

# TRADEPOINT 290

— LOGISTICS PARK —

AVAILABLE FOR DESIGN/BUILD SALE



UP TO 173 ACRES CLASS A INDUSTRIAL DEVELOPMENT

 [tradepoint290.com](http://tradepoint290.com)

Development by:

VIGAVI 

  
PARKSIDE  
CAPITAL

AVAILABLE FOR DESIGN/BUILD  
SALE OR BUILD-TO-SUIT LEASE

Prairie View | TX 77445

*The rendering shown is for illustration purpose only.*



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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



- INGRESS
- EGRESS

# FLEXIBLE SITE PLAN

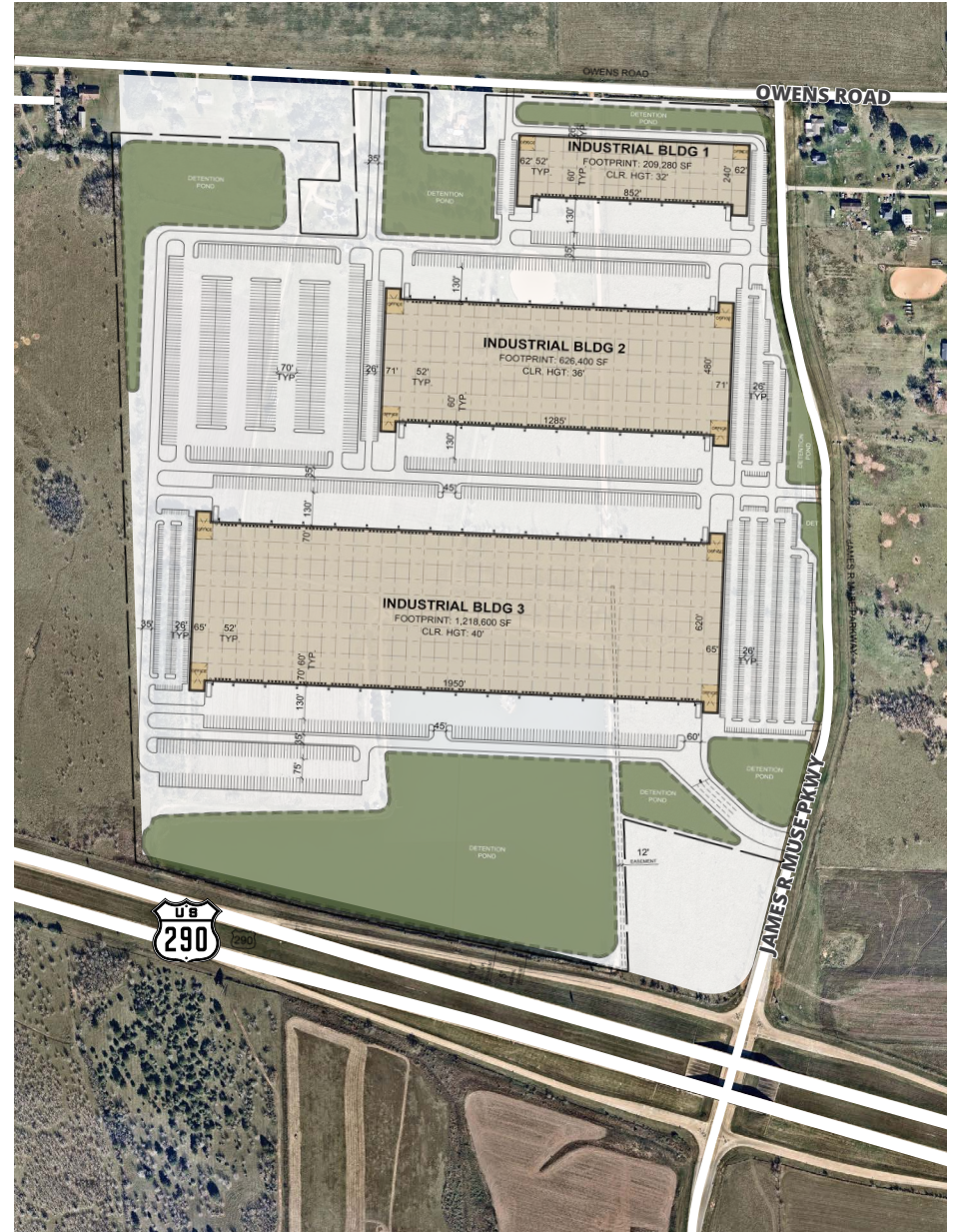
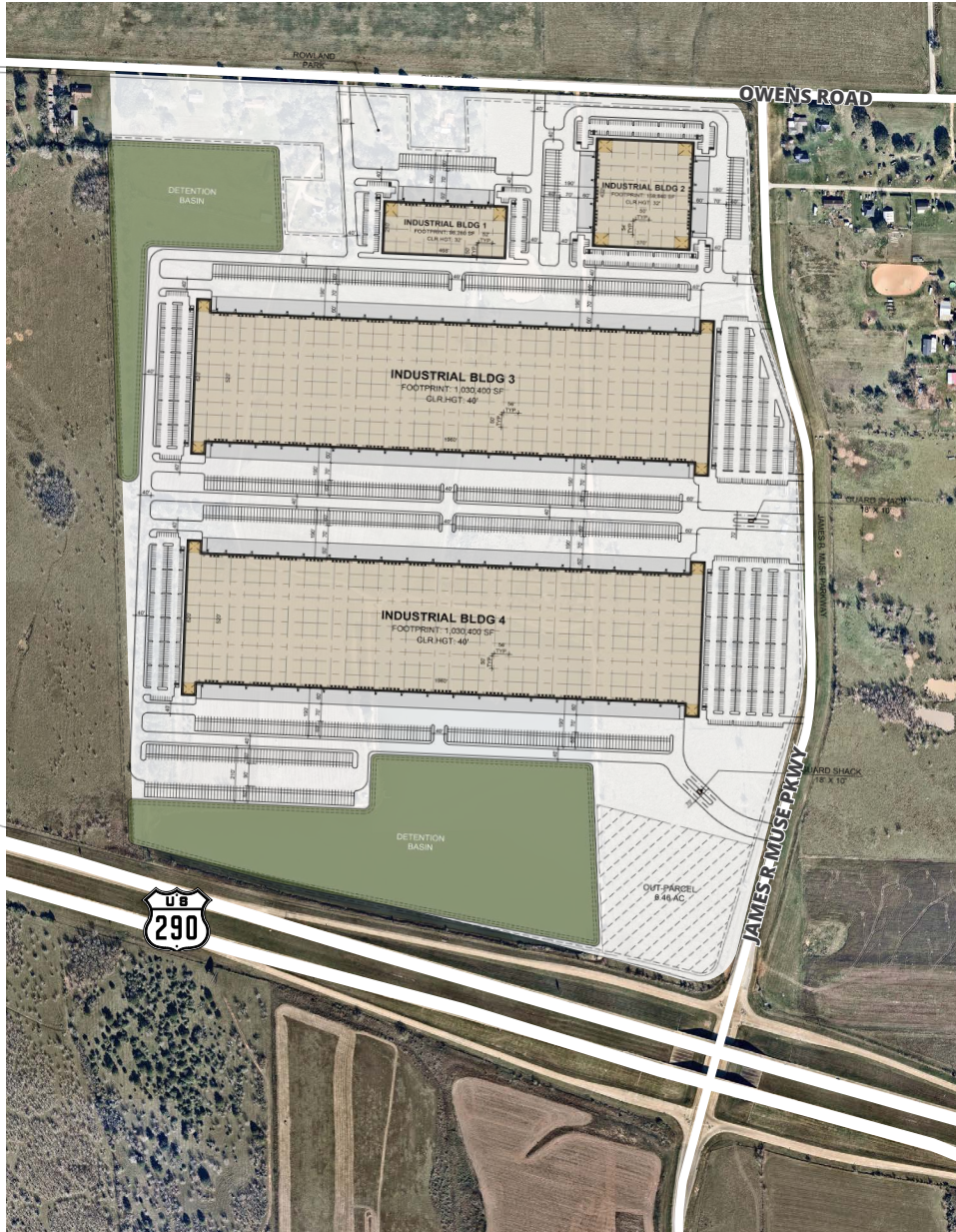
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## Sale or Lease – Design/Build and Build-to-Suit

- Flexible Site Plan to Accommodate Design/Build and Build-to-Suite Requirements up to 1,300,000 SF Contiguous
- Minimum ±25 acre sites can be purchased in conjunction with Design/Build project
- 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
- Tax Abatement available for qualified users



