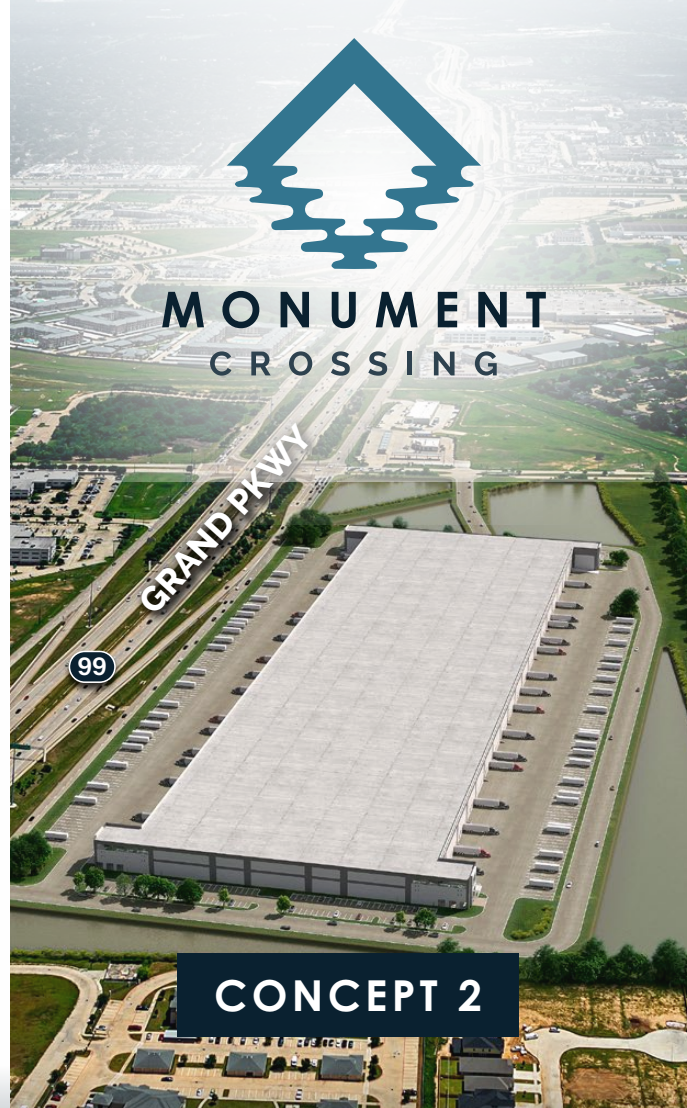
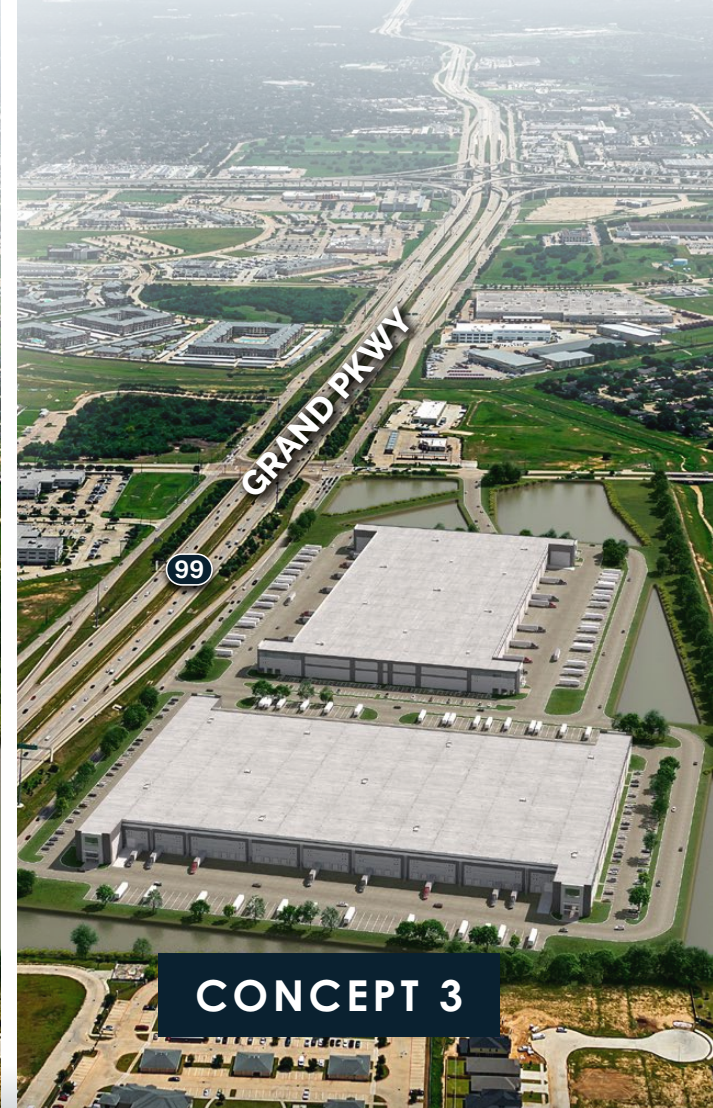




