

HOUSTON CBD

Freightmaster USA

kloekner metals



Mesa Dr | 15,000 VPD

Nailor

Tenaris
MESA DRIVE FACILITY

STG



Little York Rd | 8,000 VPD

IKG
Easton energy

315 AC
MESA DR

Mesa Dr | 15,000 VPD

18± ACRES OF FUTURE INDUSTRIAL DEVELOPMENT

SHARK TRUCKING

U.S. United States Steel



315 AC

MESA DR

HOUSTON, TEXAS

E Mt. Houston Rd | N Lake Houston Pkwy
8,000 VPD

THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a +/- 315 acre development site (“the Property”) in northeast Houston on Mesa Dr. The Property is a premier industrial development opportunity with the ability to serve as a distribution and/or manufacturing hub as well as access to rail. With frontage on Mesa Drive, just south of E. Mt. Houston Rd./ N. Lake Houston Parkway, the site has quick access to both US 59 and Beltway 8. The Property is one of the last remaining large development sites inside Beltway 8 and is positioned well to take advantage of Houston’s robust industrial market.



PROPERTY DESCRIPTION

18± ACRES OF FUTURE INDUSTRIAL DEVELOPMENT

SITE SIZE

315± Acres

ADDRESS

11200 Mesa Dr, Houston, TX 77078

SCHOOLS

- KIPP Legacy Preparatory
- Fonwood Early Childhood School
- KIPP Voyage Academy For Girls
- Forest Brook Middle School
- North Forest High School

