

Available Now - 80,642 SF - Front Load

**SouthPoint**  
BUSINESS PARK



A Development by:  
**NATIONAL**  
PROPERTY HOLDINGS

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# SouthPoint

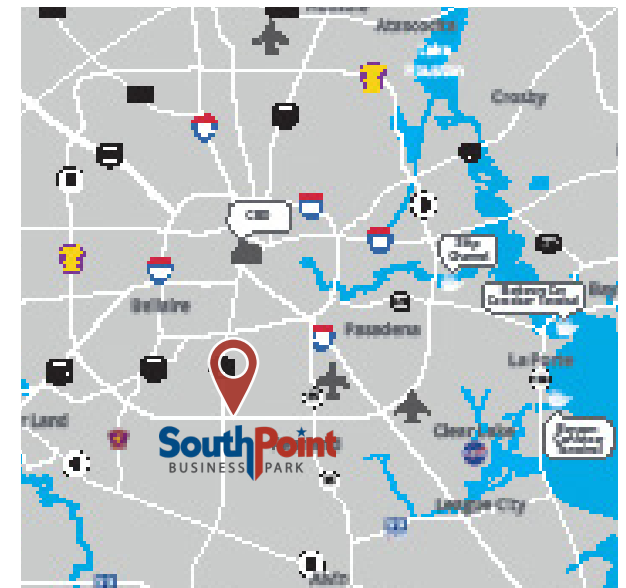
BUSINESS PARK

offers an unmatched location and superior connectivity.

**87 Acre industrial business park** at Beltway 8 and SH 288 with rear load, front load, and build-to-suit option available.

## PARK FEATURES:

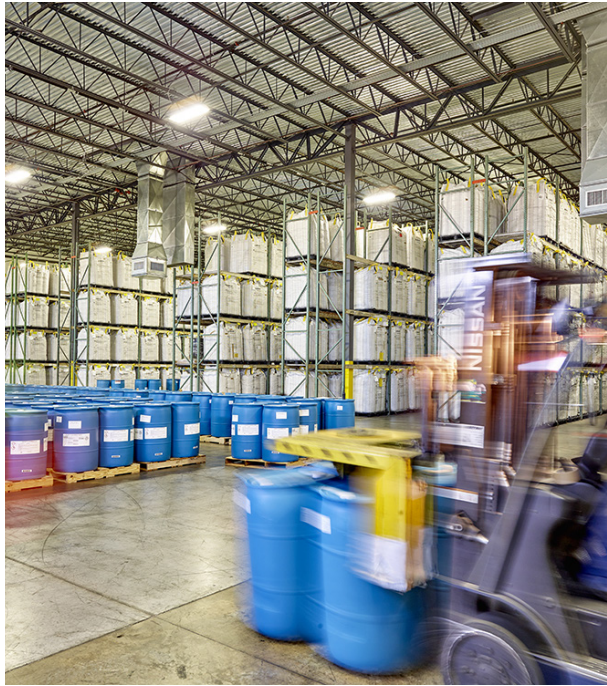
- Office space to-suit
- ESFR sprinkler system
- Dock high loading
- Front load, rear load, and cross dock configurations
- 28' minimum clear height
- Class A buildings
- Exterior LED lighting
- Ample parking
- Direct access to two of Houston's arterial highways, SH 288 and Beltway 8 (Sam Houston Tollway)
- On-site property management





## THE AREA

The location offers great connectivity along Beltway 8 and the newly expanded 288 highway. Beltway 8 now includes (8) new direct connector/ramp bridges. Between the addition of toll lanes and the improved functionality of interchanges, traveling on SH 288 is more direct and more accessible than ever before.



