



ROSENBERG

DISTRIBUTION CENTER



Up to 150 Acres Available for Build-To-Suit

Can Accommodate a 700,000 Square Feet Up to 1.8 Million Square Feet
Class A Distribution or Manufacturing Space Can Be Delivered Within 15 Months of a Signed Lease



Business Friendly Atmosphere

Tax Incentives Available
for Qualified Prospects



Strategic Location

Half-day Drive to Reach
18 Million in Population



Strong Labor Force

Located in One of the Fastest-
Growing Counties in the U.S.

In the Heart of Fort Bend County



Rosenberg is strategically situated **20 miles southwest** of Houston along **Interstate 69/U.S. Highway 59**, with excellent connectivity to the Greater Houston Metro Region.

Located within Fort Bend County, with its long-standing reputation as one of the best places to do business in America due to its low cost of living, strong labor pool, and business-friendly local governments, Rosenberg is poised to see continued growth well into the future.

Per the Greater Houston Partnership, "Fort Bend County continuously ranks as one of the fastest-growing counties in the region, as its population has tripled since 2000 and is expected to skyrocket to 1.8 million residents by 2050.



Ranked #1 Most Diverse
Counties in Texas



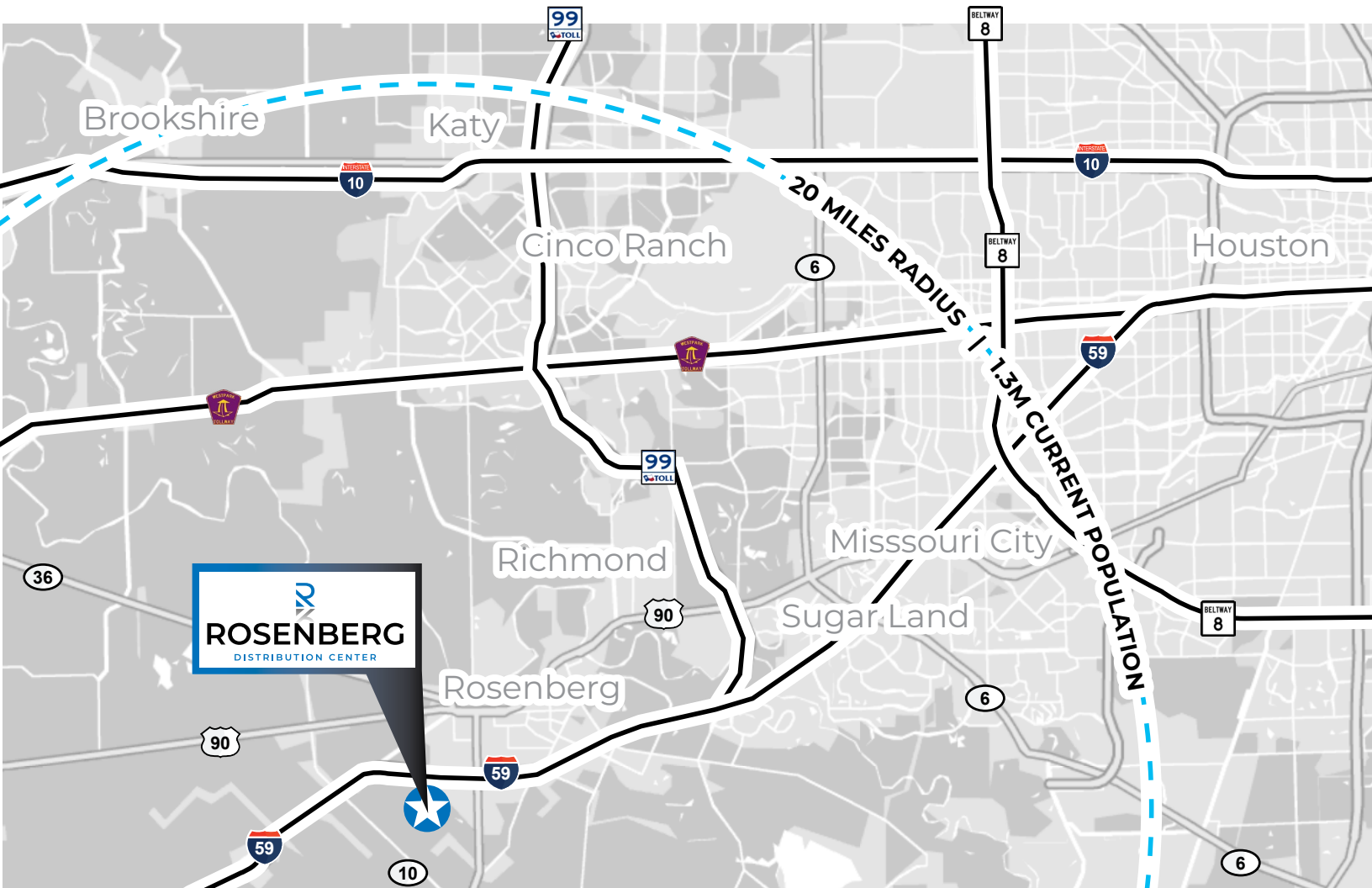
Ranked #2 Best Counties
for Families in Texas