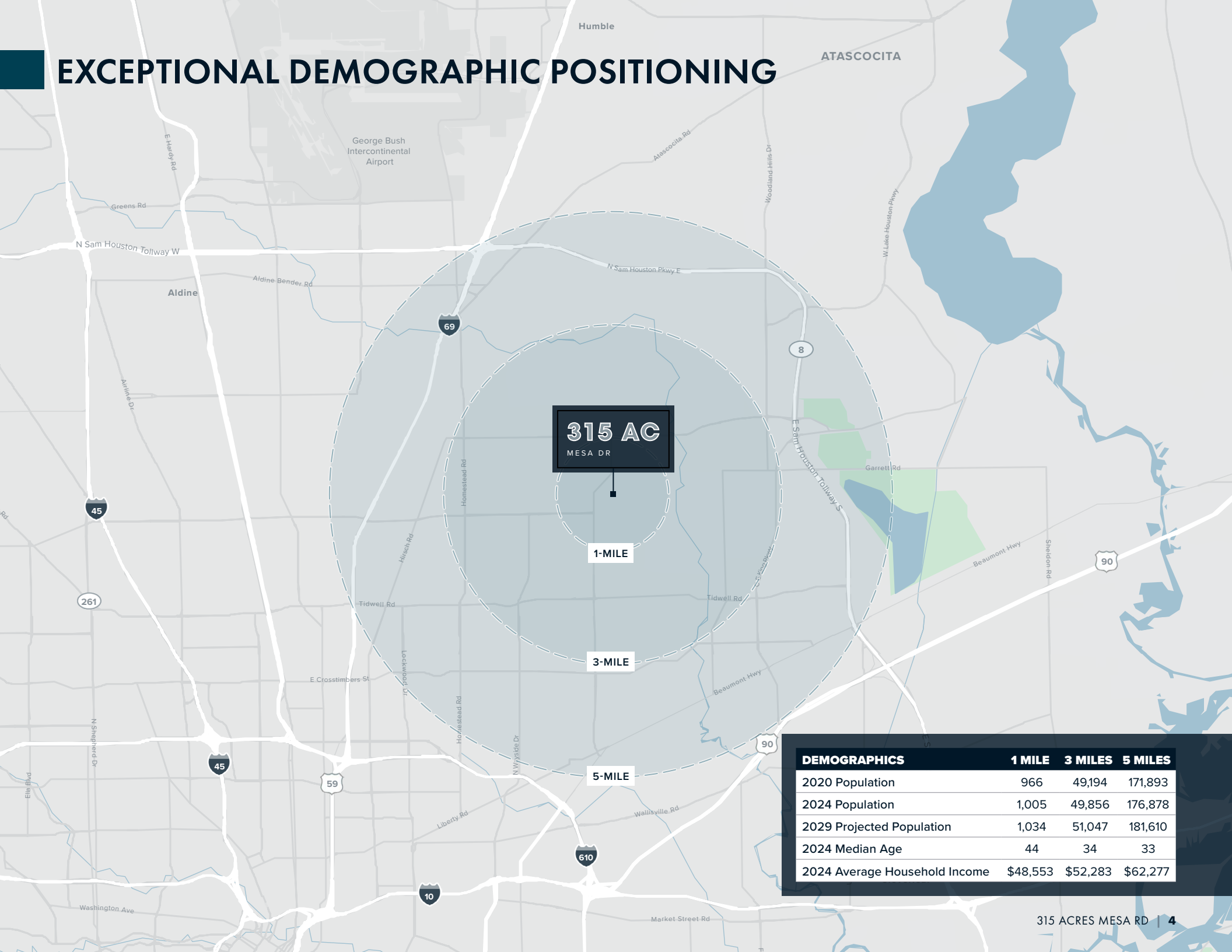
DEED & ZONING

Restricted for Industrial

FLOOD PLAIN

± 65 Acres Located in 500-Year Floodplain
± 9 Acres Located in 100-Year Floodplain

EXCEPTIONAL DEMOGRAPHIC POSITIONING



315 AC
MESA DR

1-MILE

3-MILE

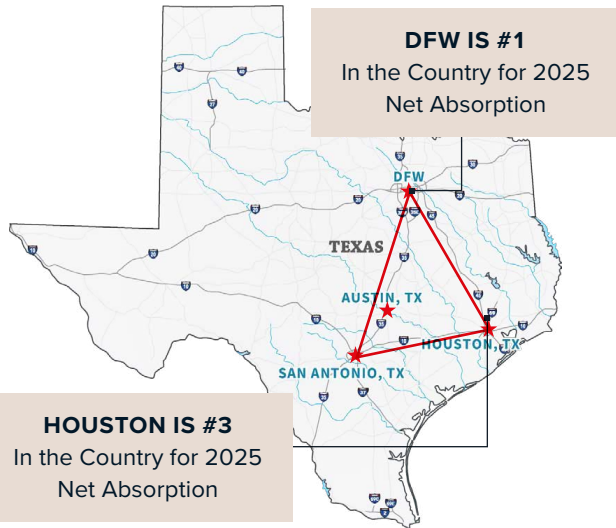
5-MILE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	966	49,194	171,893
2024 Population	1,005	49,856	176,878
2029 Projected Population	1,034	51,047	181,610
2024 Median Age	44	34	33
2024 Average Household Income	\$48,553	\$52,283	\$62,277

NATION INDUSTRIAL LEADING ABSORPTION & POPULATION GROWTH

THE FOUR MAJOR TEXAS MARKETS ACCOUNTED FOR 25% OF U.S. NET ABSORPTION IN 2025, DESPITE REPRESENTING ONLY 11% OF THE NATIONAL INVENTORY

THE TEXAS TRIANGLE



THESE FOUR MARKETS ACCOUNTED FOR 31% OF NATIONAL NET ABSORPTION IN 2024

DALLAS - FORT WORTH	HOUSTON	SAN ANTONIO	AUSTIN
922.2 Million SF Inventory	579.2 Million SF Inventory	121.0 Million SF Inventory	98.5 Million 2025 SF Inventory
24.6 Million SF 2025 Net Absorption	14.6 Million SF 2025 Net Absorption	629,158 SF SF Net Absorption	3.1 Million SF 2025 Net Absorption
8.3 Million MSA Population	7.8 Million MSA Population	2.8 Million MSA Population	2.5 Million MSA Population
4th Largest MSA in the Nation	5th Largest MSA in the Nation	24th Largest MSA in the Nation	25th Largest MSA in the Nation

