

SouthPoint

BUSINESS PARK



87 Acre Industrial
Business Park at
Beltway 8 and SH 288

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



A Development by:
NATIONAL
PROPERTY HOLDINGS

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Site

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



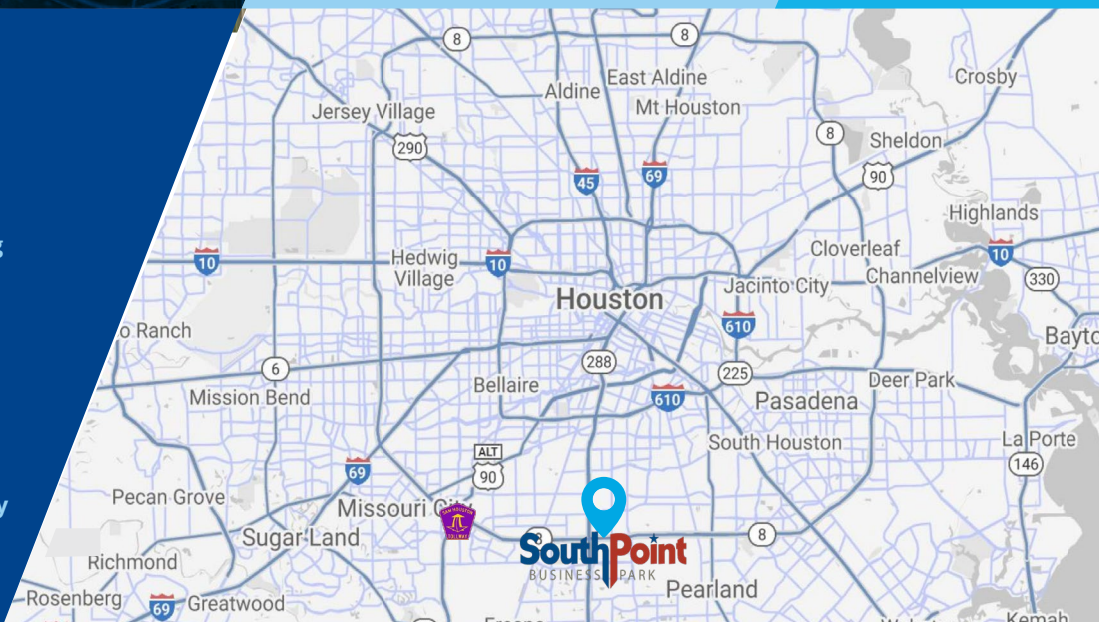
Office Space To-Suit



Rear/Front Load, Cross-Dock Configurations



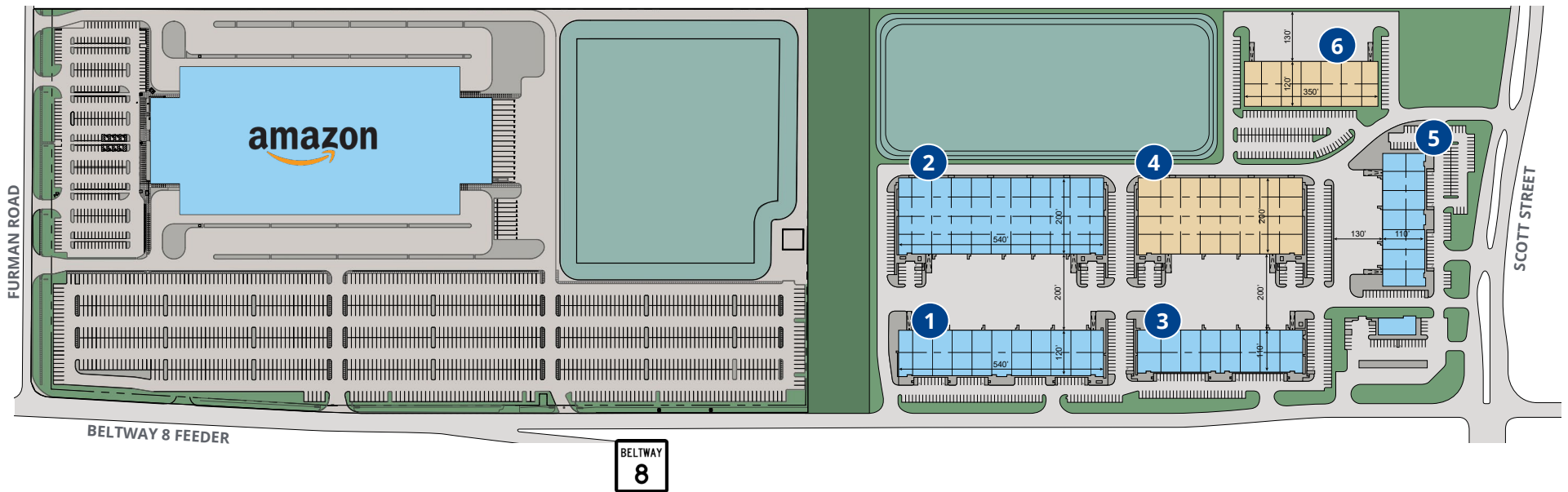
On-Site Property Management



SouthPoint BUSINESS PARK



Clockwise from top left: LED exterior lighting maintains the business park well lit in the evening, Prominent tenant signage along Beltway 8, Typical racking, Substantial office entrance



