



# BUFFALO 8 BUSINESS PARK

**130 Acres 1.3M SF**  
**Eight-Building,**  
**Industrial Development**  
**Available For Lease**

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# 1.3M SF of Opportunities

## Building 1

- » 163,200 SF
- » 144 Auto Parking Spots
- » 53 Trailer Parking Spots
- » Rear Load

## Building 2

- » 377,100 SF
- » 222 Auto Parking Spots
- » 121 Trailer Parking Spots
- » Cross Dock

## Building 3

- » 122,980 SF
- » 146 Auto Parking Spots
- » Rear Load

## Building 4

- » 254,880 SF
- » 196 Auto Parking Spots
- » 53 Trailer Parking Spots
- » Cross Dock

## Building 5

- » 108,540 SF
- » 112 Auto Parking Spots
- » Front Load

## Building 6

- » 90,000 SF
- » 92 Auto Parking Spots
- » Rear Load

## Building 7

- » 101,400 SF
- » 120 Auto Parking Spots
- » 16 Trailer Parking Spots
- » Front Load

## Building 8

- » 108,000 SF
- » 112 Auto Parking Spots
- » Rear Load







## Nearly One Mile of Direct BW8 Frontage

Located at the intersection of the Sam Houston Tollway (Hwy 8) and Alameda Road, this area serves as a vital logistics and distribution hub in Houston's thriving industrial sector. With direct access to major highways, proximity to the Port of Houston, and seamless connectivity to the city's core, it offers a prime location for warehousing, manufacturing, and last-mile delivery operations. The corridor benefits from strong infrastructure, a robust labor pool, and continued industrial growth, making it a strategic choice for businesses seeking efficiency, scalability, and market reach.







# Access to Skilled Regional Workforce



## WAREHOUSE WORKERS

**\$16.00 Average Earnings**  
(Hourly)

Drive Time	Worker Count	Growth in Past 5 Years
30 Min	36,388	23%
45 Min	86,897	24%



## FORKLIFT DRIVERS

**\$18.59 Average Earnings**  
(Hourly)

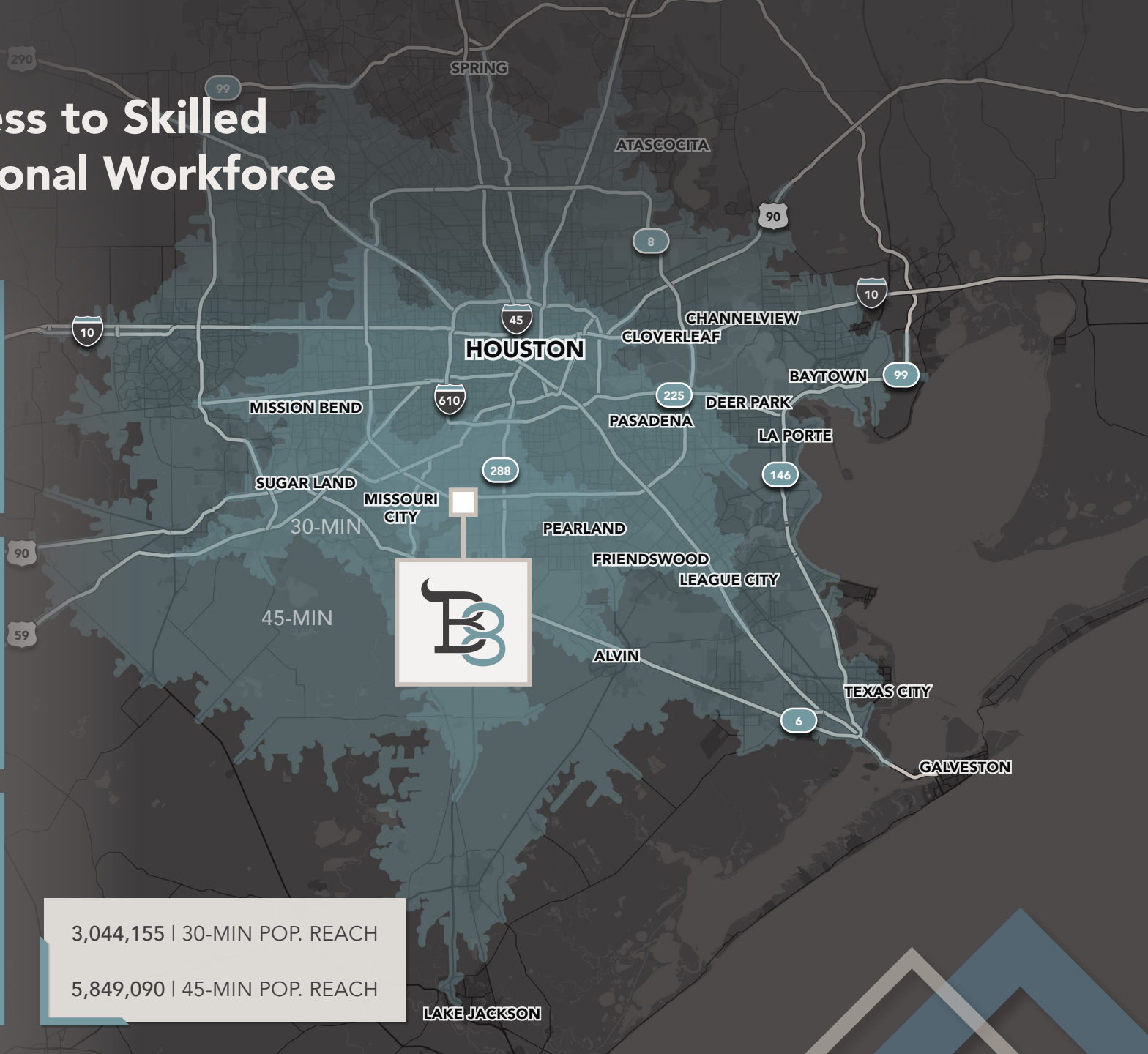
Drive Time	Worker Count	Growth in Past 5 Years
30 Min	4,384	16%
45 Min	10,816	16%