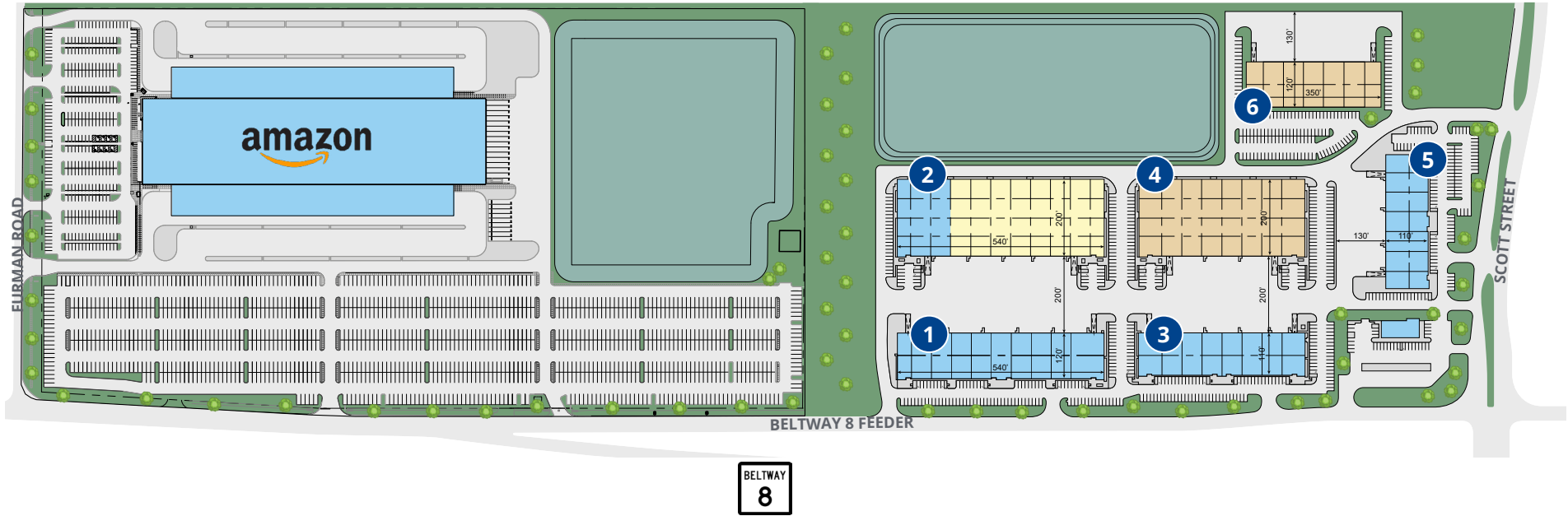
## THE PARK

SouthPoint offers Class A space suitable for a variety of uses. Amenities include build-to-suit office space, on site property management, and Beltway visibility. The project is also adjacent to the Tom Bass Regional Park, an all-round recreation destination for all ages and abilities on 115 acres.



## THE SPACE

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. The Beltway frontage and/or visibility creates valuable signage opportunities for our tenants.