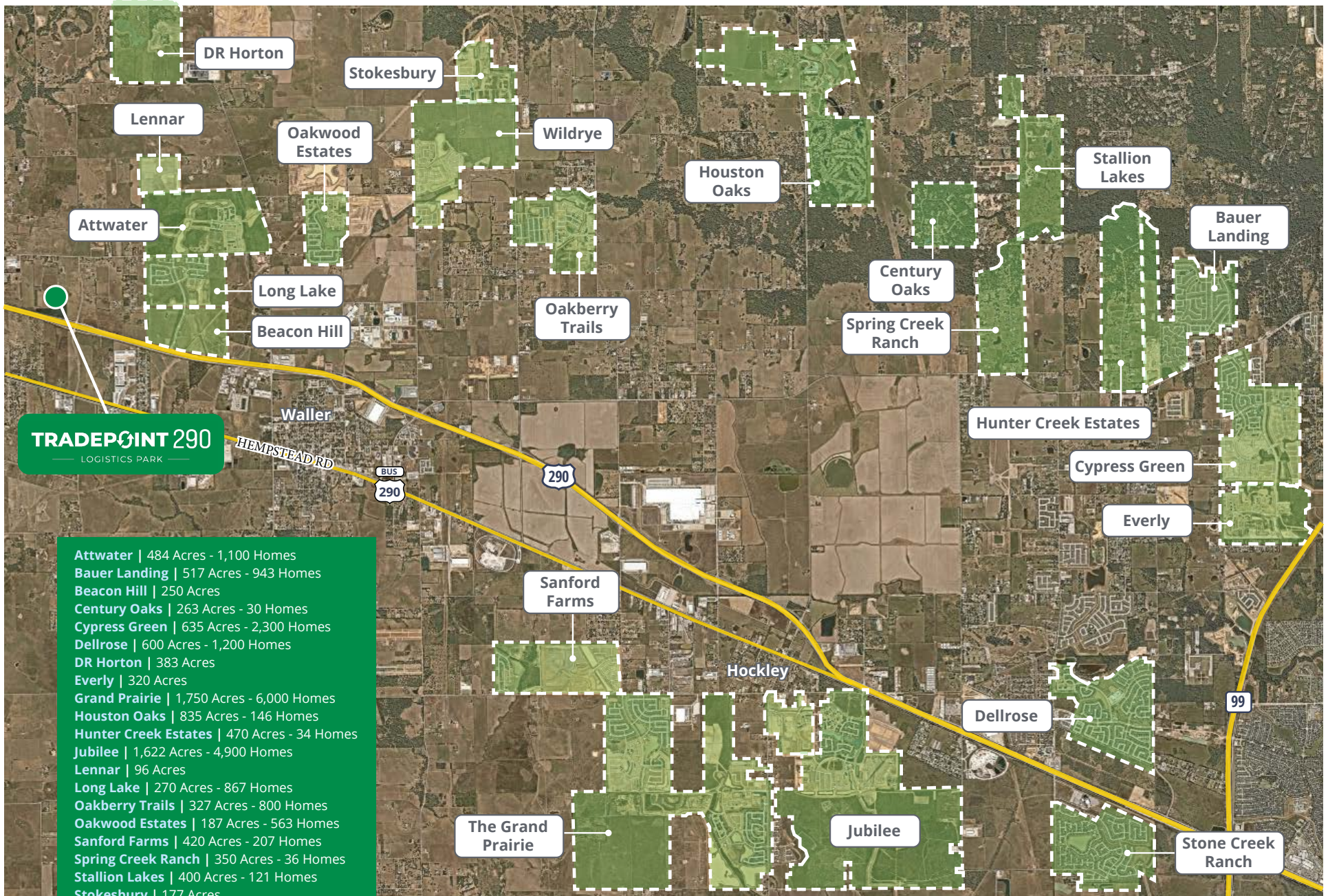
# SAMPLE SITE PLANS



# SURROUNDING AREA



# HOUSING OVERVIEW



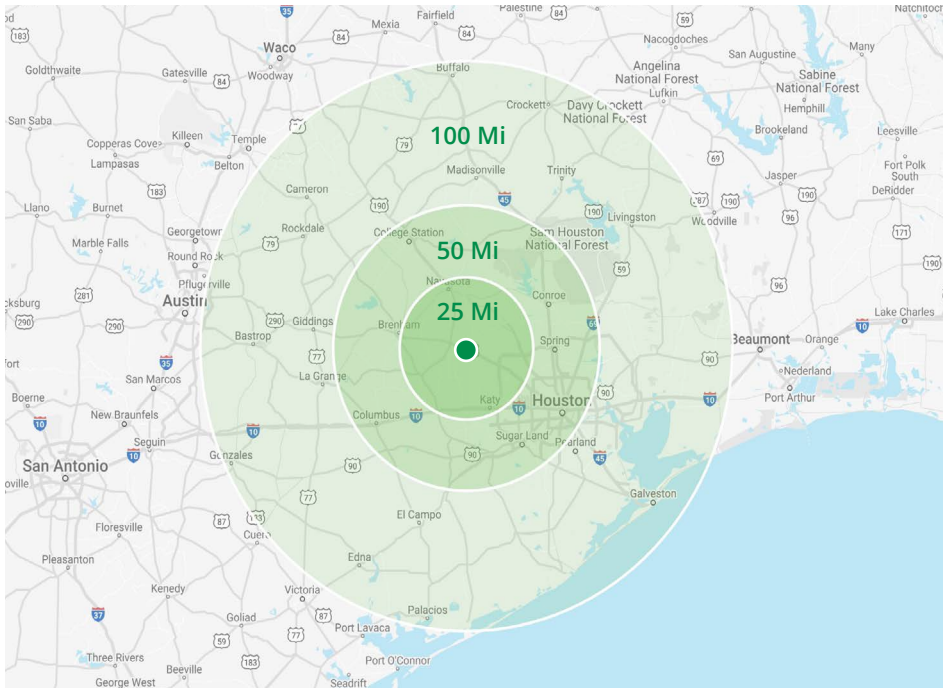
**TRADEPOINT 290**  
— LOGISTICS PARK —

- 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

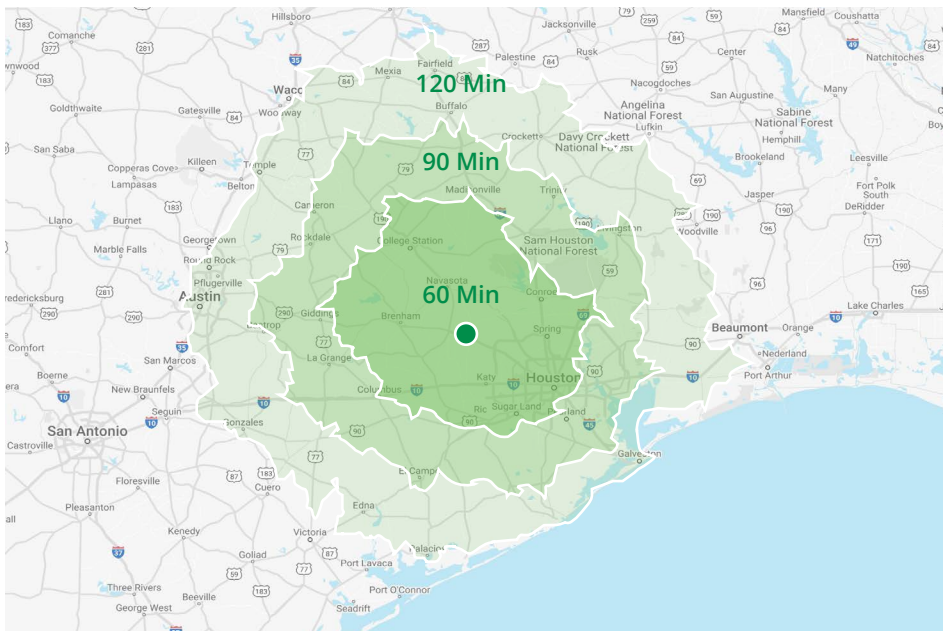
# TRADEPOINT 290

— LOGISTICS PARK —



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



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

AVAILABLE FOR DESIGN/BUILD SALE

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Leased by:



Development by:



 **VIEW MAP**

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**Austin**  
2 Hour 5 Min

**Dallas**  
3 Hour 17 Min

**San Antonio**  
2 Hour 50 Min

**99**  
TEXAS

**290**

**45**

**69**

**IAH**  
48 Minutes

**99**  
TEXAS



**10**

**Houston CBD**  
48 Minutes

**610**

**10**

**Barbours Cut**  
1 Hour 20 Min

**146**  
TEXAS

**Hobby Airport**  
1 Hour

**69**

**45**

**Bayport Terminal**  
1 Hour 20 Min

Rosenberg

Sugar Land

Pearland

Baytown

Texas City

The Woodlands

Waller

Humble

Katy