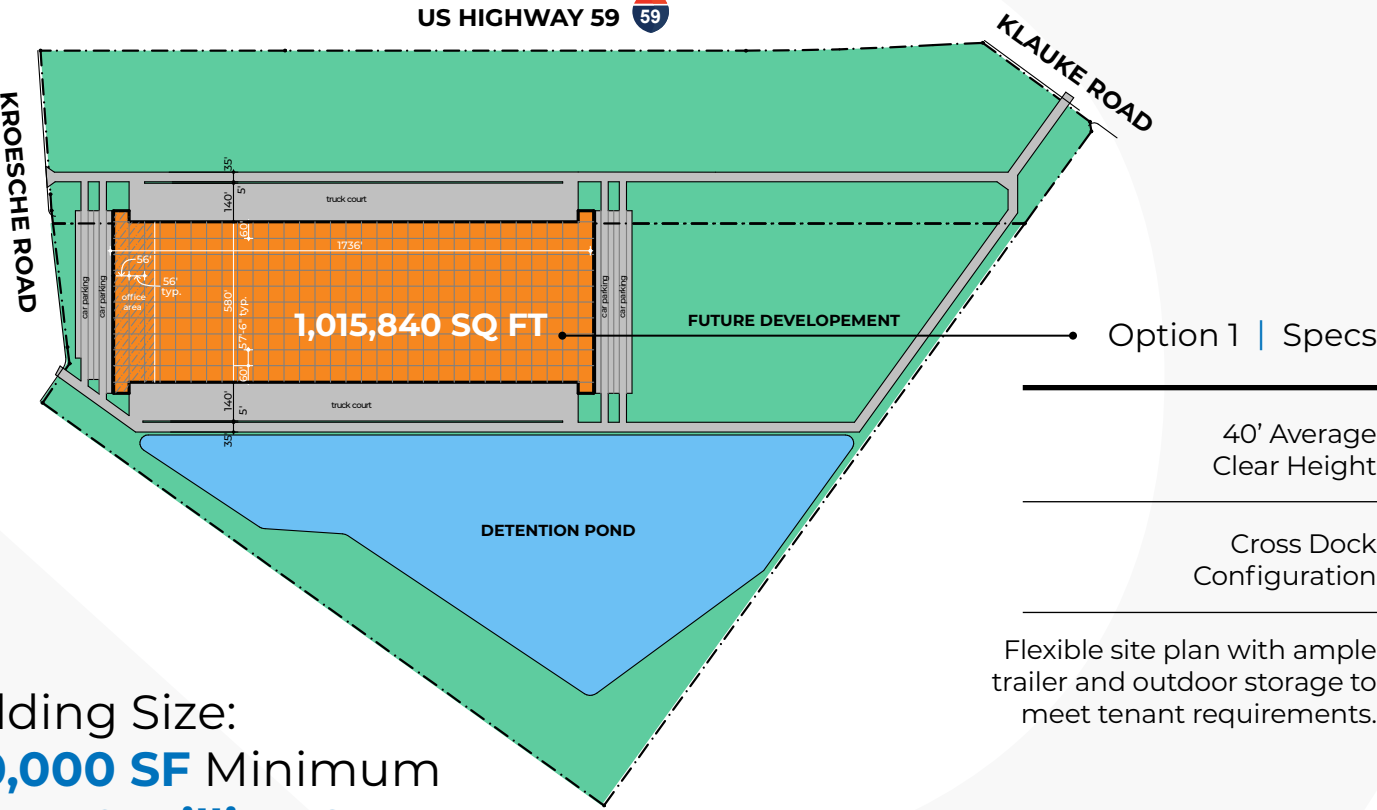
1.3M Current Population
within 20 Miles



