

A New Generation of Life Science



McCord



Rendering of Eli Lilly's \$6.5 billion active pharmaceutical ingredient manufacturing facility in Generation Park.



Welcome to Generation Park

Spanning 4,300 acres in Houston, Generation Park is a world-class commercial development defined by quality, innovation, and enduring value.

From life sciences and mixed-use to logistics, office, and education, Generation Park fosters collaboration and cultivates a dynamic environment where businesses and communities thrive.



+ Notable Tenants



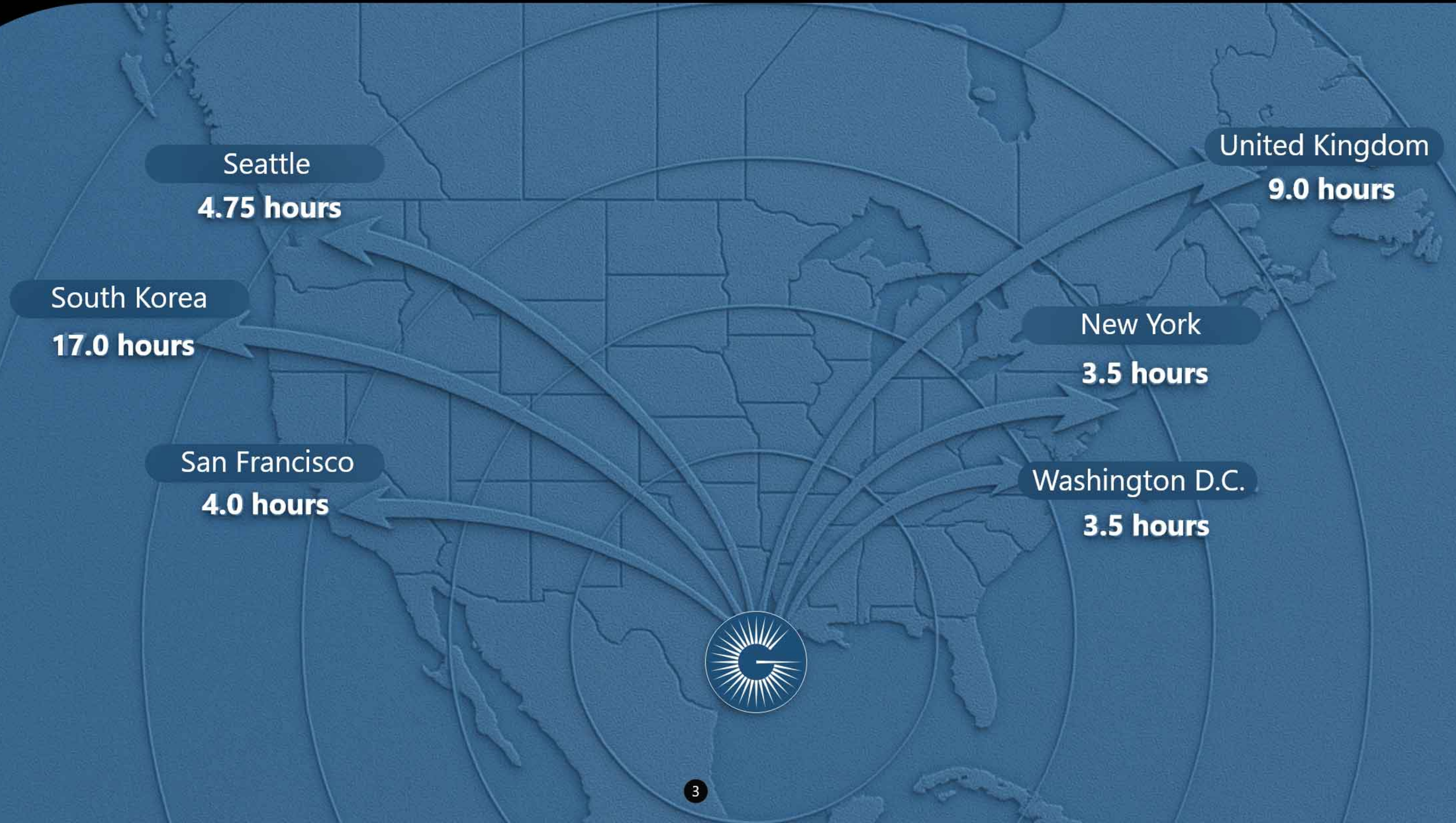


Global Reach Starts Here



Just 15 minutes from George Bush Intercontinental Airport (IAH), Generation Park offers great options for travel around the country and beyond.

