



# 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 Q4 2025**

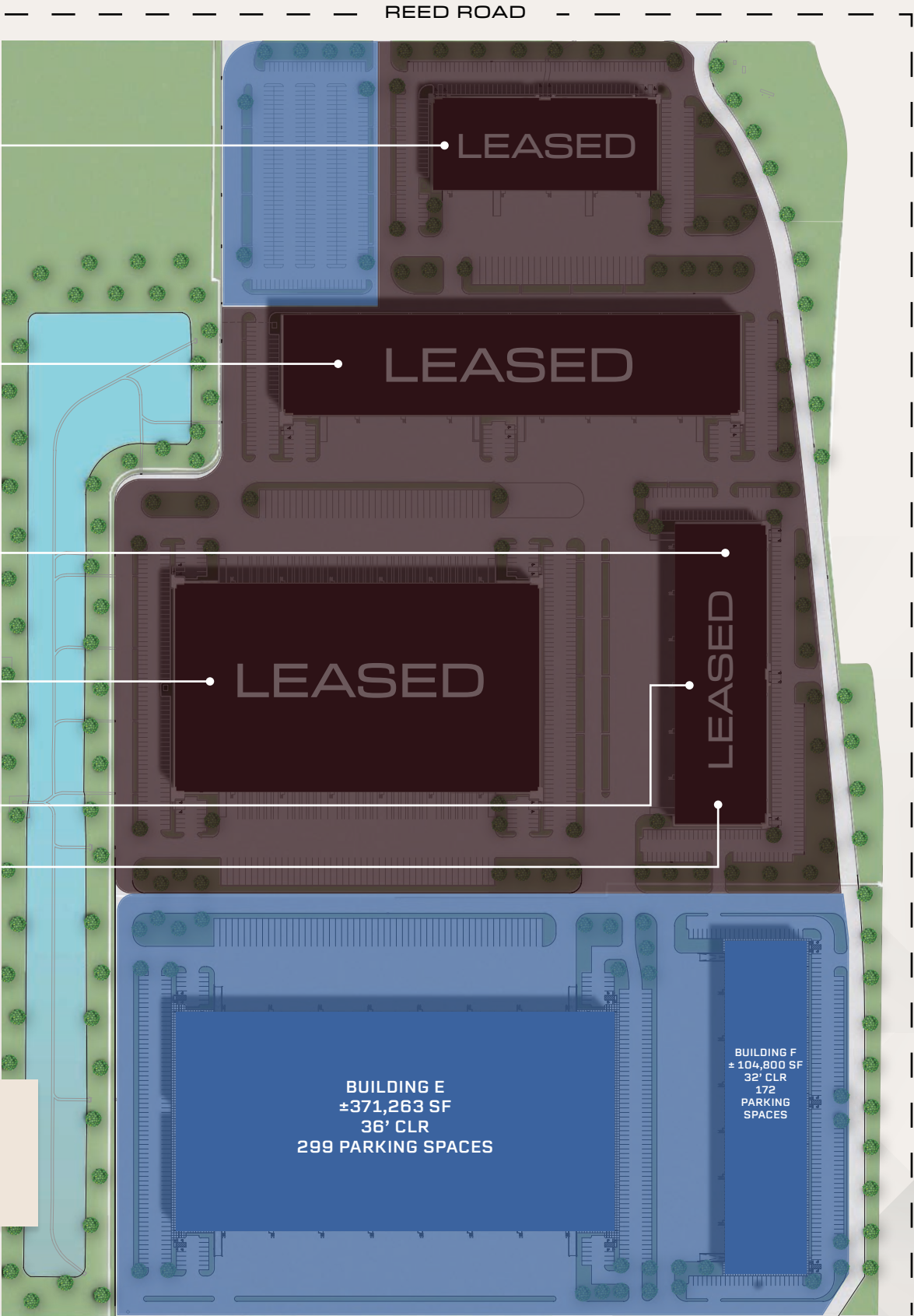
---

2304 REED RD. | HOUSTON, TX 77051

# Site Plan



- PHASE I  
-LEASED
- PHASE II  
-NOW



# Phase II

UNDER CONSTRUCTION, DELIVERING Q4 2025

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

---

- 32' clear height
- 160' building depth
- 50'x52' column spacing
- 38 dock high doors
- 2 ramped OH doors
- 135' truck court
- 172 parking spaces

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

---

- 36' clear height
- 56 x 51' 8" column spacing with 60' speed bays
- 84 dock high doors
- 4 ramped OH doors
- 54 trailer park
- 299 parking spaces

