



LONE STAR

LOGISTICS PARK



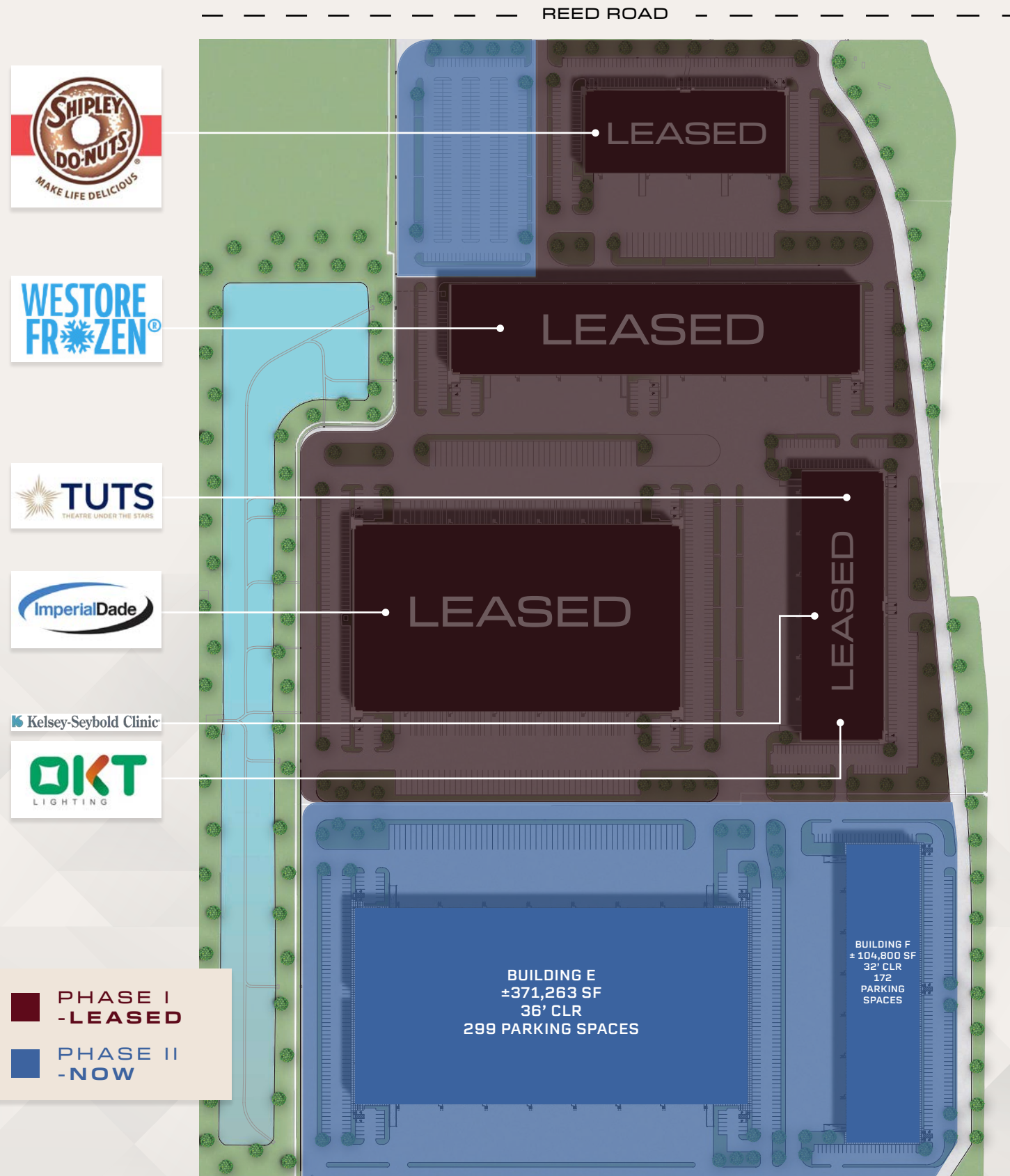
Opportunities
for purchase and/
or extensive outdoor
storage available
as well



