



# NEWS RELEASE

A MEMBER OF THE McSHANE COMPANIES

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## FOR IMMEDIATE RELEASE

Conor Commercial Real Estate  
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### CONOR COMMERCIAL REAL ESTATE / USAA REAL ESTATE ANNOUNCE 525,800 S.F. INDUSTRIAL PARK IN HOUSTON, TEXAS

*(Joint Venture Acquires 36-Acre Parcel for Multi-Building Industrial Business Park in Missouri City, Texas, a Growing Southwest Submarket of Houston)*



(Houston, Texas) – Conor Commercial Real Estate, a member of The McShane Companies, and joint venture partner, USAA Real Estate Company, are pleased to announce the acquisition of a prominent 36-acre site outside of Houston, Texas, for the development of Gateway Southwest Industrial Park. The three-building, 525,800 total square foot industrial park is strategically located at the interchange of Beltway 8 and U.S. 90 in Missouri City, Texas, a growing southwest submarket of Houston. The site provides significant visibility along these major transportation corridors together with convenient access to the greater Houston area via the Beltway 8, Interstate 45, SH-69 and the newly opened Fort Bend Parkway Toll Road. Gateway Southwest Industrial Park will be delivered in two phases with the initial delivery of Phase I scheduled for Fourth Quarter 2015.

The first phase of the Gateway Southwest Industrial Park includes Building 1, a 131,560 square foot, front-load facility with 26 dock doors and Building 2, a cross-dock design with 217,440 square feet and 60 dock doors. Phase II will consist of Building 3, a 176,800 square foot, front-load facility providing 36 dock doors. Each of the park's three buildings have been designed to support single-

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or multi-tenant configurations that feature a 32' clear height, 52' x 40' column spacing, 60' speed bays, ESFR sprinkler systems and T-5 warehouse lighting. The park also incorporates 130' truck courts and generous trailer and vehicle parking.

“We are pleased to launch this premier new development in the growing area of Missouri City, Texas, with our joint venture partner, USAA Real Estate Company,” remarked Jeff Stringer, Vice President of Conor Commercial Real Estate. “Located in one of the most dynamic industrial markets in the U.S., Gateway Southwest Industrial Park offers a strategic location and unmatched visibility along Beltway 8 and U.S. 90. This superior location, coupled with new and contemporary industrial space, will make this development an attractive option for a variety of business operations.”

Cadence McShane Construction Company and Powers Brown Architecture will provide the design/build construction of this multi-phase industrial development. Tom Condon, Jr. of The Woodlands office of Colliers International represented the seller of the land parcel while Edward Bane, SIOR, and Jon Michael of NAI Houston represented Conor Commercial / USAA Real Estate in the acquisition of the property. Bane and Michael will also serve as exclusive marketing agents and represent ownership at the new industrial park development.

For additional information about Gateway Southwest Industrial Park, please contact Bane (713.985.4613 / [ebane@naihouston.com](mailto:ebane@naihouston.com)) or Michael (713.275.9622 / [jon.michael@naihouston.com](mailto:jon.michael@naihouston.com)) or visit the property's web site at [www.GatewaySouthwestHouston.com](http://www.GatewaySouthwestHouston.com).

**About Conor Commercial Real Estate**

Conor Commercial Real Estate is the integrated real estate development and investment arm of The McShane Companies headquartered in suburban Chicago, Illinois with regional offices located in Dallas, Houston, Phoenix and Irvine. Conor Commercial Real Estate is active on a local, regional and national basis in the development of master-planned industrial and office parks, medical office developments, speculative industrial and office properties and build-to-suit projects for lease or purchase. For more information on Conor Commercial Real Estate, visit the firm's web site at [www.conorcommercial.com](http://www.conorcommercial.com).

**About USAA Real Estate Company**

USAA Real Estate Company, with approximately \$12 billion in assets under management, provides co-investment, acquisition, build-to-suit and development services for corporate and institutional investors. The USAA portfolio consists of office, industrial, multi-family, retail and hotel properties as well as investments in real estate operating companies. USAA Real Estate Company is a subsidiary of USAA, a leading financial services company, serving military families since 1922. For more information, visit [www.usrealco.com](http://www.usrealco.com).