



EXPLORATION PARK

NASA JOHNSON
SPACE CENTER

DELIVERING Q4 2026



15,000 - 1,500,000 SF | For Lease



American Center for Manufacturing and Innovation (ACMI) has planned the 207 acres to include up to 22 single story buildings with a range of

sizes from 15,000 to 1,500,000 SF. In many cases, these buildings will be replaced with a build-to-suit concept. Initial renderings contemplate single story buildings with 24 to 30 feet of clear height with rear or side loading that would be ideal for facility needs such as: research and development / laboratory, clean room, office, light assembly or manufacturing. Ground lease options are also available.

22
BUILDINGS

207 AC
TOTAL ACREAGE

15K - 1.5M SF
BUILD TO SUIT

Q4 2026
EXPECTED DELIVERY

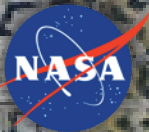
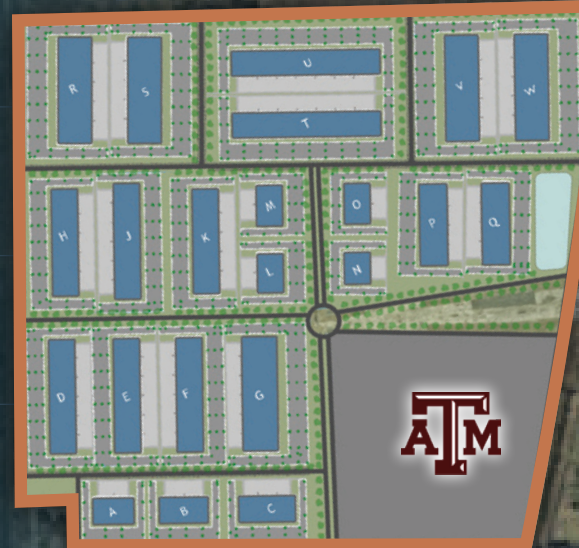
Suitable for light industrial / flex, R&D lab production, aerospace or defense industries

DEVELOPMENT TIMELINE

H2 2024
Design &
Preconstruction

H1 2025
Commence Initial
Phase Construction

Q4 2026
Initial Phase
Construction Complete





UTILITY INFRASTRUCTURE

UTILITY / AUTHORITY	INITIAL PHASE UTILITY GOAL
WATER: Clear Lake City Water Authority (CLCWA)	12"
SEWER: Clear Lake City Water Authority (CLCWA)	8"
ELECTRIC: Centerpoint Energy	12 MW
TELECOMMUNICATIONS: Multiple providers available	Gigabit

WHY EXPLORATION PARK

American Center for Manufacturing and Innovation (ACMI) is developing **Exploration Park at NASA's Johnson Space Center (JSC)**. Building on JSC's legacy in human space missions, Exploration Park will provide the infrastructure needed to drive the space economy and emerging technologies, supporting both local and national space exploration initiatives. With innovation at its core, Exploration Park will serve as a hub where large companies and small start-ups can collaborate, fostering rapid scaling and accelerated technology development.

The 207-acre Exploration Park campus offers build-to-suit opportunities for companies in critical defense, aerospace, private space exploration, robotics/automation, artificial intelligence and general heavy/light manufacturing, lab/R&D, and technology industries. Exploration Park is positioned to accommodate a wide array of end-user requirements supporting buildings up to +1,500,000 SF of manufacturing, traditional industrial/flex, lab/R&D, office and ancillary retail.

- Adjacent to NASA, this location offers direct access to space industry collaboration, placing tenants at the heart of innovation and technological advancement in the thriving space ecosystem.
- For commercial, civil, scientific, and defense applications
- Scale emerging technologies through support from aligned capabilities and infrastructure
- Optimize the commercial space industry's supply chain for rapid innovation, quick deployment, and maximum resilience
- Create a world-class development ecosystem for human spaceflight and space-related manufacturing

Key Partners



GREATER HOUSTON
PARTNERSHIP

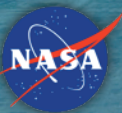


UHCL University of Houston
Clear Lake

**BAY AREA
HOUSTON**
Economic Partnership



Space Center Houston



CENTRALLY POSITIONED IN THE **HEART** OF HOUSTON'S AEROSPACE HUB



ELLINGTON AIRPORT

Ellington Airport houses a commercial spaceport facility, one of only a handful in the United States. This spaceport is notable for its proximity to a large city, setting it apart from other similar installations.

HOUSTON SPACEPORT

A city-based, FAA-approved spaceport in Houston serves as a hub for aerospace activities. It supports certain spacecraft operations and offers diverse facilities for research, business, and manufacturing in the space sector.

TEXAS A&M SPACE INSTITUTE

The Texas A&M Space Institute at NASA fosters collaboration between academia and space exploration. It conducts joint research, develops space technologies, and provides educational opportunities in aerospace engineering and medicine. This partnership advances NASA's missions while preparing students for careers in the space industry.

