



# AEROPoint 1960

MANUFACTURING  
DISTRICT

PEOPLE.  
INFRASTRUCTURE.  
OPPORTUNITY.  
WITHIN REACH.

## CLASS A MANUFACTURING CAMPUS FOR SALE & FOR LEASE

EXCLUSIVELY MARKETING BY

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AEROPOINT 1960

# MASTERPLAN

CLASS A MANUFACTURING CAMPUS

TEN-BUILDING MANUFACTURING CAMPUS DESIGNED FOR A RANGE OF INDUSTRIAL USERS, WITH FLEXIBLE BUILDING SIZES, CRANE-READY FACILITIES AND DEDICATED OUTSIDE STORAGE OPPORTUNITIES.



**AEROPOINT**  
**1960** | MANUFACTURING DISTRICT

± 44.7  
Acres

457,600SF  
Total Building Area

10  
Buildings

## PHASE I - DELIVERING Q3 2027 (OCTOBER)

|    | BUILDING SF | CRANE CAPACITY     | LAND    |
|----|-------------|--------------------|---------|
| 01 | 30,800 SF   | 20-Ton Crane Ready | 2.5 AC  |
| 02 | 40,200 SF   | 20-Ton Crane Ready | 4.08 AC |
| 03 | 60,200 SF   | 40-Ton Crane Ready | 5.48 AC |
| 04 | 53,100 SF   | 40-Ton Crane Ready | 5.8 AC  |
| 05 | 18,000 SF   | 20-Ton Crane Ready | 2.23 AC |

## PHASE II - PROPOSED (BUILD-TO-SUIT/DESIGN BUILD)

|    | BUILDING SF | CRANE CAPACITY     | LAND     |
|----|-------------|--------------------|----------|
| 06 | 45,000 SF   | 20-Ton Crane Ready | ≈3.66 AC |
| 07 | 42,000 SF   | 20-Ton Crane Ready | ≈3.74 AC |
| 08 | 60,000 SF   | 20-Ton Crane Ready | ≈5.61 AC |
| 09 | 28,000 SF   | 20-Ton Crane Ready | ≈2.69 AC |
| 10 | 80,300 SF   | 40-Ton Crane Ready | ≈7.56 AC |

Phase I land and coverage per PBA individual building sheets (SD Package, 04 Sep 2026); these supersede the area key on the overall sheet for Buildings 03 and 05. Totals match the published Overall Site Plan (457,600 SF / 44.68 AC / 23.5%); gross site includes roads, detention, and the tank & pump house lot. Gold values are estimates — Phase II lots scaled from the SD site plan pending a PBA area key; Phase II crane capacity per the Phase I standard.



Phase I - Delivering Summer 2027

Phase II - Proposed  
(Build-to-Suit/Design Build)

# PROPERTY OVERVIEW

Downtown Houston  
± 34 Miles

TO I-45  
± 7.0 Miles

✈  
George Bush  
Intercontinental Airport  
5 Min

Farm to Market 1960 Rd E

Broze Road

To Beltway 8  
± 4.0 Miles

8



Phase I Buildings

Phase II Buildings

BLDG 02  
40,200 SF

BLDG 01  
30,800 SF

BLDG 05  
18,000 SF

BLDG 04  
53,100 SF

BLDG 06  
45,000 SF

BLDG 03  
60,200 SF

BLDG 09  
28,000 SF

BLDG 07  
42,000 SF

BLDG 08  
60,000 SF

BLDG 10  
80,300 SF

# SITE ACCESS

## BUILT FOR MOVEMENT

Direct access to major transportation corridors gives Aeropoint 1960 a strategic advantage for distribution, manufacturing and industrial users across the Houston region.

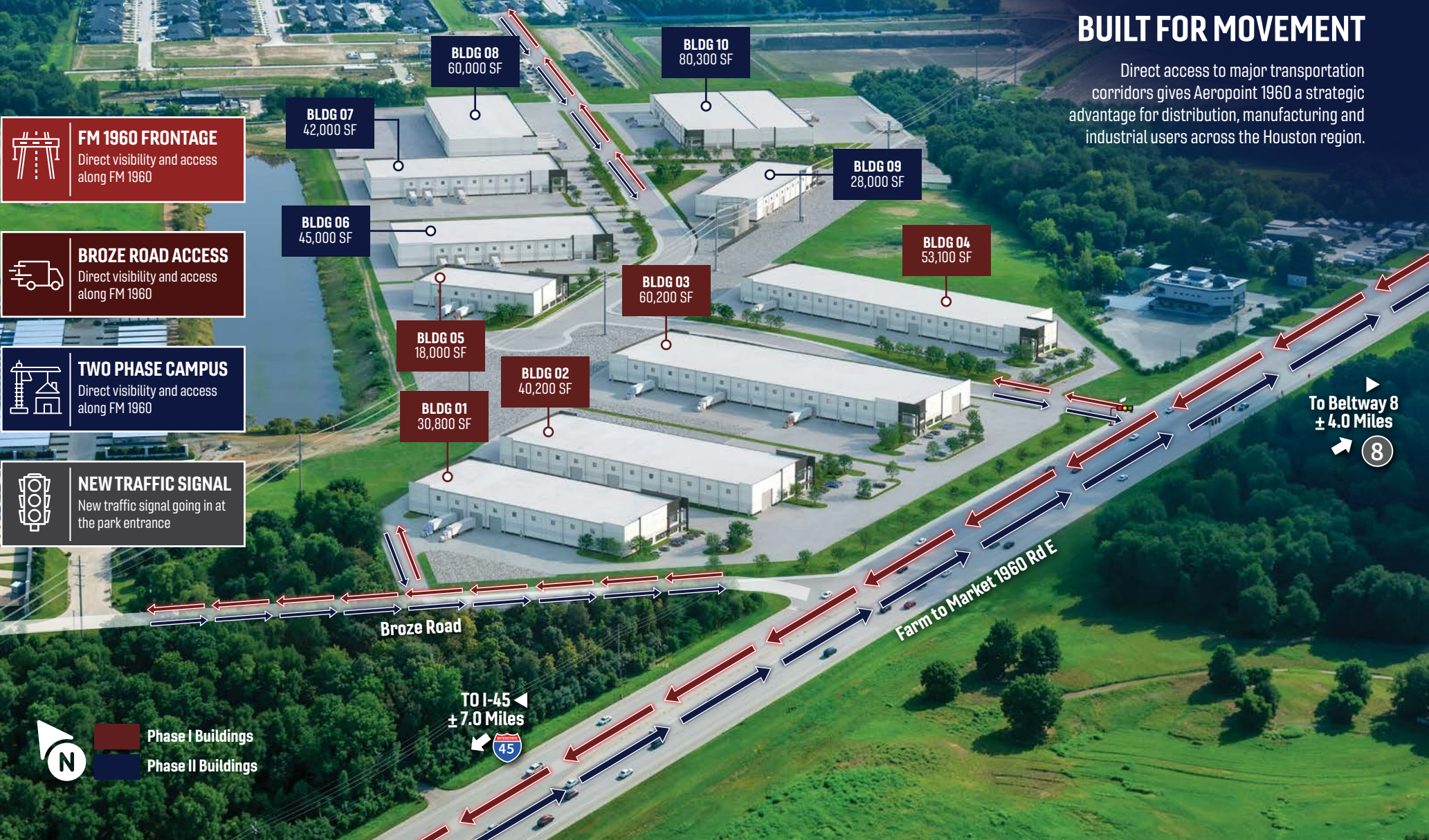
**FM 1960 FRONTAGE**  
Direct visibility and access along FM 1960

