



SOUTH BELT CENTRAL

B U S I N E S S P A R K

WHERE CONVENIENCE & ACCESSIBILITY INTERSECT

VIEW PROPERTY WEBSITE

VIRTUAL TOUR - PROPOSED DEVELOPMENT PLAN



GREAT
VISIBILITY & ACCESS
FROM BELTWAY 8

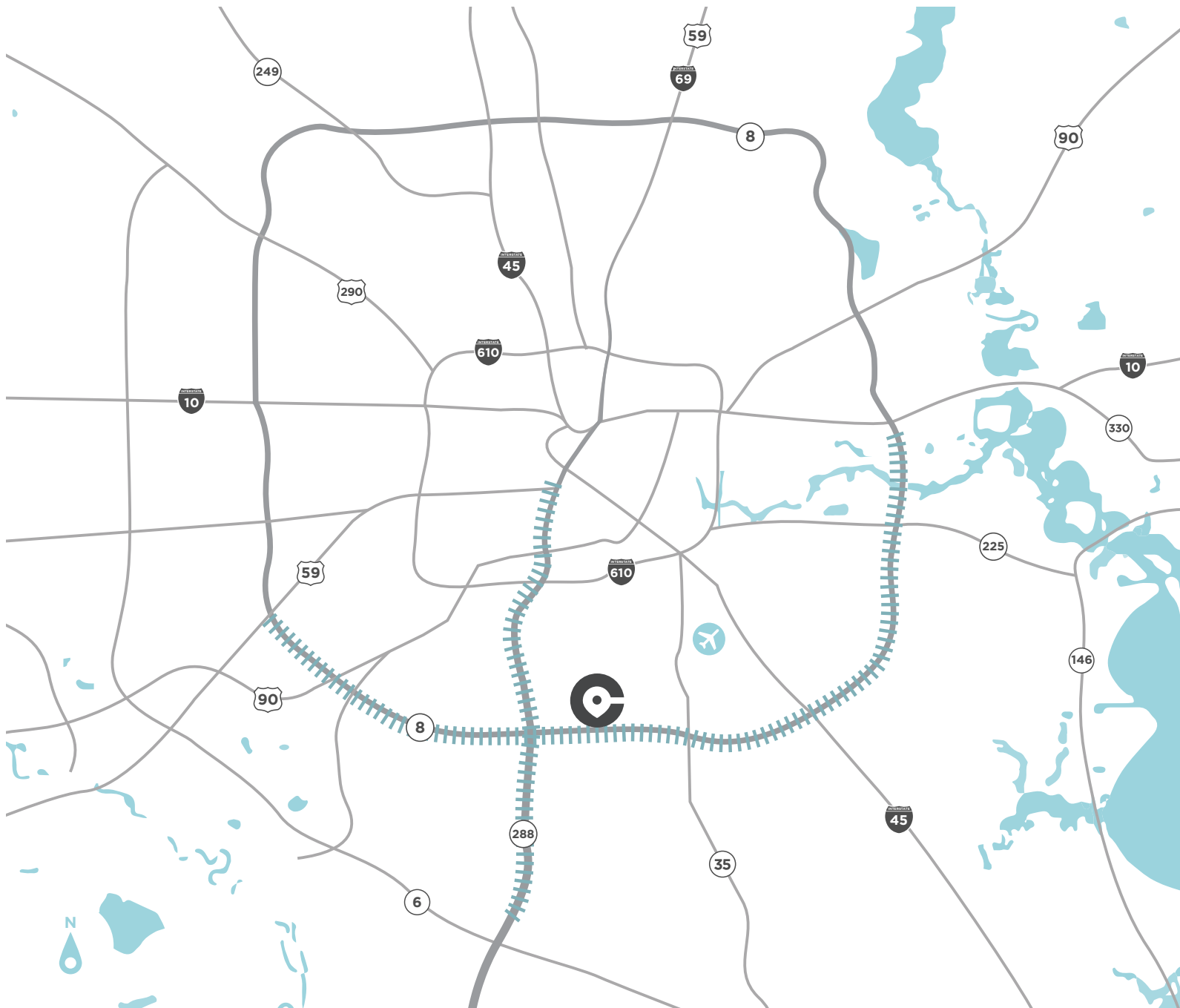
2.7 MILES TO HWY 288,
PROVIDING CONVENIENT ACCESS
TO THE TEXAS **&** DOWNTOWN
MEDICAL CENTER HOUSTON

101,971
CARS PASS DAILY
ON BELTWAY 8

CLOSE TO
A MILE
OF FRONTAGE ALONG
BELTWAY 8

QUICK ACCESS FROM
SOUTHWEST & SOUTHEAST
SUBMARKETS

INFILL LOCATION /
HIGH **DENSITY**
RESIDENTIAL ACCESS



DRIVE TIMES - MIN

- 10 PEARLAND
- 15 HOBBY
- 15 MED CENTER
- 20 MISSOURI CITY
- 20 WEST UNIVERSITY
- 25 DOWNTOWN
- 25 THE GALLERIA
- 25 SUGAR LAND
- 35 CONTAINER TERMINAL

INFRASTRUCTURE IMPROVEMENTS

 Road Improvements

RAMPS

- NEW FLYOVER RAMPS CONNECTING SH 288 DIRECTLY TO BELTWAY 8 AND LOOP 610
- NEW RAMP DIRECTLY CONNECTING SH 288 TO THE TEXAS MEDICAL CENTER

