



NEW INFILL CONSTRUCTION FOR LEASE AND/OR BTS

# SOUTH MAIN BUSINESS PARK

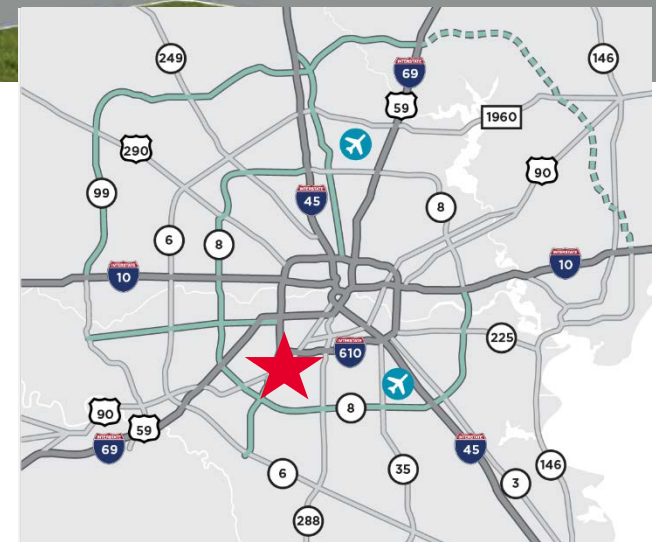
US 90 & Chimney Rock | Houston, Texas



AVAILABLE FOR LEASE OR BTS

## New Construction For Lease Or BTS in Prime Infill Location

Clay Development is pleased to announce their newest Industrial project, South Main Business Park located in Southwest Houston. As the closest-in Class A+ business park in Houston, Texas. South Main Business Park revolutionizes last-mile distribution with easy access to the inner city population, Texas Medical Center, as well as the explosive Southwest residential base. Located inside of Beltway 8 at US-90 & Chimney Rock, South Main Business Park contains a 197,400 SF dock-high rear load distribution building with all modern amenities such as trailer parking, ESFR sprinklers, generous column spacing, and ample car parks. Additionally, Clay maintains flexibility for BTS/Design Builds on the adjacent 11.68 acre parcel. With varying product type from large cross dock to front load and rear load product this new development offers tremendous flexibility for all size tenants.



For more information, please contact:

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# NEW CONSTRUCTION FOR LEASE OR BTS

## SOUTH MAIN BUSINESS PARK

US 90 & Chimney Rock | Houston, Texas



- **Building 2: 197,400 SF (12.13 AC)**
  - Under Construction, delivering 3Q2020
  - 180' Truck Court
  - 59 Trailer Parks
  - 110 car parks with the ability to expand
  - 32' Clear
  - ESFR Sprinklers
  - (49) 9x10 OH Doors
  - (2) Drive in Ramps
- **BTS SITE**
  - 11.68 Acres
  - Ability to accommodate up to 197,000 SF
  - Delivered fully served by detention and utilities

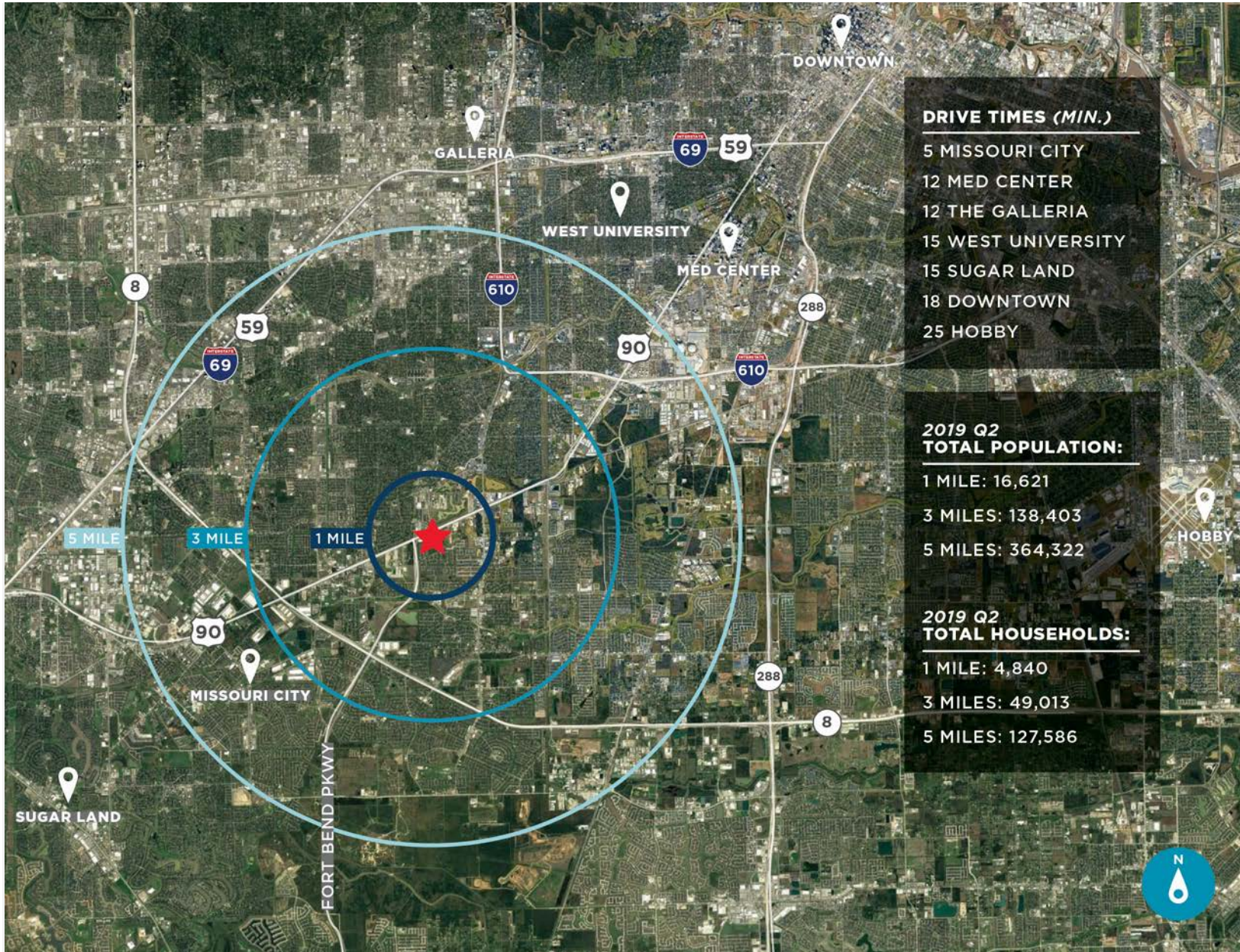
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**DRIVE TIMES (MIN.)**

5 MISSOURI CITY
12 MED CENTER
12 THE GALLERIA
15 WEST UNIVERSITY
15 SUGAR LAND
18 DOWNTOWN
25 HOBBY

**2019 Q2  
TOTAL POPULATION:**

1 MILE: 16,621
3 MILES: 138,403
5 MILES: 364,322

**2019 Q2  
TOTAL HOUSEHOLDS:**

1 MILE: 4,840
3 MILES: 49,013
5 MILES: 127,586

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