

# PROLOGIS LEGACY POINT

PAD READY Q4 2024



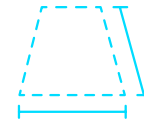
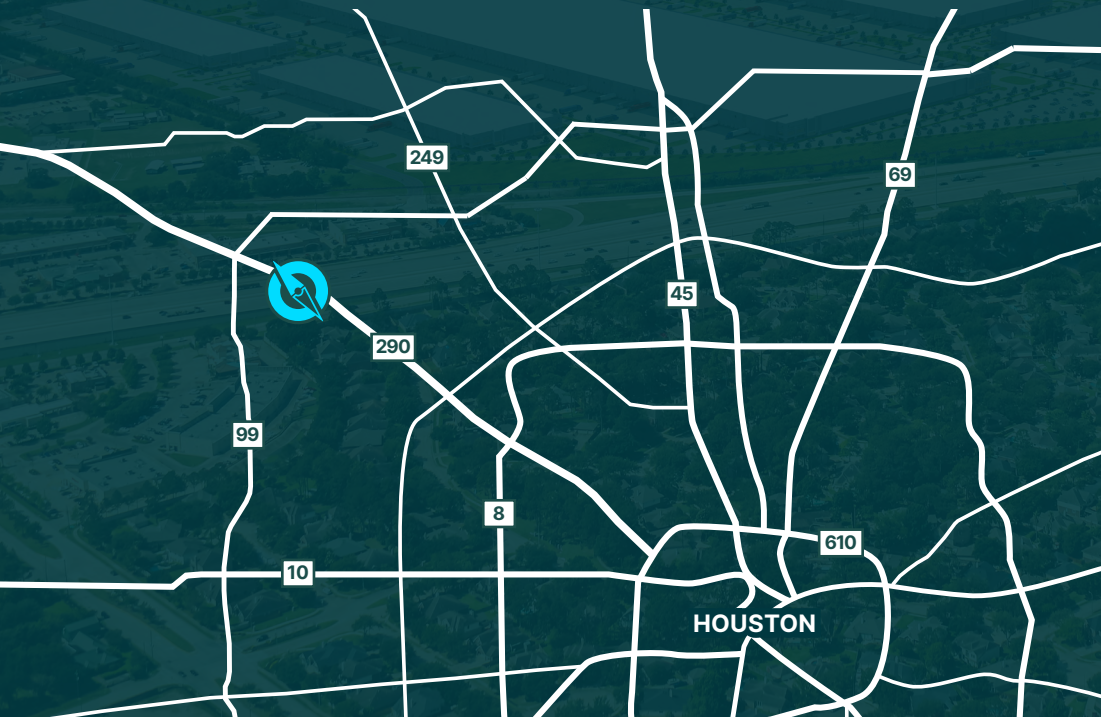
**350 ACRE INDUSTRIAL DEVELOPMENT**

HWY 290 & FRY RD | CYPRESS, TX



# PROLOGIS LEGACY POINT

Nestled against the popular 290 Freeway in the desirable Cypress community, Prologis Legacy Point is currently underway as one of Houston's newest premier industrial business parks. Designed to LEED sustainability standards and with modern requirements in mind, this well-appointed, master-planned park will provide a desirable northwest location for companies wanting convenient access to the Houston MSA as well as the ever-growing Texas Triangle. The park currently contains 350 acres of developable land for a combination of speculative development and build-to-suit opportunities ranging from 200,000 SF to ±1.3 Million SF.



