

TRADEPOINT 290

— LOGISTICS PARK —

AVAILABLE FOR BUILD-TO-SUIT



UP TO 2.3 MM SF CLASS A DEVELOPMENT ON 173 AC

Development by:

VIGAVI 


PARKSIDE
CAPITAL

AVAILABLE FOR BUILD-
TO-SUIT DEVELOPMENT

Prairie View | TX 77445

The rendering shown is for illustration purpose only.

 tradepoint290.com


Colliers

Barkley Peschel, CCIM, SIOR
Ryan Byrd, SIOR
Jason Scholtz

AERIAL OVERVIEW

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THE SITE IS LOCATED AT US HIGHWAY 290 AND JAMES MUSE PKWY, with excellent ingress/egress and direct visibility from Highway 290 . The tract is bounded by US Highway 290 on the south, James Muse Parkway on the east and Owens Rd. to the north.

Beacon Hill

Long Lake Ltd.
"One Step Closer To Home"

WOLFF COMPANIES

Hines
±77.7 acres
Build-to-Suit

Alegacy
Business Park

PROPERTY ACCESS

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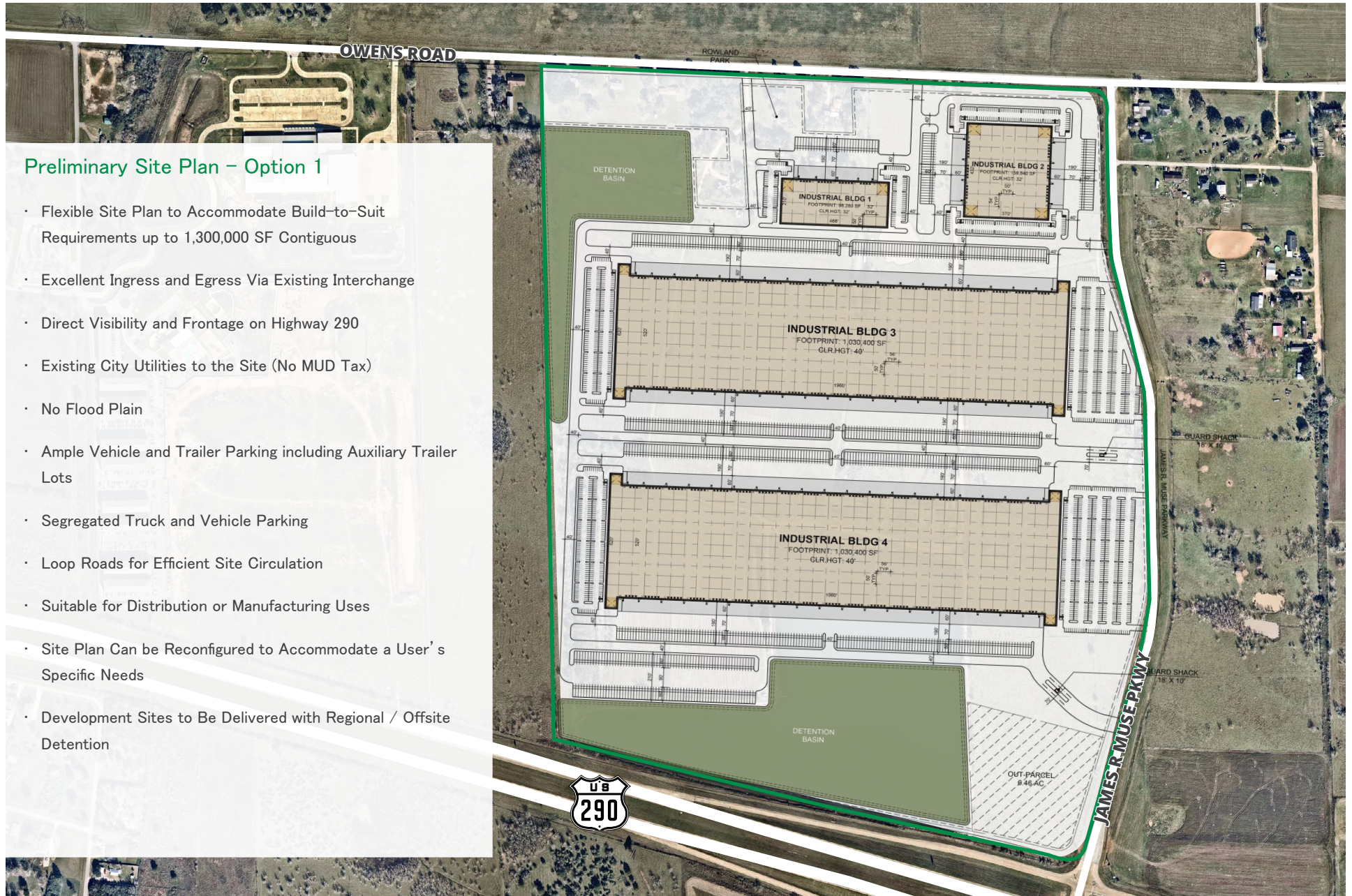