LEASED / SOLD

AVAILABLE FOR BTS

AVAILABLE SPACE

**1** Building 1  
64,800 SF

**2** Building 2  
108,000 SF

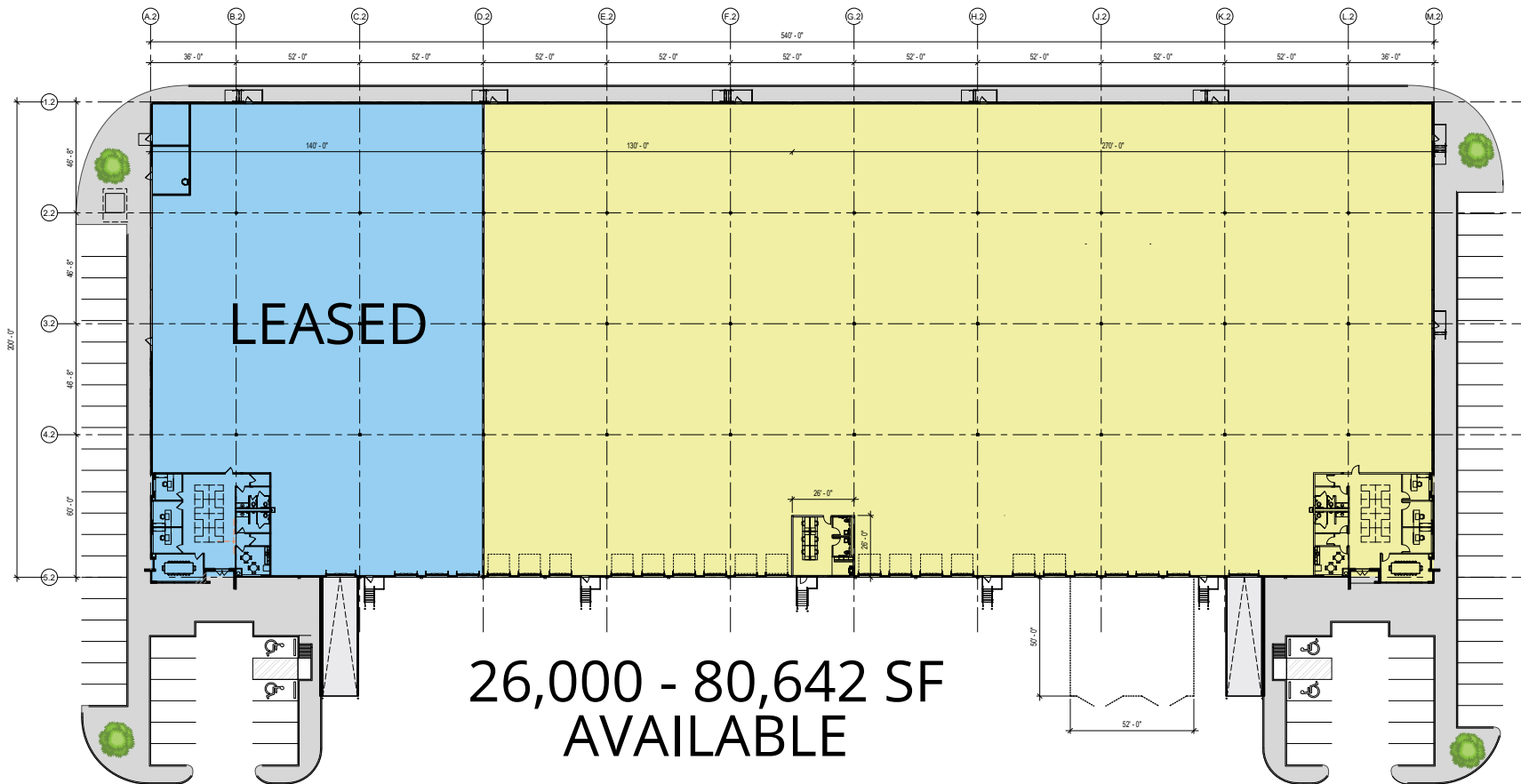
