

PINNACLE LOGISTICS PARK

MASTER PLAN



11222 & 11122 Tanyard Creek Dr | Houston, TX

±440,684 SF Available

Phase II Delivered February 2026

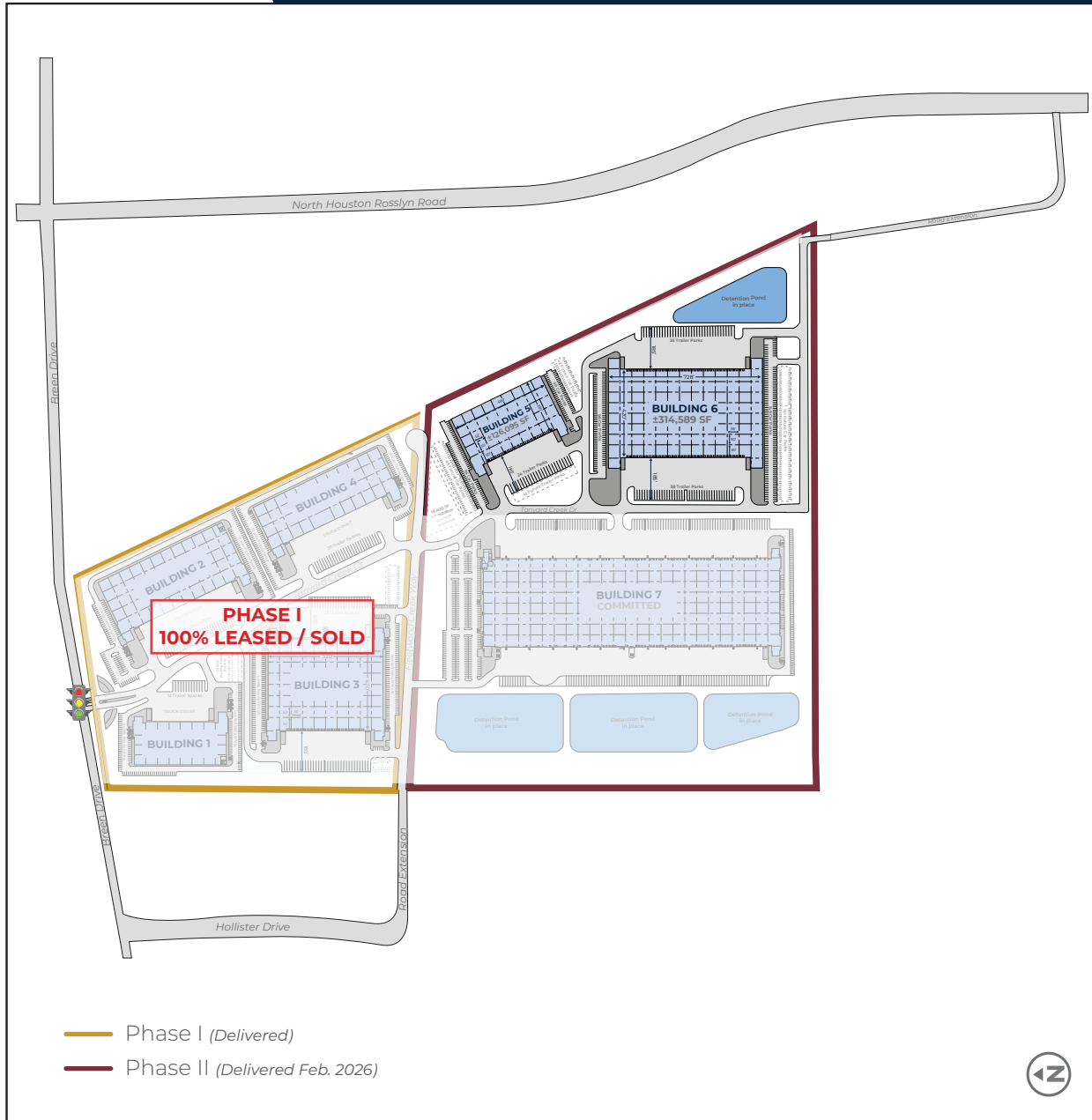
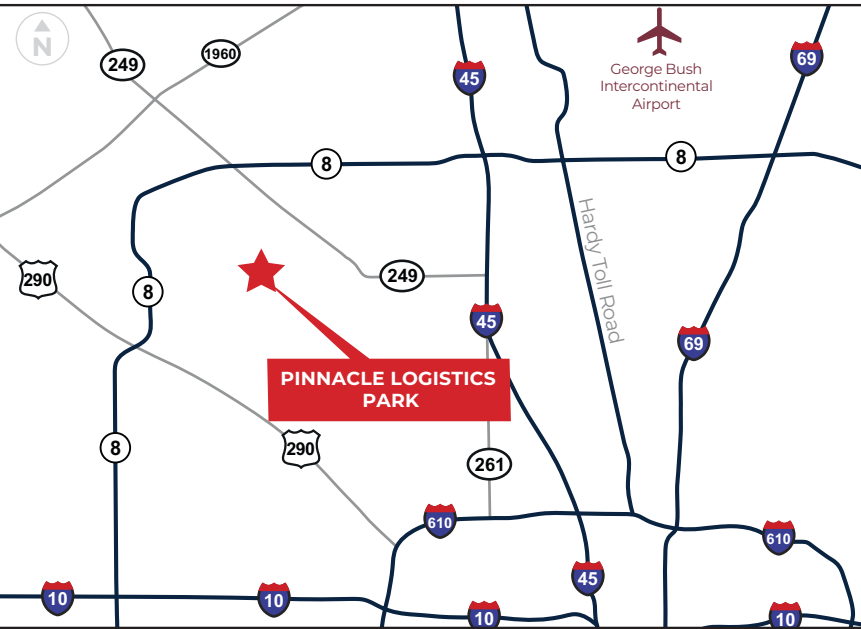
Premier Class A space in Houston's Northwest core.
Flexible warehouse spaces from 30,000 – 315,000 SF.
Strong labor access. LEED certification underway.