- INGRESS
- EGRESS

SITE PLAN | OPTION 1

Preliminary Site Plan – Option 1

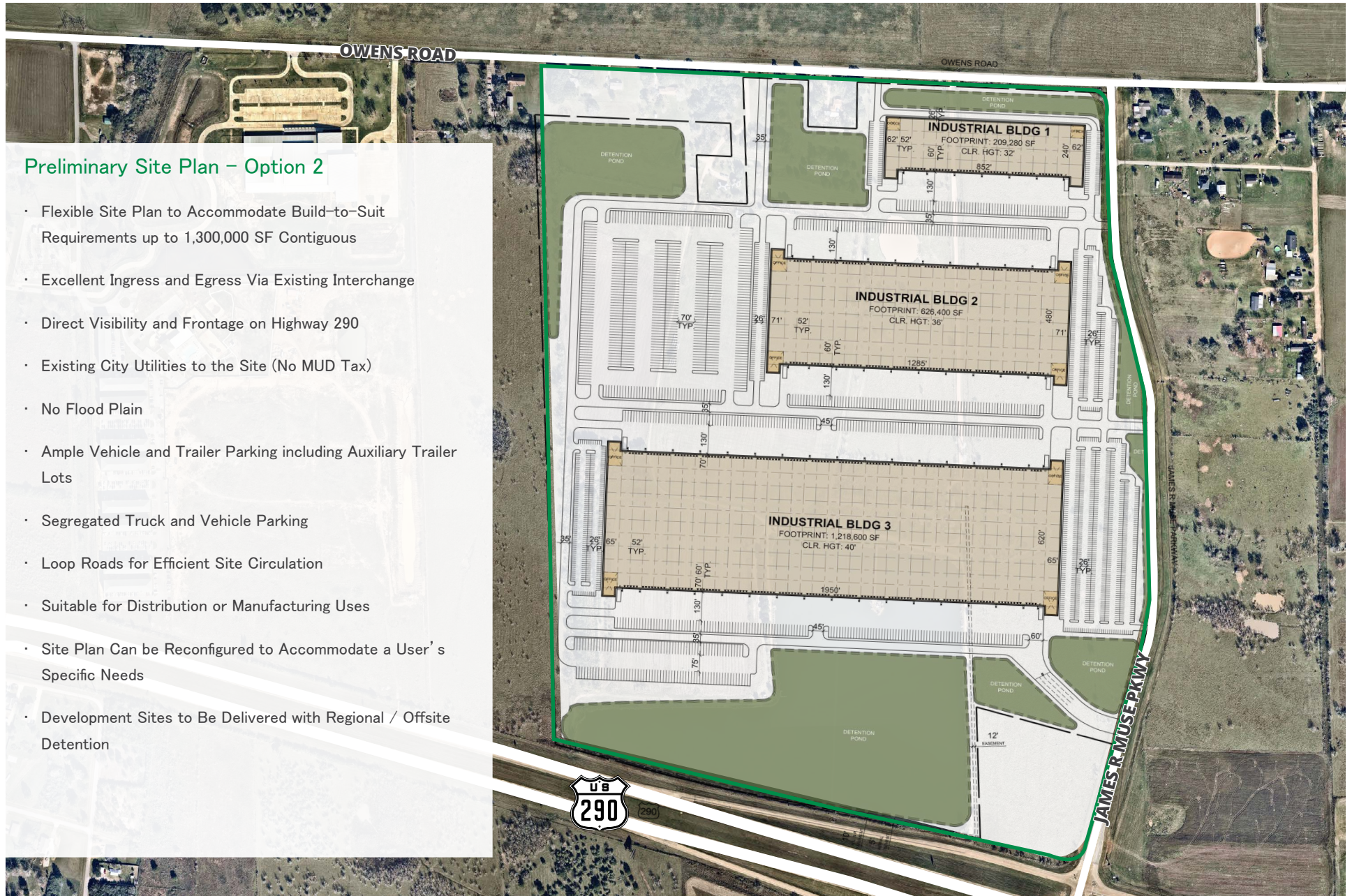
- Flexible Site Plan to Accommodate Build-to-Suit Requirements up to 1,300,000 SF Contiguous
- Excellent Ingress and Egress Via Existing Interchange
- Direct Visibility and Frontage on Highway 290
- Existing City Utilities to the Site (No MUD Tax)
- No Flood Plain
- Ample Vehicle and Trailer Parking including Auxiliary Trailer Lots
- Segregated Truck and Vehicle Parking
- Loop Roads for Efficient Site Circulation
- Suitable for Distribution or Manufacturing Uses
- Site Plan Can be Reconfigured to Accommodate a User's Specific Needs
- Development Sites to Be Delivered with Regional / Offsite Detention



