

# SouthPoint

BUSINESS PARK



New 87 Acre  
Industrial Business  
Park at Beltway  
8 and SH 288

Rear Load, Front Load, Cross Dock, and  
Build-to-Suit Options Available



A Development by:  
**NATIONAL**  
PROPERTY HOLDINGS

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SouthPoint Business Park offers an unmatched location and superior connectivity.

Immediate access to two of Houston's arterial highways, SH 288 (South Freeway) and Beltway 8 (Sam Houston Tollway).

Amenities include:



Highway Access



Ample Parking



ESFR Sprinkler System



28' Minimum Clear Height



Class A Building Class



Exterior LED Lighting



Dock-High Loading



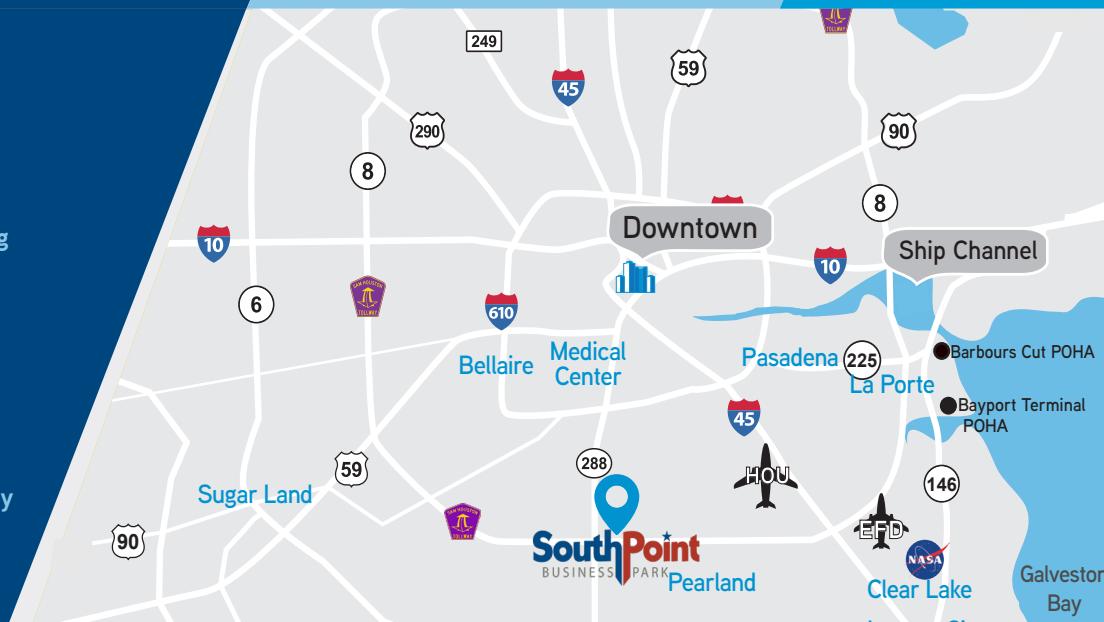
Office Space To-Suit



Rear/Front Load, Cross-Dock Configurations

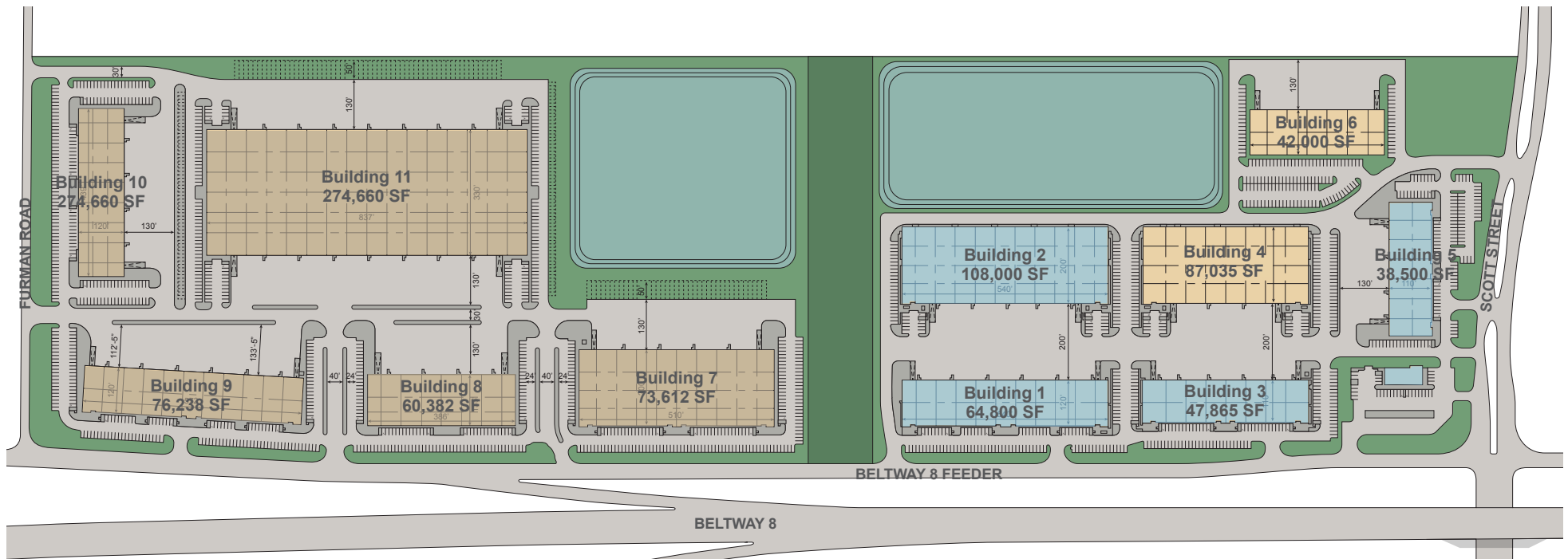


On-Site Property Management





CLOCKWISE FROM TOP LEFT: Dock high loading, LED exterior lighting maintains the business park well lit in the evening, Prominent tenant signage along Beltway 8, Front load space configuration, Substantial office entrance