HILLWOOD
A PEROT COMPANY

PINNACLE LOGISTICS PARK | MASTER PLAN

11222 & 11222 TANYARD CREEK DR | HOUSTON, TX

PROPERTY OVERVIEW



— Phase I (Delivered)
 — Phase II (Delivered Feb. 2026)



±440,684 SF available



±3,000 SF spec offices



Tilt-wall construction



32' to 36' clear heights



6" to 7" thick, fully reinforced floor slabs



185' truck courts



ESFR sprinkler systems



LED interior lighting, 2 per bay



3 Phase 480V power with 4,000 amps



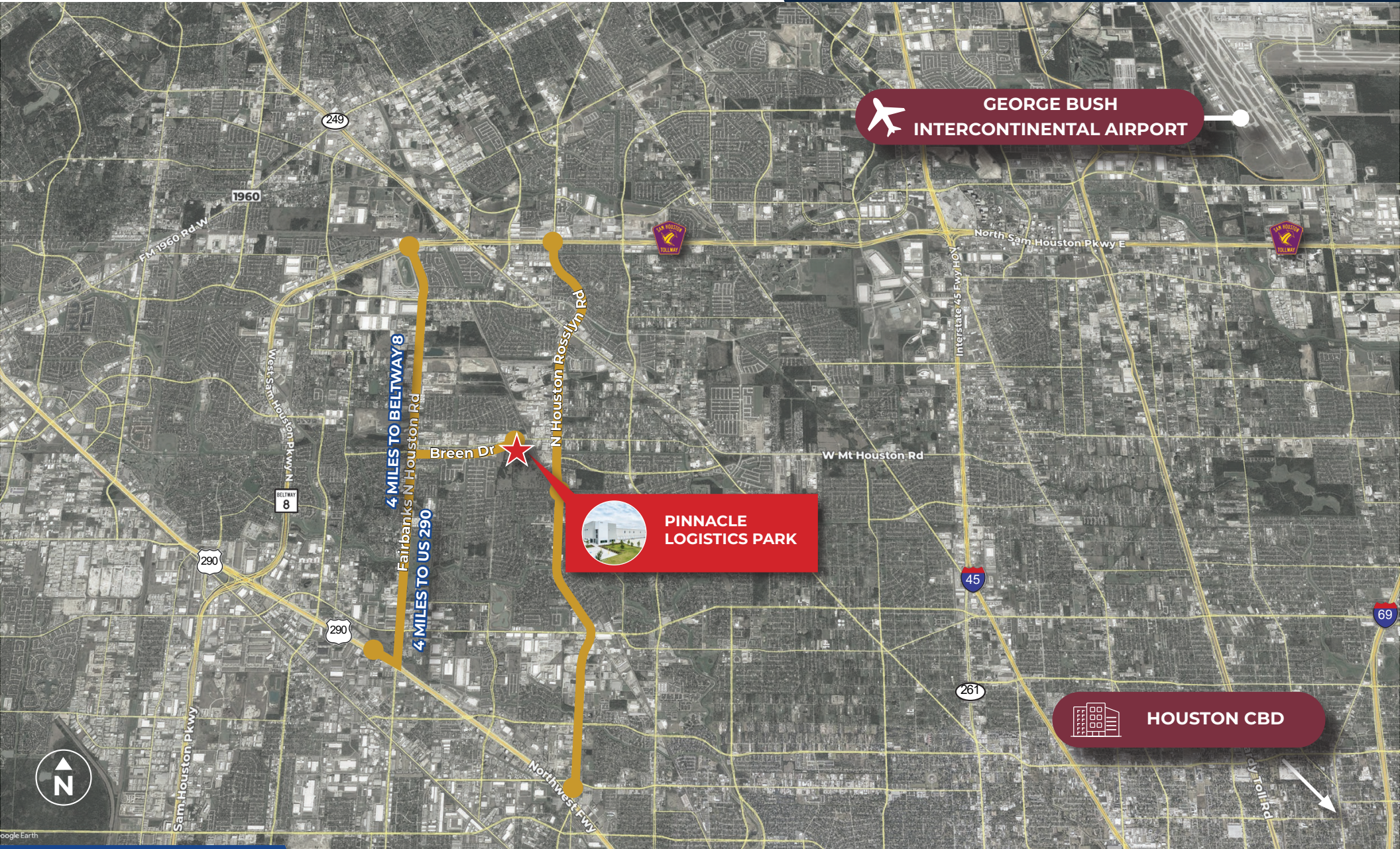


Within 5 miles

4.7%
unemployment rate

33.2%
blue collar workers

\$60,616
median household income



DRIVE TIMES

US Hwy 290

<4 mi. 8 min.