SITE PLAN | OPTION 2

Preliminary Site Plan – Option 2

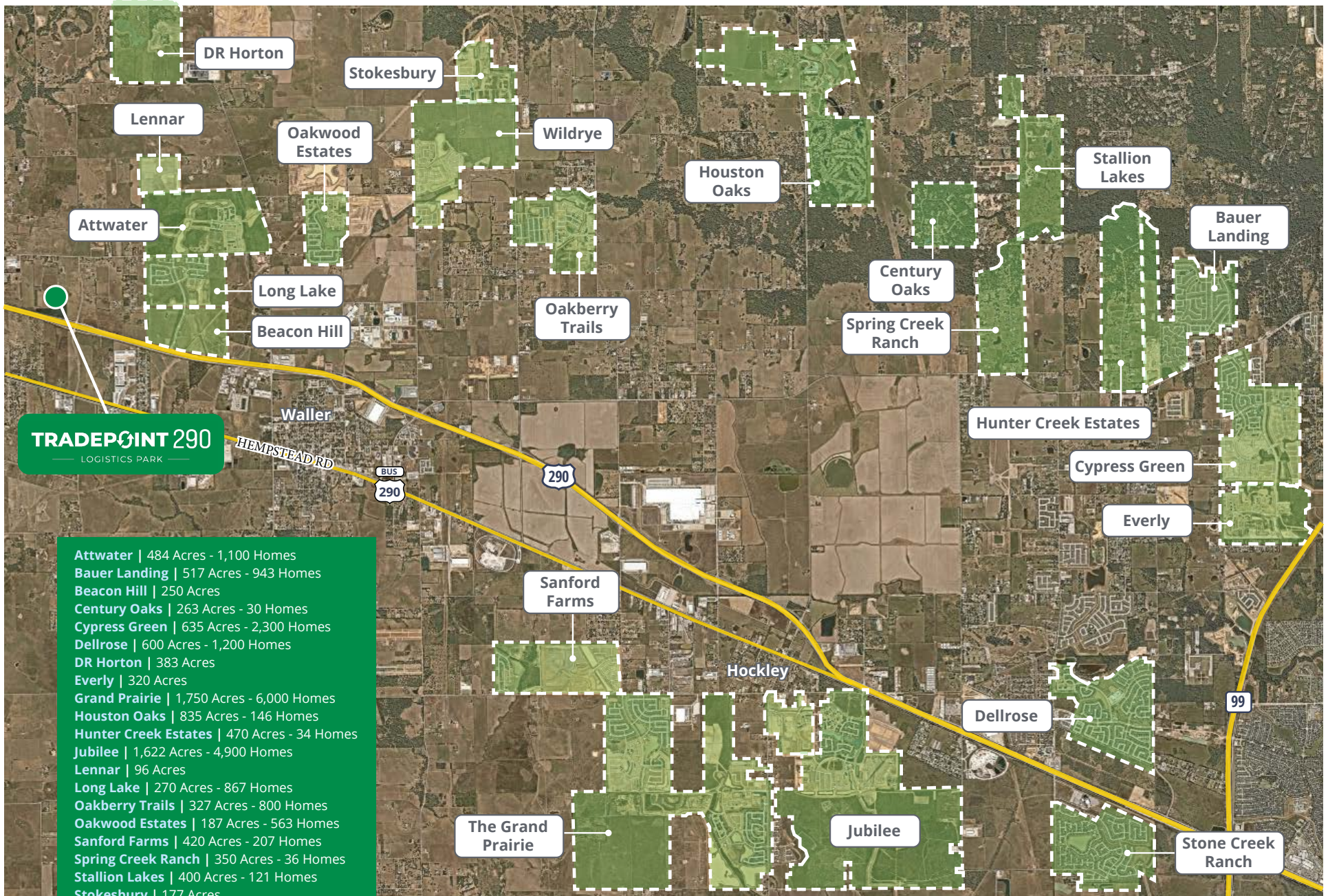
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SURROUNDING AREA



