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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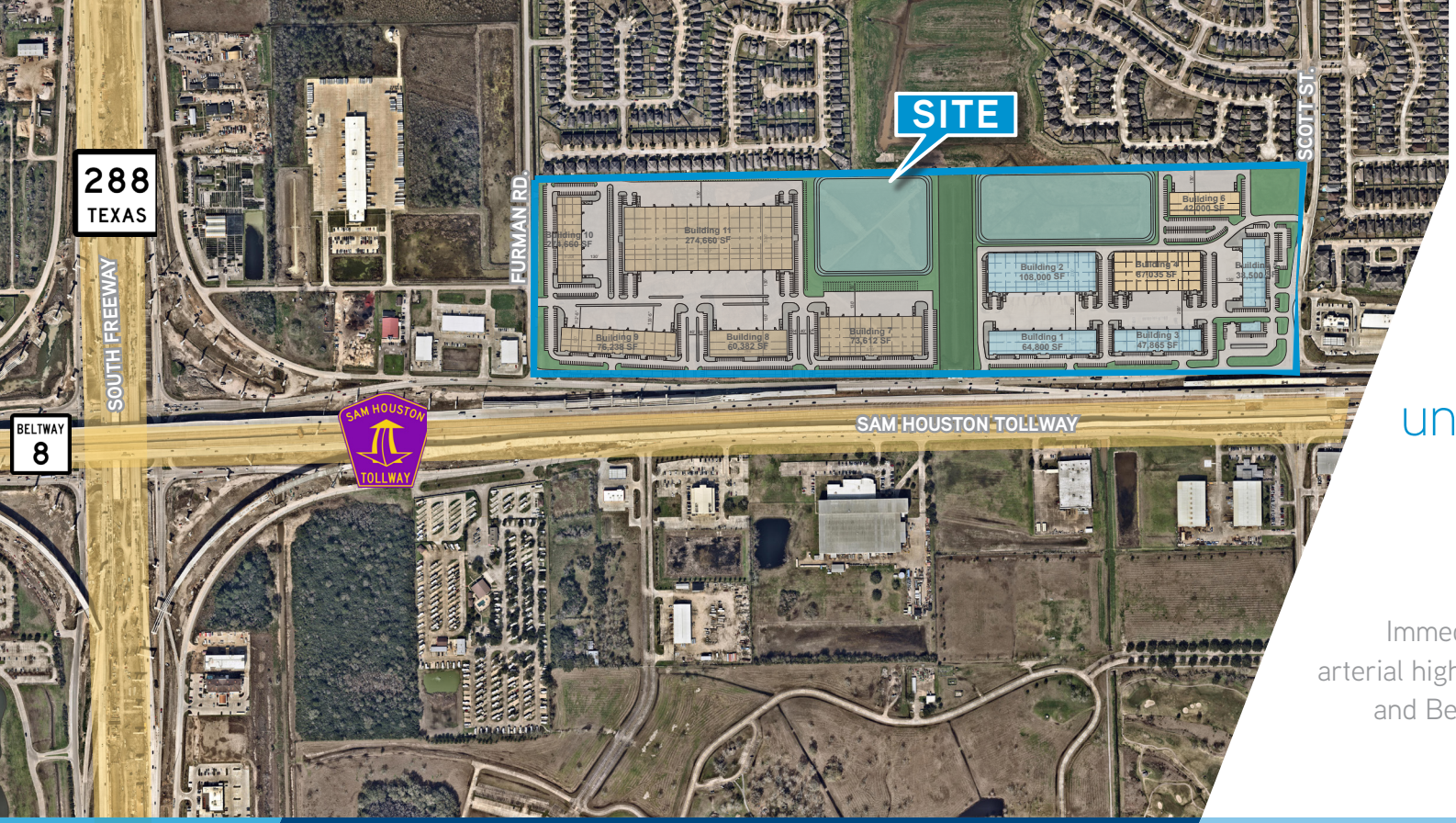
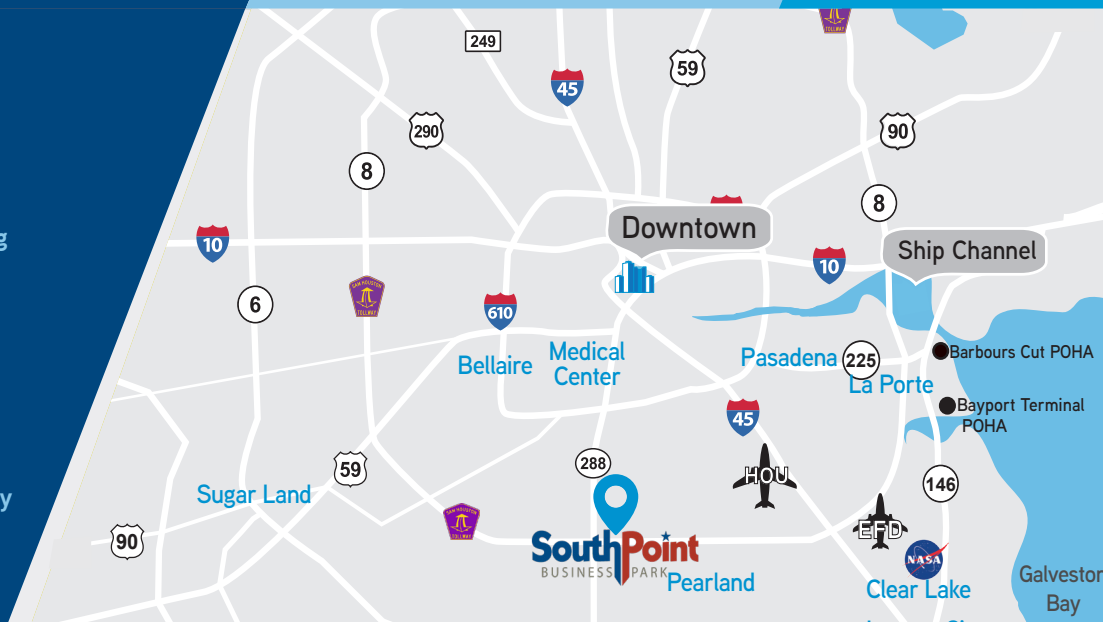