**THE AREA**

The location offers great connectivity along Beltway 8 and newly expanded 288 highway. Beltway 8 will include (8) new direct connector/ramp bridges. Between the addition of toll lanes and the improved functionality of interchanges, traveling on SH 288 will be more direct and more accessible than ever before.

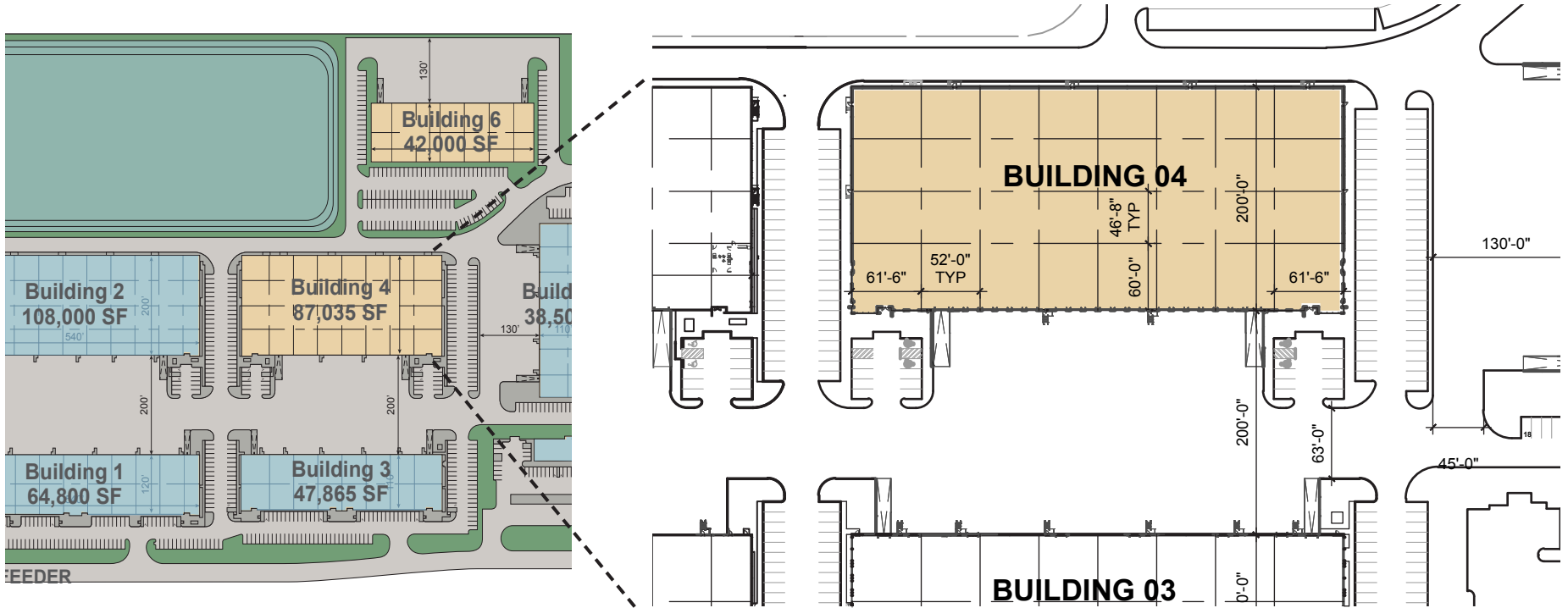
**THE BUSINESS PARK**

SouthPoint offers Class A space suitable for a variety of uses. Amenities include build-to suit office space, on site property management, and Beltway visibility. The project is also adjacent to the Tom Bass Regional Park, an all-round recreation destination for all ages and abilities on 115 acres.

**THE SPACE**

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. The Beltway frontage and/or visibility creates valuable signage opportunities for our tenants.