HOUSING OVERVIEW



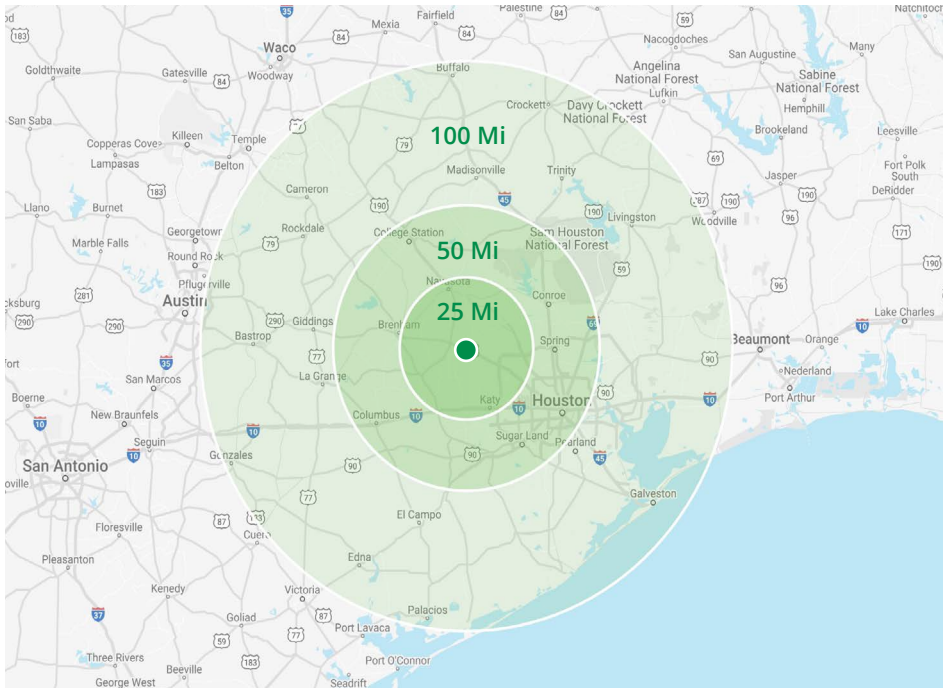
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- Attwater | 484 Acres - 1,100 Homes
- Bauer Landing | 517 Acres - 943 Homes
- Beacon Hill | 250 Acres
- Century Oaks | 263 Acres - 30 Homes
- Cypress Green | 635 Acres - 2,300 Homes
- Dellrose | 600 Acres - 1,200 Homes
- DR Horton | 383 Acres
- Everly | 320 Acres
- Grand Prairie | 1,750 Acres - 6,000 Homes
- Houston Oaks | 835 Acres - 146 Homes
- Hunter Creek Estates | 470 Acres - 34 Homes
- Jubilee | 1,622 Acres - 4,900 Homes
- Lennar | 96 Acres
- Long Lake | 270 Acres - 867 Homes
- Oakberry Trails | 327 Acres - 800 Homes
- Oakwood Estates | 187 Acres - 563 Homes
- Sanford Farms | 420 Acres - 207 Homes
- Spring Creek Ranch | 350 Acres - 36 Homes
- Stallion Lakes | 400 Acres - 121 Homes
- Stokesbury | 177 Acres
- Stone Creek Ranch | 525 Acres - 1,120 Homes
- Wildrye | 578 Acres - 1,400 Homes