**3** Building 3  
47,865 SF

**4** Building 4  
87,035 SF

**5** Building 5  
38,500 SF

**6** Building 6  
42,000 SF



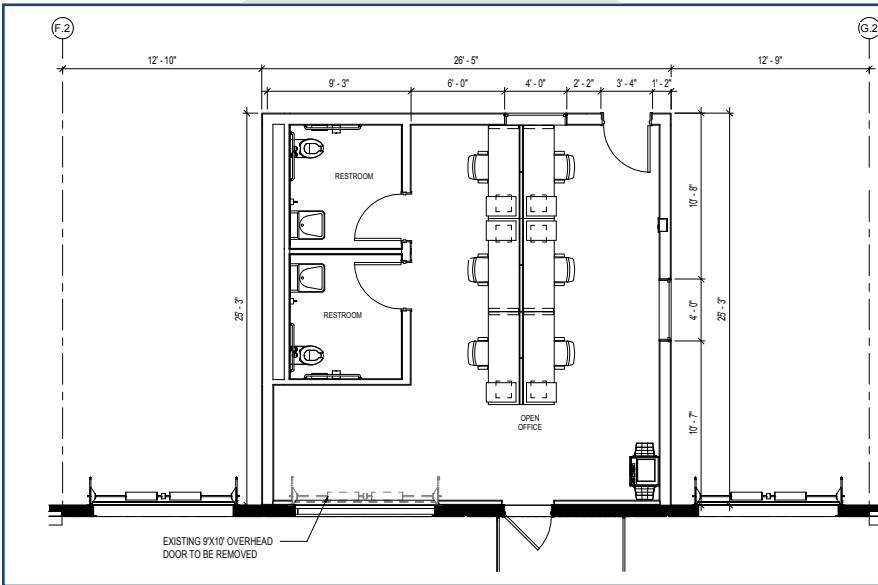