Up to 5 Million SF  
Available for BTS



Located in NW Houston  
@ Hwy 290 at Fry Road



Multiple points of  
ingress/egress



Access to Large  
Labor Workforce



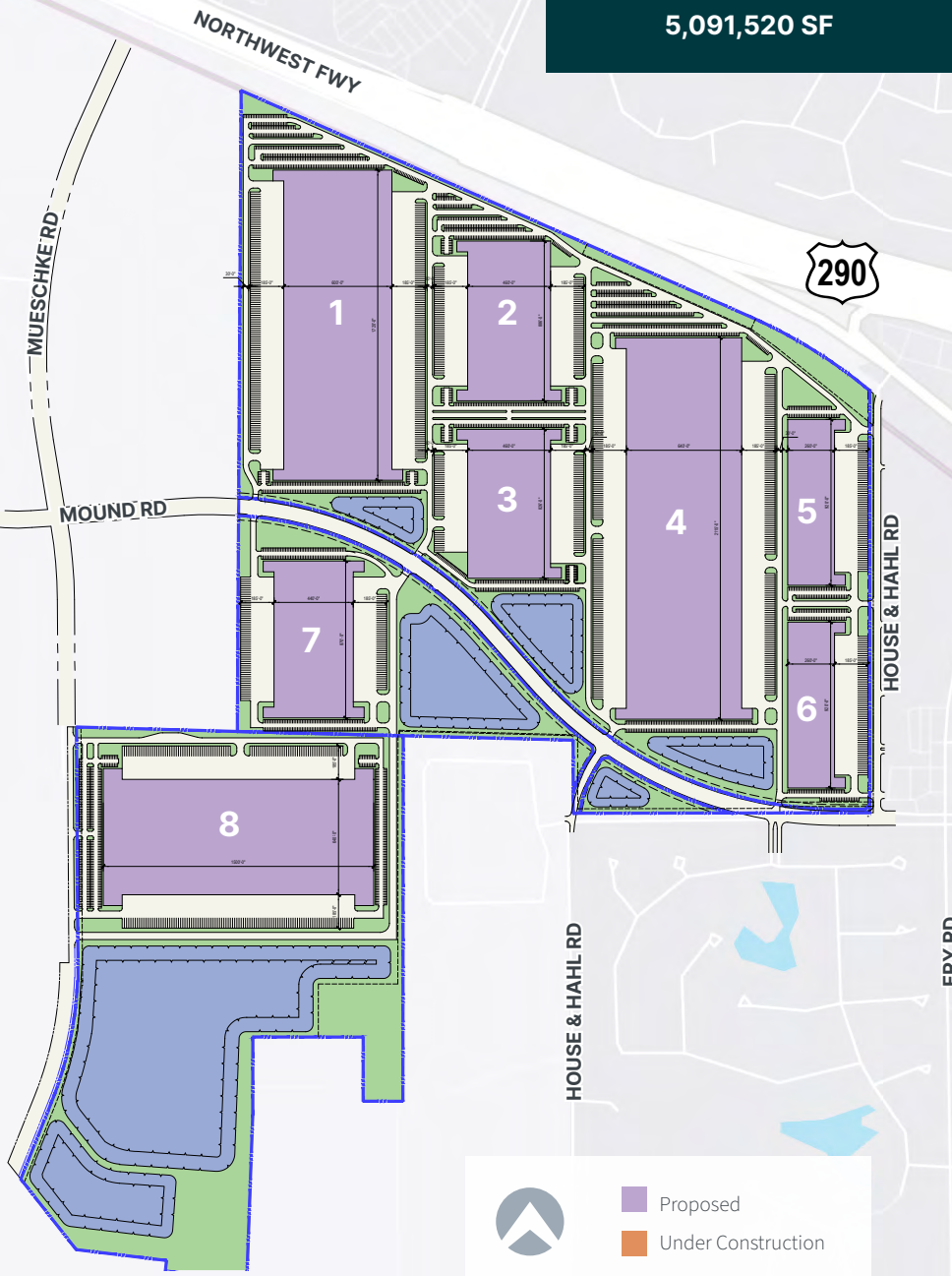
Close Proximity  
to Grand Parkway



Freeway  
Frontage & Visibility

# CONCEPT A

5,091,520 SF



## BUILDING 1 | 1,042,800 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±189 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 60' column spacing
- ±580 parking spaces
- ±230 trailer storage spaces