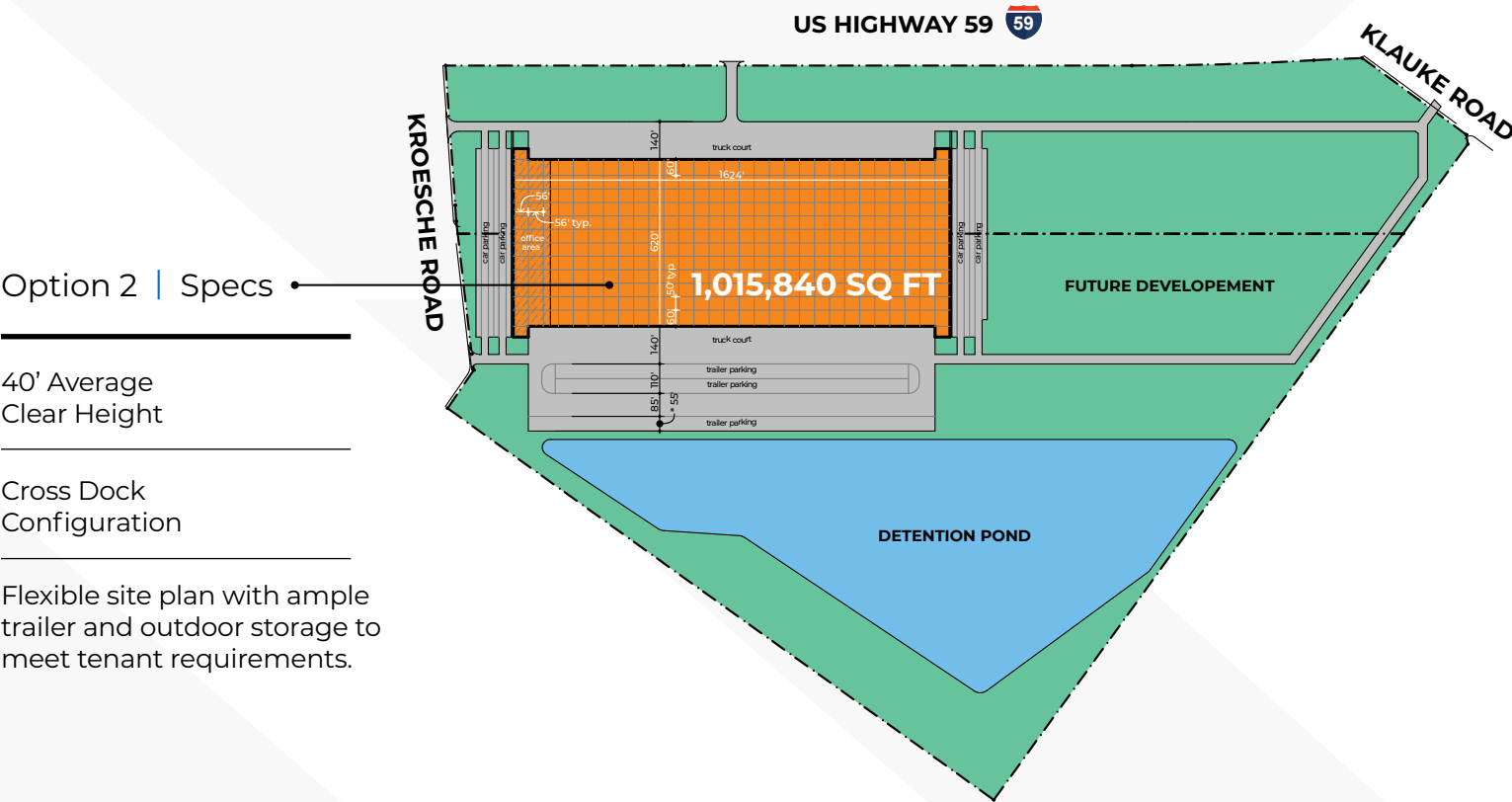
Strong Warehousing &
Manufacturing Labor Force