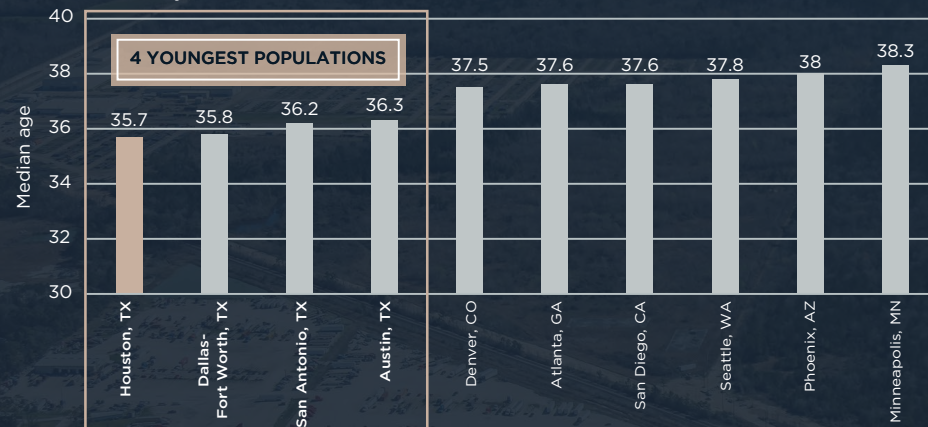
1.7 BILLION
Total TX Triangle
Industrial Inventory

41.7 MILLION
Total TX Triangle
2025 Net Absorption

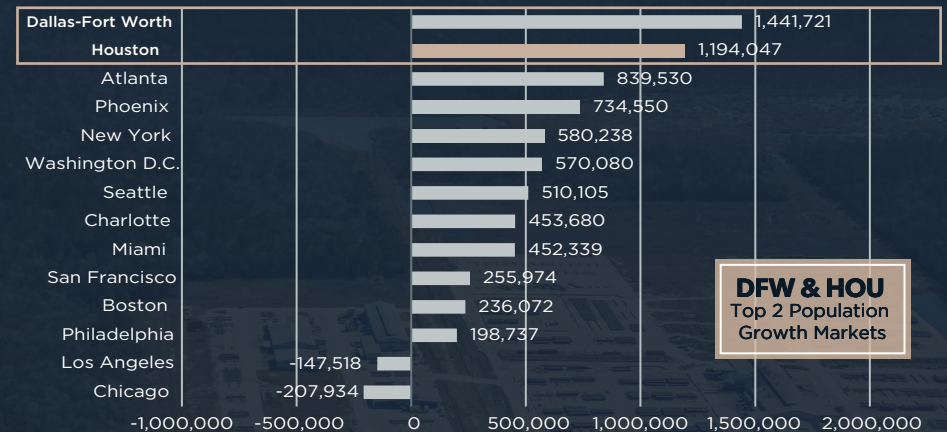
23.5 MILLION
Total TX Triangle
Population

THE YOUNGEST & FASTEST GROWING REGION IN THE NATION FUELLING REMARKABLE NET ABSORPTION & GROWTH

TEN YOUNGEST MAJOR U.S. MARKETS

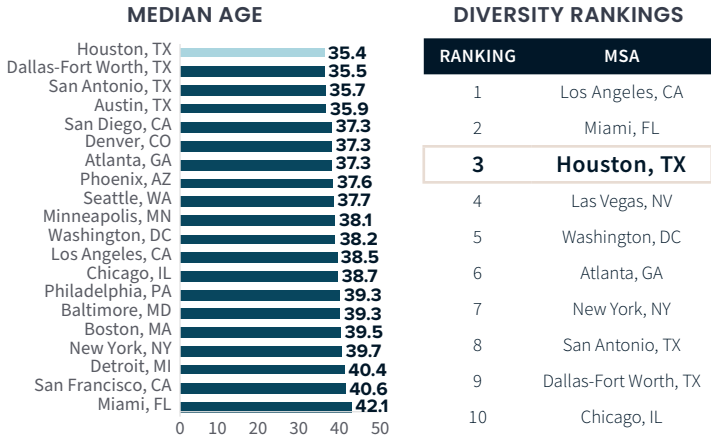


POPULATION GROWTH (2015-2025)