Beltway 8

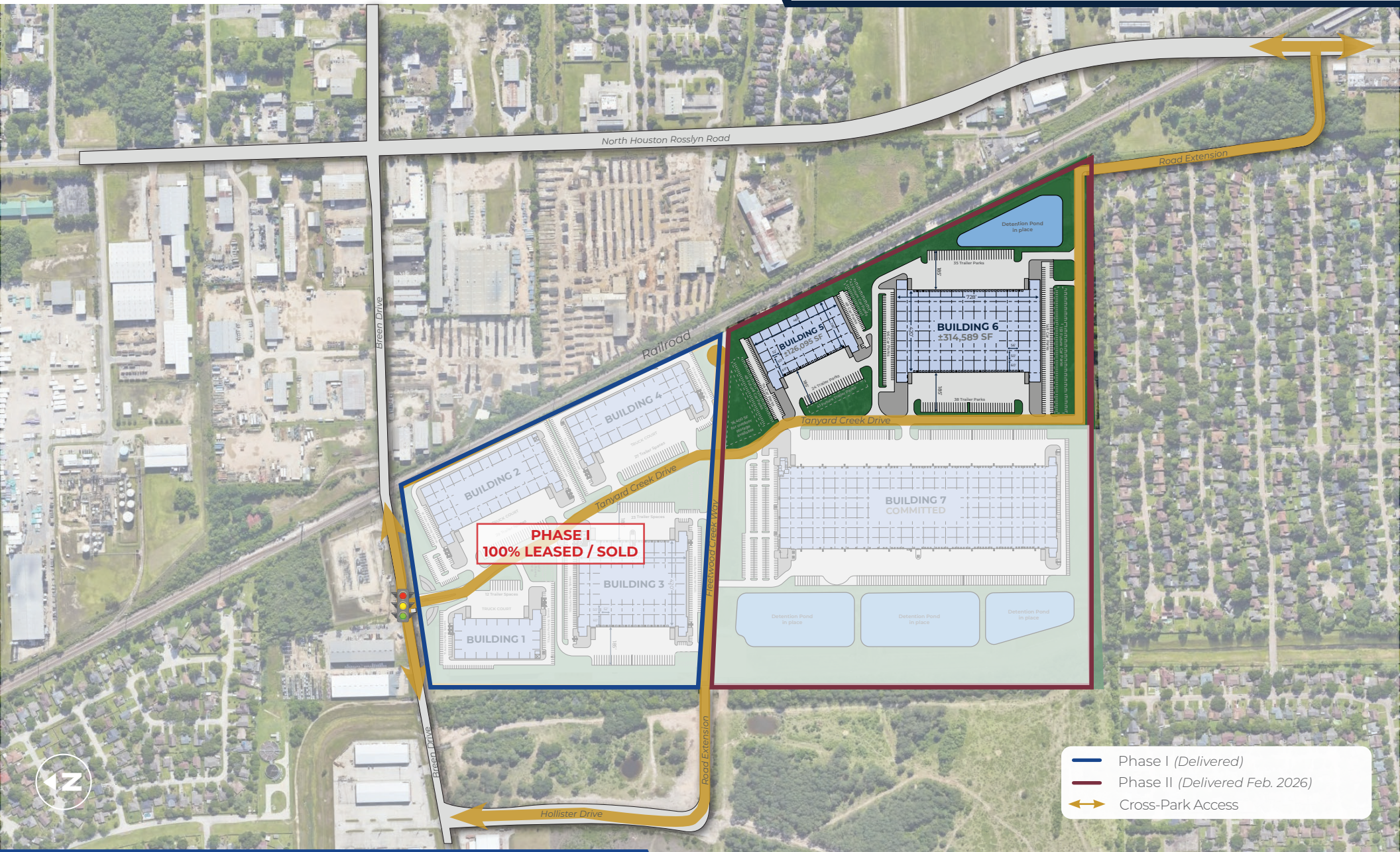
<4 mi. 8 min.

George Bush Intercontinental Airport

16 mi. 26 min.

Houston CBD

16 mi. 26 min.