**BROZE ROAD ACCESS**  
Direct visibility and access along FM 1960

**TWO PHASE CAMPUS**  
Direct visibility and access along FM 1960

**NEW TRAFFIC SIGNAL**  
New traffic signal going in at the park entrance

**Phase I Buildings**  
**Phase II Buildings**



AEROPOINT 1960

# BUILDING 01

## 30,800 SF

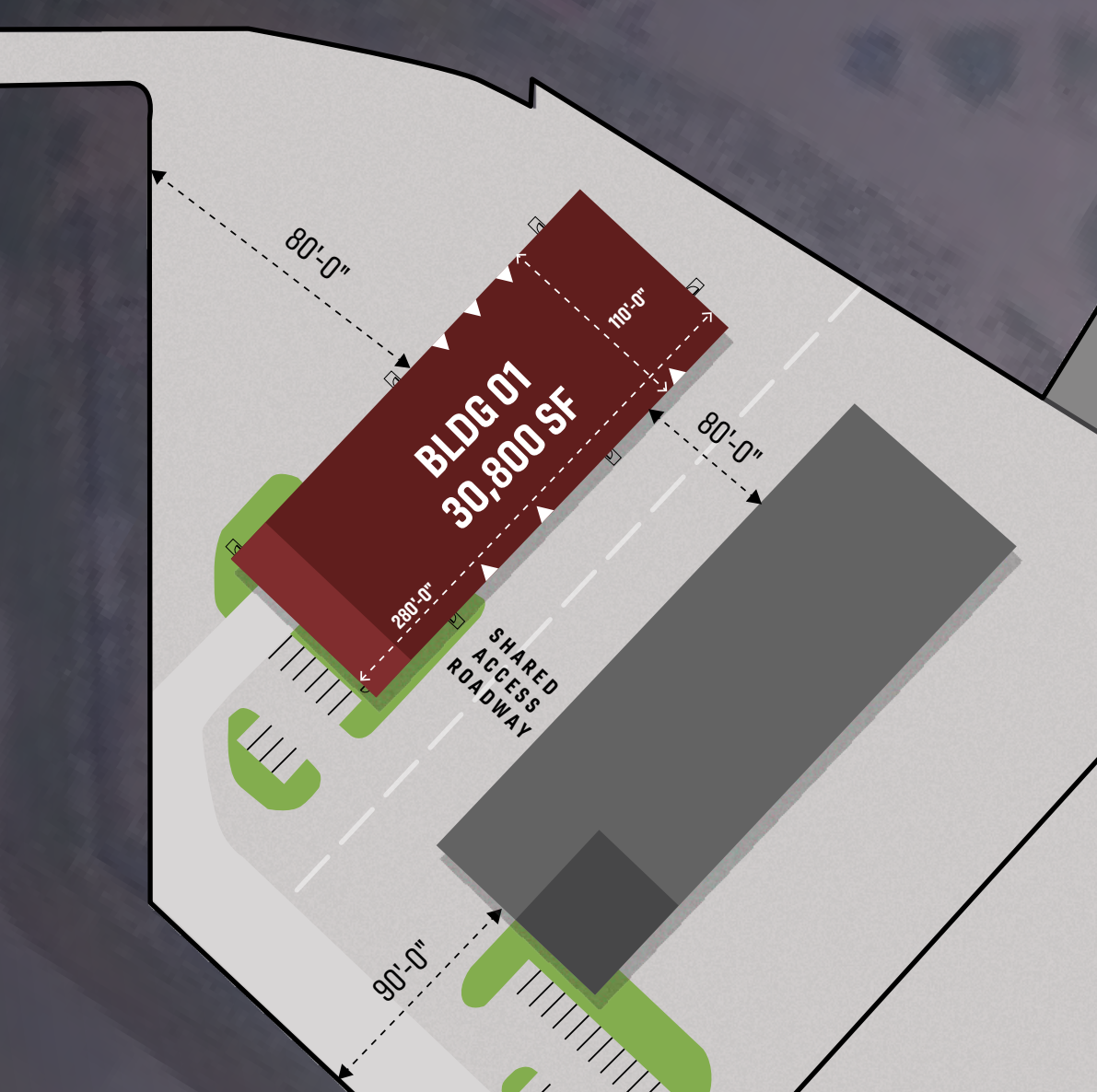
PHASE I

SITUATED ON 2.5 ACRES

|                    |                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Building Size      | 30,800 SF                                                                                                                              |
| Spec Office SF     | 2,995 SF<br><small>Per PBA SD floor plan; final office program per tenant</small>                                                      |
| Land — Total Acres | 2.5 AC                                                                                                                                 |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                               |
| Sprinkler System   | e.g., ESFR Sprinkler System<br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | 32'-0"<br><small>Per PBA SD elevations; top of parapet 35'-6"</small>                                                                  |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                               |
| Detention          | Off-site Regional Detention                                                                                                            |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors                                                                                                         |
| Dock-High Doors    | Dock Well Capable                                                                                                                      |
| Power              | 3-Phase, 480V, 1,00 Amps                                                                                                               |

■ Completed  
■ Estimated  
■ To Be Completed

N Building 01



2.5  
ACRES



20-TON  
CRANE READY



13  
PARKING SPACES



110' - 0"  
BUILDING DEPTH



80' - 0"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT

AEROPOINT 1960

# BUILDING 02

## 40,200 SF

PHASE I

SITUATED ON 4.08 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 40,200 SF                                                                                                                                     |
| Spec Office SF     | 3,987 SF<br><small>Per PBA SD floor plan; final office program per tenant</small>                                                             |
| Land — Total Acres | 4.08 AC                                                                                                                                       |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | 32'-0"<br><small>Per PBA SD elevations; top of parapet 35'-6"</small>                                                                         |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors + Two (2) 22'x22' Overhead Doors                                                                               |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1,000 Amps (pad-mounted, ability to upgrade)                                                                                   |