HOUSTON RESILIENCY: FIVE THINGS TO KNOW

01 Houston is a thriving and diverse city with the youngest population among major U.S. metros



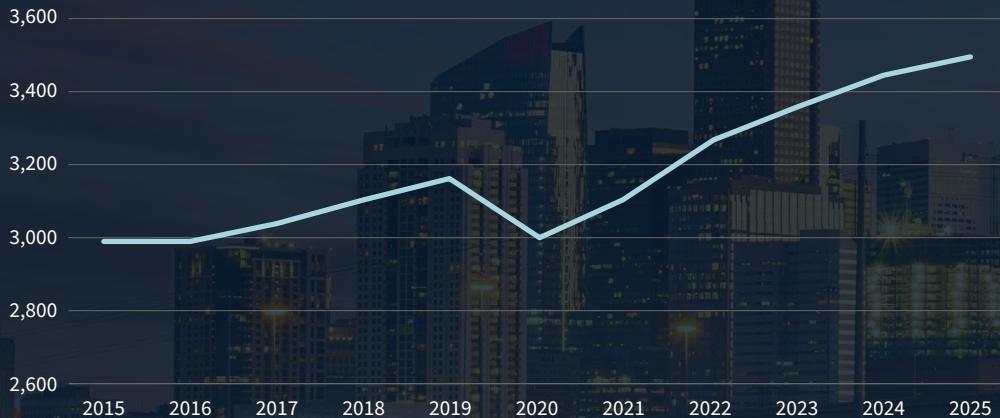
Texas was the top state for population growth in 2024, with 65% of growth coming from in-migration.

TOP 5 METROS FOR IN-MIGRATION

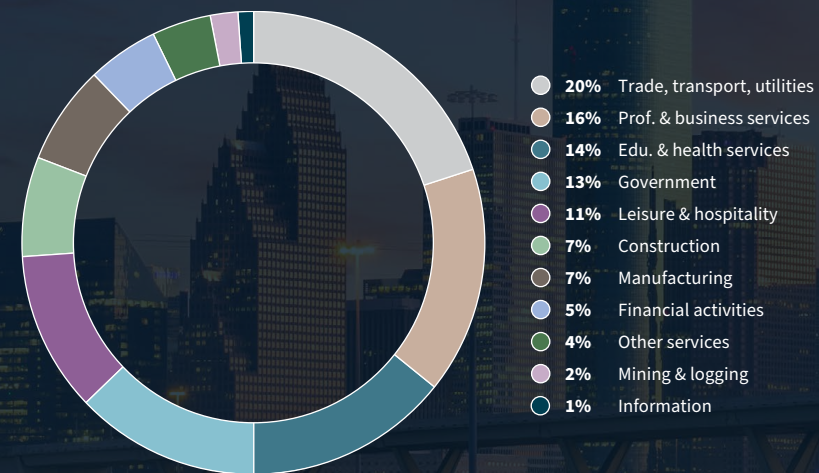
RANKING	MSA
1	New York
2	Los Angeles
3	Chicago
4	New Orleans
5	Riverside