CONCEPT 1



CONCEPT 2



CONCEPT 3

62 ACRES | UP TO 914,400 SF
INDUSTRIAL DEVELOPMENT AVAILABLE FOR LEASE
3 CONFIGURATION OPTIONS

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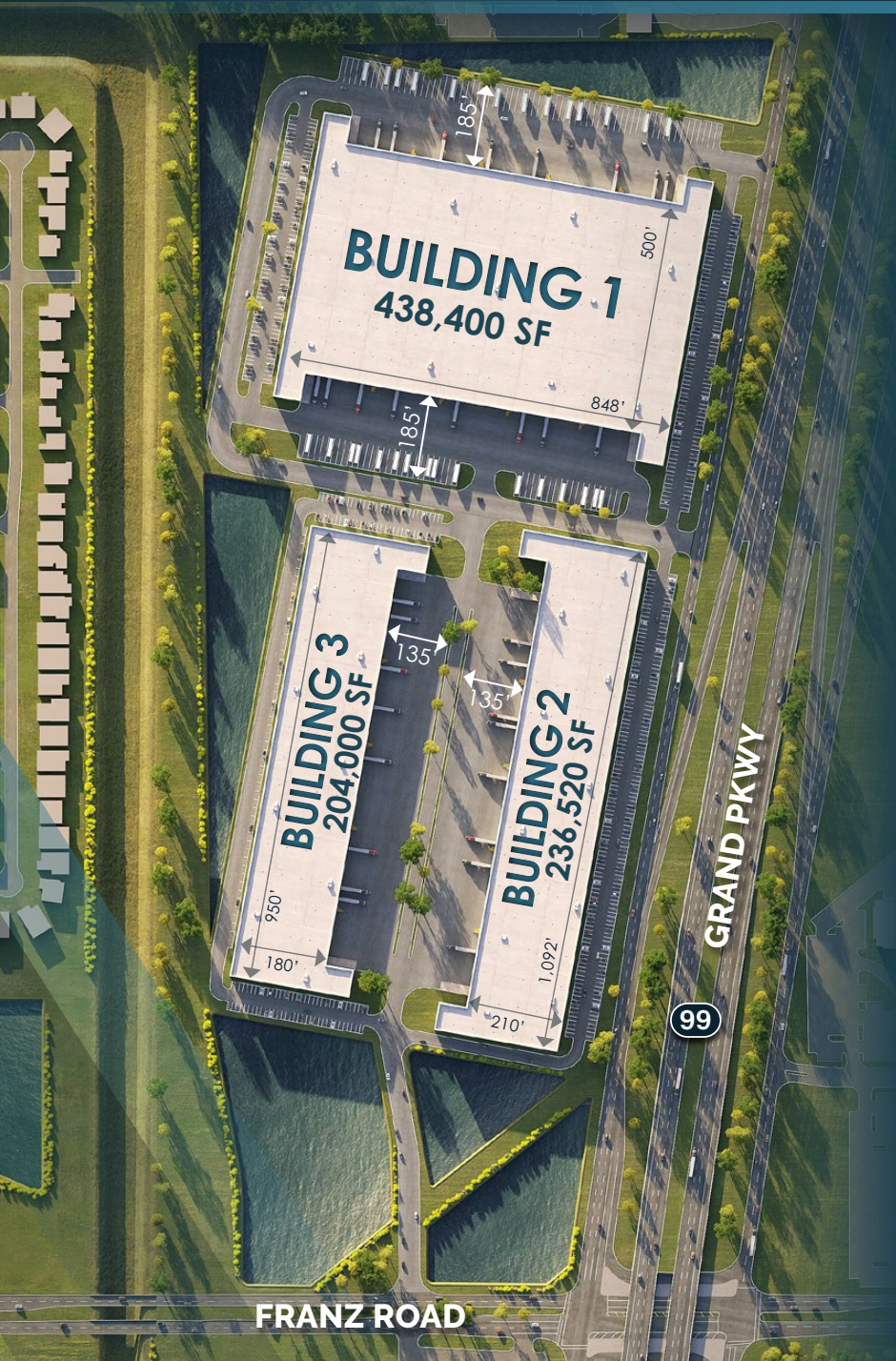
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CONCEPT 1 | 878,920 SF TOTAL