## BUILDING 5: | 246,400 SF

- Front Load Configuration
- 32' Minimum Clear Height
- ±46 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 50' column spacing
- ±110 parking spaces
- ±60 trailer storage spaces

## BUILDING 2: | 418,360 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±81 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-8" column spacing
- ±350 parking spaces
- ±90 trailer storage spaces

## BUILDING 6: | 246,400 SF

- Front Load Configuration
- 32' Minimum Clear Height
- ±46 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 50' column spacing
- ±130 parking spaces
- ±60 trailer storage spaces

## BUILDING 3: | 390,760 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±74 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-8" column spacing
- ±270 parking spaces
- ±80 trailer storage spaces

## BUILDING 7: | 397,200 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±80 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 53'-4" column spacing
- ±220 parking spaces
- ±100 trailer storage spaces

## BUILDING 4: | 1,364,400 SF

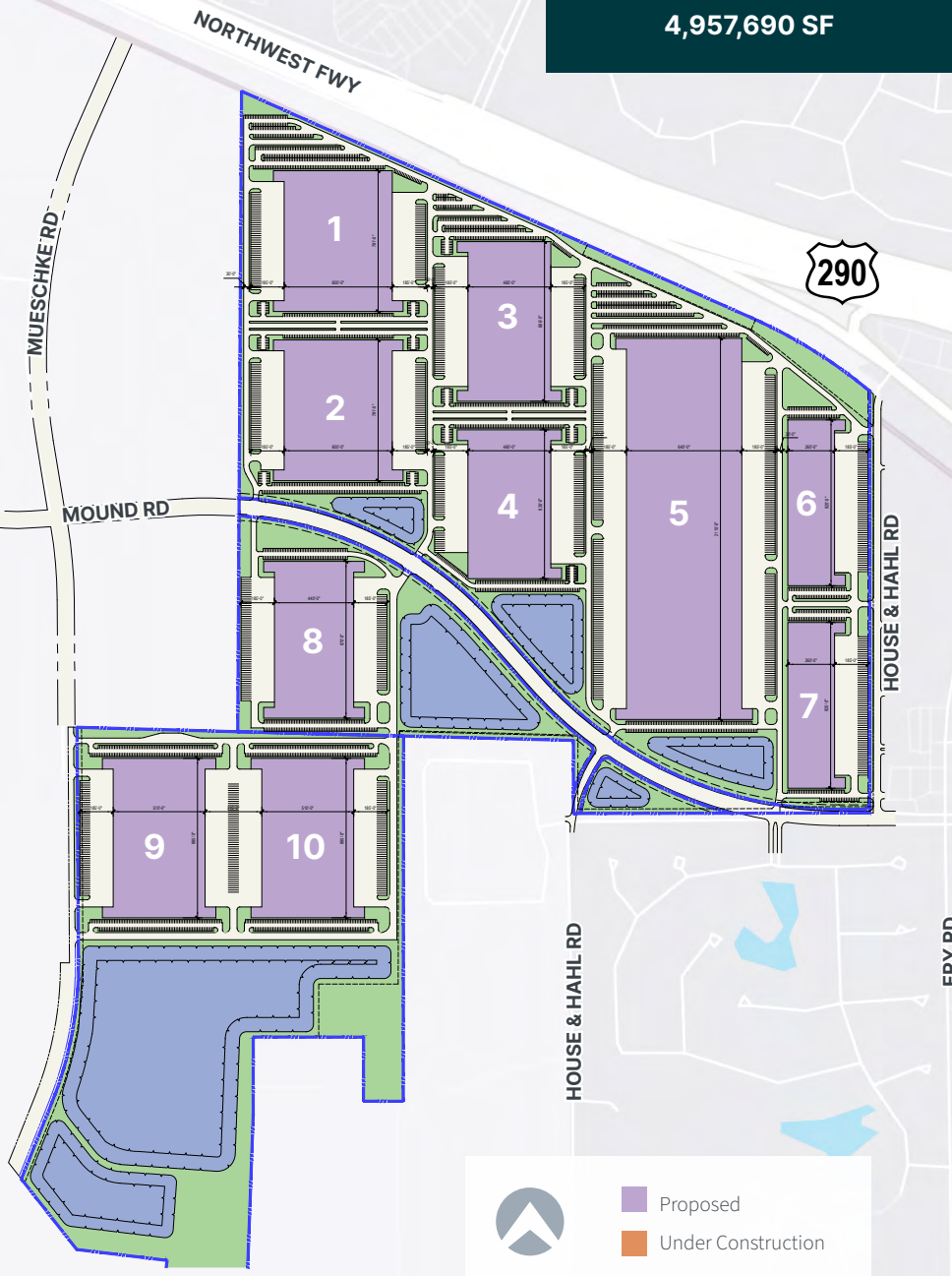
- Cross Dock Configuration
- 40' Minimum Clear Height
- ±237 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 52' column spacing
- ±540 parking spaces
- ±280 trailer storage spaces

