



# LONE STAR

LOGISTICS PARK



Opportunities  
for purchase and/  
or extensive outdoor  
storage available  
as well



**PHASE 2:**  
**UNDER CONSTRUCTION NOW!**  
**18,000-371,263 SF**  
OF CLASS A+ DISTRIBUTION SPACE  
DELIVERING Q2 2026

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2304 REED RD. | HOUSTON, TX 77051

# Site Plan



## Phase II

UNDER CONSTRUCTION, DELIVERING Q4 2025

### BUILDING F REAR LOAD 104,800 SF – DIVISIBLE

- Spec office: 1,852 SF
- 32' clear height
- 160' building depth
- 50'x52' column spacing
- 38 dock high doors
- 2 ramped OH doors
- 135' truck court

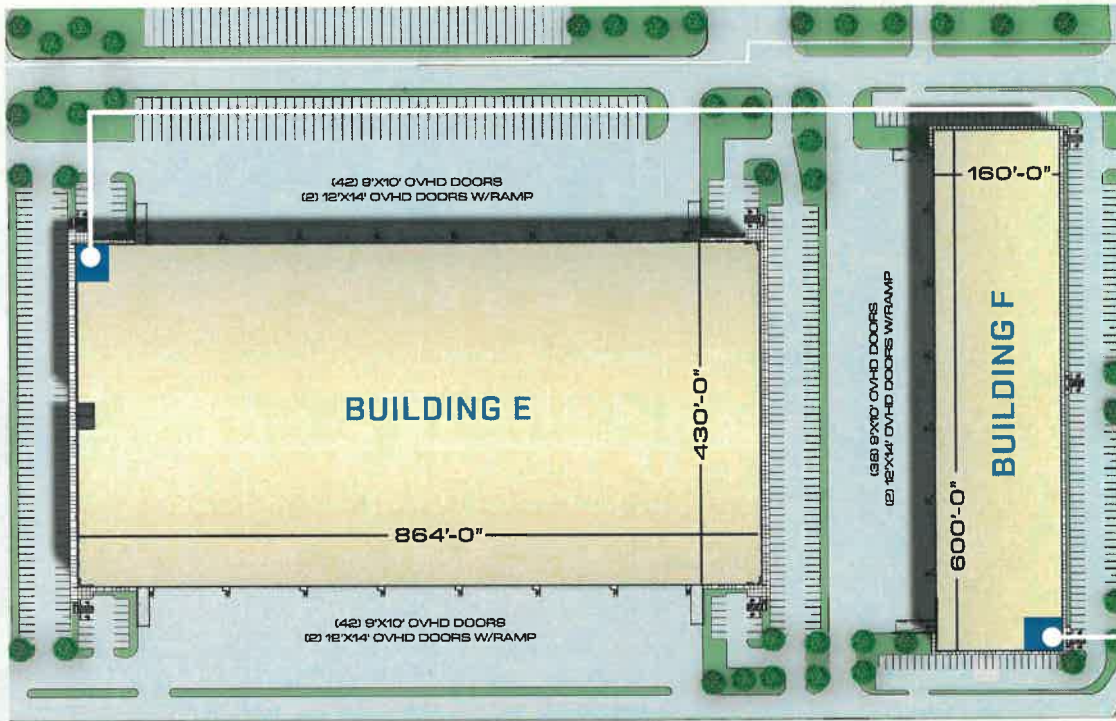
### BUILDING E CROSS DOCK 371,263 SF – DIVISIBLE

- Spec office: 1,835 SF
- 36' clear height
- 56 x 51' 8" column spacing with 60' speed bays
- 84 dock high doors
- 4 ramped OH doors
- 54 trailer park

### 2.7 AC PAVED STORAGE

- Currently striped with 317 parking spaces
- Available for heavy trailer/car parking requirements
- Ability to be secured

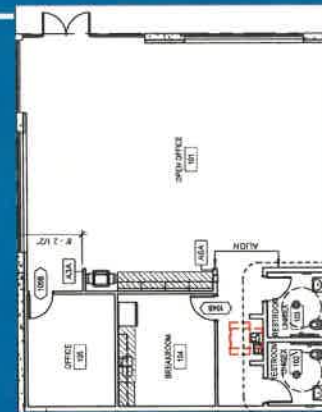
# Spec Office



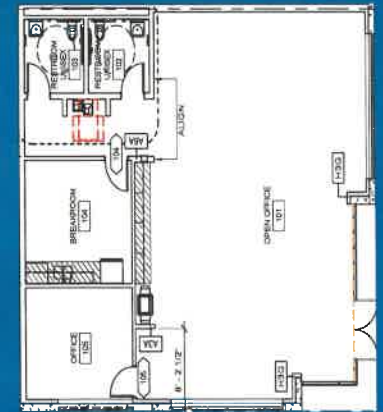
## Phase II

UNDER CONSTRUCTION, DELIVERING Q4 2025

**BUILDING E**  
SPEC OFFICE  
1,835 SF



**BUILDING F**  
SPEC OFFICE  
1,852 SF



# CONNECTING YOU TO THE FUTURE OF TEXAS

Currently the most infill distribution park for new Class A+ Institutional Development, Lone Star Logistics Park is set to break ground 4Q2021 delivering 658,856 SF in 4 buildings in rear load, front load, and cross dock configurations.

Conveniently located just outside Interstate 610 and inside Beltway 8, the property offers unrivaled accessibility to the entire Houston region. Sitting right alongside Freeway 288, you can hop on either major highway in a mere matter of minutes.

A true gateway, connecting you to some of Houston's biggest logistics destinations, the Lone Star Logistics Park lies less than 10 miles from Texas Medical Center Campus, Rice University, Hobby Airport, BNSF Railway Intermodal Facility and more.