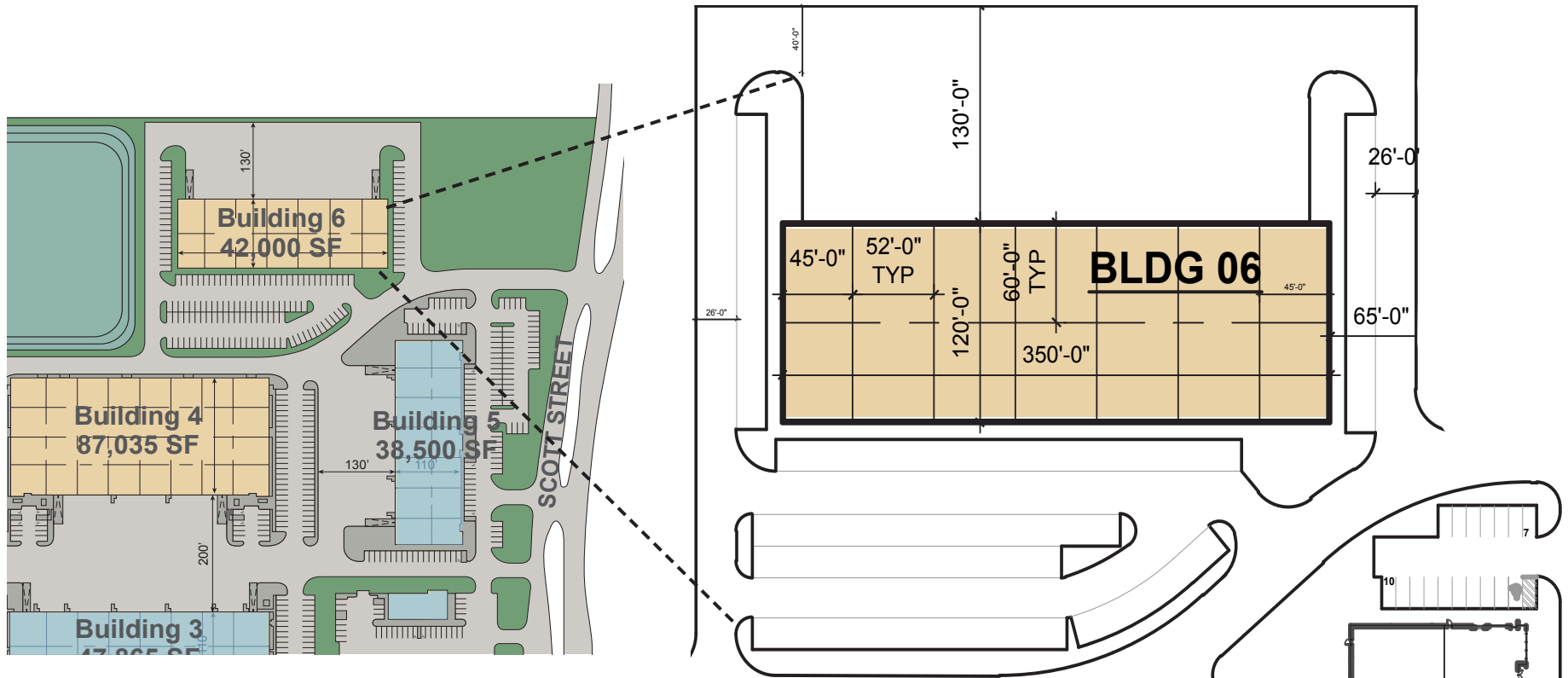
**BUILDING SPECIFICATIONS**

Name	Building 4	Sprinklers	ESFR Sprinkler System
Address	3215 S. Sam Houston Pkwy E. Houston, TX 77047	Loading	Dock-High
Building Size	87,035 SF Total	Ramps	Oversized Drive-In Ramps
Available	87,035 SF	Column Spacing	Minimum 52' on Interior Bays
Divisible to	38,300 SF	Lighting	LED Exterior Lighting
Office	Build to Suit	Flood Plain	Outside of 500-year
Configuration	Front Load	Visibility	Beltway 8
Clear Height	30'	Access	Direct access to Beltway 8 Frontage Road and Scott Street

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**BUILDING SPECIFICATIONS**

Name	<b>Building 6</b>	Sprinklers	<b>ESFR Sprinkler System</b>
Address	<b>3323 S. Sam Houston Pkwy E. Houston, TX 77047</b>	Loading	<b>Dock-High</b>
Building Size	<b>42,000 SF Total</b>	Ramps	<b>Oversized Drive-In Ramps</b>
Available	<b>42,000 SF</b>	Column Spacing	<b>Minimum 52' on Interior Bays</b>
Divisible to	<b>9,360 SF</b>	Lighting	<b>LED Exterior Lighting</b>
Office	<b>Build-to-suit</b>	Flood Plain	<b>Outside of 500-year</b>
Configuration	<b>Rear Load</b>	Visibility	<b>Beltway 8</b>
Clear Height	<b>28'</b>	Access	<b>Direct access to Beltway 8 Frontage Road and Scott Street</b>

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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