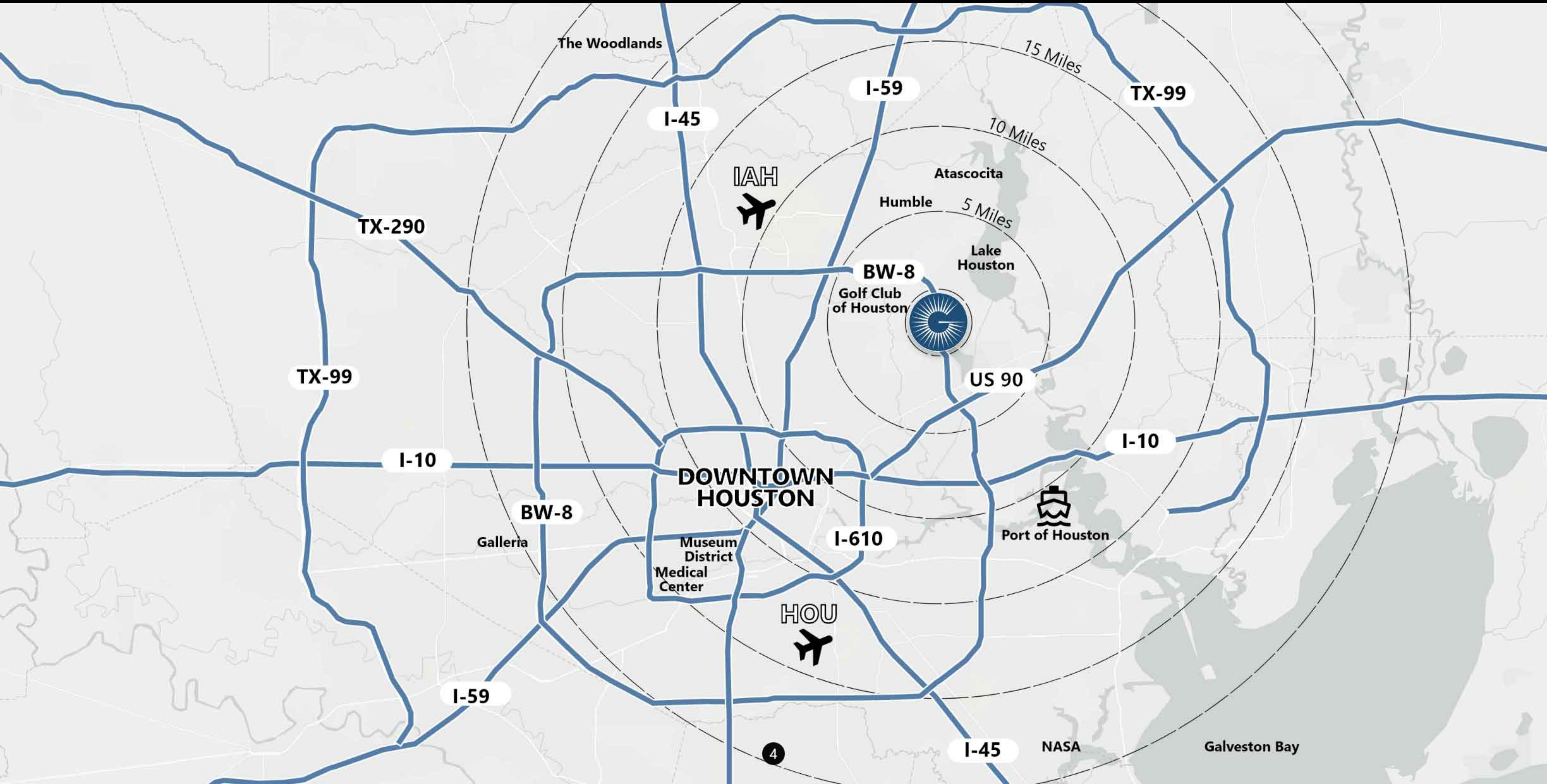
As a major hub, IAH puts cities like New York, San Francisco, and more within reach, supporting business trips and international trade. It's the perfect spot for companies looking to expand their global footprint.