## BUILDING 8: | 985,200 SF

- Cross Dock Configuration
- 36' Minimum Clear Height
- ±156 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 52' column spacing
- ±520 parking spaces
- ±190 trailer storage spaces

# CONCEPT B

4,957,690 SF



## BUILDING 1 | 479,400 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±71 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 60' column spacing
- ±480 parking spaces
- ±75 trailer storage spaces

## BUILDING 6: | 246,400 SF

- Front Load Configuration
- 32' Minimum Clear Height
- ±46 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 50' column spacing
- ±110 parking spaces
- ±60 trailer storage spaces

## BUILDING 2 | 483,000 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±71 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 60' column spacing
- ±300 parking spaces
- ±75 trailer storage spaces

## BUILDING 7: | 246,400 SF

- Front Load Configuration
- 32' Minimum Clear Height
- ±46 dock high doors
- 2 drive-in overhead doors
- 60' speed bays
- 56' x 50' column spacing
- ±130 parking spaces
- ±60 trailer storage spaces

## BUILDING 3: | 418,360 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±81 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-8" column spacing
- ±350 parking spaces
- ±90 trailer storage spaces

## BUILDING 8: | 397,200 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±80 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 53'-4" column spacing
- ±220 parking spaces
- ±100 trailer storage spaces

## BUILDING 4: | 390,760 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±74 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 56'-8" column spacing
- ±270 parking spaces
- ±80 trailer storage spaces

## BUILDING 9: | 465,750 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 48'-9" column spacing
- ±290 parking spaces
- ±75 trailer storage spaces

## BUILDING 5: | 1,364,400 SF

- Cross Dock Configuration
- 40' Minimum Clear Height
- ±237 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 52' column spacing
- ±540 parking spaces
- ±280 trailer storage spaces

## BUILDING 10: | 465,750 SF

- Cross Dock Configuration
- 32' Minimum Clear Height
- ±88 dock high doors
- 4 drive-in overhead doors
- 60' speed bays
- 56' x 48'-9" column spacing
- ±290 parking spaces
- ±75 trailer storage spaces

