CINCO RANCH®

Kroger-anchored center in the heart of Cinco Ranch

()) JLL

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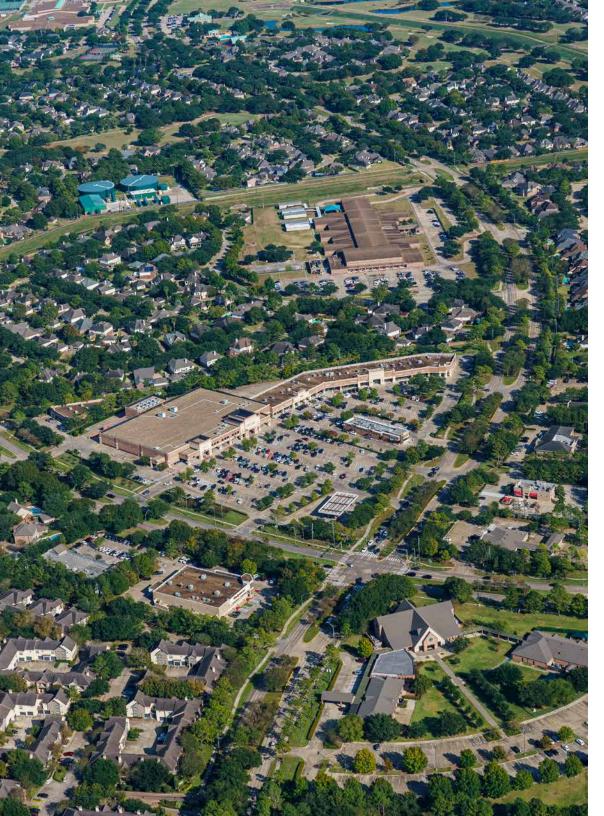
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INVESTMENT SUMMARY





Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire **Cinco Ranch** (the "Property"), **located in the heart of one of West Houston's premiere master-planned communities.** The Kroger anchored retail center is comprised of 97,266 square feet of retail located within Cinco Ranch, an 8,092 acre master-planned community in Katy. **Katy is one of Houston's most sought-after suburban addresses due to Katy ISD, the metropolitan area's most acclaimed school district, proximity to major employment districts and high-quality lifestyle amenities.**

Cinco Ranch sits along Westheimer Parkway, one of the MSA's primary east-west thoroughfares, providing ease of access to the thousands of nearby households. The property anchored by a top performing Kroger that's boasts impressive sales and is supported by nationally known and best-in-class tenants. The offering presents the rare opportunity to acquire extremely valuable real estate protected by generational value drivers in immediate proximity.

PROPERTY OVERVIEW



97,266 SF Property Size

65% | 35% Anchor to Shop % Based on GLA

96.2% Leased

2000 Year Built

3.1 years WALT











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