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Exclusive: Another industrial park coming to southwest Houston

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A new industrial park is headed for southwest Houston.

The **Levey Group**, based in Bellaire, told Houston Business Journal that it plans to develop 5 Corners Business Center, on Beltway 8 between Highway 59 and Highway 288. Initial plans for the site include a total of 546,275 square feet of flex, rear-load and front-load industrial space.

The park will include four Class A tiltwall facilities, and boasts 3,000 feet of frontage on Beltway 8 with five entrances off the beltway.

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[David Ebro](#), Levey Group's president, said multiple factors contributed to the decision to develop in the area.

"The land scarcity in Houston's northwest market, the high price of land in west Houston's I-10 corridor and the oversupply of industrial space in Houston's north market were all factors which pointed Levey in the direction of the southwest market when it decided to pursue its next development opportunity," Ebro said.

Ebro said he plans to model the development after Sam Houston Business Park, a 22.7-acre industrial park that Levey developed in northwest Houston. The completed development will be four tiltwall buildings totaling almost 263,000 square feet — three existing buildings are 100 percent leased, and a fourth, 56,255-square-foot building is currently under construction and available for lease. That building is expected to deliver in late May.

Ebro said they are planning to complete the first phase of 5 Corners – named for its location at

the junction of Pearland, Missouri City, Stafford, Sugar Land and the City of Houston — this time next year.

Roxanna covers commercial real estate for the Houston Business Journal. [Follow her on Twitter for more.](#)