## NEARBY DESTINATIONS:



**TEXAS MEDICAL CENTER CAMPUS**  
5 Miles - 12 Minutes



**RICE UNIVERSITY**  
6 Miles - 15 Minutes



**HOBBY AIRPORT**  
8 Miles - 20 Minutes



**BNSF RAILWAY INTERMODAL FACILITY**  
8 Miles - 20 Minutes

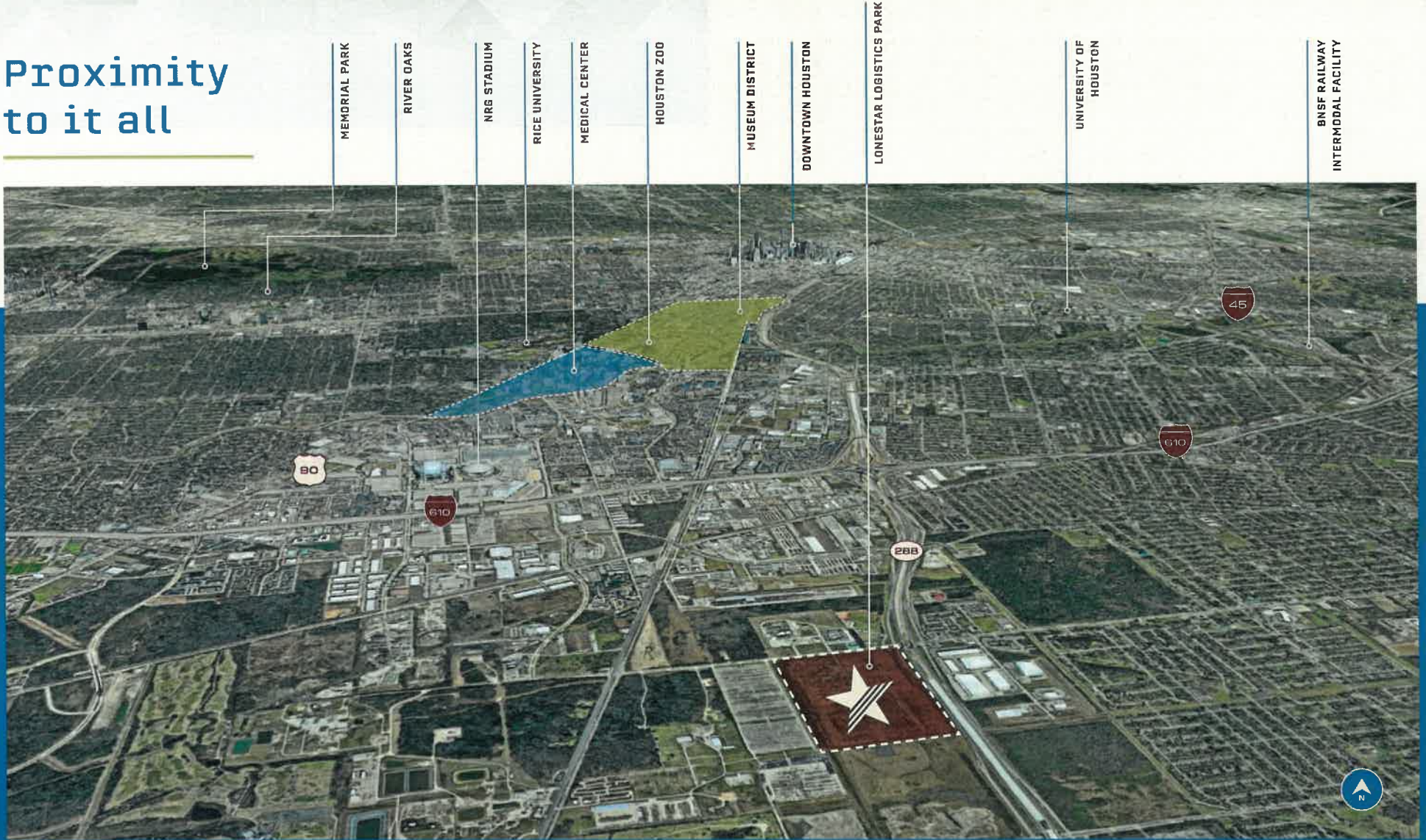


**NRG STADIUM**  
3 Miles - 12 Minutes



**DOWNTOWN HOUSTON**  
8 Miles - 15 Minutes

# Proximity to it all



# AREA DEMOGRAPHICS

Coming in at one of the top 7 largest metro areas in the U.S. by population, Houston is also home to two of Wallet Hub's Top 30 fastest growing cities in the U.S. -- Sugar Land and Pearland -- which both sit less than 20 miles away from Lonestar Logistics Park.

The property's surrounding neighborhoods are highlighted by a strong socioeconomic foundation and highly coveted buying power. And with a total population of about 1.4 million, the region's median age indicates its peak spending years are right around the corner.

As if that wasn't enough, the 10-mile radius around Lonestar Logistics Park is expected to see another 1.5 million residents over the next five years!



## 2021 POPULATION DENSITY



HOUSTON

BAYTOWN

PASADENA

TRINITY BAY

FRIENDSWOOD

LEAGUE CITY

HOU TEX  
LONE STAR  
LOGISTICS PARK

**4TH**  
LARGEST CITY IN  
THE UNITED STATES

**1.39M**  
TOTAL POPULATION  
WITHIN 10 MILES

**34**  
MEDIAN AGE  
WITHIN 10 MILES

**\$60,885**  
MEDIAN HOUSEHOLD  
INCOME WITHIN  
10 MILES



**1.48%**

POPULATION GROWTH RATE  
WITHIN 10 MILES



# LONE STAR

LOGISTICS PARK

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