University, Hobby Airport, BNSF Railway Intermodal Facility and more.



## NEARBY DESTINATIONS



**TEXAS MEDICAL CENTER CAMPUS**  
5 Miles - 12 Minutes



**RICE UNIVERSITY**  
6 Miles - 15 Minutes



**HOBBY AIRPORT**  
8 Miles - 20 Minutes



**BNSF RAILWAY INTERMODAL FACILITY**  
8 Miles - 20 Minutes



**NRG STADIUM**  
3 Miles - 12 Minutes



**DOWNTOWN HOUSTON**  
8 Miles - 15 Minutes

MEMORIAL PARK

RIVER OAKS

NRG STADIUM

RICE UNIVERSITY

MEDICAL CENTER

HOUSTON ZOO

MUSEUM DISTRICT

DOWNTOWN HOUSTON

LONESTAR LOGISTICS PARK

UNIVERSITY OF HOUSTON

BNSF RAILWAY  
INTERMODAL FACILITY



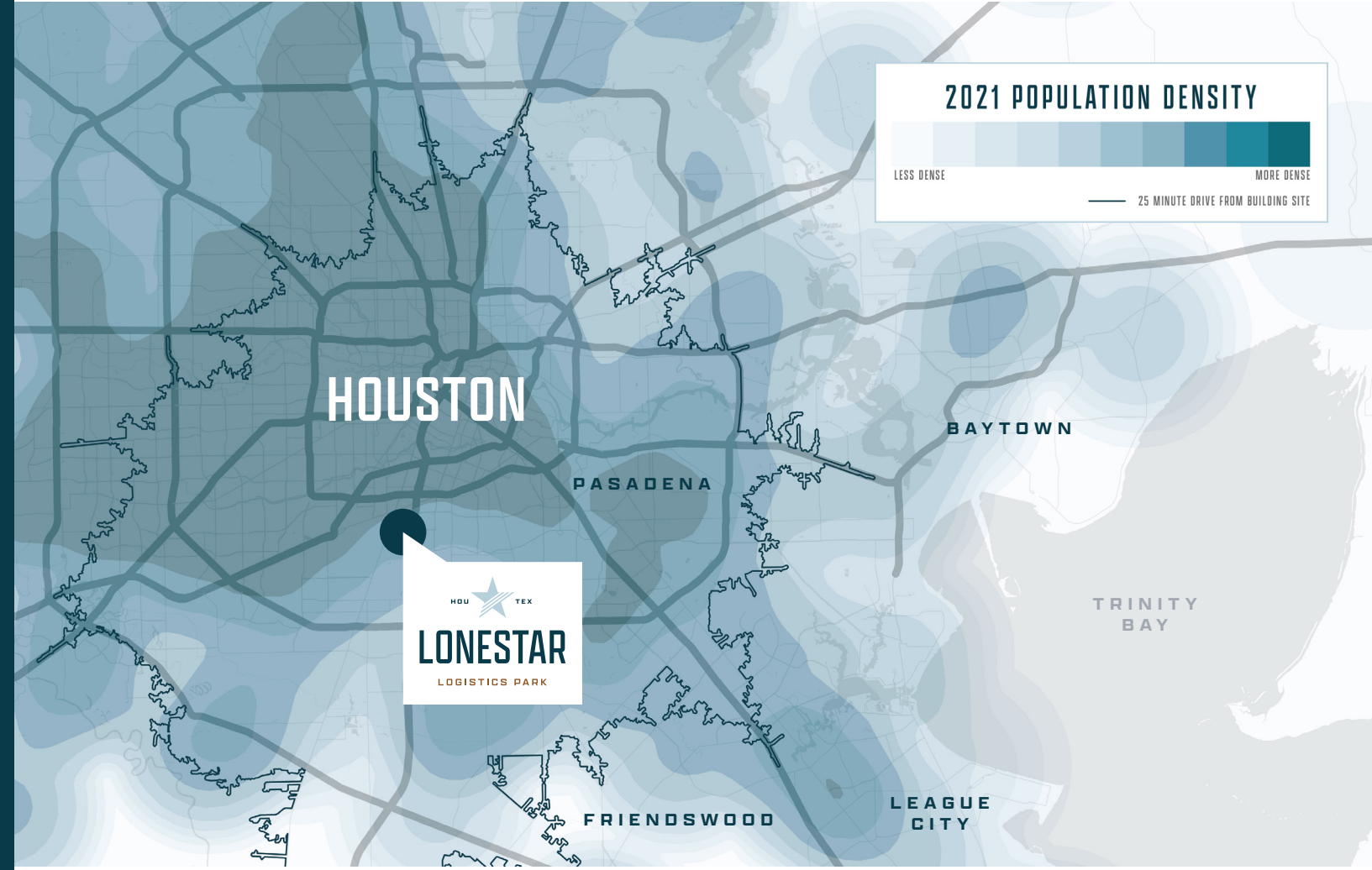
PROXIMITY TO IT ALL

# AREA DEMOGRAPHICS

Coming in at one of the top 7 largest metro areas in the U.S. by population, Houston is also home to two of Wallet Hub's Top 30 fastest growing cities in the U.S. -- Sugar Land and Pearland -- which both sit less than 20 miles away from Lonestar Logistics Park.

The property's surrounding neighborhoods are highlighted by a strong socioeconomic foundation and highly coveted buying power. And with a total population of about 1.4 million, the region's median age indicates its peak spending years are right around the corner.

As if that wasn't enough, the 10-mile radius around Lonestar Logistics Park is expected to see another 1.5 million residents over the next five years!



## 4TH

LARGEST CITY IN THE UNITED STATES

## 1.39M

TOTAL POPULATION WITHIN 10 MILES



## 34

MEDIAN AGE WITHIN 10 MILES

## \$60,885

MEDIAN HOUSEHOLD INCOME WITHIN 10 MILES



## 1.48%

POPULATION GROWTH RATE WITHIN 10 MILES



# LONE STAR

LOGISTICS PARK

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