> BUILDING 1 - 438,400 SF

BTS OFFICE SF	CROSS-DOCK CONFIGURATION	500' x 848' BUILDING DIMENSIONS	40' CLEAR HEIGHT
47'-6" x 56' COLUMN SPACING	60' SPEED BAY	85 DOCK HIGH DOORS	4 RAMPS
ESFR SPRINKLER	271 AUTO PARKING	116 TRAILER PARKING	185' TRUCK COURT DEPTH
30' FC LIGHTING	4,000 AMPS	7" SLAB THICKNESS	

> BUILDING 2 - 236,520 SF

BTS OFFICE SF	REAR LOAD CONFIGURATION	210' x 1,092' BUILDING DIMENSIONS	36' CLEAR HEIGHT
50' X 54' COLUMN SPACING	60' SPEED BAY	56 DOCK HIGH DOORS	2 RAMPS
ESFR SPRINKLER	226 AUTO PARKING	135' TRUCK COURT DEPTH	30' FC LIGHTING
2,000 AMPS	7" SLAB THICKNESS		

> BUILDING 3 - 204,000 SF

BTS OFFICE SF	FRONT LOAD CONFIGURATION	180' x 950' BUILDING DIMENSIONS	36' CLEAR HEIGHT
47' x 54' COLUMN SPACING	60' SPEED BAY	52 DOCK HIGH DOORS	2 RAMPS
ESFR SPRINKLER	124 AUTO PARKING	135' TRUCK COURT DEPTH	30' FC LIGHTING
2,000 AMPS	7" SLAB THICKNESS		