# Tailored Solutions for Modern Industry



Building Rendering



House & Hahl Road Improvements



Mound Road Improvements

# Seamless Connectivity



4 miles to  
Grand Parkway



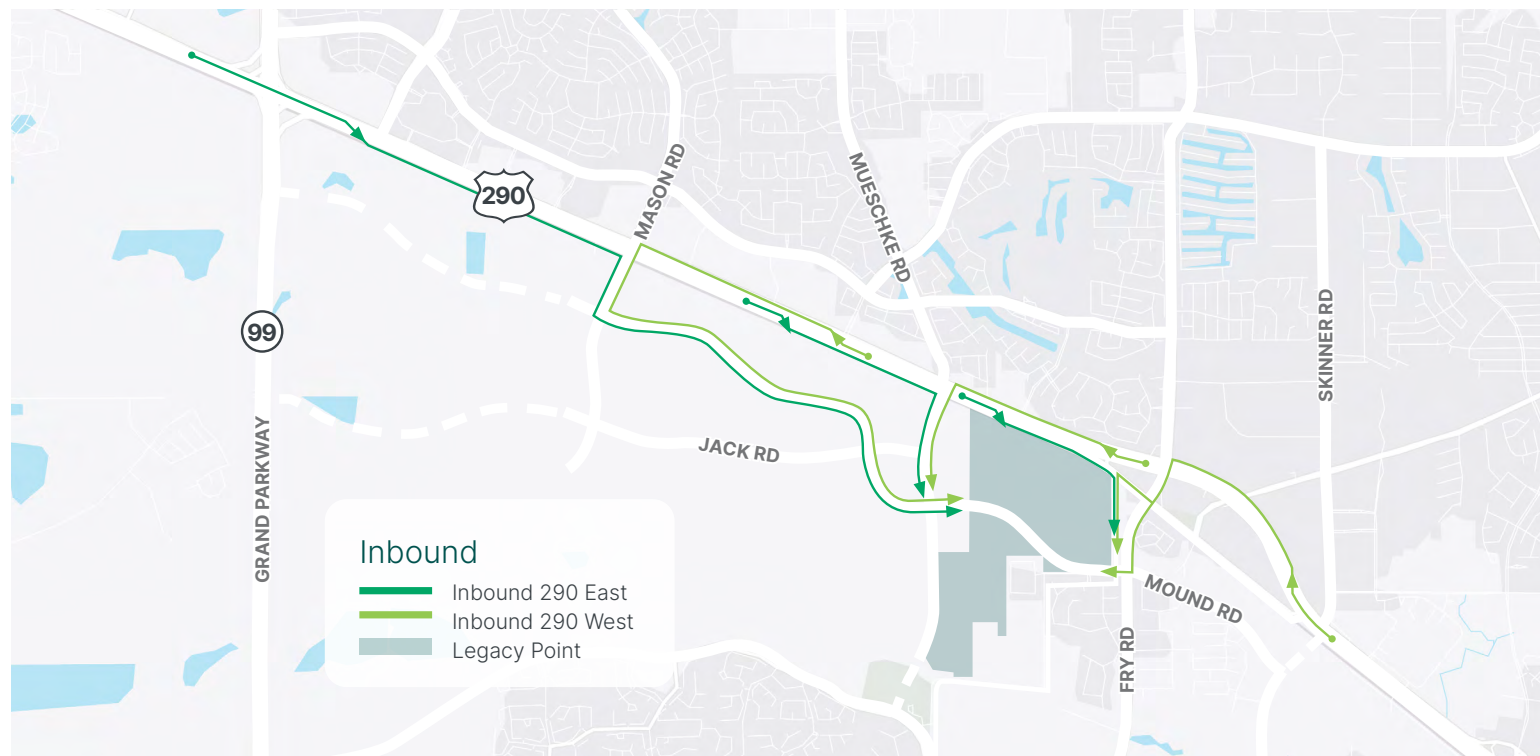
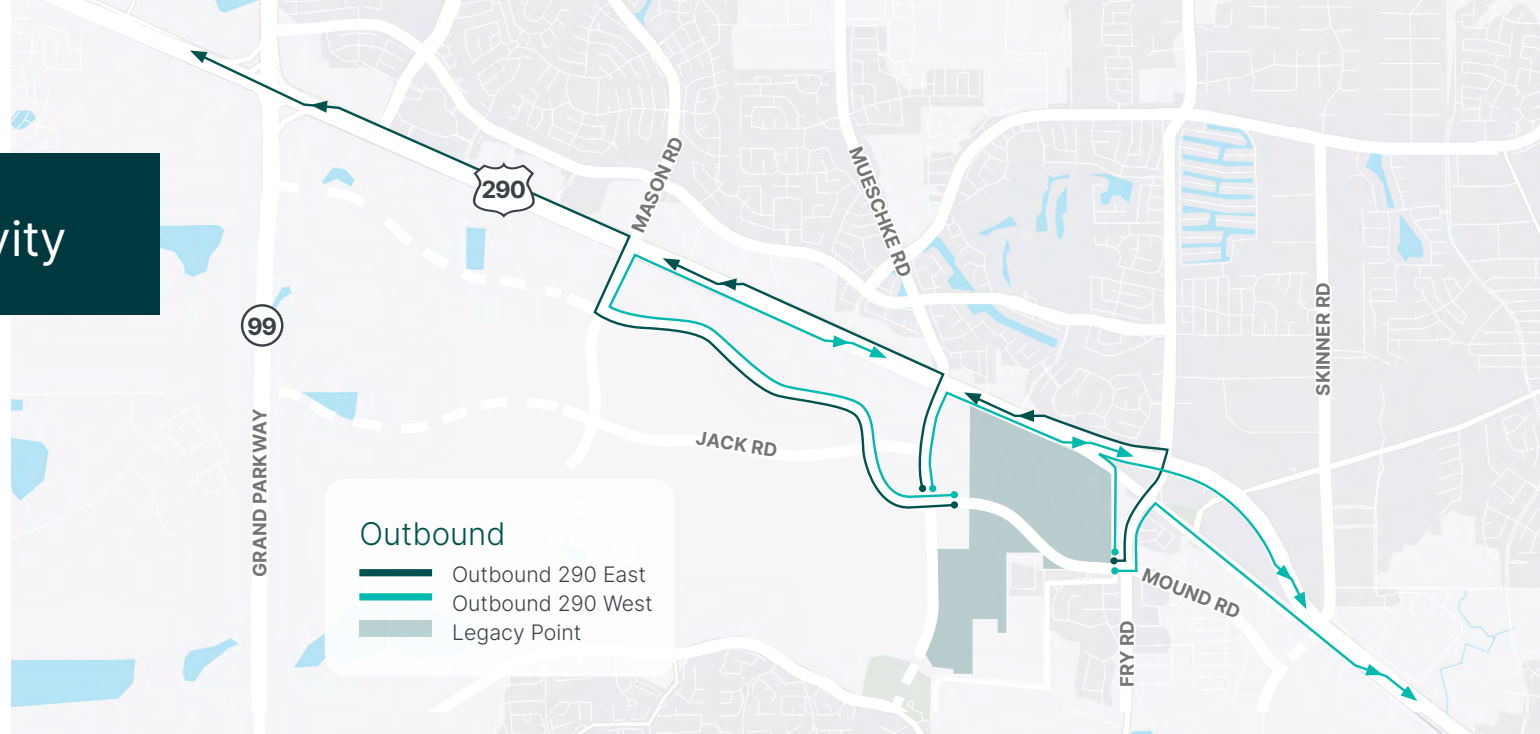
12 Miles to  
Beltway 8