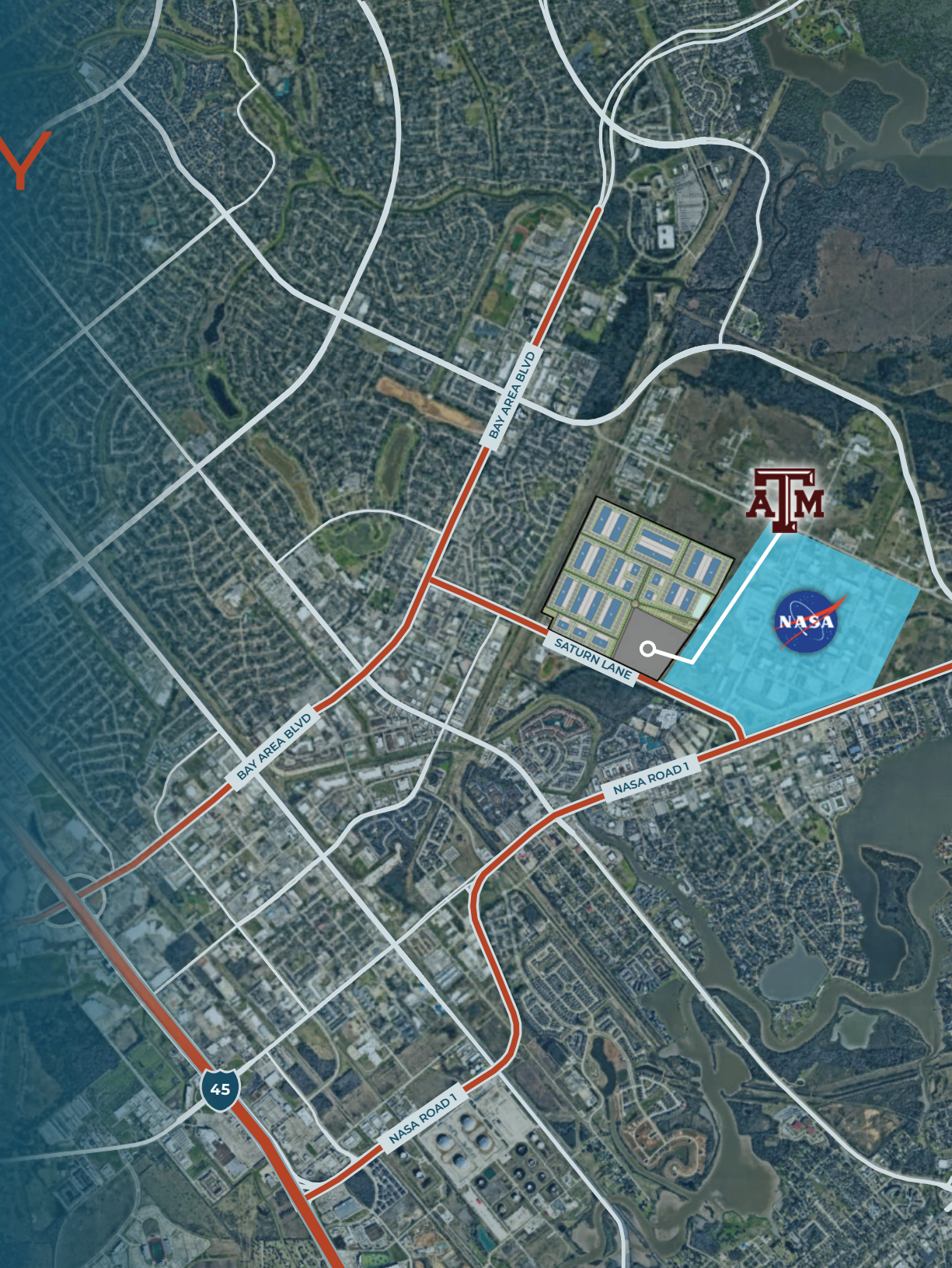
CONNECTIVITY CENTRAL

LOCATION: A prime in-fill site located in Southeast Houston, offering unparalleled proximity to NASA JSC and exceptional strategic connectivity for distribution and operations. With direct highway access to Houston's major submarkets and close proximity to the Port of Houston, this site is ideally positioned for a variety of uses.

ACCESSIBILITY: Multiple points of ingress/egress offering excellent circulation/access to I-45 and I-10 – benefits labor and distribution.