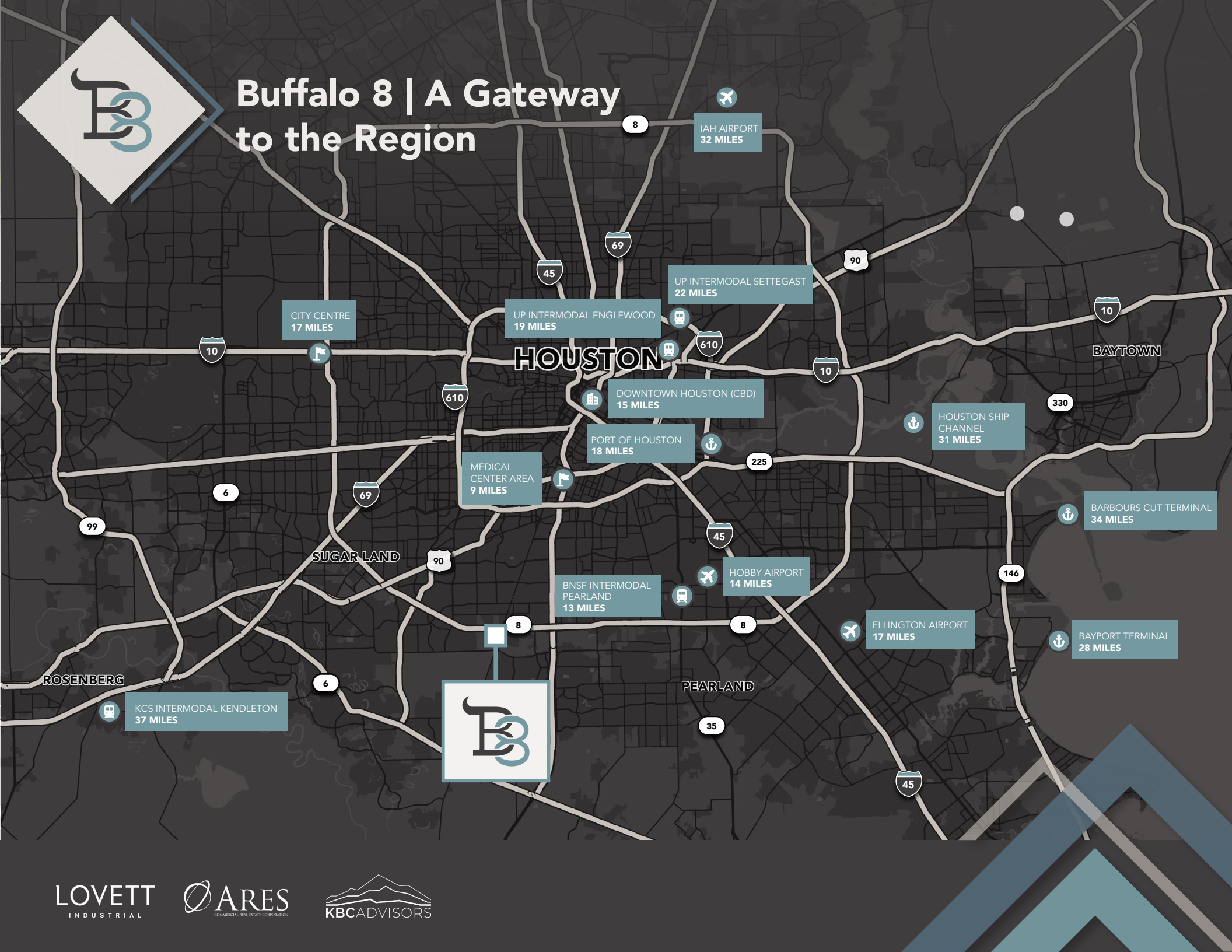
## ASSEMBLERS & FABRICATORS

**\$19.35 Average Earnings**  
(Hourly)

Drive Time	Worker Count	Growth in Past 5 Years
30 Min	6,774	7%
45 Min	16,783	7%



# Buffalo 8 | A Gateway to the Region





# 1-Day Reach to 56 Million People

**12,786,632**

3-Hour Drive Time

**33,509,228**

6-Hour Drive Time

**44,994,157**

9-Hour Drive Time

**55,620,488**

11-Hour Drive Time

## The Future of Industrial Starts Here.

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