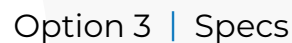


Site Plan Options



Building Size:
700,000 SF Minimum
Up to **1.8 Million SF**

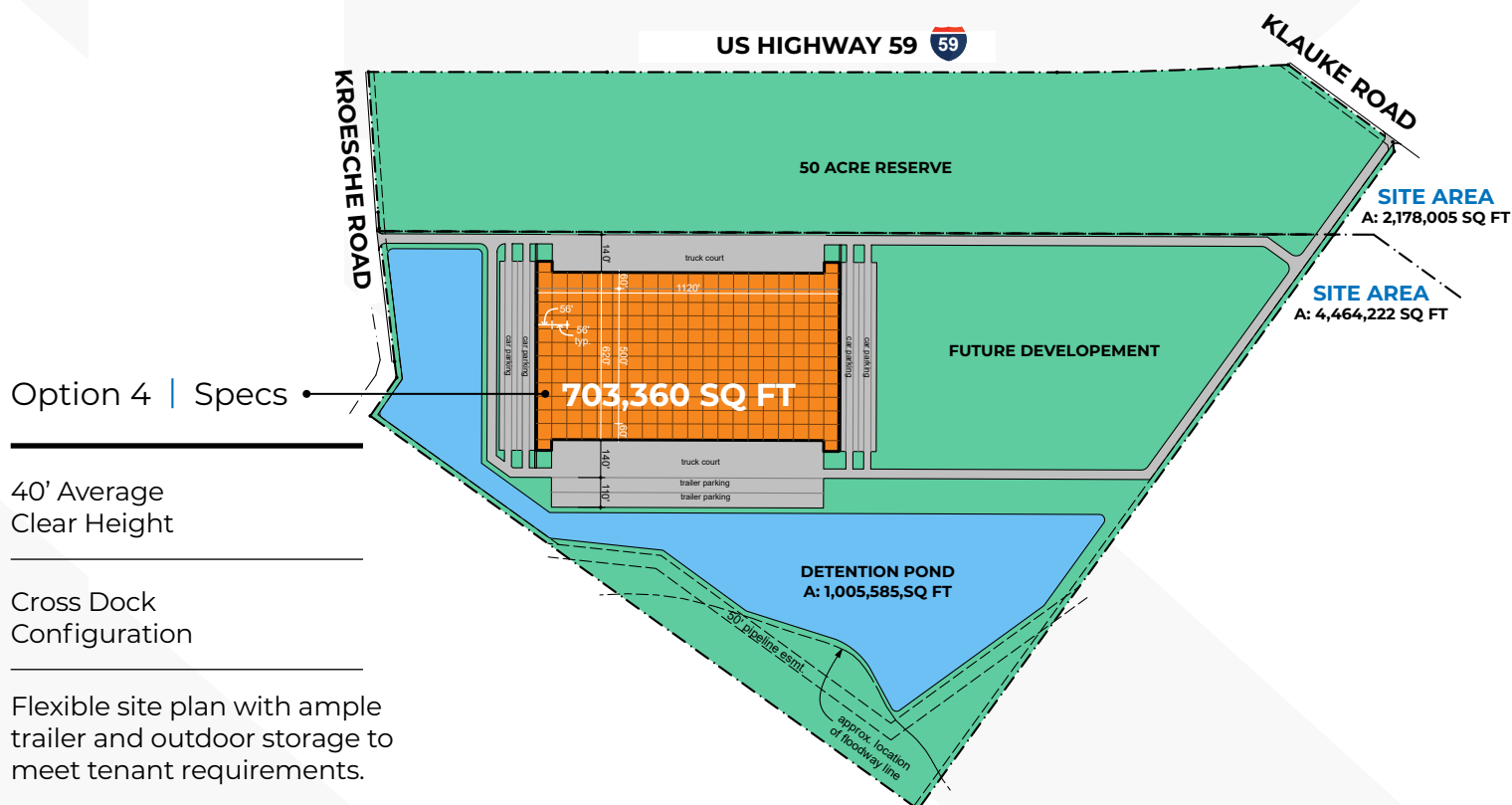




Cross Dock Configuration

Flexible site plan with ample trailer and outdoor storage to meet tenant requirements.