Located on Beltway 8 and just a short drive from the best of greater Houston, Generation Park enhances the quality of life for those who live and work here.

Whether you want short commutes to your home in a great local neighborhood, need quick access to logistic corridors, are a frequent flyer for work or leisure, love the outdoors, or enjoy the arts or sports, Generation Park is only minutes to it all.

Your Gateway to Houston





Houston. A Global City.

With 24+ Fortune 500 headquarters, the world's largest medical center, and the #1 port, Houston offers a vibrant culture and diverse neighborhoods, blending economic strength with an exceptional quality of life.

- ▶ #1 U.S. largest port
- ▶ #2 most diverse city in the U.S.
- ▶ #3 City for 24+ Fortune 500 HQ
- ▶ #4 largest U.S. city by population



Sysco



Baker Hughes

ExxonMobil



HALLIBURTON



Dev.
@CARPDAVJON



Let's Get Local

Year after year, Houston is consistently named one of the Top 10 cities by countless magazines and surveys.

We offer big-city advantages with the best new restaurants and entertainment, while also being recognized for excellence in the arts — from galleries and concert halls to inspiring public installations.





Transforming Health, Driving Discovery

Houston is a leader in life sciences, fueled by world-class research, innovative startups, and the Texas Medical Center's visionary approach.

The TMC has transformed our City into a hub where hospitals, industry, and academia collaborate to turn ideas into breakthroughs. With a collaborative culture and a track record of solving big challenges, Houston turns health and science ideas into real-world impact.



1/4

\$951 Million
in NIH
Funding



2/4

Top 2 in
Clinical Trials
(2,000+yr)



3/4

300+ Research
Labs and 21
Core Facilities



4/4

World's Densest
Patient Network





Talent Rich to Support Industry



Top 10
R&D talent

**A Workforce
Built for
Discovery**

Houston's 28,000 life sciences professionals, nearly 400,000 healthcare workers, and a pipeline of talent from other advanced manufacturing industries bring highly transferable skills to tackle the world's biggest life science challenges.



Top 10
New Graduate
Talent



Top 3
Manufacturing
Workforce

As the Southern U.S. partner of NIBRT, San Jacinto College's Center for Biotechnology at Generation Park delivers cGMP-simulated bioprocessing suites and industry-co-developed, hands-on training.

From upskilling current bio workers and cross-training experienced petrochemical, aerospace, and manufacturing professionals to launching new graduates, students leave job-ready from day one.

Training Tomorrow's Workforce Today

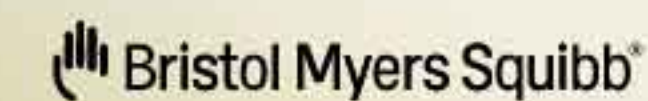
The Center for Biotechnology

2025 Aspen
Institute
Finalist for
Excellence

#2
Community
College in
U.S.



+ Trusted by





Resilient Infrastructure, Proven Innovation

Generation Park has invested hundreds of millions to create a world-class underground infrastructure system that is resilient, redundant, and ready for tomorrow.