PHASE 2:
UNDER CONSTRUCTION NOW!
18,000-371,263 SF
OF CLASS A+ DISTRIBUTION SPACE
DELIVERING Q2 2026

2304 REED RD. | HOUSTON, TX 77051

Site Plan



Phase II

UNDER CONSTRUCTION, DELIVERING Q4 2025

BUILDING F REAR LOAD 104,800 SF – DIVISIBLE

- Spec office: 1,852 SF
- 32' clear height
- 160' building depth
- 50'x52' column spacing
- 38 dock high doors
- 2 ramped OH doors
- 135' truck court

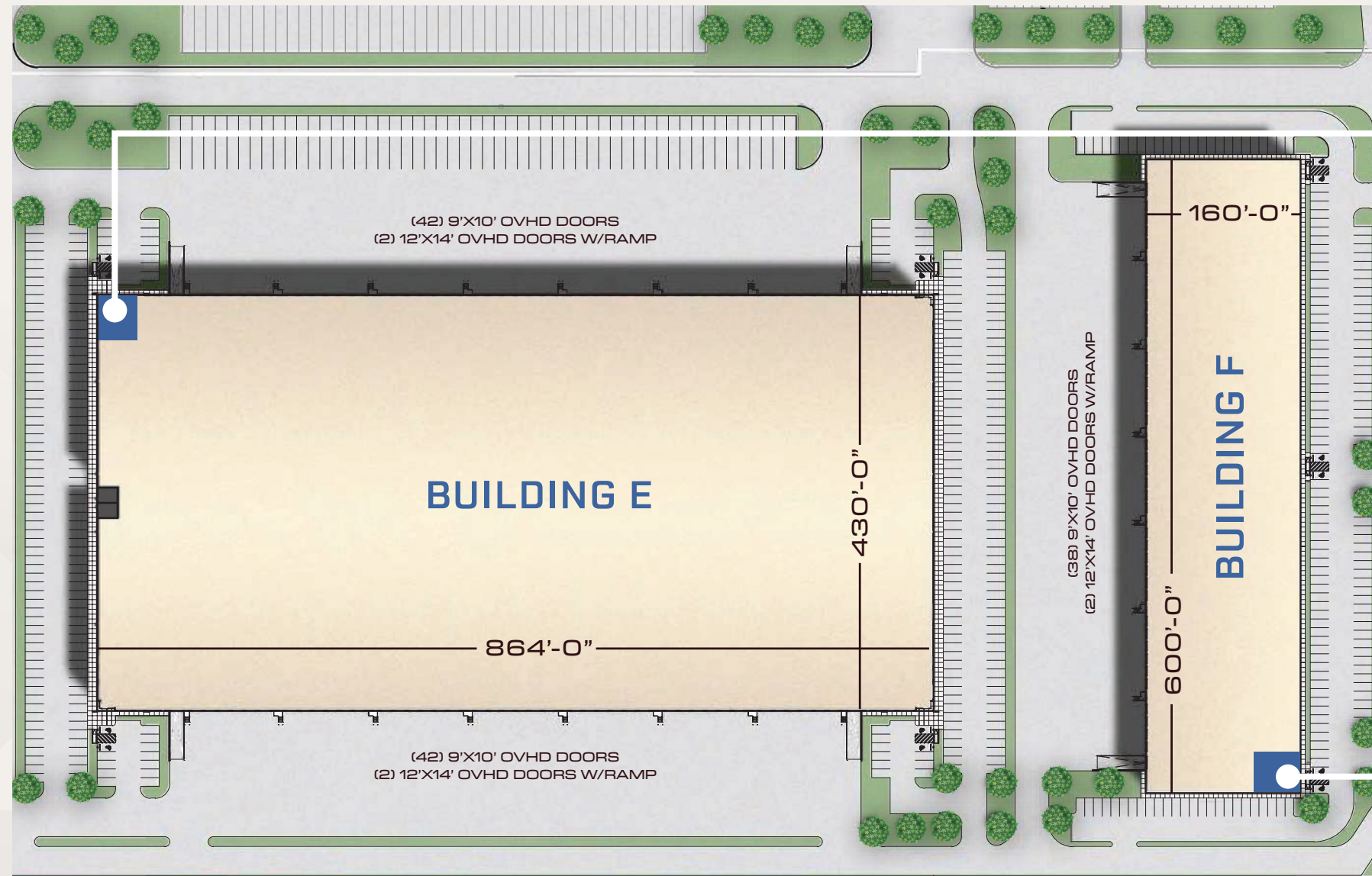
BUILDING E CROSS DOCK 371,263 SF – DIVISIBLE