## **2.7 AC** **PAVED STORAGE**

---

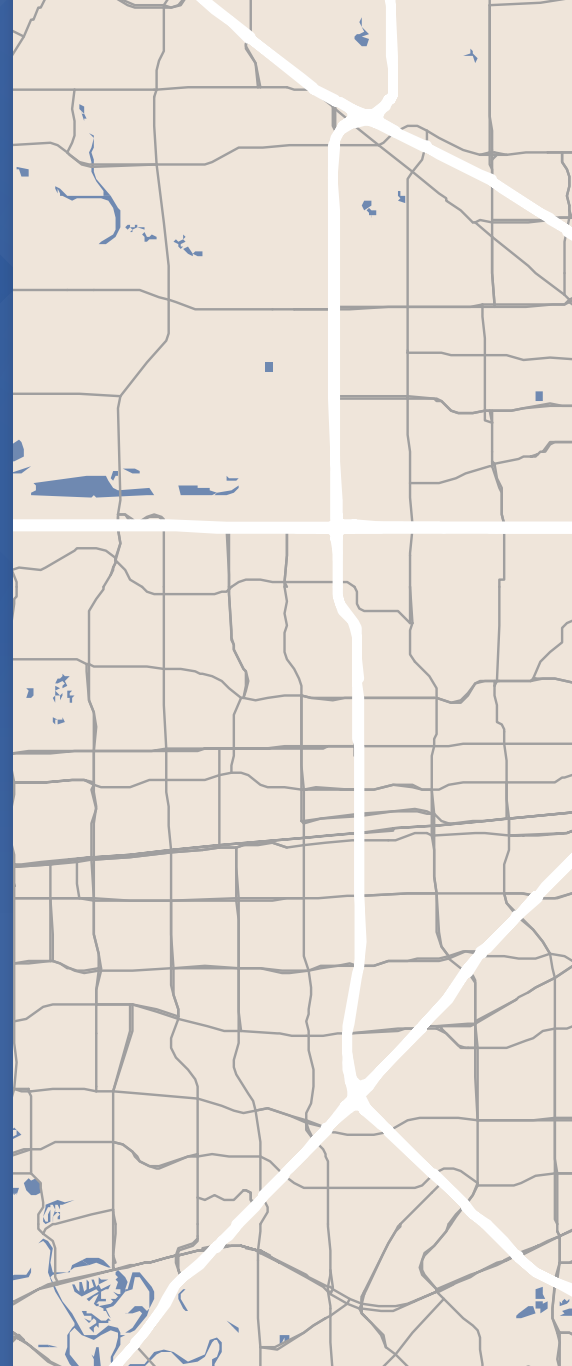
- Currently striped with 317 parking spaces
- Available for heavy trailer/car parking requirements
- Ability to be secured

# CONNECTING YOU TO THE FUTURE OF TEXAS

Currently the most infill distribution park for new Class A+ Institutional Development, Lonestar 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