CONCEPT 2 | 914,400 SF TOTAL



➤ BUILDING - 914,400 SF

BTS
OFFICE SF

CROSS-DOCK
CONFIGURATION

40'
CLEAR HEIGHT

47'-6" x 56'
COLUMN SPACING

204
DOCK HIGH DOORS

4
RAMPS

224
AUTO PARKING

253
TRAILER PARKING

30' FC
LIGHTING

4,000
AMPS

500' X 1,800'
BUILDING DIMENSIONS

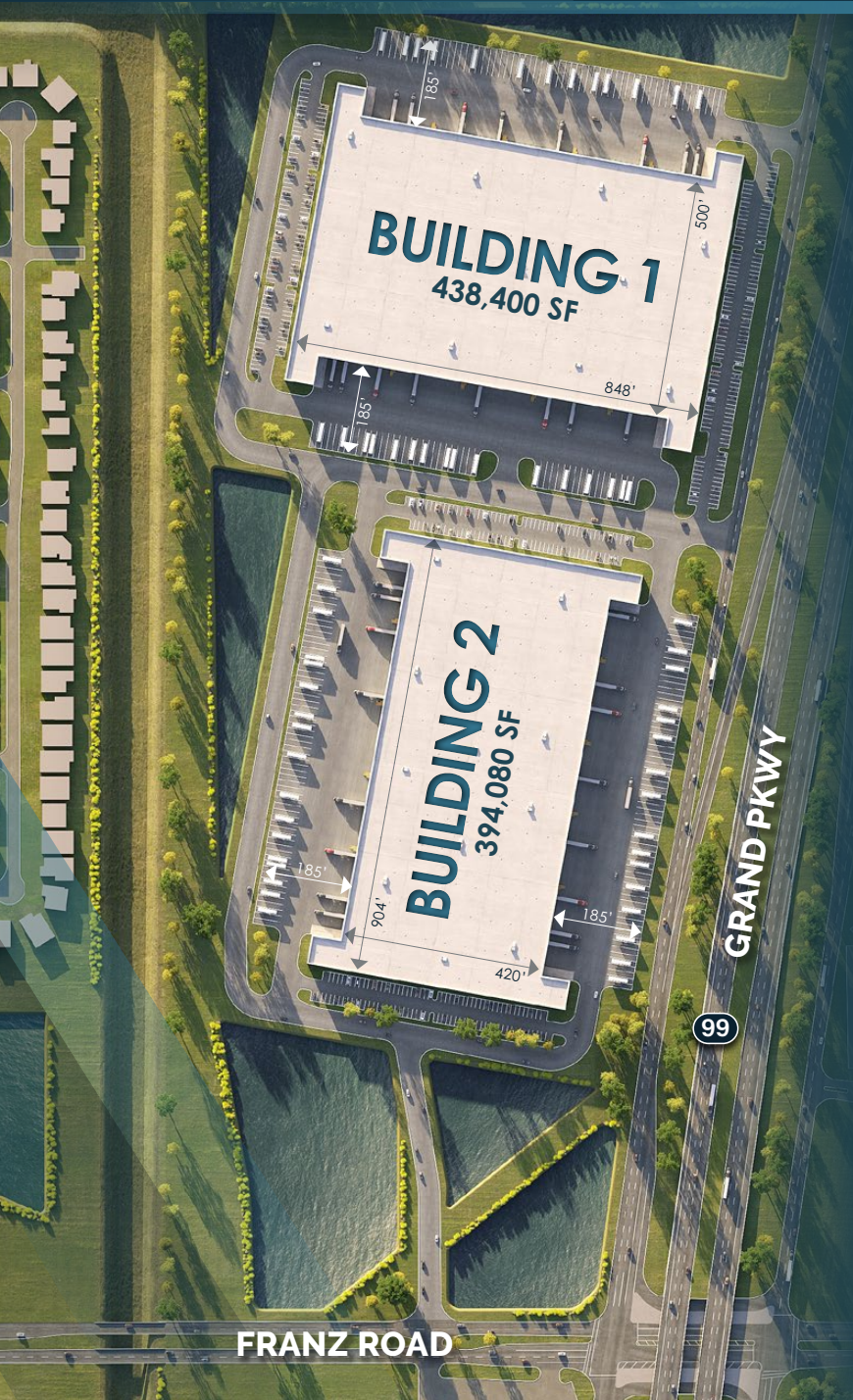
ESFR
SPRINKLER

60'
SPEED BAY

185'
TRUCK COURT DEPTH

8"
SLAB THICKNESS

CONCEPT 3 | 832,480 SF TOTAL



➤ BUILDING 1 - 438,400 SF

BTS OFFICE SF	CROSS-DOCK CONFIGURATION	500' x 848' BUILDING DIMENSIONS
40' CLEAR HEIGHT	47'-6" x 56' COLUMN SPACING	60' SPEED BAY
85 DOCK HIGH DOORS	4 RAMPS	ESFR SPRINKLER
267 AUTO PARKING	108 TRAILER PARKING	185' TRUCK COURT DEPTH
30' FC LIGHTING	4,000 AMPS	7" SLAB THICKNESS

➤ BUILDING 2 - 394,080 SF

BTS OFFICE SF	CROSS-DOCK CONFIGURATION	420' x 904' BUILDING DIMENSIONS
40' CLEAR HEIGHT	50' x 56' COLUMN SPACING	60' SPEED BAY
93 DOCK HIGH DOORS	4 RAMPS	ESFR SPRINKLER
200 AUTO PARKING	130 TRAILER PARKING	185' TRUCK COURT DEPTH
30' FC LIGHTING	4,000 AMPS	7" SLAB THICKNESS

LOCAL ACCESS



14.2 MILES TO US 290
VIA GRAND PARKWAY

FRANZ RD

FRANZ RD

COLONIAL PKWY

1.6 MILES TO I-10 VIA
GRAND PARKWAY

INGRESS

EGRESS

10

ACCESS TO SKILLED REGIONAL WORKFORCE

WAREHOUSE WORKERS

Drive Time	2025 Resident Workers	Growth in Past 5 Years	2025 Net Commuters
30 Min	39,052	23%	467
45 Min	89,559	21%	9,434
\$17.84 Average Earnings Hourly			

FORKLIFT DRIVERS

Drive Time	2025 Resident Workers	Growth in Past 5 Years	2025 Net Commuters
30 Min	5,534	56%	401
45 Min	12,723	49%	934
\$20.46 Average Earnings Hourly			

MANUFACTURERS & FABRICATORS

Drive Time	2025 Resident Workers	Growth in Past 5 Years	2025 Net Commuters
30 Min	7,333	6%	-640
45 Min	16,699	6%	1,884
\$20.46 Average Earnings Hourly			