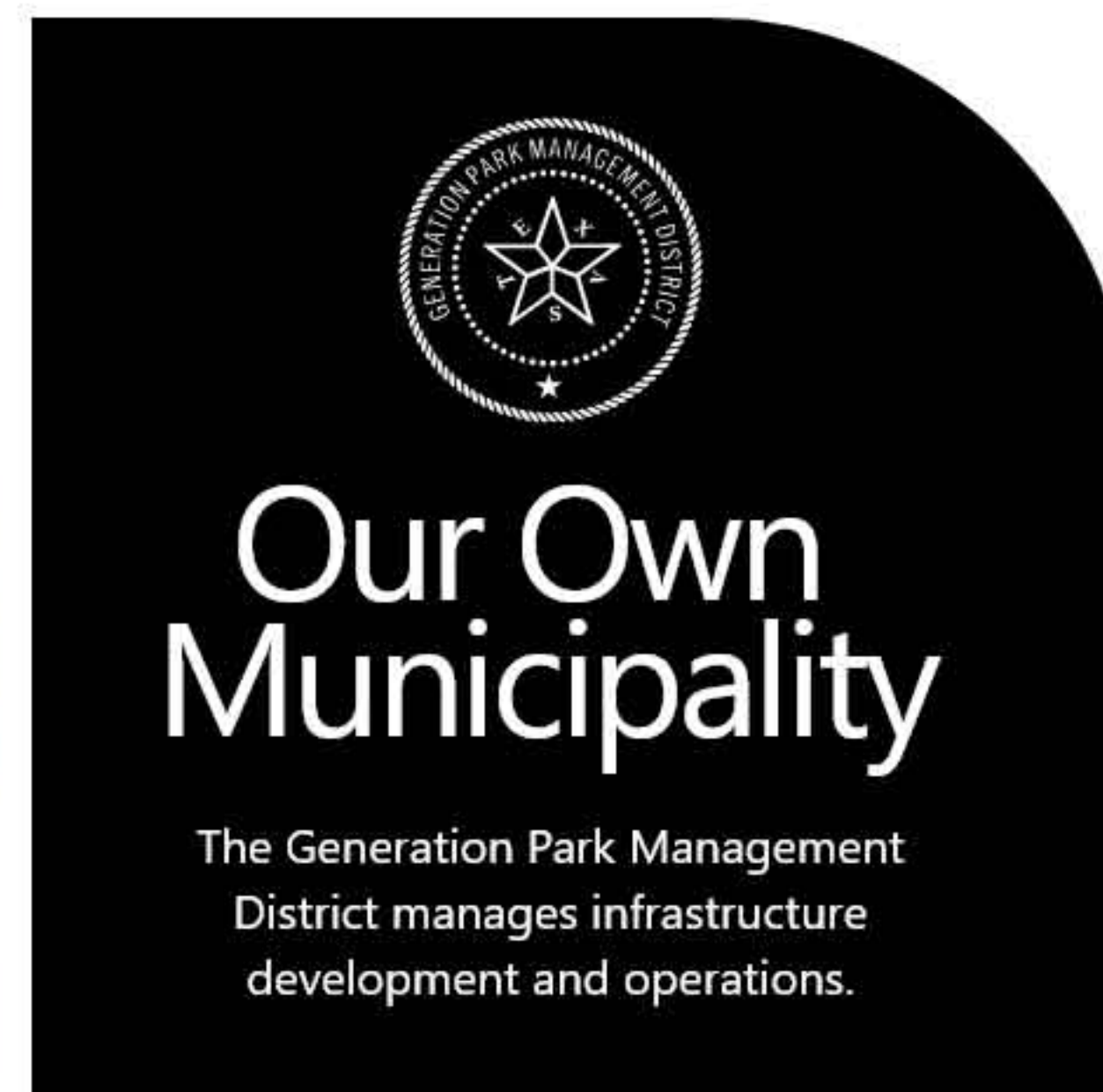
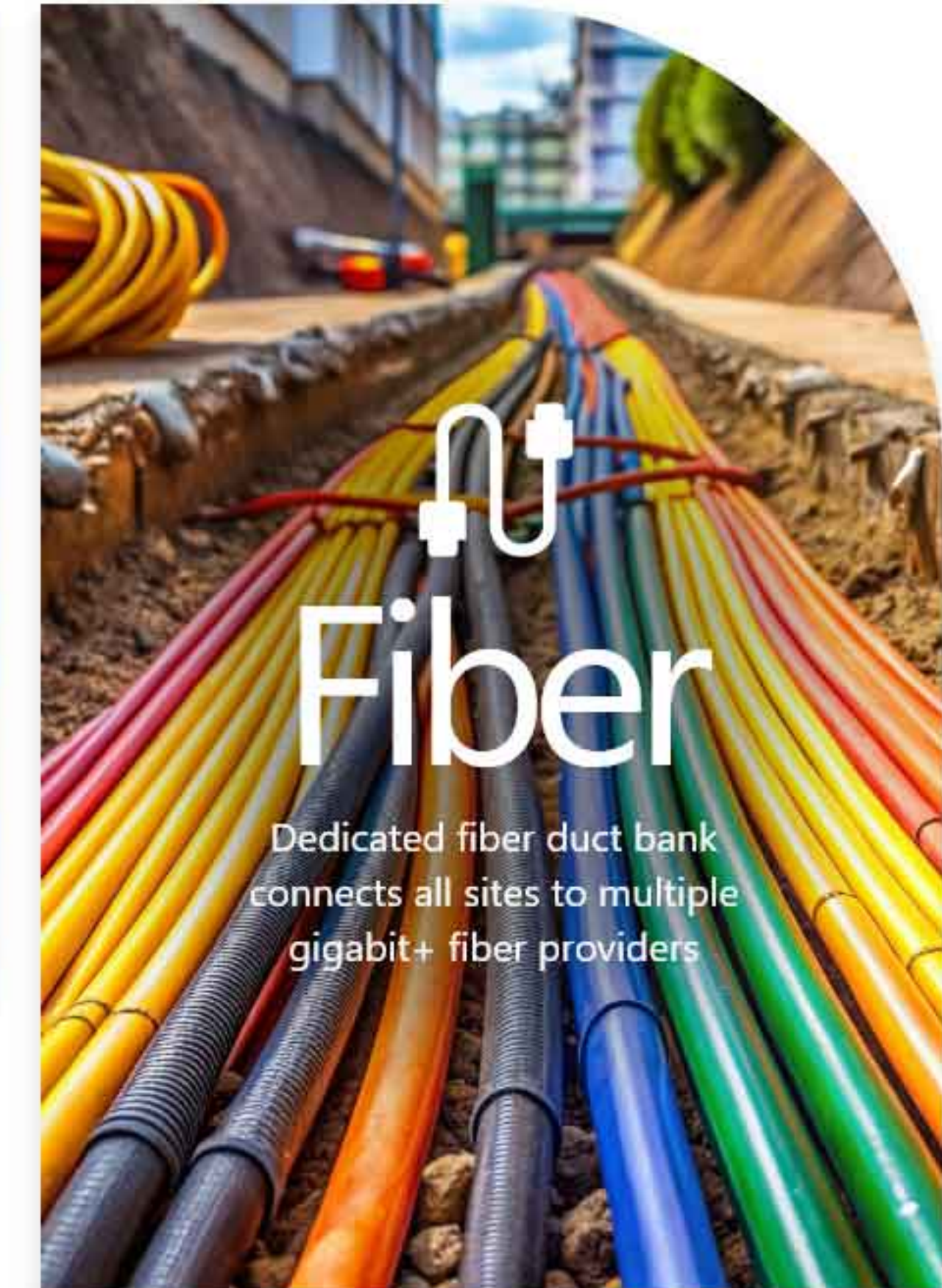
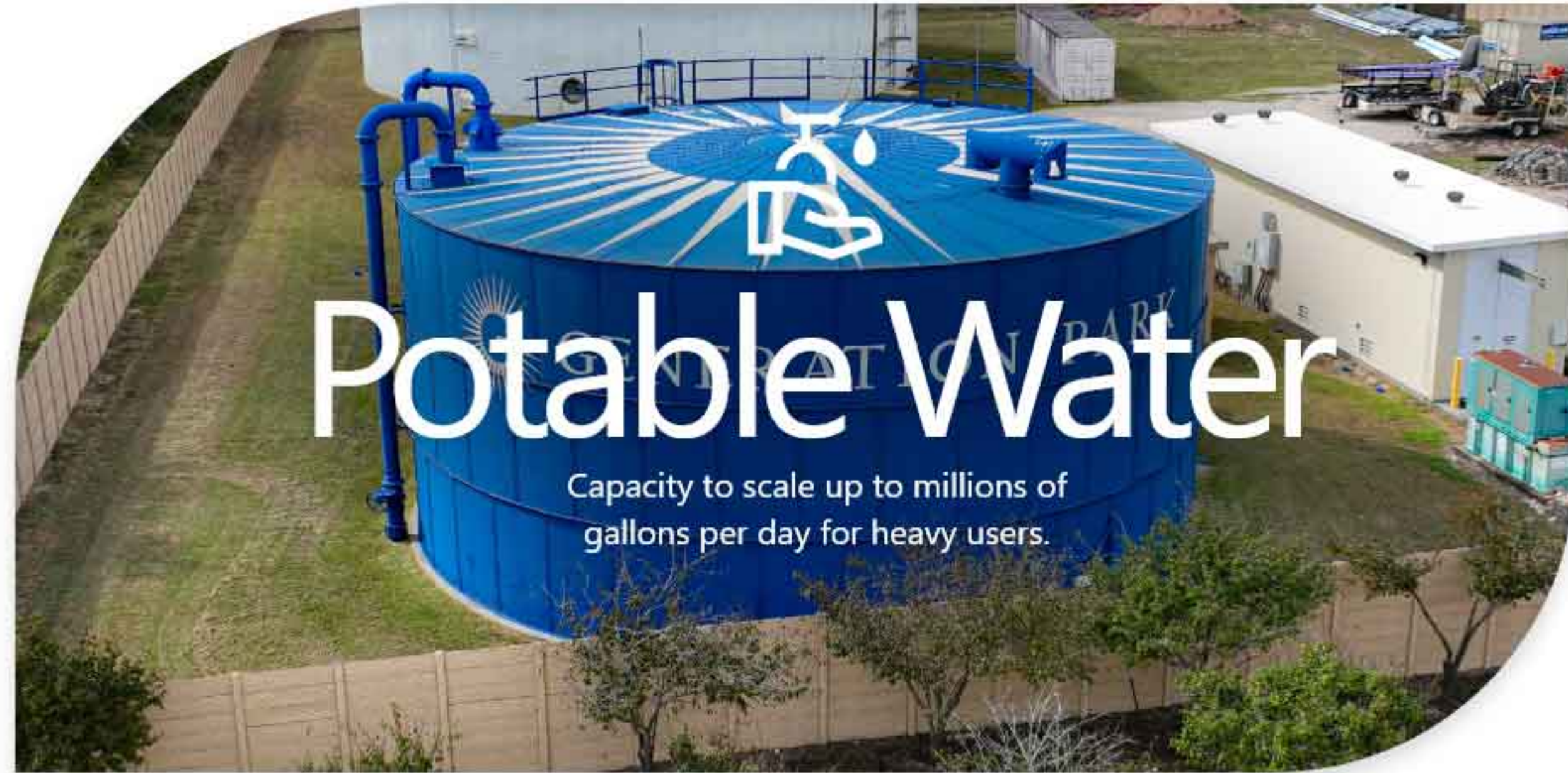
Every element is designed to deliver uninterrupted service, unmatched reliability, and scalable capacity for businesses and innovators alike.



