



International Trade Park Houston — Lot 16

Shovel-Ready 9% LIHTC Multifamily Opportunity

12.3 Acres · 140 Units · Approved Plans & Permits · Alief, Houston TX

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Executive Summary

A Rare Shovel-Ready 9% LIHTC Opportunity in Houston's Highest-Need Workforce Housing Corridor

Lot 16 at International Trade Park Houston is a fully entitled 12.3-acre residential parcel with approved plans and permits for a 140-unit mixed-income apartment community. The previous developer invested approximately **\$2 million** in entitlements, architectural plans, engineering, and community partnerships — all of which transfer to the next developer at no additional entitlement cost.

12.3 Acres

535,788 SF within a 136-acre master-planned development

140 Units

1, 2, and 3 bedroom apartment homes — mixed-income program

\$28.1M Budget

~\$200K per unit — competitive for new Houston construction

TDHCA Ready

High-need census tract, community support, construction readiness

- ✔ MUD 584 approved by TCEQ — infrastructure design underway. \$2M+ in pre-development work already completed by the prior developer transfers with the site.

The Opportunity

Why This Site. Why Now.

This is not a speculative land play. This is a construction-ready multifamily site inside an active master-planned development with infrastructure being built around it right now. What the previous developer completed transfers entirely — and what has changed since 2022 makes this site **more valuable than ever.**

What's Already Done

- Full architectural plans for 140-unit community
- Building permits approved by the City of Houston
- Environmental review completed
- Community partnerships established (Alief ISD, Center for Advanced Careers)
- Mixed-income programming designed for 9% LIHTC compliance
- ~\$2M in pre-development work — all plans remain with the site

What's Changed Since 2022

- MUD 584 approved by TCEQ (May 2026) — bond reimbursement now in place
- Infrastructure design advancing under Kimley-Horn and Goodheart
- Active lot sales creating a built environment around the residential site
- 30 industrial/commercial buildings planned on surrounding parcels
- Soccer park and community amenities under development
- Construction mobilization begins October 2026

Site Location

Alief — Southwest Houston

Lot 16 sits within International Trade Park Houston, a 136-acre master-planned development at the intersection of **Bissonnet Street and Kirkwood Road** in the Alief community of southwest Houston. The site address is 12000 Bissonnet St, Lot 16, Houston, TX 77099 (535,788 SF).



Direct Connectivity

Direct access to Bissonnet Street and Kirkwood Road, connecting to Westpark Tollway and US-59/I-69. Just 5 minutes to the Westpark Tollway.



Major Employment Hubs

10 minutes to the Energy Corridor (150,000+ employees), 15 minutes to the Texas Medical Center (world's largest), and 15 minutes to the Galleria.



Alief ISD Proximity

Alief ISD schools within walking distance. Surrounded by established retail, grocery, and services in a diverse, growing community.



High TDHCA Scoring

High-need census tract with significant documented workforce housing demand — a strong scoring advantage for the next 9% LIHTC application cycle.

Development Program

140-Unit Mixed-Income Community

The approved development program delivers a high-quality, mixed-income residential community designed to serve working families in Alief. The unit mix and income targeting are specifically structured to meet 9% LIHTC compliance requirements while maintaining financial sustainability.

Unit Mix & Rents

Unit Type	Max Rent	Income Target
1 Bedroom	Up to \$885/mo	≤60% AMI
2 Bedroom	Up to \$1,063/mo	≤60% AMI
3 Bedroom	Up to \$1,130/mo	≤60% AMI

85% affordable to households earning 60% or less of AMI — remaining units leased at market rates.

Building Design Standards

- 3–4 story construction, 65% masonry minimum facades
- 9-foot ceilings throughout all units
- Washer/dryer connections in every unit
- Pre-wired for cable and high-speed network
- Energy Star appliances throughout
- ADA units and fully adaptable designs
- Landscaping minimum 20% of site
- Parking at 1.5 spaces per unit

Community Amenities

Best-in-Class Resident Experience

The approved plans include a comprehensive amenity package that **exceeds typical affordable housing standards** — a key differentiator for TDHCA scoring and long-term resident retention.

Planned Amenities

- Community room and separate clubhouse building
- Fitness center and outdoor entertainment area
- Splashpad and/or pool
- Playscape for children and dog park
- Library / computer learning area
- Covered bicycle parking
- Full perimeter fencing and security
- On-site management office

Community Programming

- After-school learning through Alief ISD partnership
- 10 hrs/week of on-site educational services by qualified third-party provider
- Community resilience space with emergency management coordination
- Local workforce sourcing through Center for Advanced Careers partnership

- ☐ All community partnerships are already established and documented — ready for TDHCA application submission.