Building Size:
700,000 SF Minimum
Up to **1.8 Million SF**



Option 4 | Specs

40' Average
Clear Height

Cross Dock Configuration

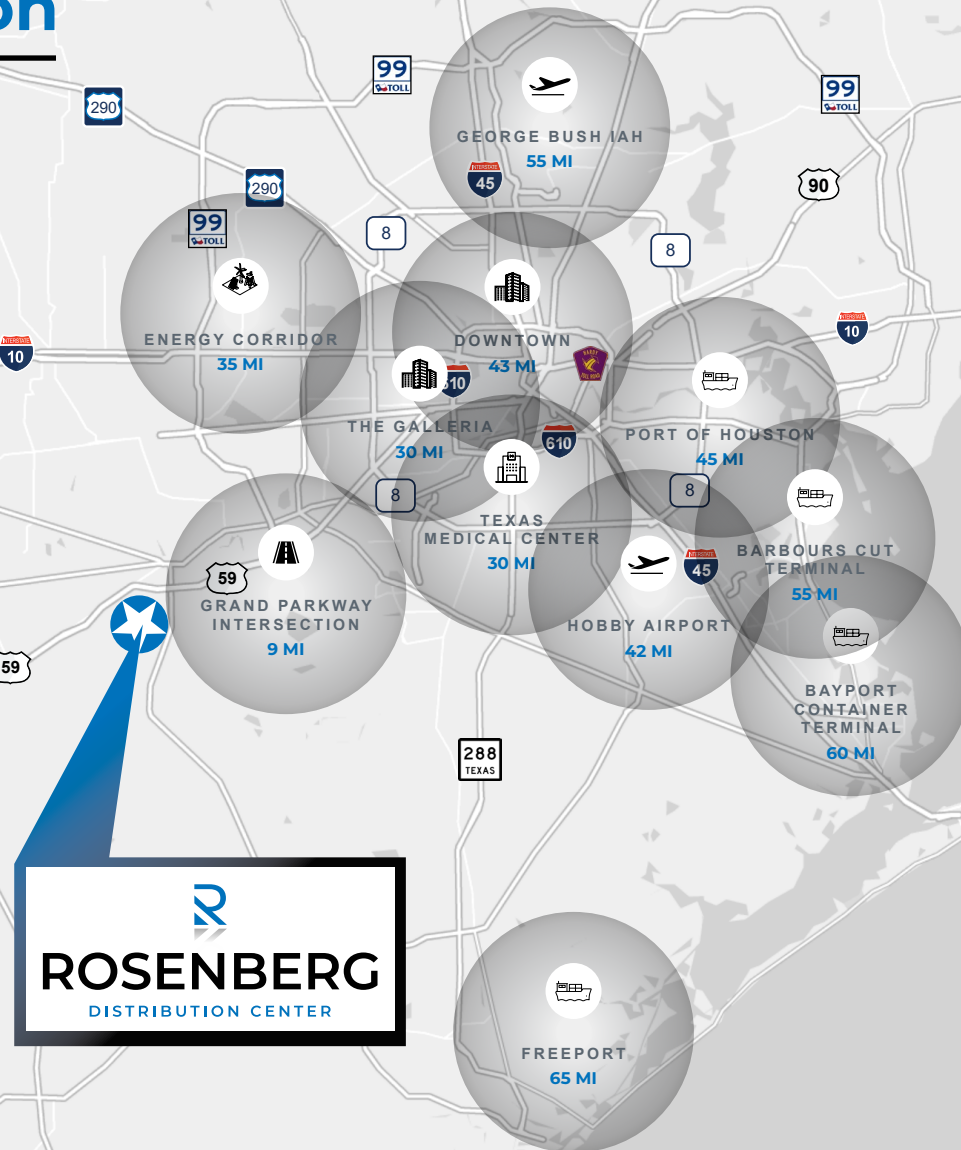
Flexible site plan with ample trailer and outdoor storage to meet tenant requirements.