MEMORIAL PARK

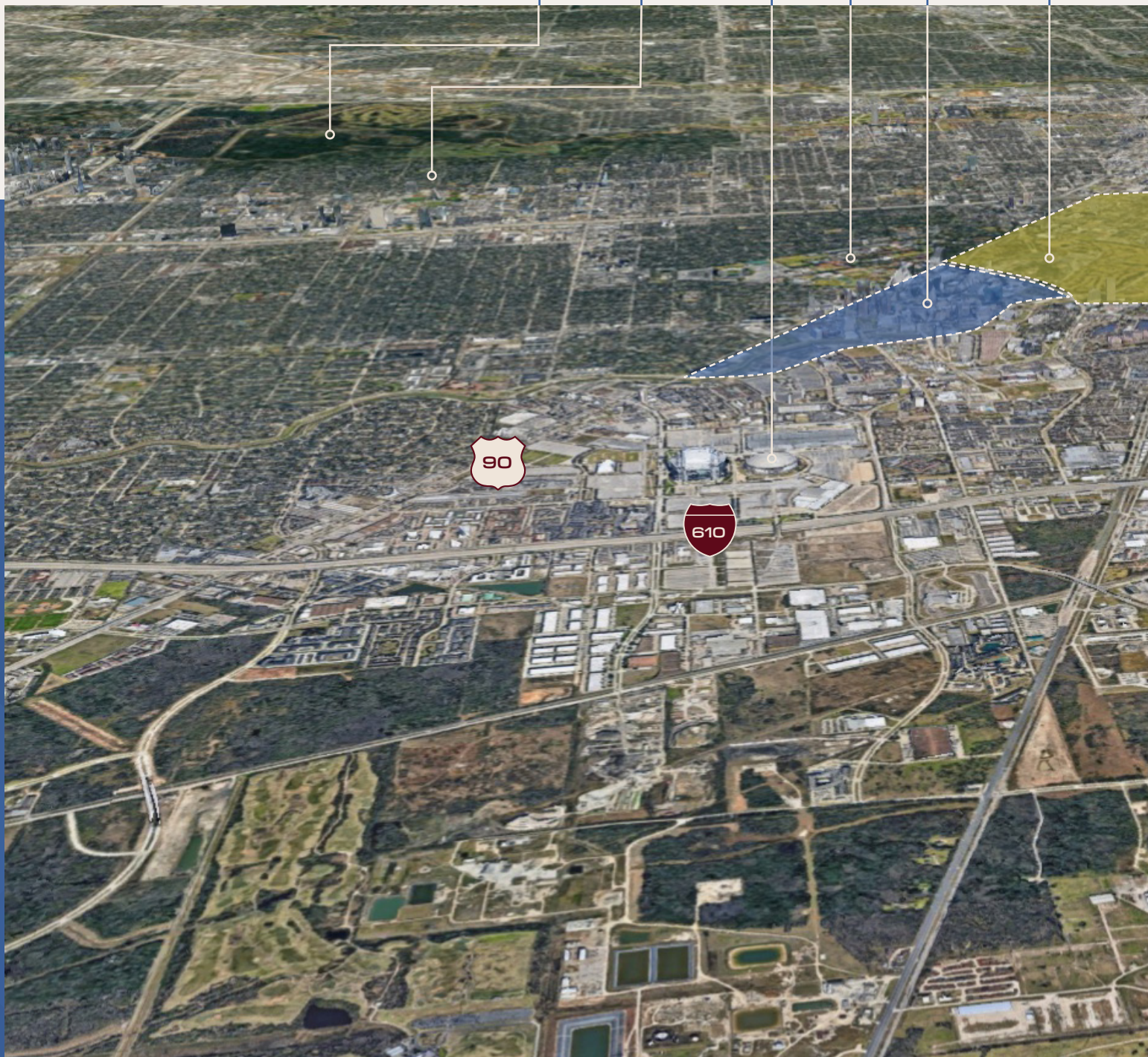
RIVER OAKS

NRG STADIUM

RICE UNIVERSITY

MEDICAL CENTER

HOUSTON ZOO





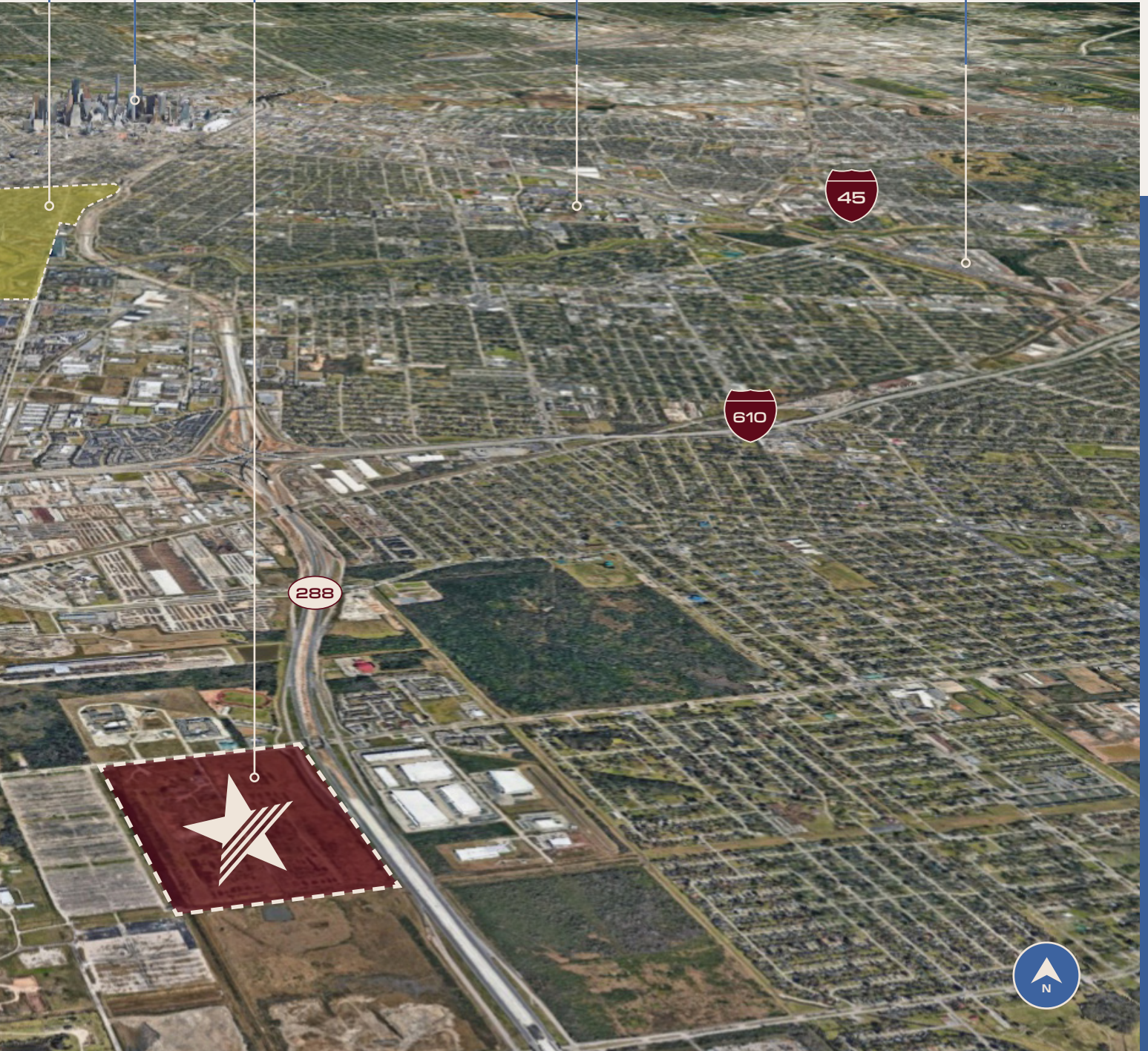
MUSEUM DISTRICT

DOWNTOWN HOUSTON