Engineered for Industry

From robust power and high-speed fiber, to secure supplies of potable water and sustainable reclaimed water, every utility has been engineered with foresight.

Advanced waste water processing, regional drainage and detention systems, and the support of our own municipality ensure seamless service delivery at every level. Together, these are the backbone of a connected, future-ready community.





Flexible Sites for Any Operations

Offering scalable, development-ready sites, Generation Park is ideal for life science projects of any size. Its expansive, purpose-built infrastructure and careful planning support large-scale endeavors.

With vetted sites free of critical flaws, Generation Park is positioned to remain a top life sciences destination for decades.



Efficient Sites
To Over 300 Acres



No Onsite
Detention or FAR
Restrictions



No Floodplains or
Wetlands



High-Volume
Utility Capacities



Deed Restricted
for Life Sciences

Texas offers a highly supportive business environment, and Generation Park and Houston further enhances these advantages.

Companies relocating or expanding here can access a range of incentives at the state, local, and development level designed to meet the needs of the life sciences industry.

Incentives. Fuel for Expansion



Texas Governor Greg Abbott and Eli Lilly CEO Dave Ricks announcing Lilly's \$6.5 billion dollar manufacturing investment in Generation Park.



+ Generation Park

10-yr. property tax abatement
Sales & use tax rebates
Foreign trade zone



+ Harris County

TIRZ #2 - Infrastructure & amenity funding
10-yr property tax abatement



+ State of Texas

Property tax exemption on biomed equipment & Investments
50% property tax abatement from school district
State grants for job creation



A Community Connector

A cornerstone of McCord's vision is strengthening connections between Generation Park and the Lake Houston area.



Redemption Square

A vibrant mix of restaurants, shops, hotels, and luxury apartments amid green spaces—daytime calm to lively nightlife, fostering community and attracting top talent.

The Ray

A four-mile bike & pedestrian loop linking businesses, neighborhoods, and natural attractions—trails, parks, waterways, and scenic spots. It connects nature with nearby dining, shopping, and entertainment.