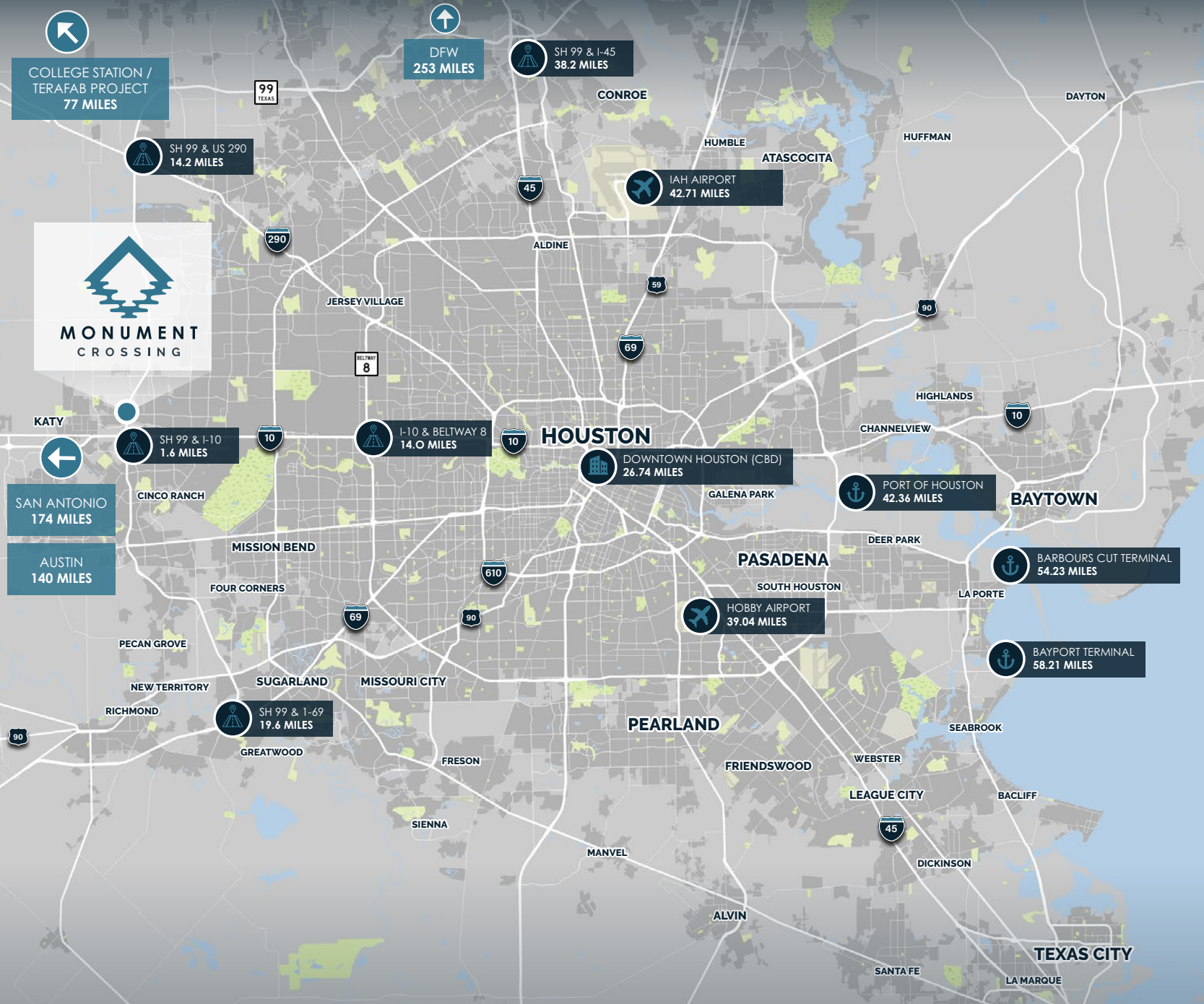
45 MIN | 5,060,365
2025 TOTAL POPULATION

30 MIN | 2,441,747
2025 TOTAL POPULATION

*Labor Facts are calculated using a 30-min/45-min Drive Time from the site
Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2026)
Wage data comes from ERI (Latest data release: 07/01/2026)

MONUMENT CROSSING A GATEWAY TO THE REGION

SH 99 & I-10	1.6 Miles
Beltway 8 & I-10	14.0 Miles
SH 99 & US 290	14.2 Miles
SH 99 & I-69	19.6 Miles
Houston CBD	26.74 Miles
SH 99 & I-45	38.2 Miles
Hobby Airport	39.04 Miles
Port of Houston	42.36 Miles
IAH Airport	42.71 Miles
Barbours Cut Terminal	54.23 Miles
Bayport Terminal	58.21 Miles