Completed  
 Estimated  
 To Be Completed

Building 02



4.08  
ACRES



20-TON  
CRANE READY



19  
PARKING SPACES



120' - 0"  
BUILDING DEPTH



115' - 0"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT

5319 FM 1960 RD W, HUMBLE, TX 77338



AEROPOINT 1960

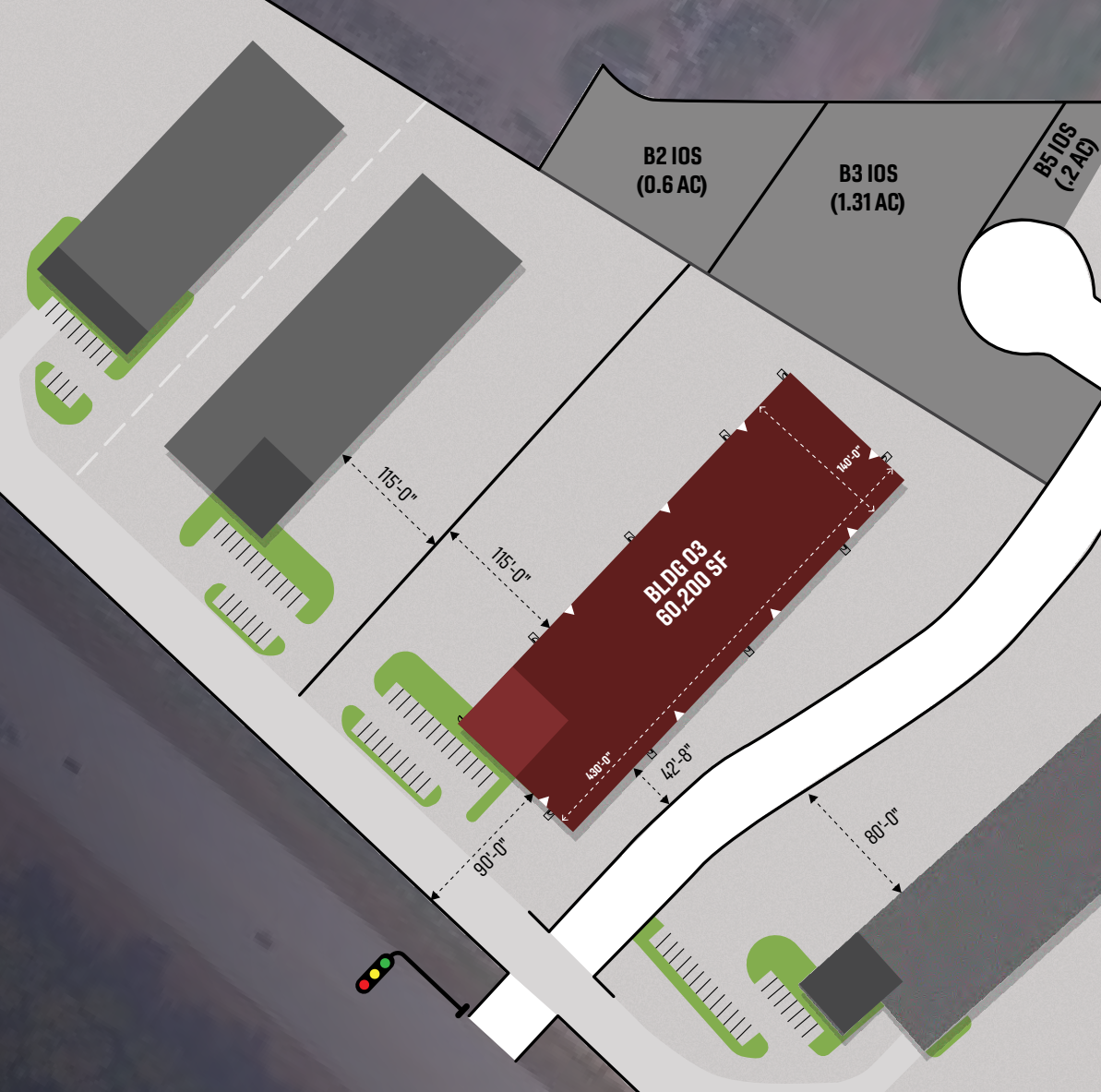
# BUILDING 03

## 60,200 SF

PHASE I

SITUATED ON 5.48 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 60,200 SF                                                                                                                                     |
| Spec Office SF     | 4,900 SF<br><small>Per PBA SD floor plan; final office program per tenant</small>                                                             |
| Land — Total Acres | 5.48 AC                                                                                                                                       |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | <b>32'-0"</b><br><small>Per PBA SD elevations; top of parapet 35'-6"</small>                                                                  |
| Crane served       | Up to 40-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors + Two (2) 22'x22' Overhead Doors                                                                               |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1,000 Amps (pad-mounted, ability to upgrade)                                                                                   |



5.48  
ACRES



40-TON  
CRANE READY



51  
PARKING SPACES



140' - 0"  
BUILDING DEPTH



115' - 0"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT

- Completed
- Estimated
- To Be Completed

Building 03



5331 FM 1960 RD W, HUMBLE, TX 77338



AEROPOINT 1960

# BUILDING 04

## 53,100 SF

PHASE I

SITUATED ON 5.8 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 53,100 SF                                                                                                                                     |
| Spec Office SF     | 4,248 SF<br><small>Per PBA SD floor plan; final office program per tenant</small>                                                             |
| Land — Total Acres | 5.8 AC                                                                                                                                        |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | <b>32'-0"</b><br><small>Per PBA SD elevations; top of parapet 35'-6"</small>                                                                  |
| Crane served       | Up to 40-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors + Two (2) 22'x22' Overhead Doors                                                                               |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1,000 Amps (pad-mounted, ability to upgrade)                                                                                   |