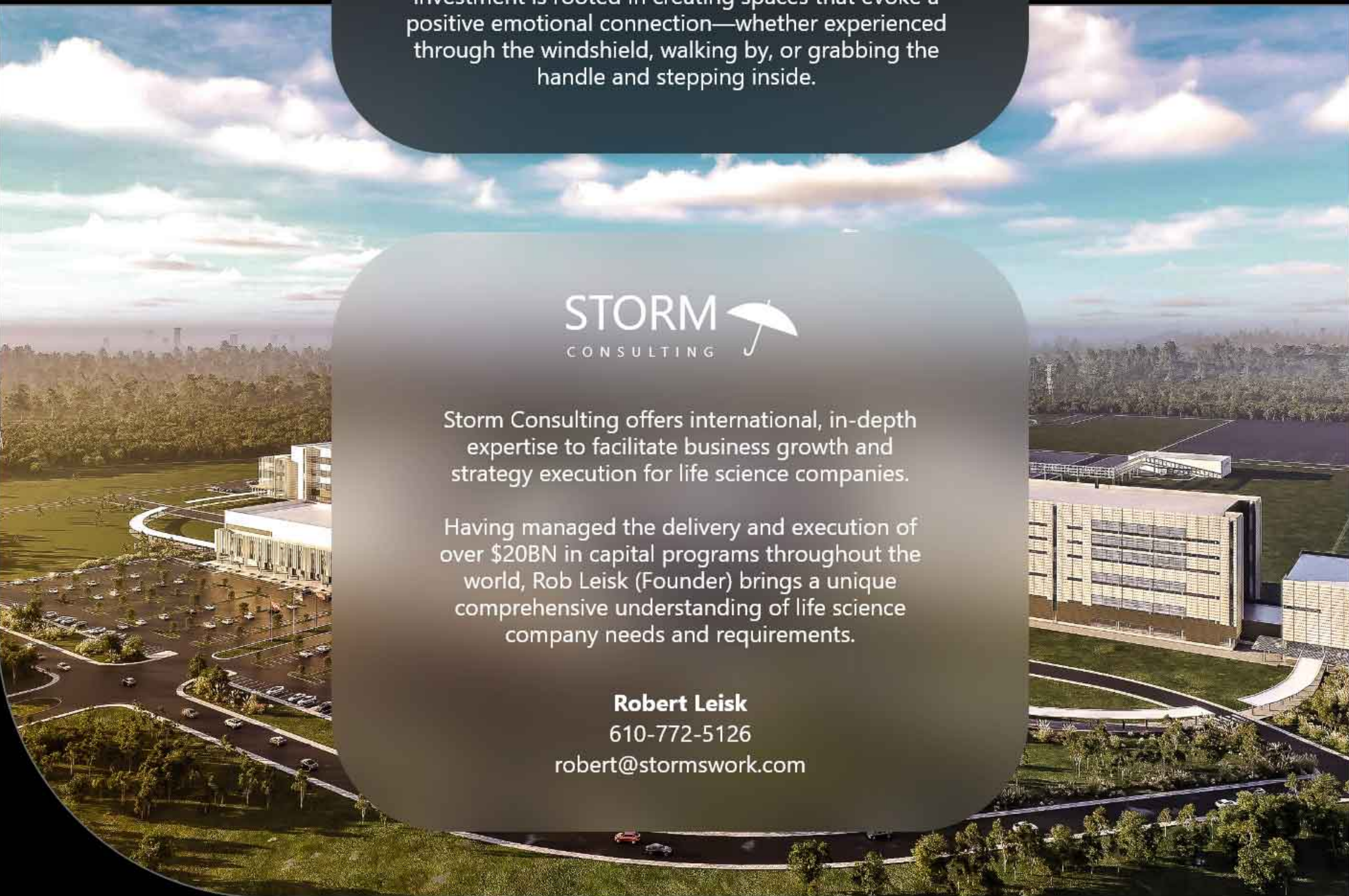




About McCord

McCord is a Houston-based real estate development firm that has owned and managed over \$4 billion in properties since 1973.

Guided by a belief in the dignity of every person, McCord's approach to design, convenience, and investment is rooted in creating spaces that evoke a positive emotional connection—whether experienced through the windshield, walking by, or grabbing the handle and stepping inside.



Storm Consulting offers international, in-depth expertise to facilitate business growth and strategy execution for life science companies.

Having managed the delivery and execution of over \$20BN in capital programs throughout the world, Rob Leisk (Founder) brings a unique comprehensive understanding of life science company needs and requirements.

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Our Mission is to
Enable Yours