The Texas Triangle

Rosenberg Distribution Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

Strategic Location



HOUSTON MANUFACTURING

2nd

U.S. Metro for
Manufacturing
GDP

7,000

Manufacturers
in the Region

1 in 3

Manufacturers
in Texas Call
Houston Home

\$75.1

Billion in Goods
Produced Annually

6th

Largest industrial
Market in the U.S.

223k

Industrial
Employment

HOUSTON'S TALENT AND LABOR PIPELINES

13

Local colleges offering CNC
& Quality Machining Courses
and Degree programs

14

Area universities offering relevant degree
programs and proximate labor pipelines

4,500+

Employers benefiting from customized
(SDF) sponsored training

Aerial View



OCuSOFT

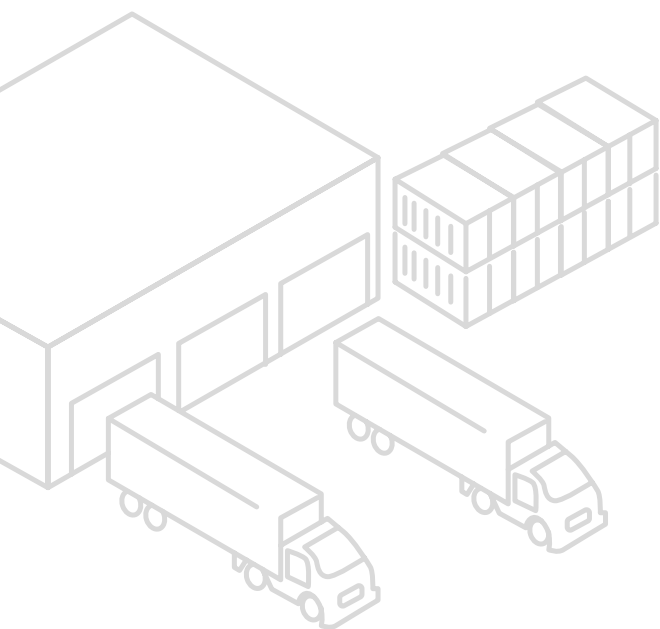
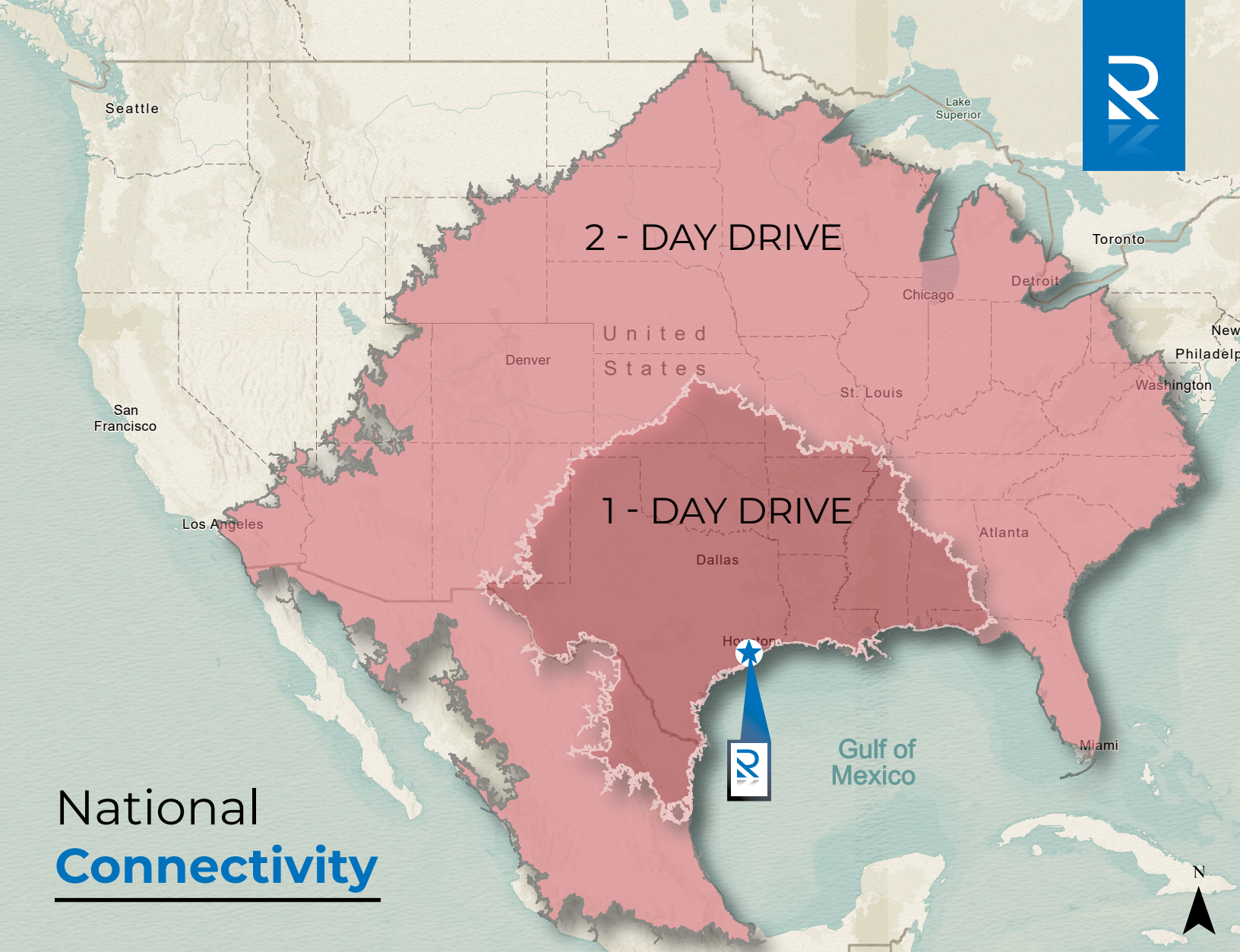


Klauke Road
Bamore Road
Cottonwood School Road



ROSENBERG
DISTRIBUTION CENTER





DISTRIBUTION REACH



1 - DAY DRIVE

11 HOURS

53,009,009M PEOPLE



2 - DAY DRIVE

22 HOURS

224,145,229M PEOPLE



ROSENBERG

DISTRIBUTION CENTER

 TRANSWESTERN

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