



urban nxs
FALLBROOK

1-BUILDING | 182,400 SF | CLASS A INDUSTRIAL

FALLBROOK RD., FRICK RD. & VETERANS PKWY.
NORTH/NORTHWEST, HOUSTON, TEXAS

AVAILABLE FOR LEASE OR SALE
GROUND BREAKING 3QTR 26

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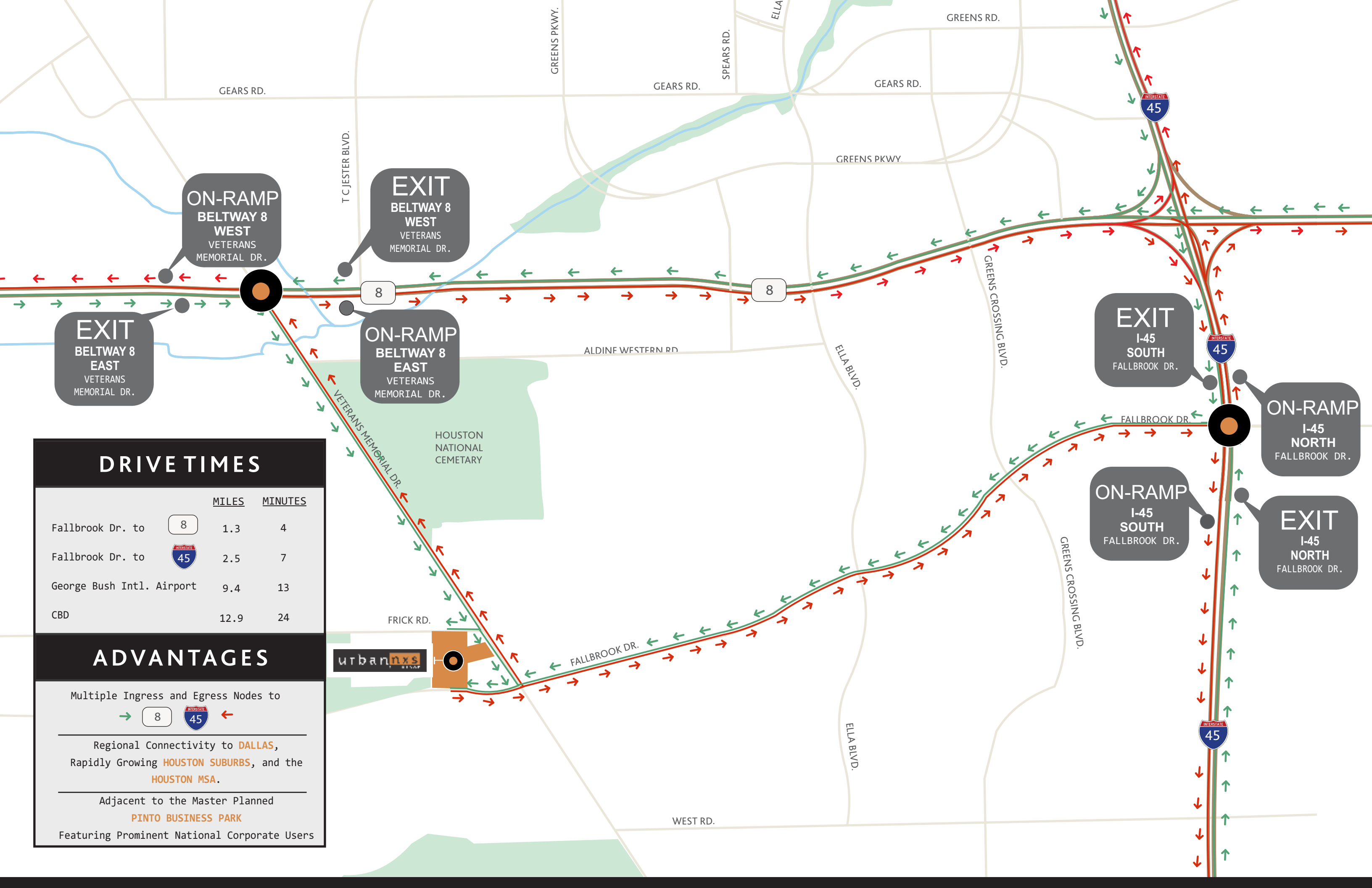
Development by

urban
LOGISTICS REALTY



PINTO
BUSINESS PARK





DRIVE TIMES

		MILES	MINUTES
Fallbrook Dr. to	8	1.3	4
Fallbrook Dr. to	45	2.5	7
George Bush Intl. Airport		9.4	13
CBD		12.9	24

ADVANTAGES

Multiple Ingress and Egress Nodes to



Regional Connectivity to **DALLAS**,
Rapidly Growing **HOUSTON SUBURBS**, and the
HOUSTON MSA.

Adjacent to the Master Planned
PINTO BUSINESS PARK
Featuring Prominent National Corporate Users

urbannxs
FALLBROOK



1-BUILDING | 182,400 SF

FALLBROOK RD., FRICK RD. & VETERANS PKWY.