5.8  
ACRES



40-TON  
CRANE READY



22  
PARKING SPACES



110'-0"  
BUILDING DEPTH



80'-0" & 90'-0"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT

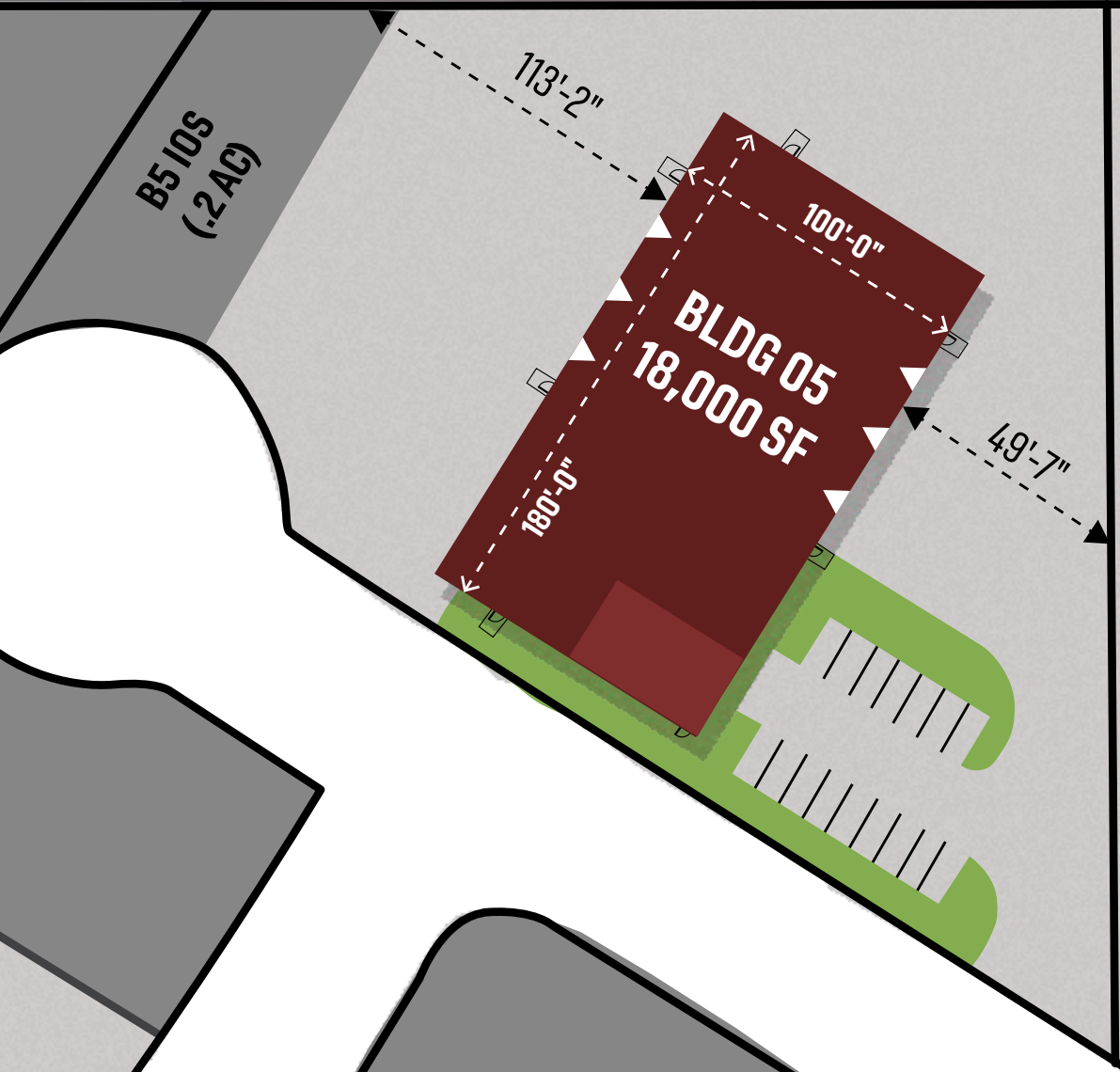
■ Completed  
■ Estimated  
■ To Be Completed

▲ Building 04



5403 FM 1960 RD W, HUMBLE, TX 77338





# AEROPOINT 1960

## BUILDING 05

### 18,000 SF

#### PHASE I

SITUATED ON 2.23 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 18,000 SF                                                                                                                                     |
| Spec Office SF     | 1,511 SF<br><small>Per PBA SD floor plan; final office program per tenant</small>                                                             |
| Land — Total Acres | 2.23 AC                                                                                                                                       |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | <b>32'-0"</b><br><small>Per PBA SD elevations; top of parapet 35'-6"</small>                                                                  |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors                                                                                                                |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1,000 Amps                                                                                                                     |