26 miles to  
Houston CBD



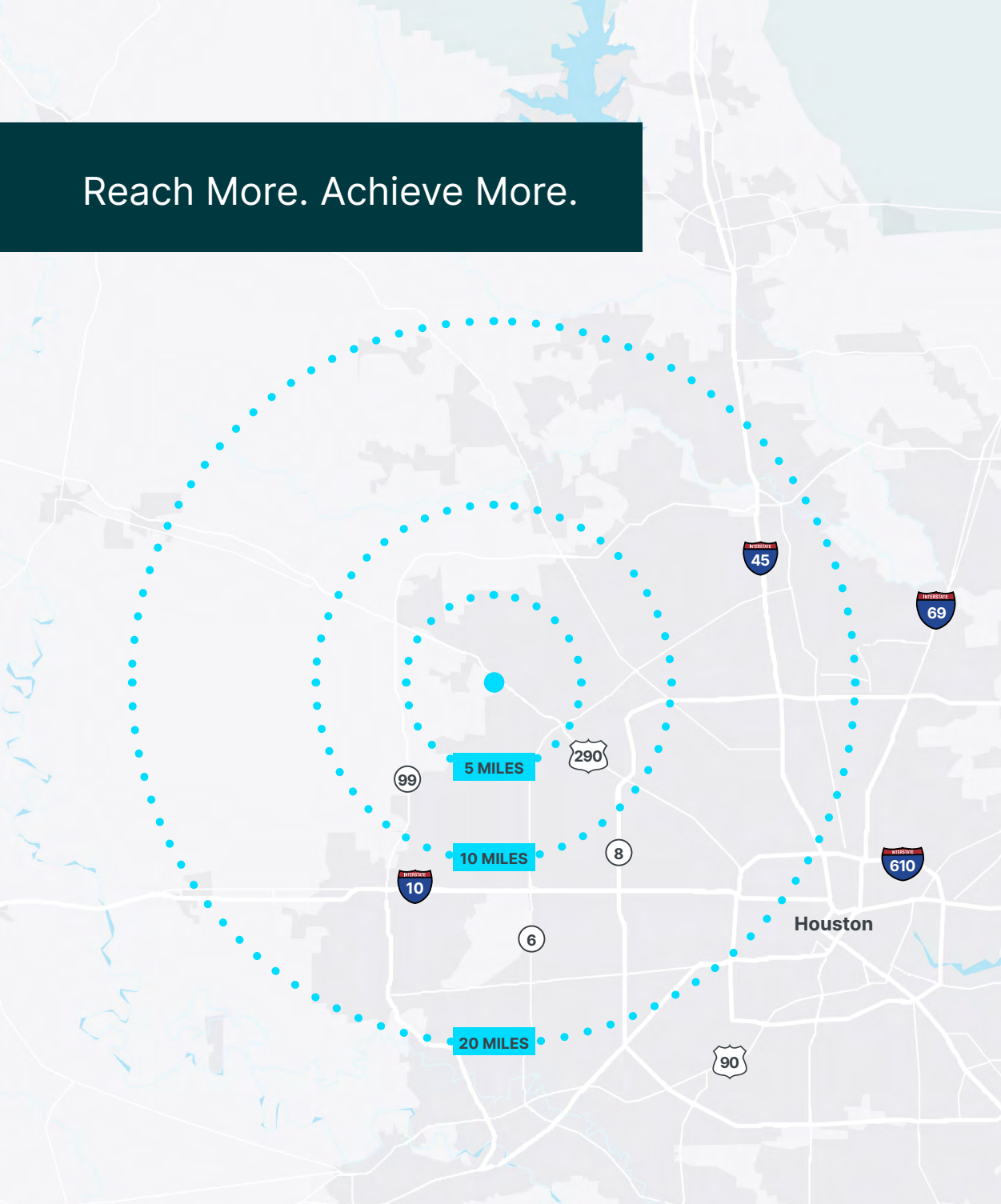
27 Miles to  
Bush IAH



# Efficiency Meets Exposure



Reach More. Achieve More.



## Access to Labor

<b>5 MILES</b>	<b>102,818</b> 2023 Total Workforce	<b>12,320</b> Warehouse Employees
<b>10 MILES</b>	<b>309,241</b> 2023 Total Workforce	<b>37,550</b> Warehouse Employees
<b>20 MILES</b>	<b>1,249,834</b> 2023 Total Workforce	<b>146,041</b> Warehouse Employees

## Access to Consumers

<b>5 MILES</b>	<b>\$123,234</b> Median HH Income	<b>178,956</b> Total Population
<b>10 MILES</b>	<b>\$89,375</b> Median HH Income	<b>713,777</b> Total Population
<b>20 MILES</b>	<b>\$78,662</b> Median HH Income	<b>2,640,390</b> Total Population

\* Source: Lightcast, Hyrda



# Prologis Essentials

## Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Renewal + optimization
- Relocation
- Racking systems
- Forklifts and material handling equipment
- Smart building technologies
- Automation solutions
- Other ancillary solutions