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LEASED / SOLD

AVAILABLE

1	Building 1 64,800 SF	3	Building 3 47,865 SF	5	Building 5 38,500 SF
2	Building 2 108,000 SF	4	Building 4 87,035 SF	6	Building 6 42,000 SF

The Area

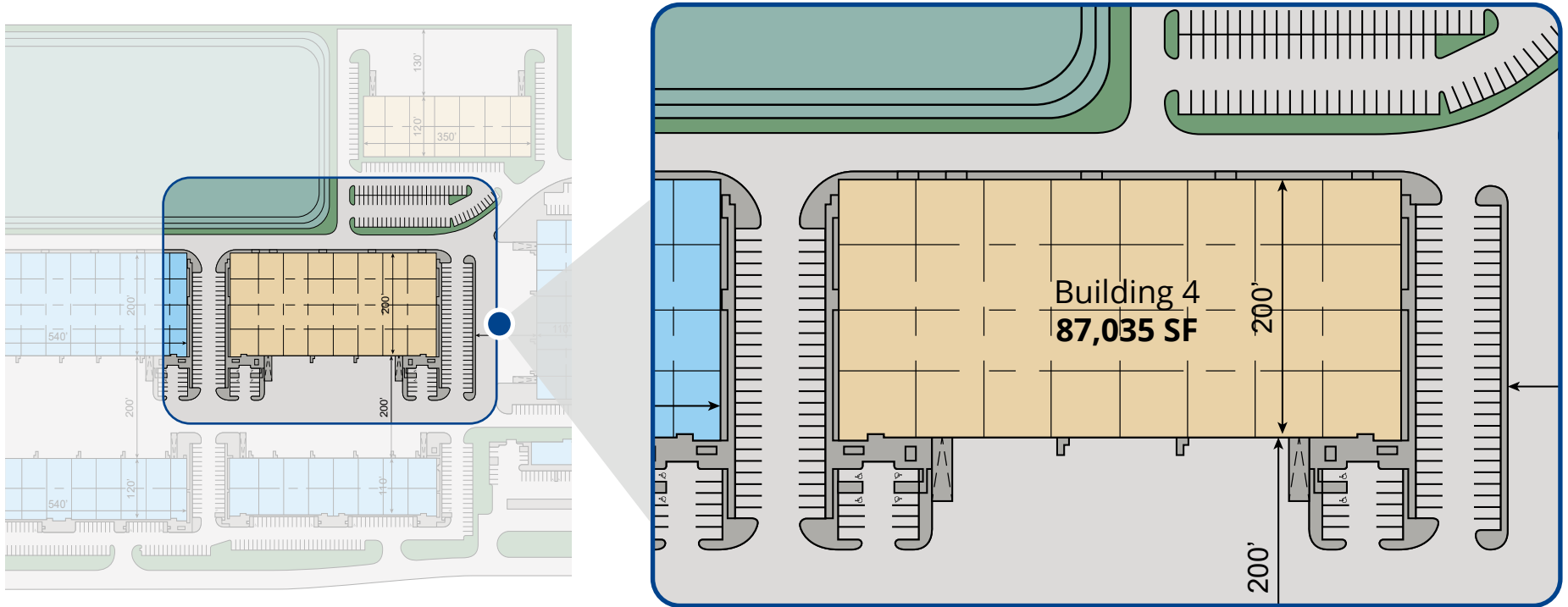
The location offers great connectivity along Beltway 8 and newly expanded 288 highway. Beltway 8 will include (8) new direct connector/ramp bridges. Between the addition of toll lanes and the improved functionality of interchanges, traveling on SH 288 will be more direct and more accessible than ever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