02 Houston's total nonfarm employment is approaching 3.5 million in 2025, a 16% increase over the past 10 years

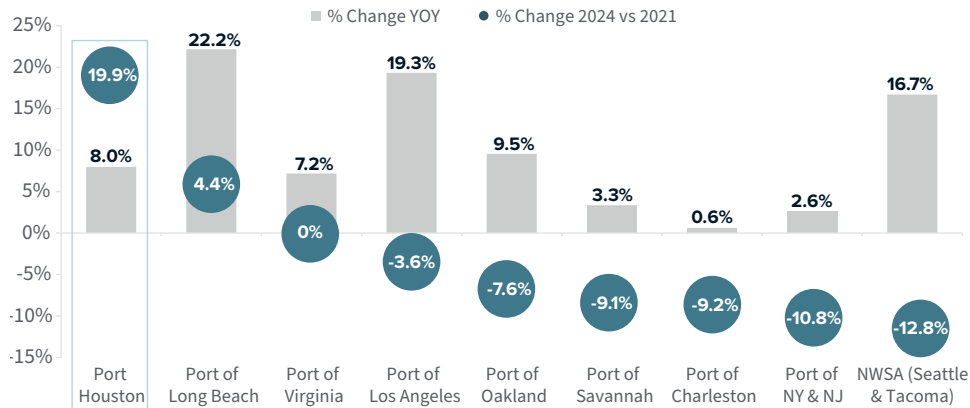


Houston's Industry Diversity

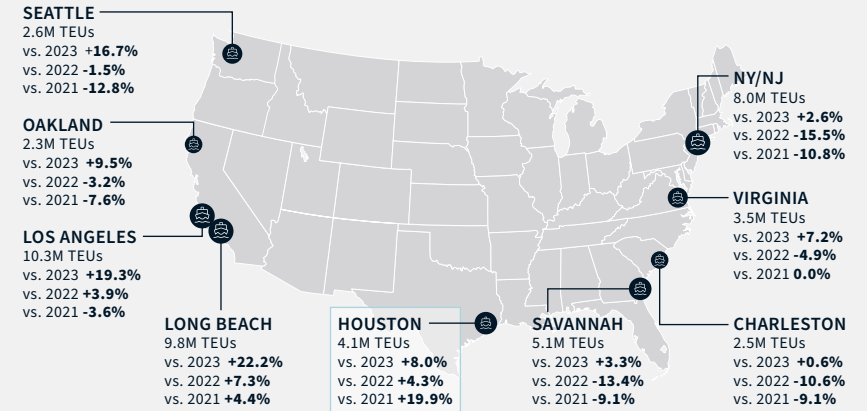


HOUSTON RESILIENCY: FIVE THINGS TO KNOW

03 Port Houston continues its record-breaking growth, a major economic engine for the entire Gulf Coast region.



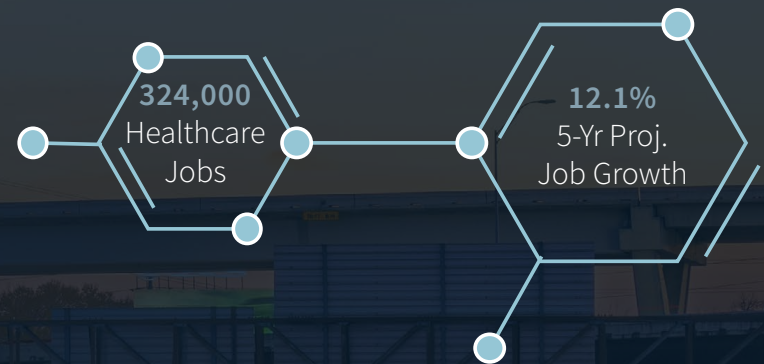
Port Houston is now the 5th-largest container terminal in the U.S.



04 Houston is home to 26 Fortune 500 companies, ranking 3rd nationally for corporate headquarters in 2025.

RANKING	COMPANY NAME	RANKING	COMPANY NAME
8	ExxonMobil	194	Halliburton
16	Chevron	197	Waste Management
28	Phillips 66	214	Group 1 Automotive
56	Sysco	224	Corebridge Financial
75	ConocoPhillips	256	Targa Resources
78	Enterprise Products Partners	275	Cheniere Energy
92	Plains GP Holdings	289	Kinder Morgan
143	Hewlett Packard Enterprise	345	Westlake Corporation
153	NRG Energy	422	APA
155	Baker Hughes	443	NOV
159	Occidental Petroleum	450	CenterPoint Energy
183	EOG Resources	474	Par Pacific Holdings
184	Quanta Services	480	KBR

05 Houston was the only Texas metro to land on the U.S. life sciences cluster rankings due to its impressive base of talent and research institutions. The life sciences sector has seen marked employment growth, advancing greater Houston's position as an emerging market



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