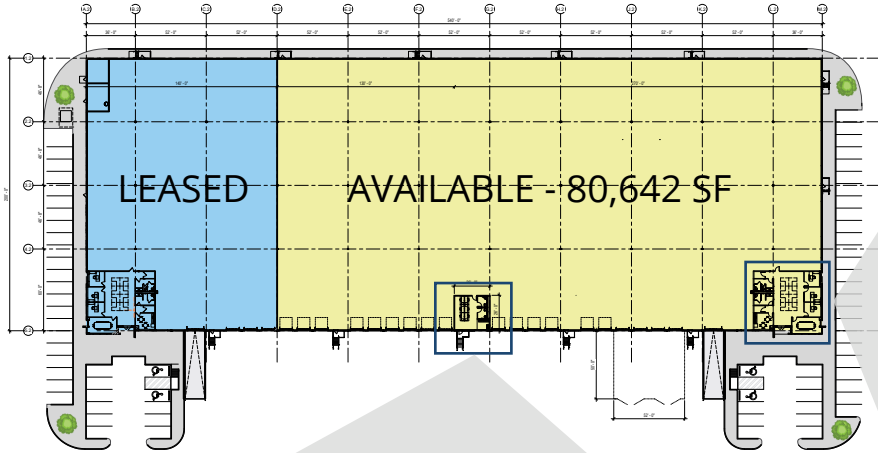


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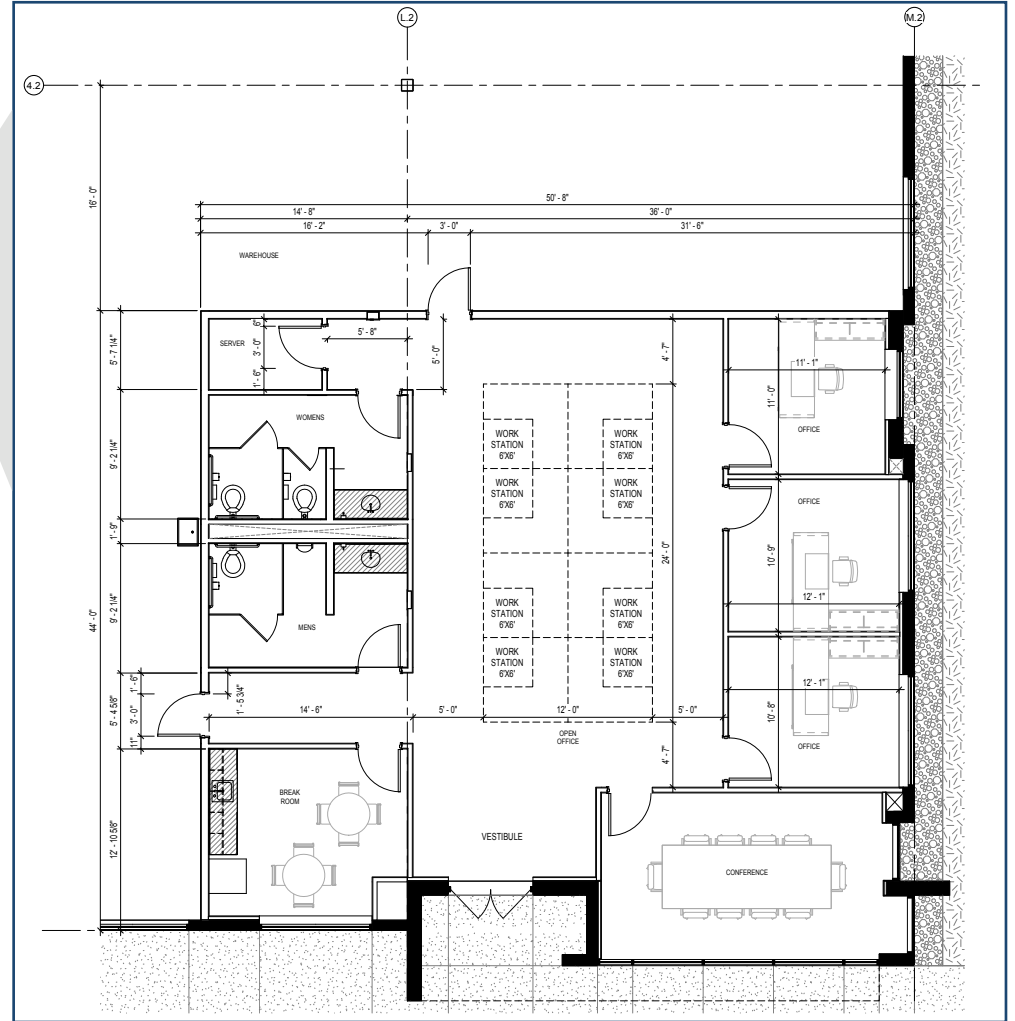
BUSINESS PARK