LONESTAR LOGISTICS PARK

UNIVERSITY OF  
HOUSTON

BNSF RAILWAY  
INTERMODAL FACILITY

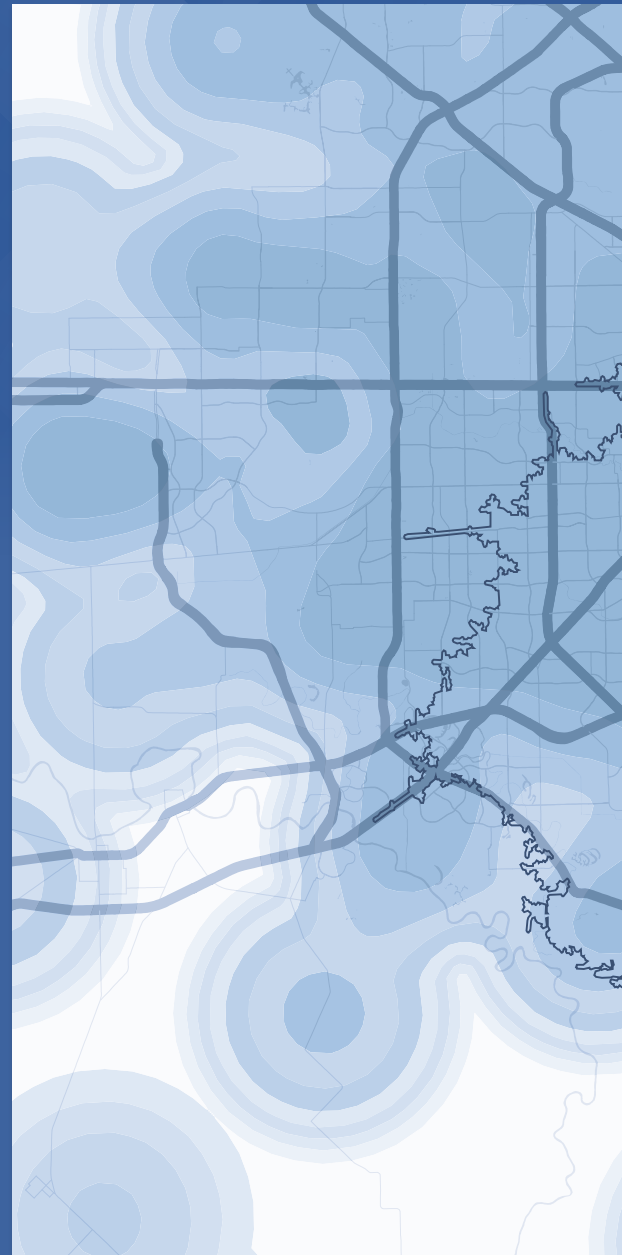


# AREA DEMOGRAPHICS

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.