■ Completed  
■ Estimated  
■ To Be Completed

N Building 05



2.23  
ACRES



20-TON  
CRANE READY



21  
PARKING SPACES



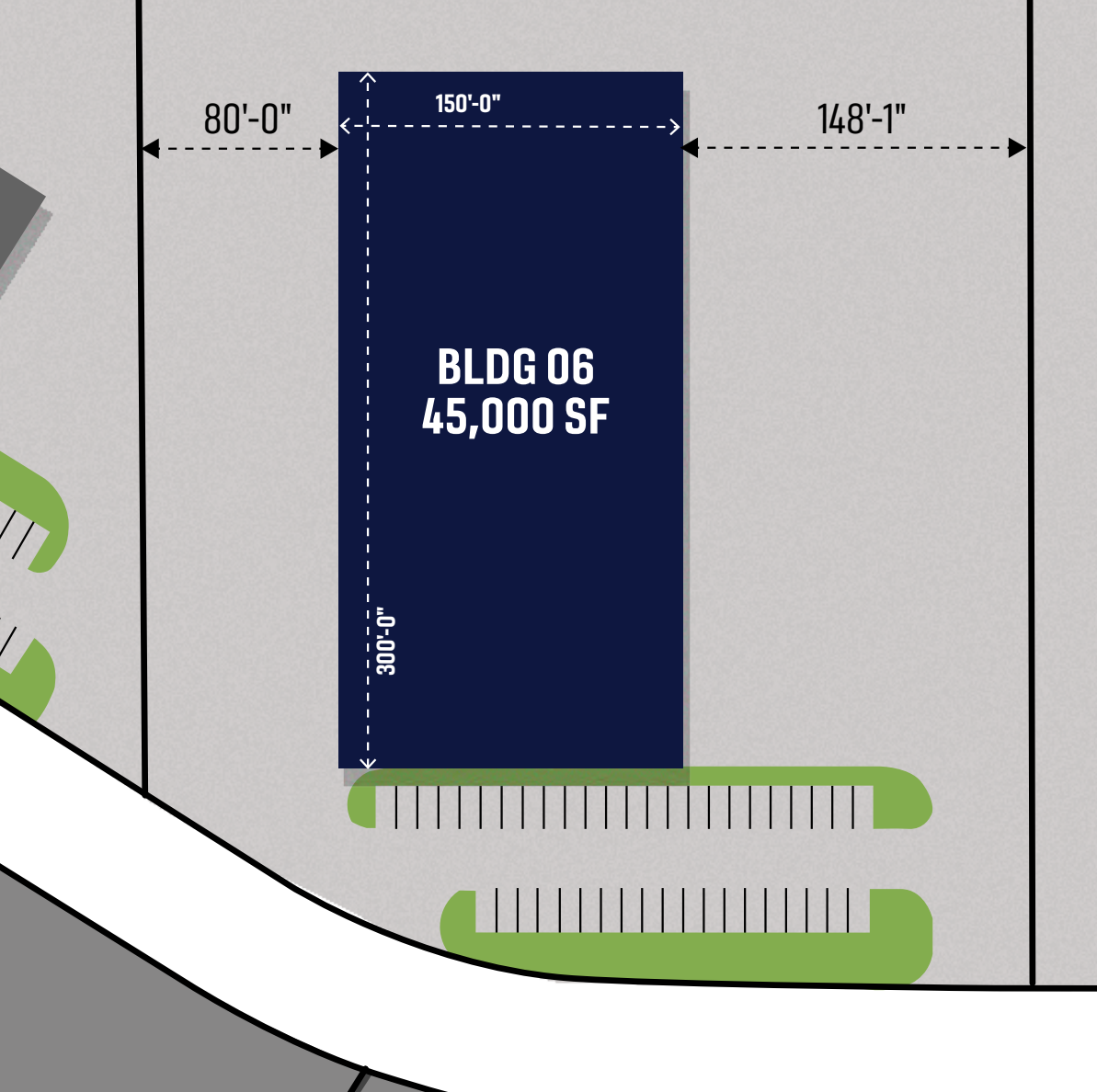
100' - 0"  
BUILDING DEPTH



113' - 0"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT



# AEROPOINT 1960

## BUILDING 06

### 45,000 SF

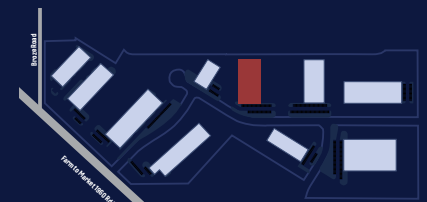
PHASE II

SITUATED ON ≈ 3.66 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building Size      | 45,000 SF                                                                                                                                     |
| Spec Office SF     | ≈3,600 SF<br><small>Estimated at 8% of Building SF; final office program TBD</small>                                                          |
| Land — Total Acres | ≈3.66 AC                                                                                                                                      |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | 32'-0"<br><small>Carried from Phase I standard (PBA SD elevations)</small>                                                                    |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors                                                                                                                |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1000 Amps (Pad Mounted)<br>Ability to Upgrade                                                                                  |

■ Completed  
■ Estimated  
■ To Be Completed

N Building 06



≈ 3.66  
ACRES



20-TON  
CRANE READY



43  
PARKING SPACES



150' - 0"  
BUILDING DEPTH



148' - 1"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT

AEROPOINT 1960

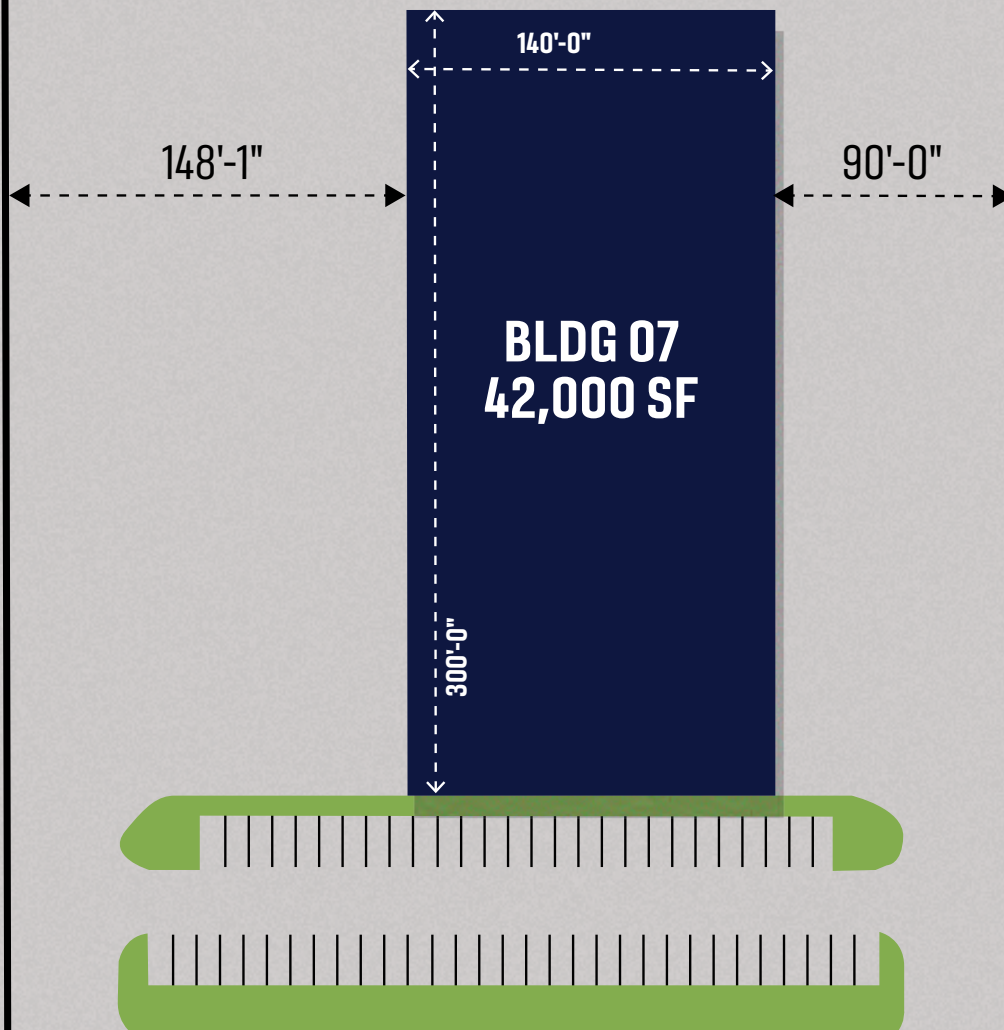
# BUILDING 07

## 42,000 SF

PHASE II

SITUATED ON ≈ 3.74 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 42,000 SF                                                                                                                                     |
| Spec Office SF     | ≈3,350 SF<br><small>Estimated at 8% of Building SF; final office program TBD</small>                                                          |
| Land — Total Acres | ≈3.74 AC                                                                                                                                      |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | 32'-0"<br><small>Carried from Phase I standard (PBA SD elevations)</small>                                                                    |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors                                                                                                                |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1000 Amps (Pad Mounted)<br>Ability to Upgrade                                                                                  |



