Quick Facts	
Location:	Houston, TX
Type:	Light Industrial
Size:	1,049,920 sf
Land:	90 ac
Developments:	Three Phases
Const Comp:	July 2008
Equity Partner:	Lion Industrial Trust
Lender:	US Bank
Architect:	Powers Brown Architecture
Contractor:	Rosenberger Construction

COLE CREEK BUSINESS PARK

Houston, Texas

CASE STUDY

CHALLENGE

Provide complete Development Services to identify, investigate, acquire, and develop a 90 acre light industrial park in Northwest Houston, complete with eight buildings, detention ponds, a private wastewater treatment plant, a road, utility extensions, park signage, and other improvements.

STRATEGY

Trammell Crow Company identified the site opportunity and entered into a joint venture with Lion Industrial Trust. The property was purchased in multiple sections over time, and was then developed in three phases. Building 1 was developed and a site was sold for a user build-to-suit. Later, buildings 2 and 6, totaling 380,160 sf, were built and 100% leased to 4 tenants within seven months of shell completion. Buildings 3, 4, 5, 7, totaling 471,856 sf, were shell complete in July 2008.

RESULTS

Cole Creek Business Park has been a successful development with an excellent lease-up performance. Its convenient location and distinctive architecture have contributed to the attractiveness for tenants.

ABOUT THE CLIENT

Lion Industrial Trust is a fund managed by ING-Clarion. TCC and Lion Industrial Trust have successfully developed multiple industrial projects in the Houston area totaling almost 2 million square feet.

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