PHASE I
100% LEASED / SOLD

- Phase I (Delivered)
- Phase II (Delivered Feb. 2026)
- ↔ Cross-Park Access

Development



RYAN BAUMGARTNER

713 304 8878 (c)
 ryan.baumgartner@hillwood.com

BRYNDAN NERREN

936 635 3736 (c)
 bryndan.nerren@hillwood.com

Leasing



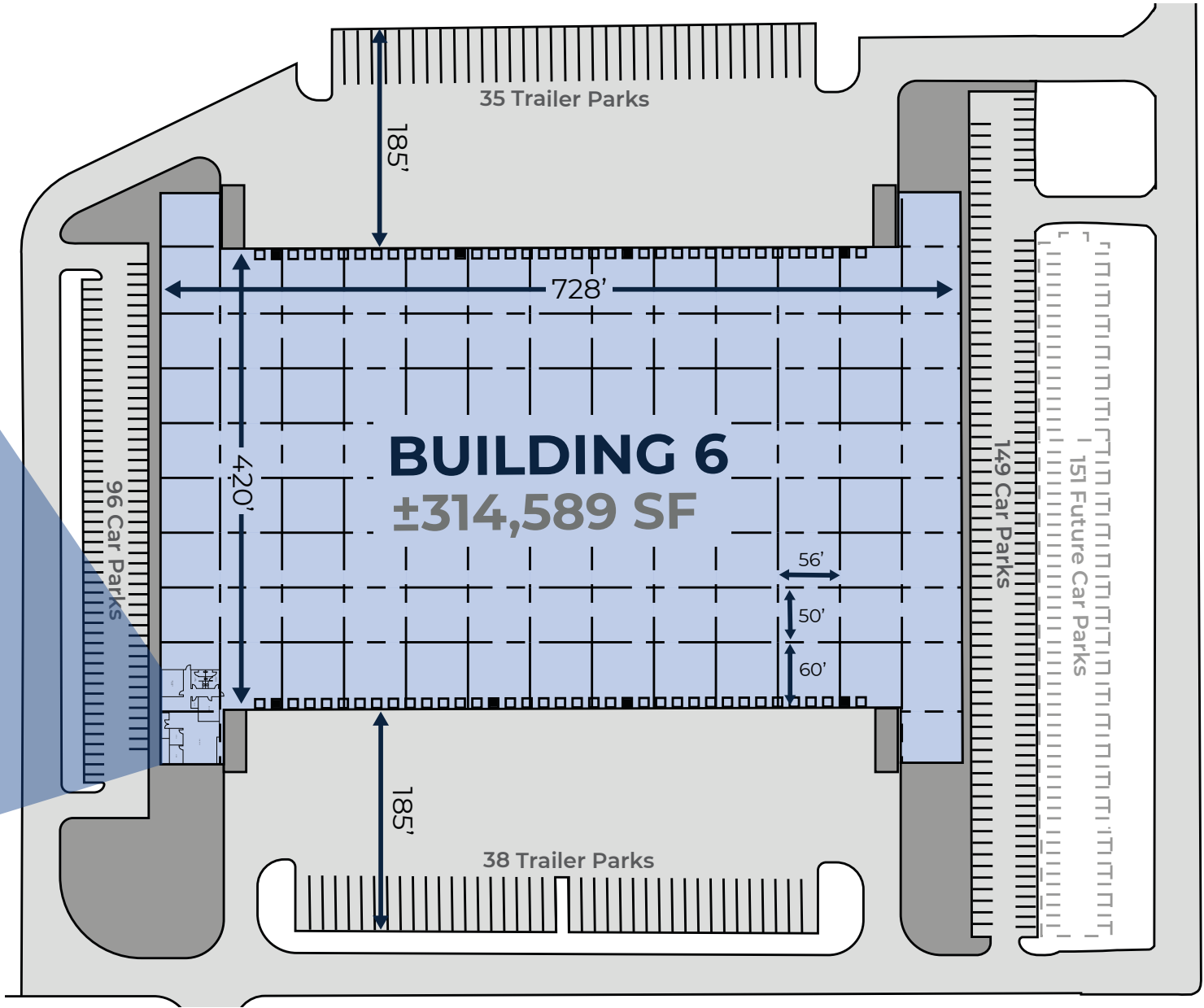
JEREMY LUMBRERAS, SIOR

713 560 0608 (c)
 jlumbreras@streamrealty.com

HEATH DONICA

903 879 1776 (c)
 heath.donica@streamrealty.com

Dock Doors
 Dock Levelers, Pre-Installed



±3,000 SF SPEC OFFICE

The office floor plan includes the following rooms:

- CONFERENCE ROOM
- LABORATORY
- RESTROOM
- MECHANICAL
- STORAGE
- BREAKROOM
- OFFICE
- OPEN OFFICE



Development



RYAN BAUMGARTNER

713 304 8878 (c)
 ryan.baumgartner@hillwood.com

BRYNDAN NERREN

936 635 3736 (c)
 bryndan.nerren@hillwood.com



JEREMY LUMBRERAS, SIOR

713 560 0608 (c)
 jlumbreras@streamrealty.com

HEATH DONICA

903 879 1776 (c)
 heath.donica@streamrealty.com

BLDG 5



BLDG 6



Development



RYAN BAUMGARTNER

713 304 8878 (c)
ryan.baumgartner@hillwood.com

BRYNDAN NERREN

936 635 3736 (c)
bryndan.nerren@hillwood.com

Leasing
STREAM

JEREMY LUMBRERAS, SIOR

713 560 0608 (c)
jlumbreras@streamrealty.com

HEATH DONICA

903 879 1776 (c)
heath.donica@streamrealty.com

DEVELOPMENT



3355 West Alabama St | Ste 1155
Houston, TX 77098
hillwood.com

Ryan Baumgartner

713 304 8878 (c)
ryan.baumgartner@hillwood.com

Bryndan Nerren

936 635 3736 (c)
bryndan.nerren@hillwood.com

LEASING



3040 Post Oak Blvd | Ste 600
Houston, TX 77056
streamrealty.com

Jeremy Lumbreras, SIOR

713 560 0608 (c)
jlumbreras@streamrealty.com

Heath Donica

903 879 1776 (c)
heath.donica@streamrealty.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.