1-DAY REACH TO 55 MILLION PEOPLE

15,777,259

3 HR DRIVE TIME

2025 TOTAL POPULATION

33,597,869

6 HR DRIVE TIME

2025 TOTAL POPULATION

45,777,577

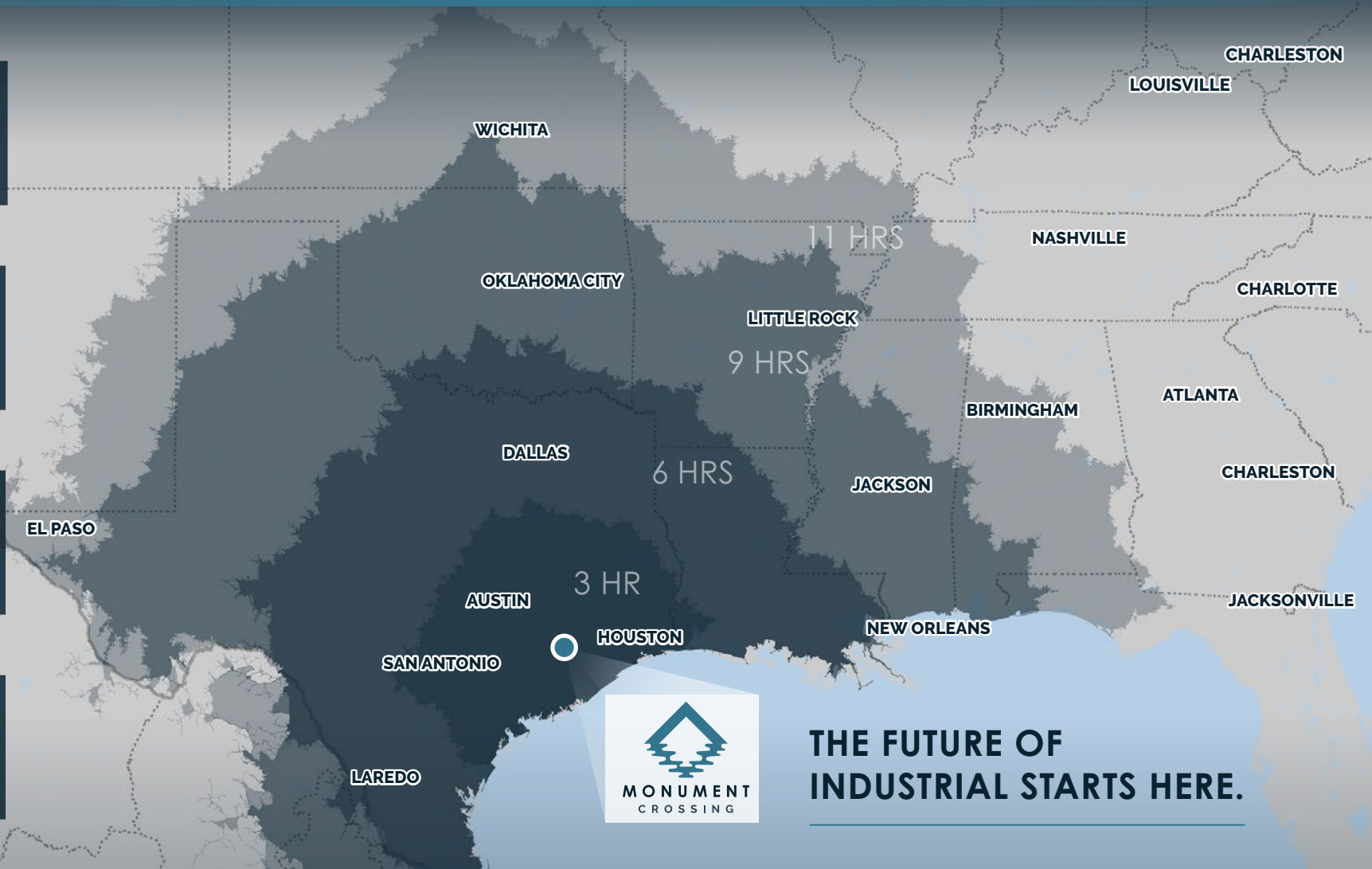
9 HR DRIVE TIME

2025 TOTAL POPULATION

55,632,508

11 HR DRIVE TIME

2025 TOTAL POPULATION



**THE FUTURE OF
INDUSTRIAL STARTS HERE.**

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