DEMOGRAPHICS

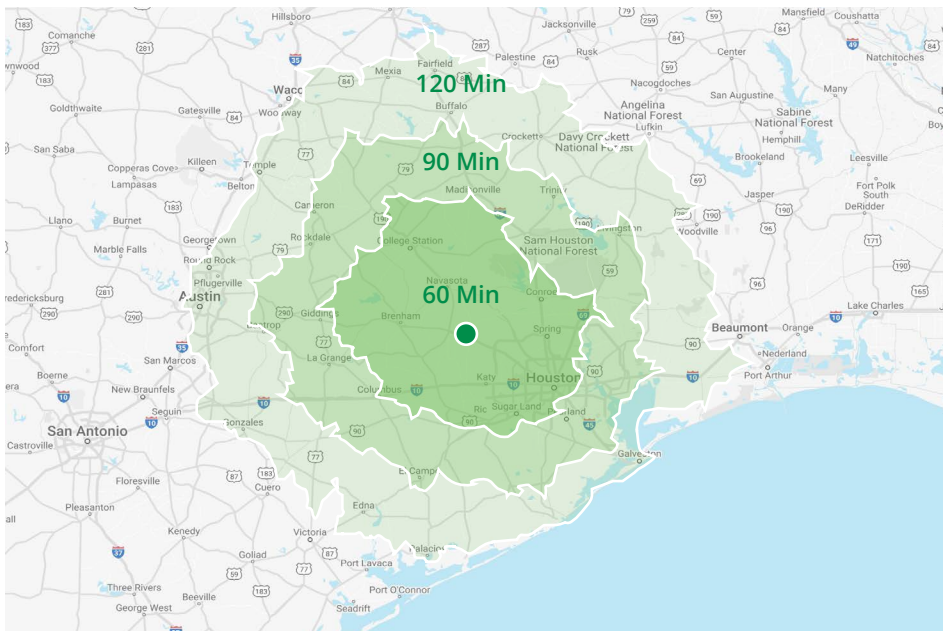
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	25 Mile	50 Mile	100 Mile
Estimated Population (2025)	1,099,143	6,224,331	8,793,405
Projected Growth (2030)	9.1%	6.3%	6.2%
Estimated Households (2025)	369,038	2,270,366	3,190,534
Projected Households (2030)	11.0%	8.0%	7.9%
Est Avg Household Income (2030)	\$154,200	\$134,151	\$128,888
Total Businesses	28,184	234,443	307,955
Total Employees	240,781	2,590,790	3,417,888
Labor Force (2025)	563,515	3,155,472	4,381,495

Key Distance	Miles	Key Distance	Miles
Hwy 290 Frontage	13.2	IAH Airport	50.9
Grand Parkway	24	Port of Houston	54.8
Hwy 249	34	Austin, TX	117.0
Beltway 8	38.7	San Antonio, TX	175.4
Hwy 290		Dallas, TX	214.2



60 Minutes		5,673,556 Total Population		\$345,182 Median Home Value		223,359 Businesses		5,948,010 Daytime Population		
	90 Minutes		8,038,281 Total Population		\$329,069 Median Home Value		287,206 Businesses		7,970,246 Daytime Population	
		120 Minutes		9,242,395 Total Population		\$328,989 Median Home Value		325,372 Businesses		9,135,953 Daytime Population

AVAILABLE FOR BUILD-TO-SUIT

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Leased by:



Development by:



 **VIEW MAP**

 www.tradepoint290.com

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