- Spec office: 1,835 SF
- 36' clear height
- 56 x 51' 8" column spacing with 60' speed bays
- 84 dock high doors
- 4 ramped OH doors
- 54 trailer park

2.7 AC PAVED STORAGE

- Currently striped with 317 parking spaces
- Available for heavy trailer/car parking requirements
- Ability to be secured

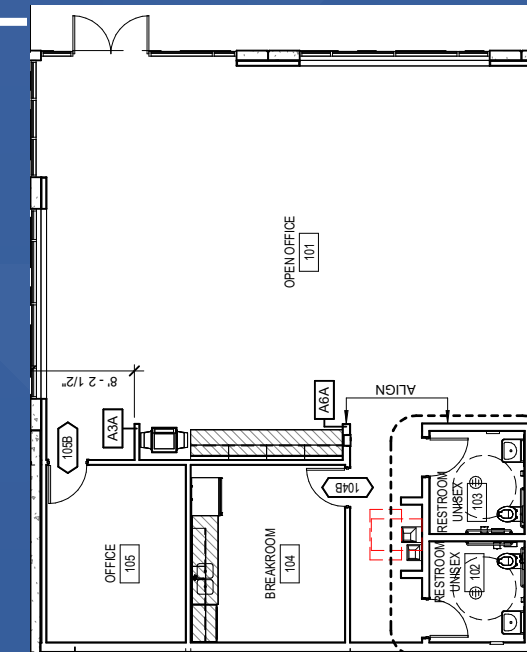
Spec Office



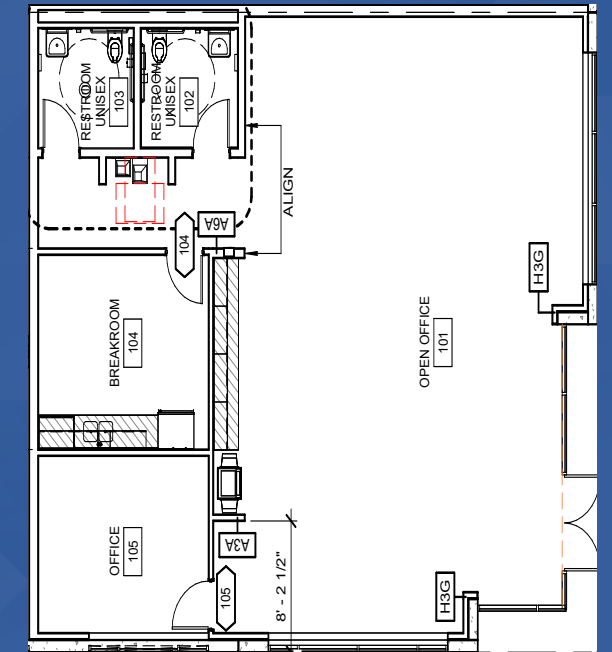
Phase II

UNDER CONSTRUCTION, DELIVERING Q4 2025

BUILDING E
SPEC OFFICE
1,835 SF



BUILDING F
SPEC OFFICE
1,852 SF



CONNECTING YOU TO THE FUTURE OF TEXAS

Currently the most infill distribution park for new Class A+ Institutional Development, Lone Star 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

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!



1.48%

POPULATION GROWTH RATE
WITHIN 10 MILES

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



LONE STAR

LOGISTICS PARK

ALLISON BERGMANN

+1 713 963 2865

allison.bergmann@cushwake.com