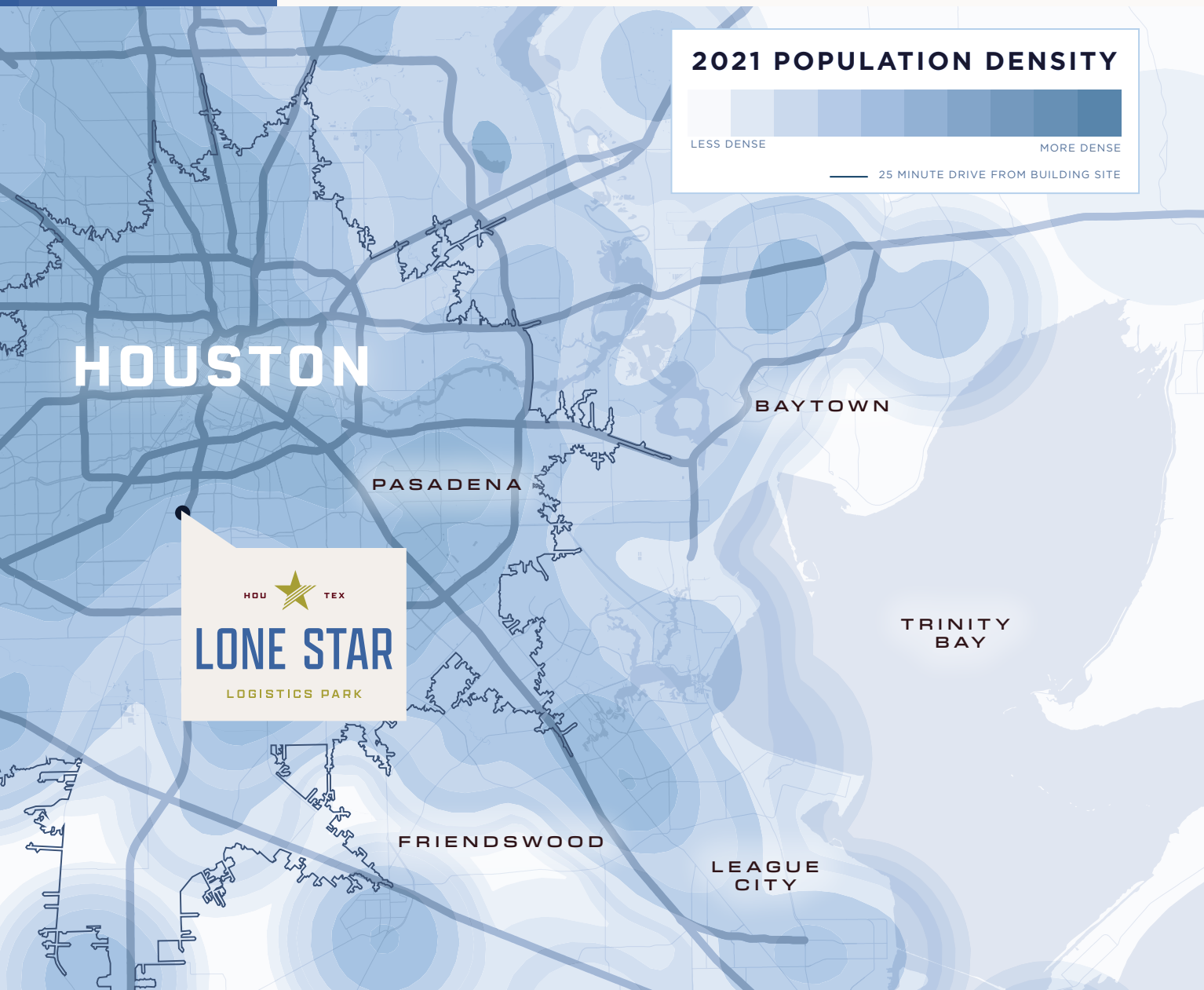
As if that wasn't enough, the 10-mile radius around Lonestar Logistics Park is expected to see another 1.5 million residents over the next five years!



## 1.48%

POPULATION GROWTH RATE  
WITHIN 10 MILES





**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**



# LONE STAR

LOGISTICS PARK

---

ALLISON BERGMANN

+1 713 963 2865

[allison.bergmann@cushwake.com](mailto:allison.bergmann@cushwake.com)



Hines