## BUILDING 2 SPECIFICATIONS

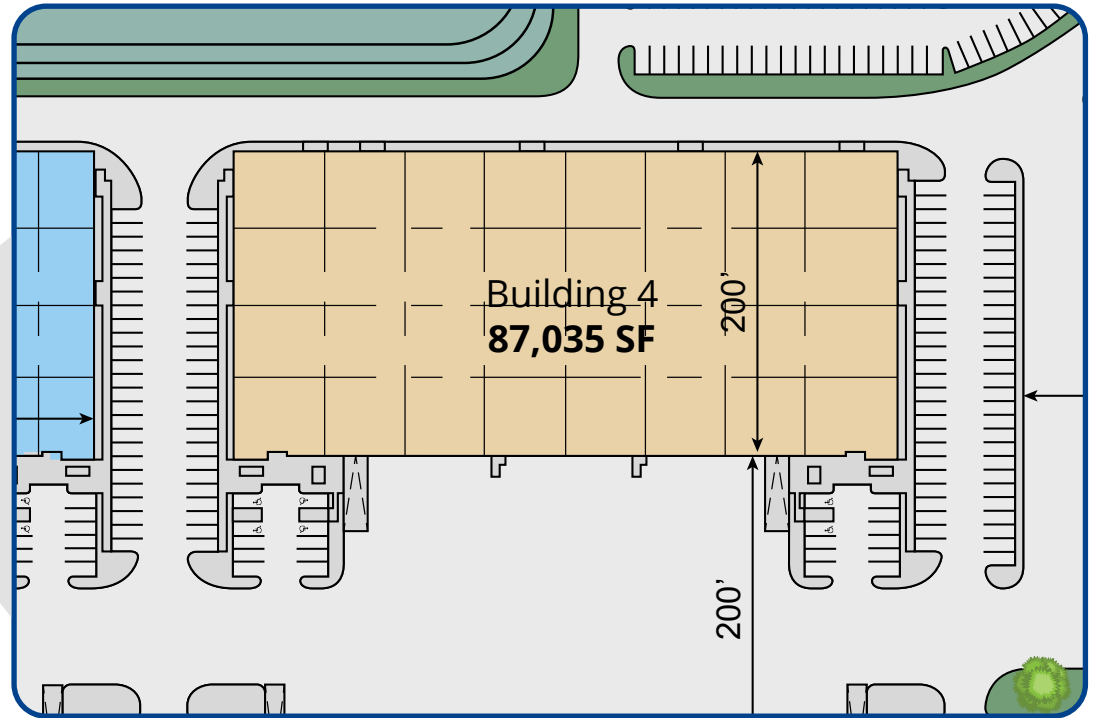
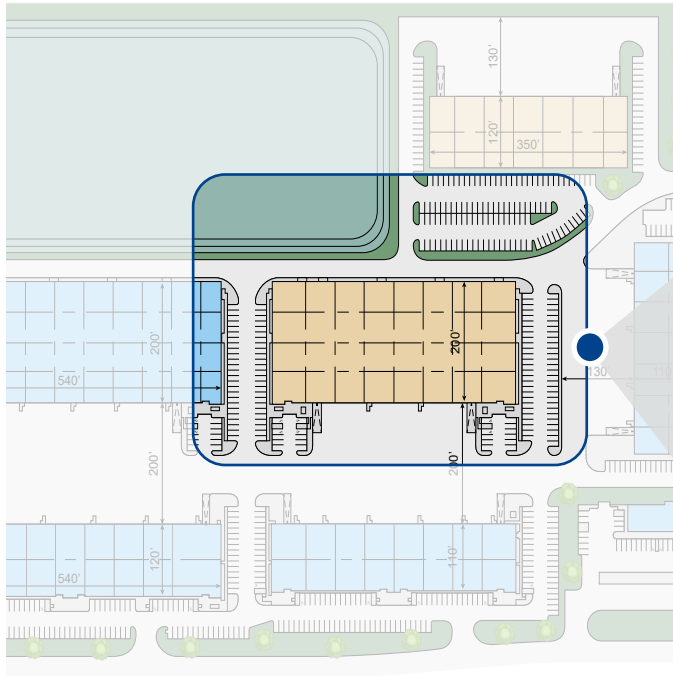
Address	3203 S. Sam Houston Pkwy E. Houston, TX 77047	Loading	(15) Dock-High Doors
Building Size	108,000 SF Total	Ramps	(1) Oversized Drive-In Ramp
Available	80,642 SF - Divisible to 26,000 SF	Column Spacing	Minimum 52' on Interior Bays
Office	2,886 SF	Lighting	LED Exterior Lighting
Configuration	Front Load	Flood Plain	Outside of 500-year
Clear Height	30'	Access	Beltway 8 Frontage Road
Sprinklers	ESFR Sprinkler System	Timing	Available Now