Master Plan Context

Part of Something Bigger — International Trade Park Houston

Lot 16 is not an isolated apartment site. It sits within a **136-acre master-planned industrial, commercial, and mixed-use development** that is actively under construction — creating a unique value proposition for residents, lenders, and TDHCA reviewers alike.



30 Platted Commercial Lots

Modern tilt-wall industrial and commercial buildings across 99+ sellable acres. Wide tree-lined streets with landscaped medians and monument signage at Bissonnet entrance.



5-Acre Soccer Park

Athletic fields and a community clubhouse serving both residential and broader neighborhood needs — already under development within the master plan footprint.



MUD 584 — Up to \$23.4M

Municipal Utility District 584 approved by TCEQ. Infrastructure design by Kimley-Horn and Goodheart fully advancing. Bond reimbursement structure provides substantial cost offset.

9% LIHTC Positioning

Built for the Next TDHCA Application Cycle

This opportunity is specifically structured for a 9% Low-Income Housing Tax Credit developer. The site, entitlements, and community partnerships were designed with **TDHCA scoring criteria** in mind from day one. No entitlement risk. No rezoning required. Environmental clearance in hand.

High-Need Census Tract

Alief has one of Houston's strongest documented workforce housing shortages — a significant scoring advantage with TDHCA.

Construction Readiness

Plans and permits approved. No entitlement risk. No rezoning required. Developer focuses entirely on financing and application preparation.

Documented Community Support

Partnerships with Alief ISD and Center for Advanced Careers already in place, documented, and ready to include in the application package.

Quality Design & Mixed-Income

Masonry construction with amenities exceeding QAP requirements. 85% affordable / market-rate blend aligns with TDHCA mixed-income preferences.

Infrastructure Certainty

MUD 584 approved by TCEQ. Infrastructure under active construction across the broader site — lending certainty to a lender's underwriting.

Master-Plan Integration

Residents benefit from commercial and recreational amenities beyond the residential boundary — a compelling differentiator few affordable sites can claim.

Real Numbers. Real Opportunity.

At ~**\$200,416 per unit**, the total development budget of \$28.1M is competitive for new construction mixed-income multifamily in the Houston market — particularly given that approved plans eliminate entitlement timeline and cost risk entirely.

Development Budget

Cost Component	Amount
Land Acquisition (\$7.50/SF)	\$4,018,410
Horizontal Development	\$3,090,563
Vertical Hard Costs	\$18,216,792
Vertical Soft Costs (15%)	\$2,732,519
Total Development Budget	\$28,058,284

Capital Paydown at Closing

Lot Sale Proceeds	\$4,018,410
Less Infrastructure Costs	(\$3,090,563)
Net Capital Release	\$927,847

Financing Structure

Component	Amount
Construction Loan (50% LTC)	\$14,029,142
Interest Rate	10.0%
24-Month Interest Reserve	\$2,805,828
Equity Required	\$16,834,970

✔ 9% LIHTC equity allocation significantly reduces cash equity required. Combined with

Timeline & Next Steps

From Application to Construction

This site is positioned for **immediate action**. The entitlement and pre-development work is complete. The next developer's path is clearly defined — no surprises, no delays from prior work left undone.

Phase 1 — Engagement

Review plans, permits, and entitlements package. Tour site and broader ITPH development. Evaluate financial structure and MUD reimbursement potential.

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Phase 2 — Application Prep

Prepare 9% LIHTC application for next TDHCA cycle. Finalize financing commitments. Confirm community partnership letters from Alief ISD and Center for Advanced Careers.

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Phase 3 — Award & Closing

Receive TDHCA allocation. Close land acquisition and construction financing. Mobilize construction team and begin site work.

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Phase 4 — Construction & Lease-Up

Estimated 18–24 month construction period. Pre-leasing begins 6 months prior to completion. Full stabilization within 12 months of first unit delivery.



Contact

Let's Talk

This is a rare opportunity: a **fully entitled, construction-ready multifamily site** inside an active master-planned development in one of Houston's highest-need workforce housing markets. The plans are done. The permits are approved. The infrastructure is being built. The community partnerships are in place. **The only thing missing is the developer.**

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Key Takeaways

Why Lot 16 Stands Apart



Zero Entitlement Risk

Plans approved. Permits in hand. Environmental clearance complete. \$2M+ in prior developer work transfers at no cost.



Competitive Economics

\$200K/unit all-in. MUD 584 bond reimbursement up to \$23.4M. 9% LIHTC equity dramatically reduces required cash.



Strong TDHCA Scoring

High-need census tract, mixed-income design, quality construction, and documented community partnerships — all in place.



Master-Plan Advantage

Residents benefit from a fully planned commercial, recreational, and civic environment — not a standalone affordable housing parcel.

Confidential — Prepared for qualified developers and their representatives. All information believed to be