SouthPoint Business Park offers an unmatched location and superior connectivity.

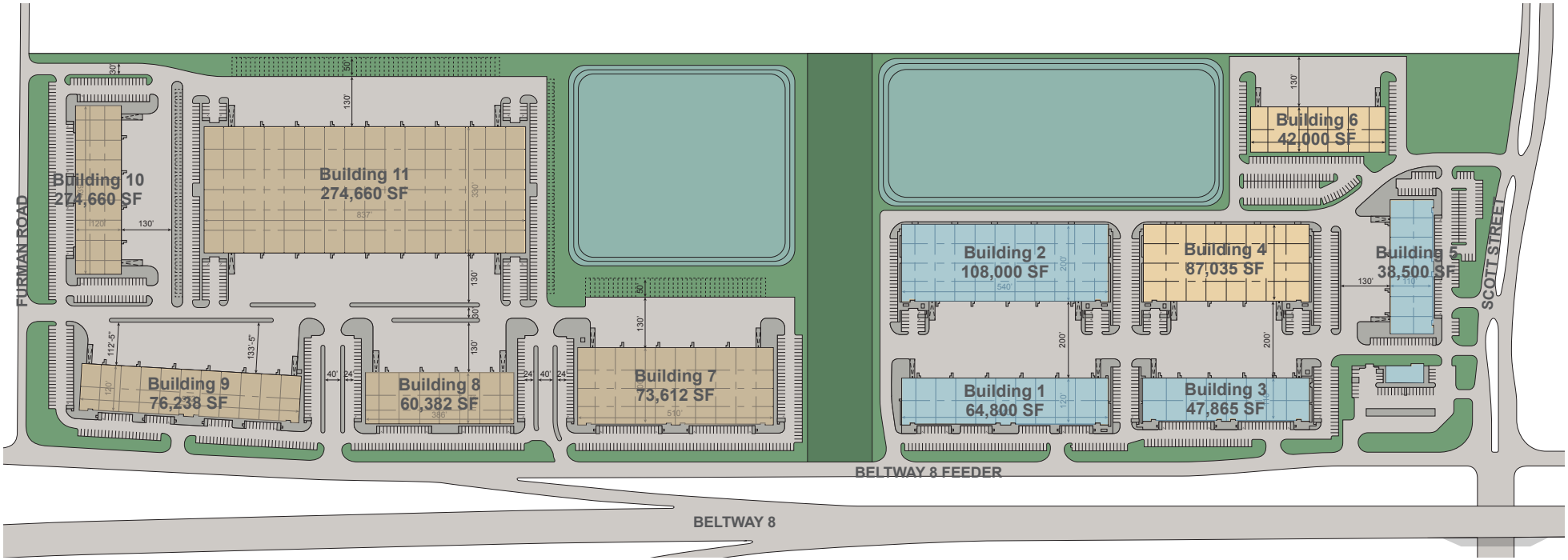
Immediate access to two of Houston's arterial highways, SH 288 (South Freeway) and Beltway 8 (Sam Houston Tollway).