**WAREHOUSE OFFICE PLAN - 667 SF**



**CORNER OFFICE PLAN - 2,219 SF**

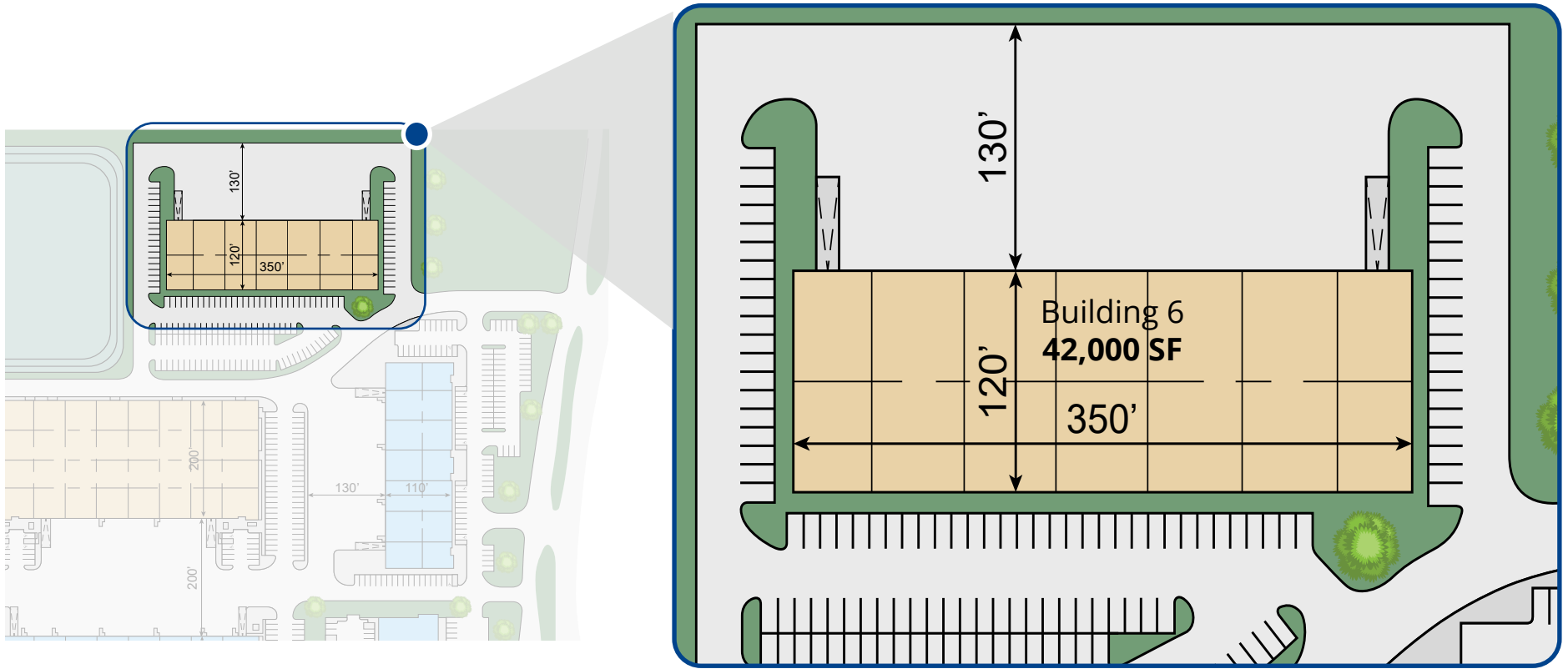


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BUSINESS PARK

## BUILDING 4 SPECIFICATIONS

Address	3215 S. Sam Houston Pkwy E. Houston, TX 77047	Sprinklers	ESFR Sprinkler System
Building Size	87,035 SF Total	Loading	Dock-High
Available	87,035 SF	Ramps	Oversized Drive-In Ramps
Divisible to	38,300 SF	Column Spacing	Minimum 52' on Interior Bays
Office	Build to Suit	Lighting	LED Exterior Lighting
Configuration	Front Load	Flood Plain	Outside of 500-year
Clear Height	30'	Access	Beltway 8 Frontage Road



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## BUILDING 6 SPECIFICATIONS

Address	3323 S. Sam Houston Pkwy E. Houston, TX 77047	Sprinklers	ESFR Sprinkler System
Building Size	42,000 SF Total	Loading	Dock-High
Available	42,000 SF	Ramps	Oversized Drive-In Ramps
Divisible to	9,360 SF	Column Spacing	Minimum 52' on Interior Bays
Office	Build to Suit	Lighting	LED Exterior Lighting
Configuration	Rear Load	Flood Plain	Outside of 500-year
Clear Height	28'	Access	Beltway 8 Frontage Road



## ABOUT THE DEVELOPER

Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects.

With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team and its alliance with Rail Logix have developed over 6,500,000 square feet of class “A” industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

At National Property Holdings, it’s all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice – the development, construction and leasing of rail served, port accessible industrial facilities that create measurable advantages for its clients. The result...Industrial developments that work harder – and smarter – for your bottom line.

## REAL ESTATE SERVICES INCLUDE:

### Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

### Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

### Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance

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## Information About Brokerage Services

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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Buyer/Tenant/Seller/Landlord Initials	Date
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