DEMOGRAPHICS	1 MI	3 MI	5 MI
2024 Total Population	11,075	81,651	185,727
Daytime Population	17,171	105,873	189,158

DESTINATION	APPROX DRIVE TIME
Barbours Cut Terminal	15 min
Bayport Container Terminal	12 min
Manchester Terminal	25 min
Houston Hobby Airport	18 min
IAH	40 min
Houston CBD	30 min
San Antonio, TX	3.5 hrs
Dallas, Texas	4 hrs



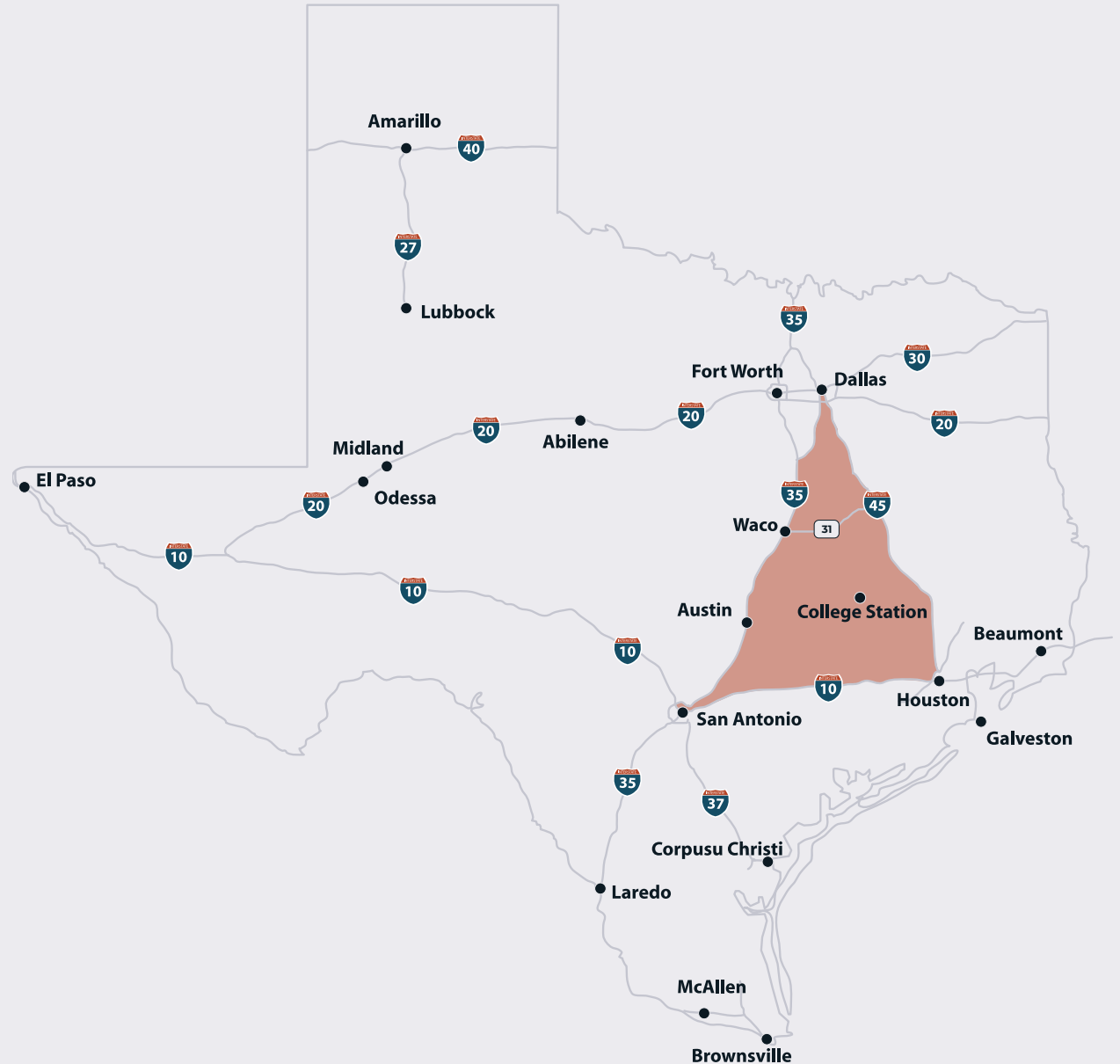
TEXAS TRIANGLE

DEMOGRAPHICS & POPULATION GROWTH

- ▶ 73% of Texas' 30.8 million population is located within the Texas Triangle
- ▶ Texas Triangle's population (as of 2024): 22.6 million
 - Annual Growth Rate: 1.38%
 - 5-year population growth by 2029: 1.6 million
 - 24.8% of the US' 5-year population growth (2024-2029) will be located within the Texas Triangle
- ▶ The median age in the Texas Triangle is 36.0, compared to the U.S. median age of 39.3

BUSINESS SUMMARY

- ▶ Transportation Industry
 - Annual Growth Rate: 1.38%
 - 5-year population growth by 2029: 1.6 million
- ▶ Eating & Drinking Places
 - 55,773 business
- ▶ Food Stores
 - 17,801 business



DALLAS	FORT WORTH	AUSTIN	HOUSTON	SAN ANTONIO
60 MI	80 MI	160 MI	180 MI	260 MI



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