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



LEASED/SOLD AVAILABLE PROPOSED

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.

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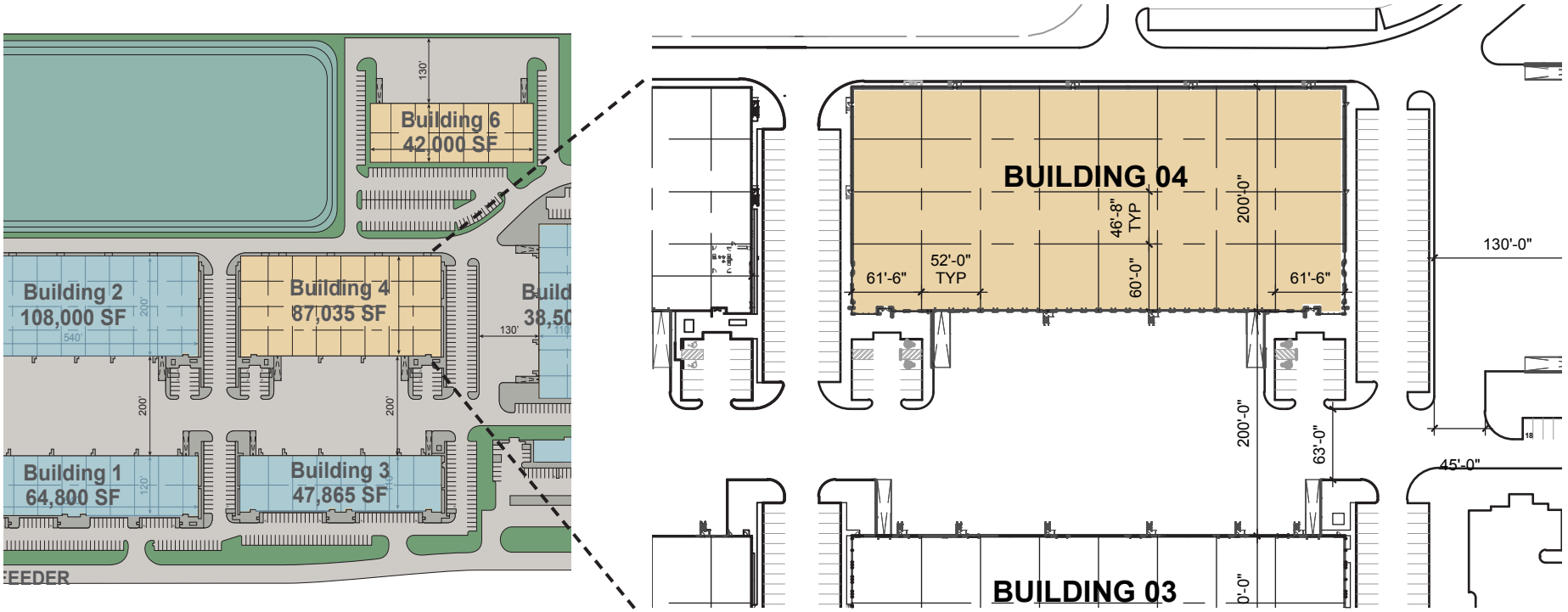

