

GREAT 290 DISTRIBUTION CENTER

500,840 SF CLASS-A
CROSS DOCK FACILITY

DELIVERING MARCH 2023



PAGEWOOD

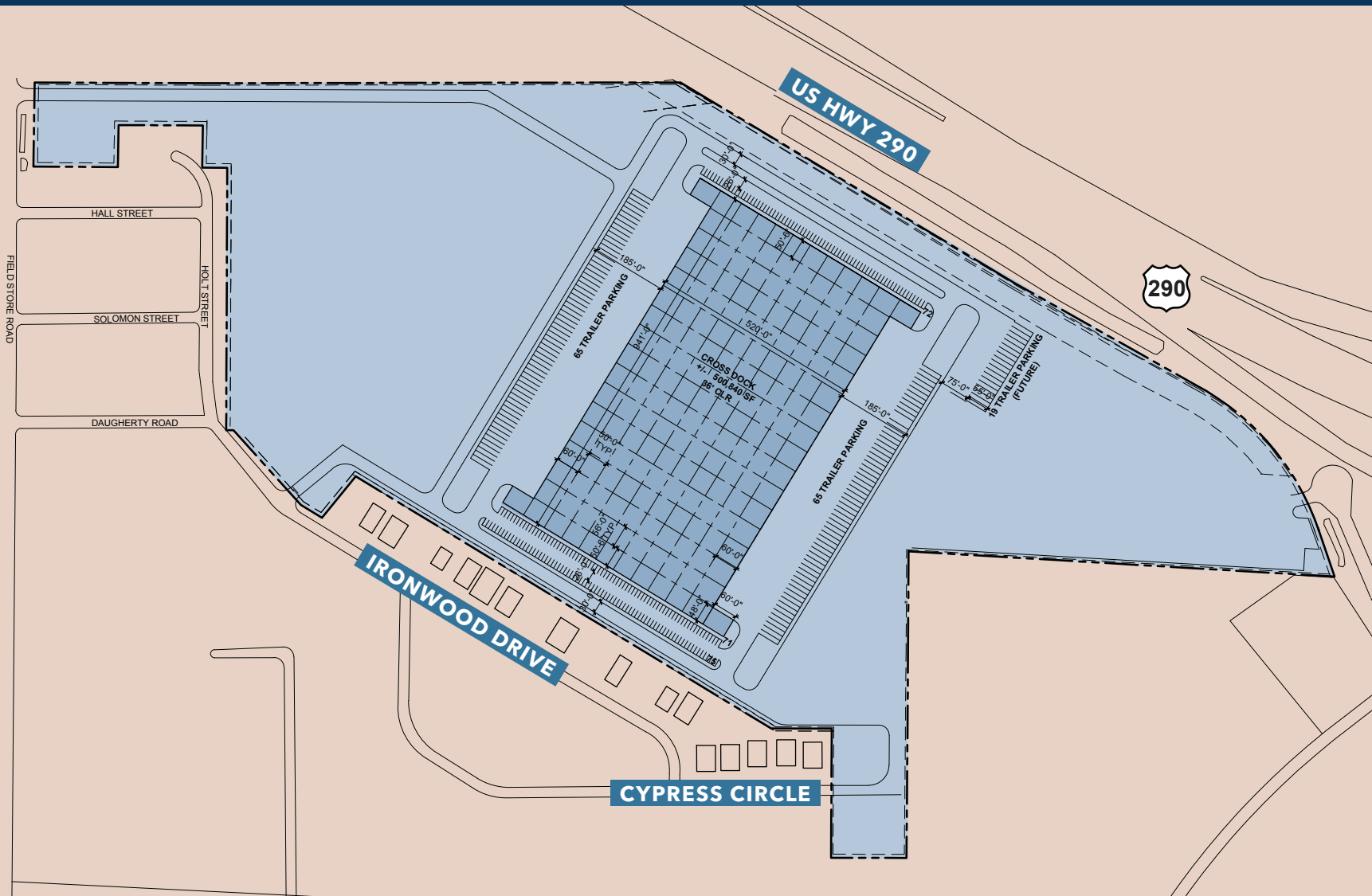
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PREMIER FRONTAGE, VISIBILITY AND ACCESS TO HIGHWAY 290

- 500,840 TOTAL SF (DIVISIBLE)
- CROSS DOCK CONFIGURATION
- SPECULATIVE OFFICE SPACE FOR IMMEDIATE OCCUPANCY
- 36' CLEAR HEIGHT
- ESRF SPRINKLER SYSTEM
- LED WAREHOUSE LIGHTING
- ABILITY TO FENCE AND SECURE
- 130 TRAILER PARKS (EXPANDABLE)
- 218 CAR PARKS (EXPANDABLE)
- EXCESS LAND FOR UP TO 150 ADDITIONAL TRAILER PARKING (0.3/1,000 RSF) AND/OR OUTSIDE STORAGE AVAILABLE
- CITY OF WALLER UTILITIES
- 2.59% COMPETITIVE TAX RATE



OPTIMAL ACCESS TO MAJOR FREEWAY



FIELD STORE ROAD

TWO EXITS FROM - US HWY 290

TRAFFIC COUNT - 50,860 VEHICLES PER DAY

FM 2920

290

6

290

6



CITY OF WALLER, TEXAS

- The City of Waller has created a community that will attract and accommodate sizeable businesses as well as top tier talent that such companies are looking to recruit.
- 21,000 new housing units projected 2020-2029 with average pricing in the \$200K - \$600K range.

School District – Waller ISD

- New 3,500-student high school campus (open August 2022) and new junior high school campus (estimated \$150 million project).
- New and upgraded Waller athletic facilities, including new buildings and renovations of 20K SF of existing buildings, reconfiguration of the existing baseball and softball complex, and a new track & field complex, etc.

Full Utility Access

- Water, Sanitary Sewer – City of Waller
- Natural Gas – City of Waller
- Heavy Power – CenterPoint Energy
- Trash Collection & Recycling Program – City of Waller
- Dedicated Police Department – City of Waller

Potential Incentives

- Potential tax abatement for high-CapEx, high-salary, advanced-job projects.
- Rebates on construction sales tax available via state program.
- Workforce training funds available to all companies via OJT and apprenticeship programs.

DRIVE TIMES

GREAT 290 DISTRIBUTION CENTER HWY 290 and FM 2920

Major Cities

Houston CBD	43 Mi
Austin	123 Mi
San Antonio	180 Mi
Dallas	218 Mi

Major Airports

Bush Intercontinental Airport	52 Mi
William P. Hobby Airport	53 Mi

Major Terminals

Barbours Cut Terminal	70 Mi
Port of Houston	51 Mi
Bayport Terminal	74 Mi



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