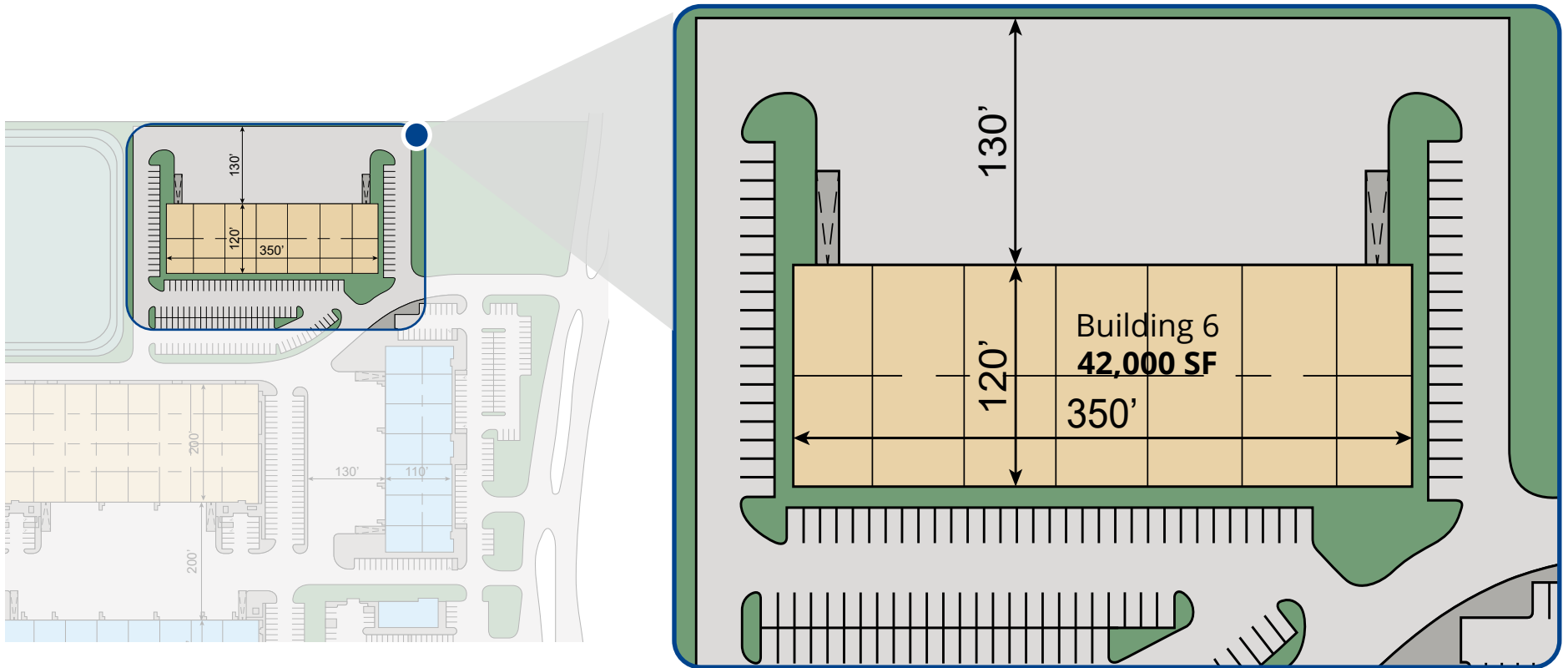
Name	Building 4
Address	3215 S. Sam Houston Pkwy E. Houston, TX 77047
Building Size	87,035 SF Total
Available	87,035 SF
Divisible to	38,300 SF
Office	Build to Suit
Configuration	Front Load
Clear Height	30'

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Visibility	Beltway 8
Access	Direct access to Beltway 8 Frontage Road and Scott Street

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Building Specifications

Name	Building 6
Address	3323 S. Sam Houston Pkwy E. Houston, TX 77047
Building Size	42,000 SF Total
Available	42,000 SF
Divisible to	9,360 SF
Office	Build-to-suit
Configuration	Rear Load
Clear Height	28'

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Visibility	Beltway 8
Access	Direct access to Beltway 8 Frontage Road and Scott Street

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Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects.

With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team and its alliance with Rail Logix have developed over 6,500,000 square feet of class "A" industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

At National Property Holdings, it's all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice - the development, construction and leasing of rail served, port accessible industrial facilities that create measurable advantages for its clients. The result...Industrial developments that work harder - and smarter - for your bottom line.

Real Estate Services Include:

Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance





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.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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<u>Robert Alinger</u>	<u>562023</u>	<u>robert.alinge@colliers.com</u>	<u>(713) 830-2167</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date