BUILDING SPECIFICATIONS

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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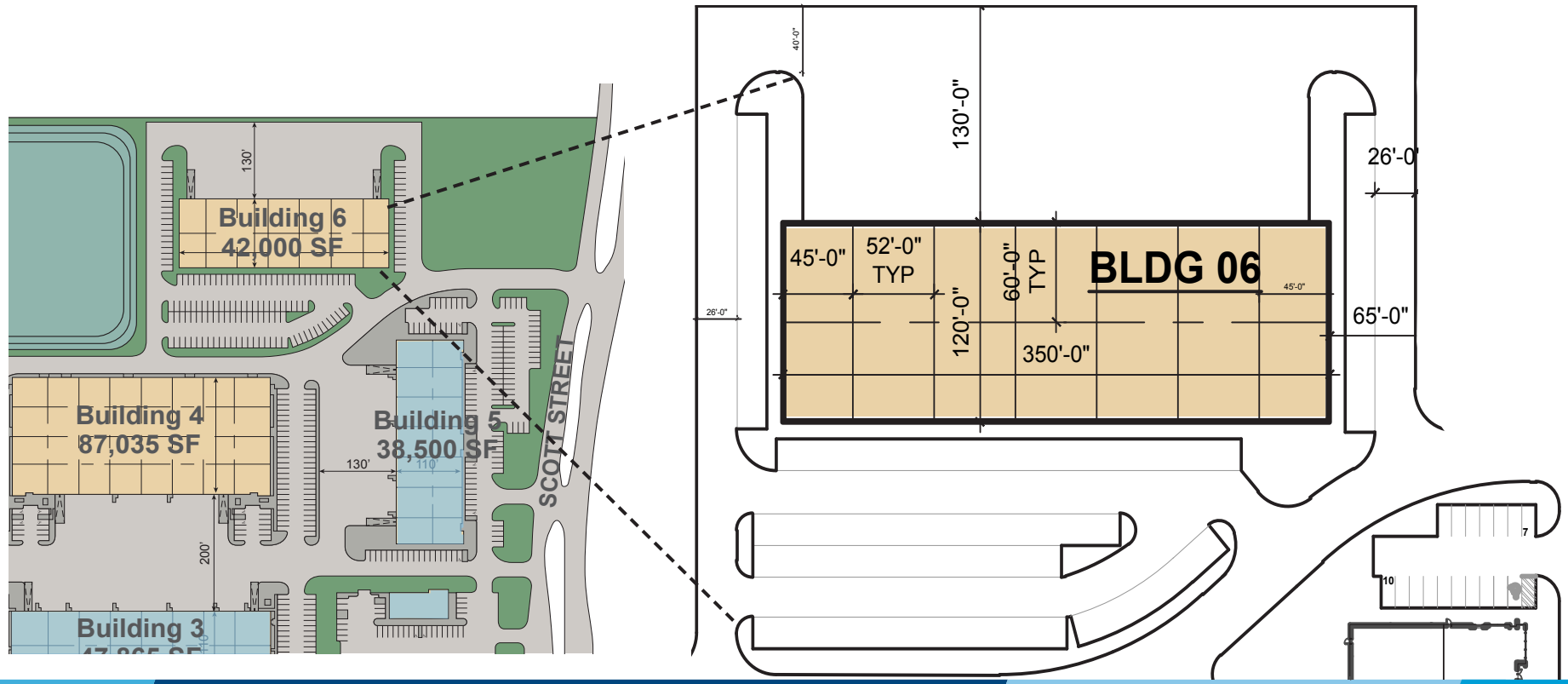

BUILDING SPECIFICATIONS

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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EQUAL HOUSING OPPORTUNITY

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 though 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date