### Energy & Sustainability

Energy & sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- LED lighting
- Energy-efficiency solutions
- Backup power generators
- Power purchase agreements
- Renewable energy credits
- Carbon credits

### Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

### Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



# PROLOGIS LEGACY POINT

## Colliers

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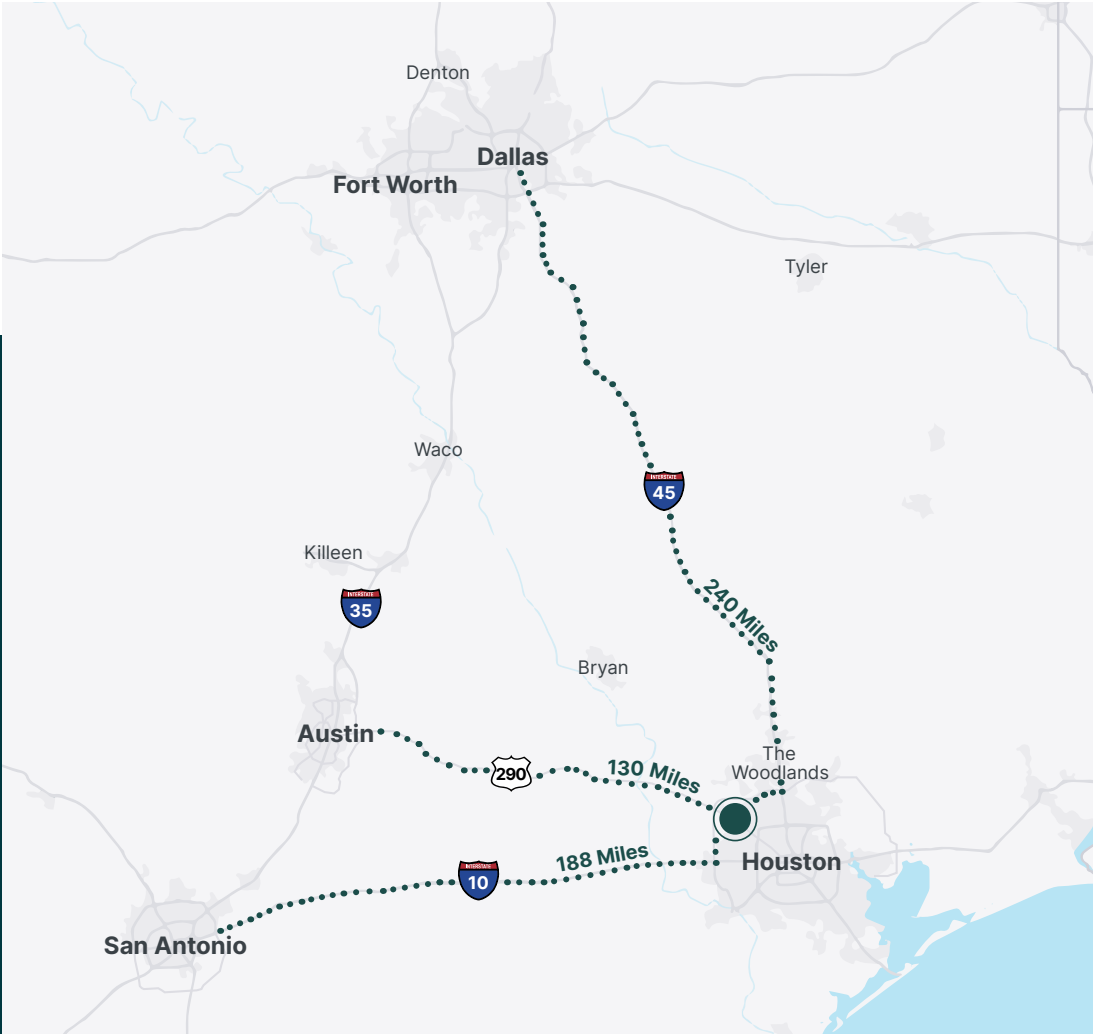
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of March 12 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.