≈ 3.74  
ACRES



20-TON  
CRANE READY



58  
PARKING SPACES



140' - 0"  
BUILDING DEPTH



148' - 1"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT



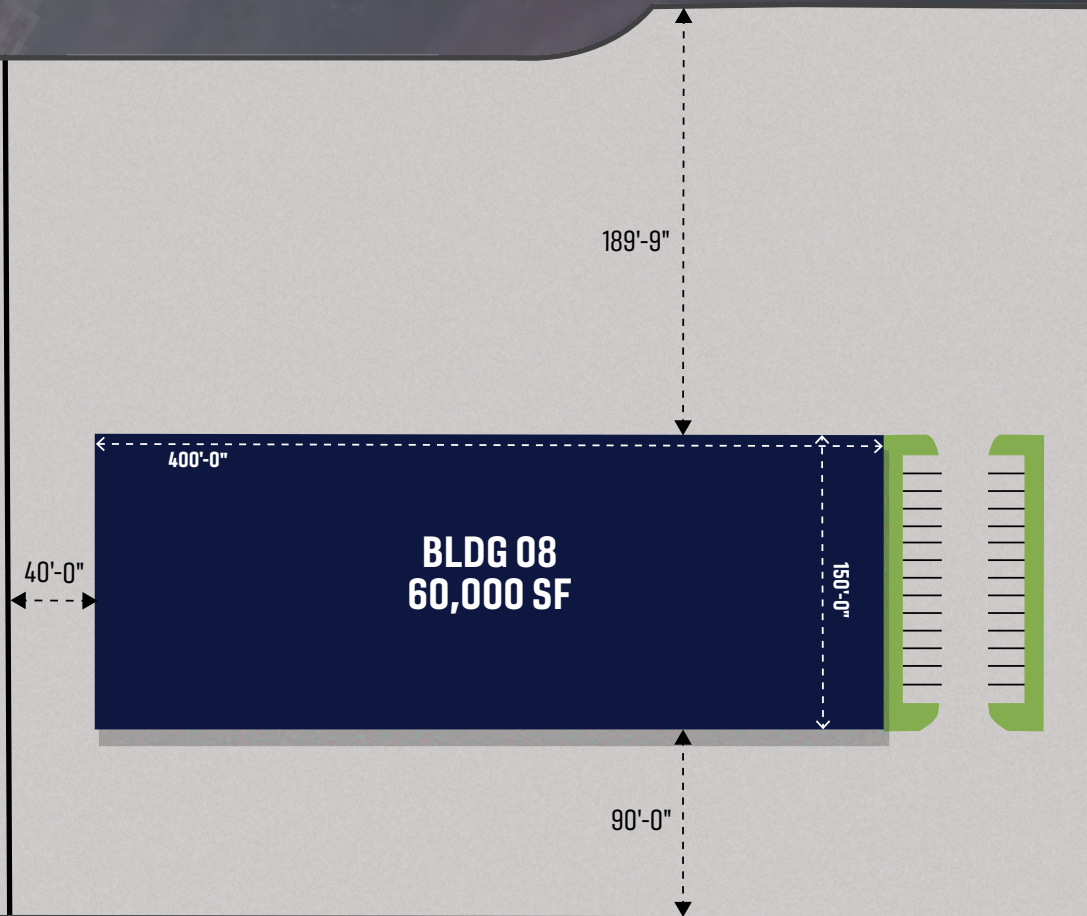
# BUILDING 08

## 60,000 SF

PHASE II

SITUATED ON ≈ 5.61 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 60,000 SF                                                                                                                                     |
| Spec Office SF     | ≈4,800 SF<br><small>Estimated at 8% of Building SF; final office program TBD</small>                                                          |
| Land — Total Acres | ≈5.61 AC                                                                                                                                      |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | <b>32'-0"</b><br><small>Carried from Phase I standard (PBA SD elevations)</small>                                                             |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors                                                                                                                |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | 3-Phase, 480V, 1000 Amps (Pad Mounted)<br>Ability to Upgrade                                                                                  |


≈ 5.61  
ACRES

20-TON  
CRANE READY

28  
PARKING SPACES

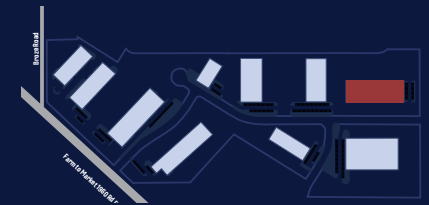
150' - 0"  
BUILDING DEPTH

189' - 9"  
TRUCK COURT  
DEPTH

22' - 0"  
HOOK HEIGHT

■ Completed  
■ Estimated  
■ To Be Completed

■ Building 08



AEROPOINT 1960

# BUILDING 09

## 28,000 SF

PHASE II

SITUATED ON ≈ 2.69 ACRES

|                    |                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 28,000 SF                                                                                                                  |
| Spec Office SF     | ≈2,250 SF<br>Estimated at 8% of Building SF; final office program TBD                                                      |
| Land — Total Acres | ≈2.69 AC                                                                                                                   |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                   |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br>Wet-pipe system served by on-site fire tank & pump house; upgradeable to ESFR-ready. |
| Eave Height        | 32'-0"<br>Carried from Phase I standard (PBA SD elevations)                                                                |
| Crane served       | Up to 20-Ton Crane Ready                                                                                                   |
| Grade-Level Doors  | Six (6) 16'x16' Overhead Doors<br>Per Phase I standard (<40,000 SF buildings)                                              |
| Dock-High Doors    | Dock Well Capable                                                                                                          |
| Power              | 3-Phase, 480V, 1000 Amps (Pad Mounted)<br>Ability to Upgrade                                                               |



