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# RIDGE DEVELOPMENT WILL DEVELOP 55 ACRES AT PORT OF HOUSTON

Feb 19, 2016 | Catherine Meredith, Bisnow, Texas

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Ridge Development will develop nearly **56 acres** of Port of Houston Authority land near the Bayport Container Terminal at 12619 Port Rd in Pasadena. Ridge plans to construct a **build-to-suit facility** on 38.38 acres and has proposed **two options**: a 450k SF cross-dock building or a 450k SF rail-served facility. Both scenarios include 199 trailer storage spaces.

Ridge SVP **Ben Newell** tells *Bisnow* that for the build-to-suit, Ridge is targeting tenants that move a **high volume of goods** through the Port of Houston, such as consumer products distributors and plastic resin packages. **The plans have rallied significant interest from potential tenants, which Ben attributes largely to the rail-served scenario and the ability to store 280 railcars on-site.** Both the cross-dock and rail-served scenario can store 199 trailers on-site, a rather unique feature.

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The building is designed to accommodate two tenants, but Ben tells us he anticipates **one company** taking down the whole thing before they break ground. Even though Houston's typically a smaller-lease industrial market, Ben says the only question Ridge has received is if they can make the building **larger** than 450k SF.

Ridge also will oversee development of a 300k SF **cold storage facility** for AGRO Merchants Group on 17.5 acres. AGRO, which specializes in third-party cold storage, warehousing and value-added services, retained Ridge to oversee site due diligence and provide development consulting services for its new facility.

Ridge is building in Houston's hottest area. As of today, the East-Southeast Far submarket has **2M SF under construction** and **6.6M SF proposed**.

See Also: [Carson Builds 613k Spec Industrial Park](#)

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