NORTH HOUSTON, TEXAS



182,400 SF
BUILDING SIZE



CROSS-DOCK
CONFIGURATION



400' x 420'
DIMENSIONS



52' x 50'
COLUMN SPACING



60'
SPEED BAY



32'
CLEAR HEIGHT



32
DOCK DOORS



2
DRIVE-IN DOORS



175
AUTO PARKING



46
TRAILER PARKING





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FALLBROOK

CORPORATE
NEIGHBORS

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AMENITIES

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urban **nx**s
FALLBROOK

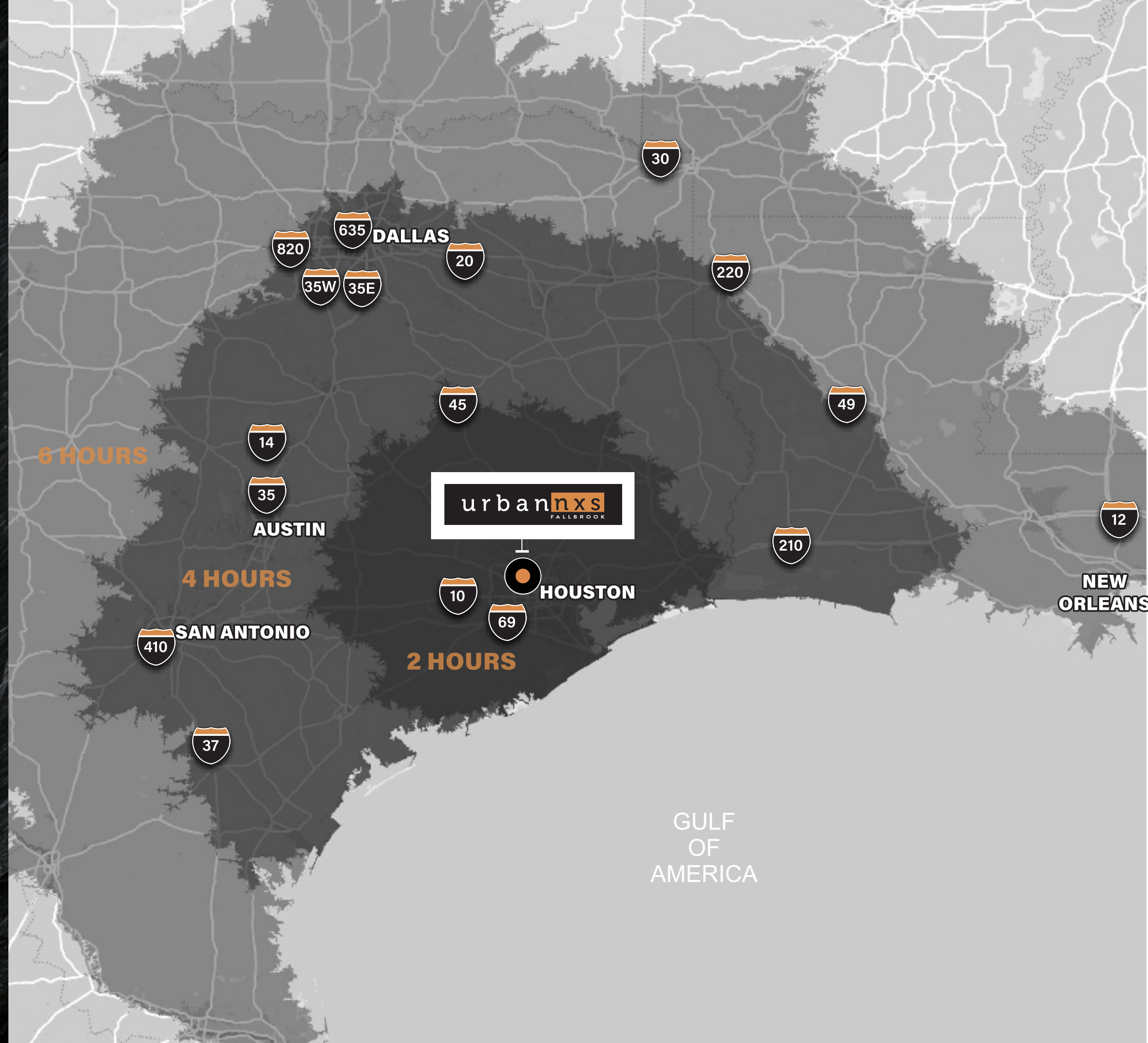
POPULATION REACH

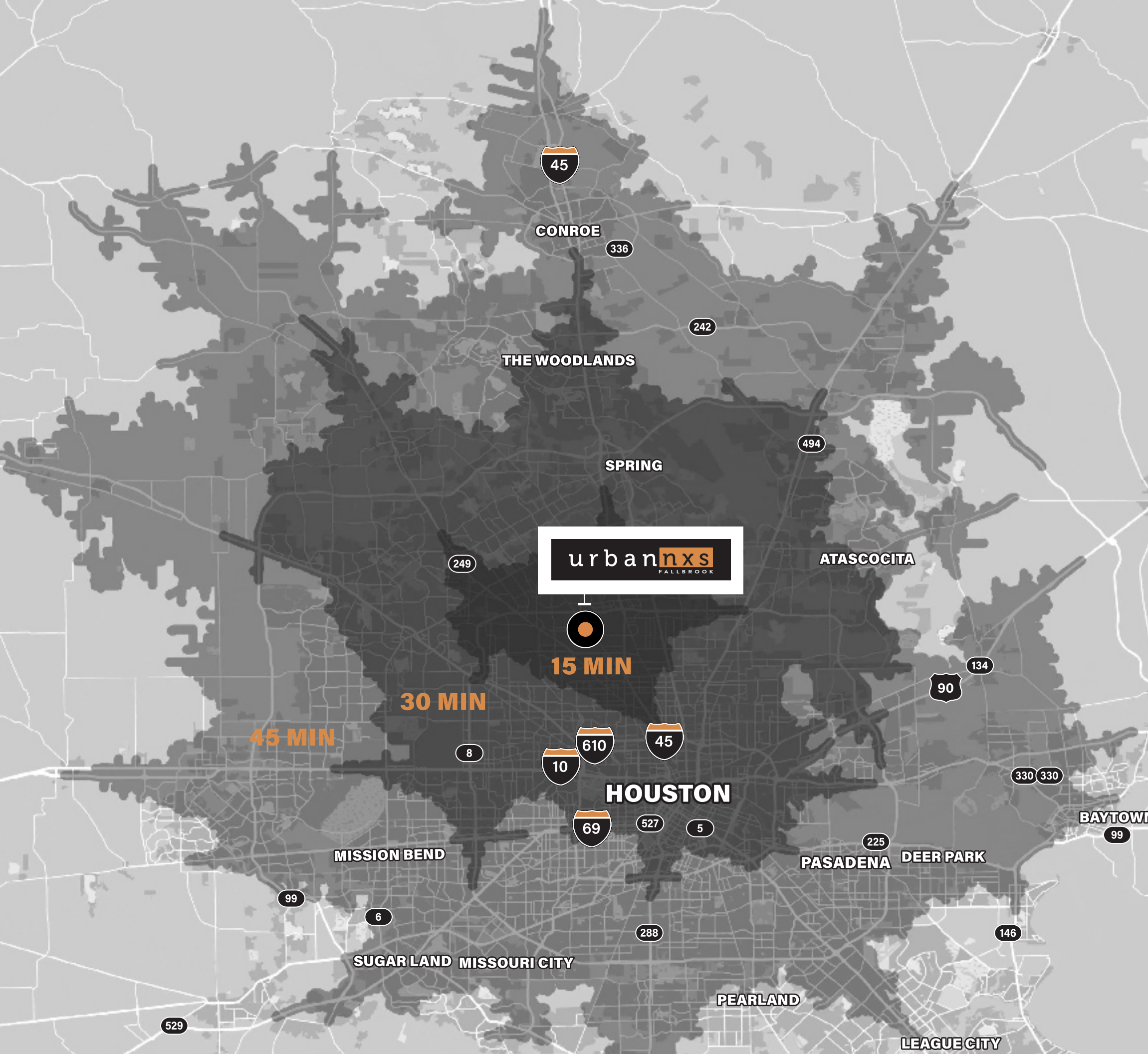
8,879,756
2-HR DRIVE TIME
2025 TOTAL POPULATION

26,113,859
4-HR DRIVE TIME
2025 TOTAL POPULATION

34,110,359
6-HR DRIVE TIME
2025 TOTAL POPULATION

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LABOR REACH



FORKLIFT DRIVERS
\$20.05 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	32.14%	366	962
30 Min	34.03%	2,799	6,916
45 Min	40.14%	742	15,563



WAREHOUSE WORKERS
\$17.35 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	22.76%	2,607	7,061
30 Min	23.54%	18,953	52,099
45 Min	29.51%	10,910	117,794

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SHAPING THE FUTURE OF INDUSTRIAL DEVELOPMENT

Urban Logistics Realty's URBAN NXS buildings reflect the evolving future of industrial development — one centered around people, experience, and the way today's workforce wants to work and connect.

A culmination of more than 20+ years of experience and a thousand intentional details refined along the way. Urban NXS represents our continued commitment to creating environments that go beyond the traditional industrial model.

While Urban NXS focuses on individual building developments, the philosophy, intentionality, and depth of detail behind each project remain the same as our larger multi-building Urban Districts. Rooted in the idea of convergence, Urban NXS brings together thoughtful architecture, functionality, culture, and community to create environments that feel elevated, human-centered, and purposefully designed from the very beginning. Each development is designed to support productivity, attract talent, encourage connection, and create a lasting experience for the people who use them every day.