≈ 2.69  
ACRES



20-TON  
CRANE READY



27  
PARKING SPACES



100' - 0"  
BUILDING DEPTH



100' - 0"  
TRUCK COURT  
DEPTH



22' - 0"  
HOOK HEIGHT

- Completed
- Estimated
- To Be Completed

Building 09



AEROPOINT 1960

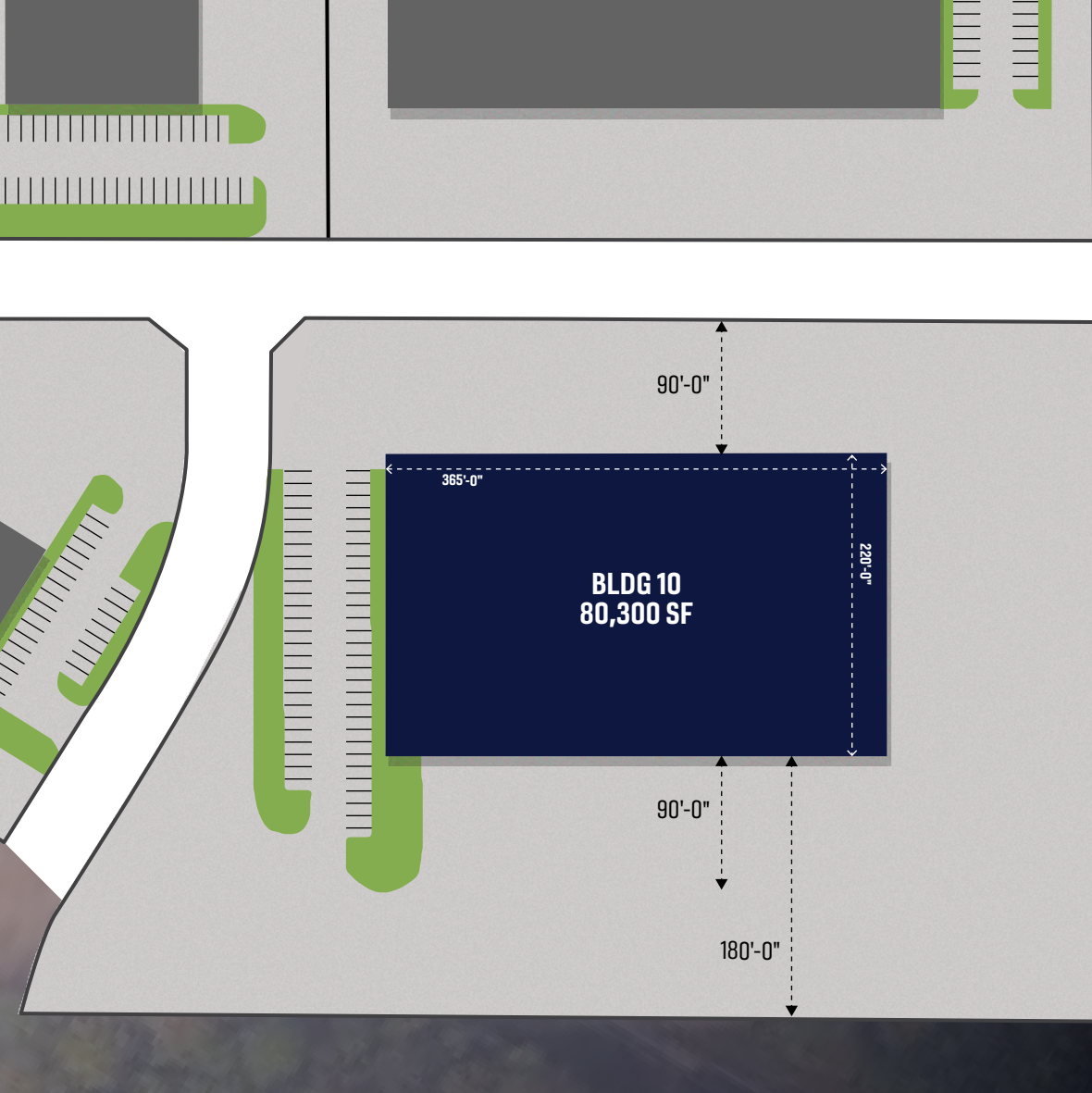
# BUILDING 10

## 80,300 SF

PHASE II

SITUATED ON ≈ 7.56 ACRES

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Building SF        | 80,300 SF                                                                                                                                     |
| Spec Office SF     | ≈6,400 SF<br><small>Estimated at 8% of Building SF; final office program TBD</small>                                                          |
| Land — Total Acres | ≈7.56 AC                                                                                                                                      |
| Construction Type  | PEMB with Tilt-Wall Skin                                                                                                                      |
| Sprinkler System   | <b>e.g., ESFR Sprinkler System</b><br><small>Wet-pipe system served by on-site fire tank &amp; pump house; upgradeable to ESFR-ready.</small> |
| Eave Height        | <b>32'-0"</b><br><small>Carried from Phase I standard (PBA SD elevations)</small>                                                             |
| Crane served       | Up to 40-Ton Crane Ready                                                                                                                      |
| Grade-Level Doors  | <b>Six (6) 16'x16' Overhead Doors + Two (2) 22'x22' Overhead Doors</b><br><small>Per Phase I standard (40,000 SF+ buildings)</small>          |
| Dock-High Doors    | Dock Well Capable                                                                                                                             |
| Power              | <b>3-Phase, 480V, 1000 Amps (Pad Mounted)</b><br>Ability to Upgrade                                                                           |