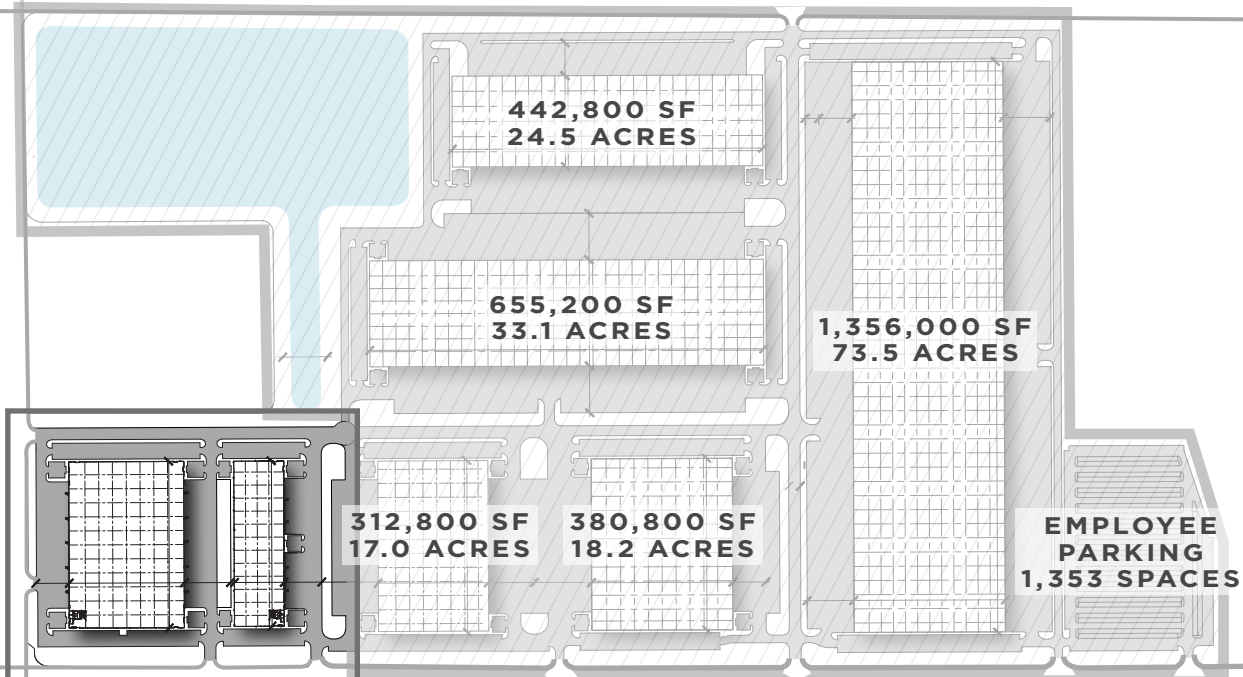
LANES

- BELTWAY 8 EXPANDING TO 8 LANES
- SH 288 EXPANDING TO 10 LANES FROM PEARLAND TO HWY 59

PROPERTY FEATURES

- Convenient access to both the southwest and southeast submarkets.
- Beltway 8 frontage, access and visibility.
- Six curbcuts along Beltway 8. Nine total points of ingress/egress.
- Multiple configurations and bts options available.

 *Future Phase Development and Build To Suits*



SAM HOUSTON TWY

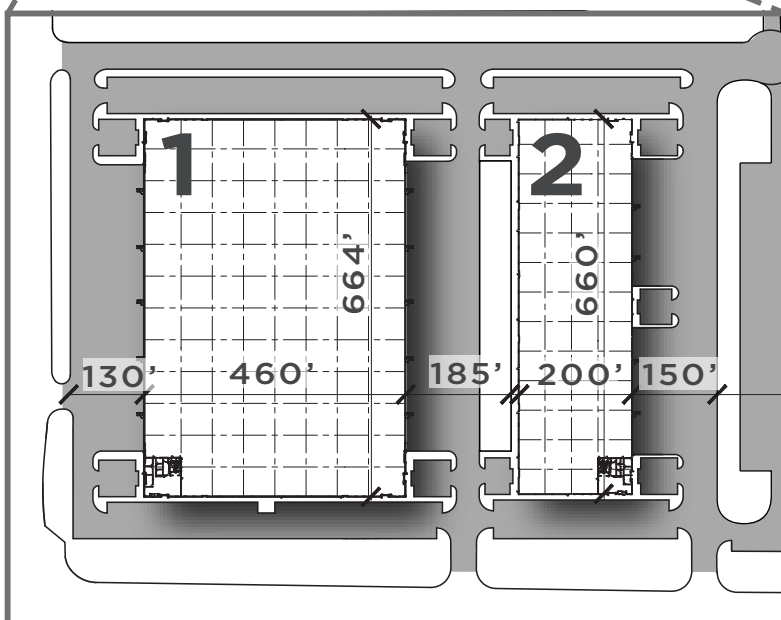
BUILDING SPECIFICS
PHASE 1

BUILDING 1

- 305,016 SF
- Cross dock
- 36' clear
- 318 parking spaces
- 4,367 SF spec office
- 130' / 185' truck court
- ESRF sprinklers
- Divisible
- 42 Trailer Parks

BUILDING 2

- 131,553 SF
- Front load
- 32' clear
- 277 parking spaces
- 3,736 SF spec office
- 150' truck court
- ESRF sprinklers
- Divisible



CONSTRUCTION

UPDATES

Q1 2021 EST. DELIVERY



SOUTH BELT CENTRAL
BUSINESS PARK



SOUTH BELT CENTRAL
BUSINESS PARK

FOR MORE INFORMATION
ON SOUTH BELT CENTRAL,
PLEASE CONTACT

ALLISON BERGMANN
(713) 963-2865
allison.bergmann@cushwake.com

BROOKE FORREST
(713) 331-1735
brooke.forrest1@cushwake.com

JAMES FOREMAN
(713) 963-2824
jim.foreman@cushwake.com



**CUSHMAN &
WAKEFIELD**

VIEW PROPERTY WEBSITE

