

# In Houston's Fiery Industrial Market, Here Are The Top Projects To Break Ground This Year

November 8, 2018 | Tierra Smith, Bisnow (<https://www.bisnow.com/author/tierra-smith-149914>) (<mailto:tierra.sr>)

With more than 4.2M SF of new product delivered in the third quarter, Houston's industrial market (<https://www.bisnow.com/tags/industrial-market>) continues its blazing streak, according to Avison Young ([https://www.avisonyoung.us/en\\_US/web/houston/news-item/-/article/2018/10/26/ay-3q-houston-industrial-press-release](https://www.avisonyoung.us/en_US/web/houston/news-item/-/article/2018/10/26/ay-3q-houston-industrial-press-release))'s Q3 market report. Houston's direct vacancy stands at 5%.

And there is no slowdown in sight.

The construction pipeline increased to 10.3M SF during the quarter with 63 buildings under construction, representing mostly warehouse and distribution space. They are 37% pre-leased.



The key factors pushing the demand for the industrial product include the growth of e-commerce (<https://www.bisnow.com/tags/e-commerce>) suppliers and the influx of traffic at Port Houston (<https://www.bisnow.com/tags/port-houston>), which has moved to top 5 in container traffic in the U.S. (<https://www.bisnow.com/houston/news/retail/here-is-five-takeaways-from-houstons-retail-market-report-94693>) More big-box retailers like Best Buy (<https://www.bisnow.com/tags/best-buy>) and Conn's HomePlus have announced plans to open distribution centers (<https://www.bisnow.com/tags/distribution-centers>).

While distribution centers are launching throughout Houston, petrochemical activity has concentrated on developing in the southeast near the port and e-commerce companies have been attracted to the northern corridor.

Other trends that support the industrial sector include the recovery of the energy sector (<https://www.bisnow.com/houston/news/industrial/crane-served-manufacturing-buildings-in-high-demand-as-oil-industry-rebounds>

92882?rt=62704), employment growth and the healthy construction pipeline, according to the report.

Using data provided by Transwestern (<https://www.bisnow.com/tags/transwestern>), *Bisnow* has compiled the largest industrial developments to break ground this year:

## **10. NORTH HOUSTON LOGISTICS CENTER**

**Address:** 30 Esplanade Blvd.

**Tenant:** None disclosed

**Rental space:** 351K SF

**Percent leased:** 0%

**Developer:** IDI Logistics

**Submarket:** North Houston

**Expected Delivery:** Q4 2019

## **9. UNDERWOOD PORT LOGISTICS CENTER**

**Address:** 4600 Underwood Road

**Tenants:** None disclosed

**Rental space:** 404K SF

**Percent leased:** 0%

**Developer:** Triten Real Estate Partners

**Submarket:** Southeast

**Expected Delivery:** Q1 2019

## **8. PLASTIC BAGGING & PACKAGING DISTRIBUTION CENTER**

**Address:** 5055 East Grant Parkway S.

**Tenants:** Plastic Bagging & Packaging

**Rental space:** 519K SF

**Percent leased:** 100%

**Developer:** Trammell Crow Co.

**Submarket:** Southeast

**Expected Delivery:** Q2 2019

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## **7. BEST BUY DISTRIBUTION CENTER**

**Address:** 636 Highway 90

**Tenants:** Best Buy

**Rental space:** 550K SF

**Percent leased:** 100%

**Developer:** Seefried Properties Inc.

**Submarket:** Southwest

**Expected Delivery:** Q4 2018

## **6. PORT CROSSING COMMERCE CENTER**

**Address:** 1302 Wharton Weems Blvd.

**Tenants:** None disclosed

**Rental space:** 600K SF

**Percent leased:** 79%

**Developer:** Liberty Property Trust

**Submarket:** Southeast

**Expected Delivery:** Q1 2019

## **5. FALLBROOK PINES BUILDING PHASE 2**

**Address:** 9800 Derrington Road

**Tenants:** None disclosed

**Rental space:** 660K SF

**Percent leased:** 0%

**Developer:** Trammell Crow Co.

**Submarket:** Northwest

**Expected Delivery:** Q4 2020

## **4. CONN'S HOMEPLUS DISTRIBUTION CENTER**

**Address:** 1401 North Rankin Road

**Tenants:** Conn's HomePlus

**Rental space:** 657K SF

**Percent leased:** 100%

**Developer:** Liberty Property Trust

**Submarket:** North

**Expected Delivery:** Q2 2019

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### 3. PARK AIR 59

**Address:** Highway 59 and Will Clayton Parkway

**Tenants:** None disclosed

**Rental space:** 685K SF

**Percent leased:** 0%

**Developer:** Archway Properties Development

**Submarket:** Northeast

**Expected Delivery:** Q2 2019

### 2. GROCERS SUPPLY DISTRIBUTION CENTER

**Address:** 14803 Woodham Drive

**Tenant:** Grocers Supply

**Rental space:** 728K SF

**Percent leased:** 100%

**Developer:** Liberty Property Trust

**Submarket:** North

**Expected Delivery:** Q2 2019

## **1. PINTO BUSINESS PARK**

**Address:** Interstate 45 and Beltway 8

**Tenants:** The Coca-Cola Co.

**Rental space:** 1M SF

**Percent leased:** 100%

**Developer:** Hines

**Submarket:** North

**Expected Delivery:** Q1 2020

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See Also: U.S. Industrial Supply Will Outpace Demand For Years, But Brokers Aren't Worried (/houston/news/industrial/us-industrial-supply-will-outpace-demand-for-years-but-brokers-arent-worried-108350)

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