



FOR IMMEDIATE RELEASE

PINPOINT COMMERCIAL ANNOUNCES LARGEST IN-CITY INDUSTRIAL PARK IN OVER A DECADE.

November 5, 2007

Houston – PinPoint Commercial, a leading developer of commercial and industrial properties throughout the United States, announced the introduction of Hobby Business Center, a world class, **350 Acre Logistics and Industrial Park** located adjacent to Hobby Airport in Houston TX. It is believed that this new location will be the largest industrial park developed inside the Beltway in over a decade.

Because of the rapid growth of the Houston economy, PinPoint Commercial recognized a key opportunity to develop a signature business park this close to the heart of Houston. Whereas most modern industrial parks are located miles from Central Houston, Hobby Business Center offers a unique location, close to most major corridors in the city. Whether business is conducted locally, regionally, nationally or around the world, Hobby Business Center will offer a central location, flexible designs and a unique set of amenities for any tenant with complex logistics, warehousing or distribution needs.

The land for Hobby Business Center was originally purchased in March of 2007, and several premier logistics companies have already committed to the Park, including **Southeastern Freight Lines** and **FedEx** Ground. In addition, the **Houston Airport System** has expanded their current footprint in the area by purchasing land within the park. Several other premier companies are looking for a presence in the park, and PinPoint expects the velocity of deals to continue.

“So far, the interest in the Hobby Business Center has exceeded our initial expectations,” said David Toone, Principal, PinPoint Commercial. “Its central location, affordability, excellent access to major thoroughfares, including rail, and flexible development plans are vital components for logistic and industrial clients. Our ability to handle a variety of needs is our competitive advantage.”

This master planned, multi-modal distribution complex is designed to handle cargo from rail and truck with speed and efficiency. Centrally located between I-45, Beltway 8, I-610, Highway 288 and Telephone Rd, , Hobby Business Center is strategically located to facilitate logistics to the City, the region and beyond. Additionally, direct rail access from BNSF will minimize travel time between the Port of Houston and other major industrial hubs throughout the country.

“Location was key for us.” Said W.T. Brogdon, Vice President of Real Estate, Southeastern Freight Lines, Inc. “If you are an industrial user who needs access to the Port of Houston as well as the major transportation corridors in the region, including rail, there is no better location than Hobby Business Center. Plus, there really are not many other locations of this size this close to the Center of Houston.”

The park was created with logistics in mind. Every parcel is designed to accommodate standard and non standard building configurations, allowing for innovative development to solve the most complex needs. Generally speaking, buildings will be tilt wall construction with extended clear heights and truck aprons. However, innovative designs to meet tenant needs will be considered.



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When complete, tenants will be able to take advantage of a direct rail connection to the BNSF Inter-modal facility, immediately adjacent to Hobby Business Center. This will allow for near seamless transition between ships (coming from the nearby port of Houston), rail and ground freight.

“With extremely complex logistics requirements, it only makes sense for FedEx to want to go to Hobby Business Center,” John Thompson, President, PinPoint Commercial. “The combination of Interstates, Rail, Air and central location makes this the perfect location for their needs. Plus, the infrastructure being added will also make it a world-class industrial park.”

The infrastructure for Hobby Business Center is expected to be complete and open by the first quarter, **2008**. Build-to-Suit and Design build opportunities are available for tenants who require as much as 1,000,000 sf or as little as 20,000 sf. Amegy Bank is providing financing for the project.

About PinPoint Commercial

Located in Houston, TX, PinPoint Commercial is a leading national development partnership that focuses its energy on making clients successful. Because its Principals average over 23 years of real estate and development experience and have created over \$163 Million in industrial, medical and retail assets, PinPoint Commercial is able to leverage its Knowledge, Process, and Relationships to ensure the best possible results for its clients. PinPoint is also developing three industrial parks comprising over 500 acres of land. Strategically located in **key industrial markets** in and around Houston, Texas, **Satsuma Station Industrial Park** serves Northwest Houston, **Port Central Industrial Park** is located very near the Port of Houston’s ship container terminals, and **Hobby Business Center** is a transportation hub, for industrial products shipped to areas south of Houston. This inventory of fully developed land allows PinPoint Commercial to offer quality industrial build-to-suit and design/build improvements quickly and economically. For more information, please go to www.pinpointcommercial.com , or call 713-425-5425

For more information on Hobby Business Center, please go to www.pinpointcommercial.com/hobby

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