≈ 7.56  
ACRES



40-TON  
CRANE READY



58  
PARKING SPACES



220' - 0"  
BUILDING DEPTH



90' - 0" & 180' - 0"  
TRUCK COURT  
DEPTH



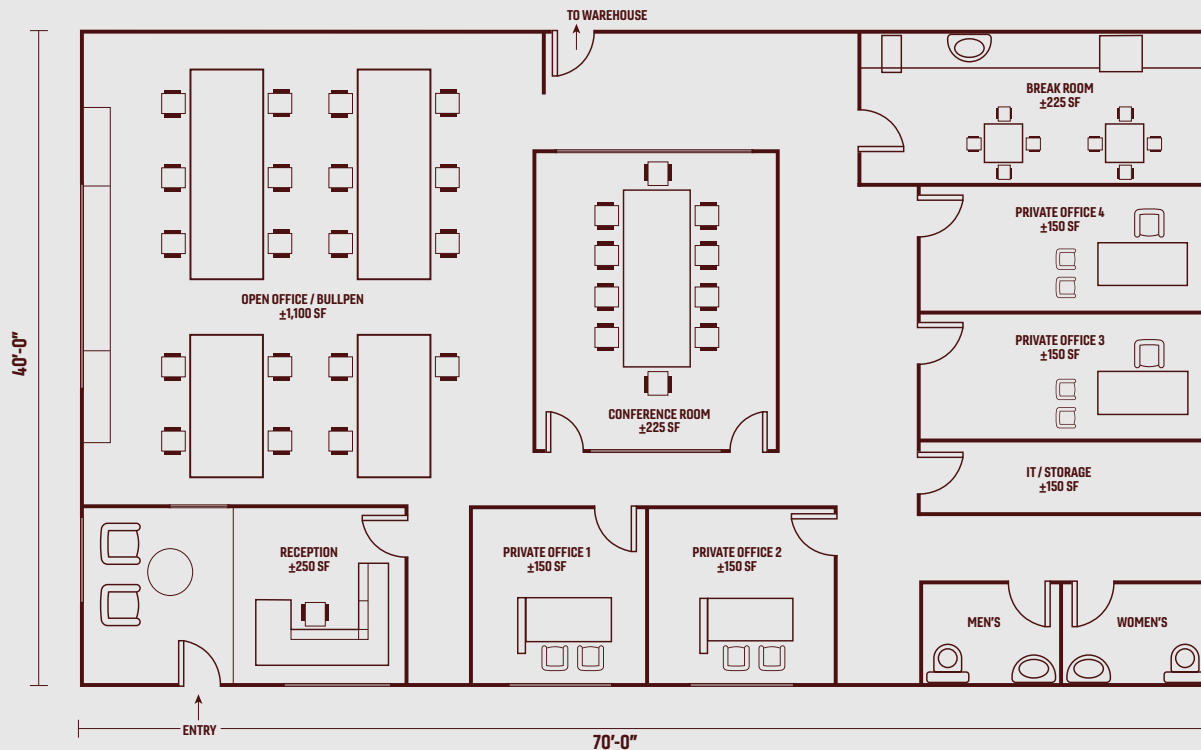
22' - 0"  
HOOK HEIGHT

- Completed
- Estimated
- To Be Completed

Building 10



# STANDARD SPEC OFFICE PLAN



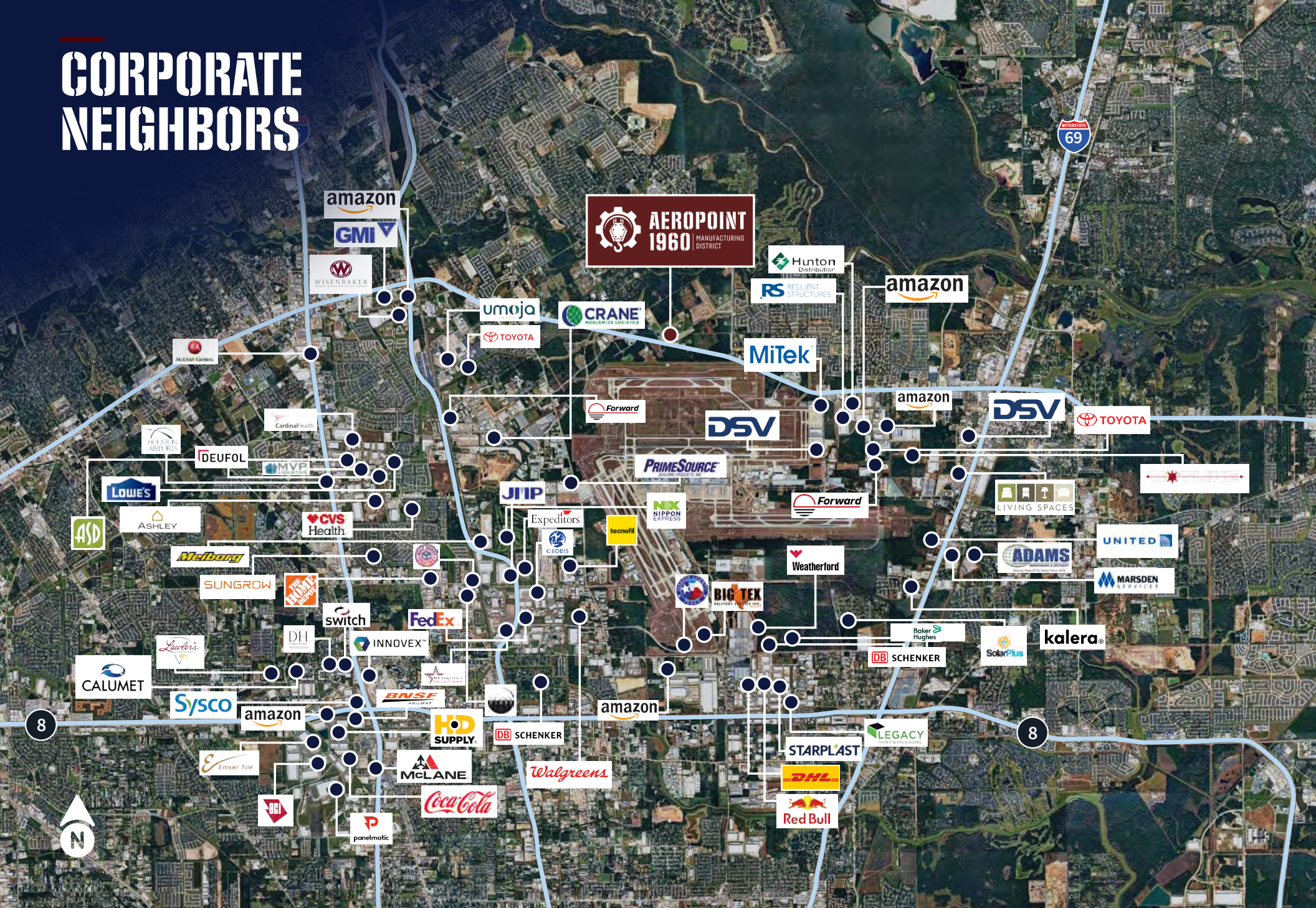
## TYPICAL SUITE ±2,800 SF

Reception, open office (bullpen), conference room, break room, four private offices, IT/storage, and men's & women's restrooms. Entry from parking; interior door to warehouse.

|    | BUILDING SF | OFFICE SF |
|----|-------------|-----------|
| 01 | 30,800 SF   | 2,995 SF  |
| 02 | 40,200 SF   | 3,987 SF  |
| 03 | 60,200 SF   | 4,900 SF  |
| 04 | 53,100 SF   | 4,248 SF  |
| 05 | 18,000 SF   | 1,511 SF  |
| 06 | 45,000 SF   | ≈3,600 SF |
| 07 | 42,000 SF   | ≈3,350 SF |
| 08 | 60,000 SF   | ≈4,800 SF |
| 09 | 28,000 SF   | ≈2,250 SF |
| 10 | 80,300 SF   | ≈6,400 SF |

*Phase I office SF per PBA SD floor plans (08/28/26). Phase II reflects an 8% office ratio of Building SF, pending PBA floor plans. Exact layout and finish level per tenant.*

# CORPORATE NEIGHBORS



# STRATEGICALLY LOCATED

STRATEGIC ACCESS TO HOUSTON'S  
MAJOR TRANSPORTATION CORRIDORS  
AIRPORTS AND PORT INFRASTRUCTURE.



## DRIVE TIMES

|  |               |                                      |
|--|---------------|--------------------------------------|
|  | <b>07 MIN</b> | GEORGE BUSH INTERCONTINENTAL AIRPORT |
|  | <b>07 MIN</b> | HARDY TOLL ROAD                      |
|  | <b>15 MIN</b> | HWY 59 / I-69                        |
|  | <b>10 MIN</b> | BELTWAY 8                            |
|  | <b>20 MIN</b> | THE WOODLANDS                        |

|  |               |                       |
|--|---------------|-----------------------|
|  | <b>35 MIN</b> | DOWNTOWN HOUSTON      |
|  | <b>30 MIN</b> | TEXAS MEDICAL CENTER  |
|  | <b>40 MIN</b> | HOBBY AIRPORT         |
|  | <b>55 MIN</b> | BAYPORT TERMINAL      |
|  | <b>50 MIN</b> | BARBOURS CUT TERMINAL |

## EXCLUSIVELY MARKETING BY

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\$12.00

