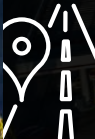
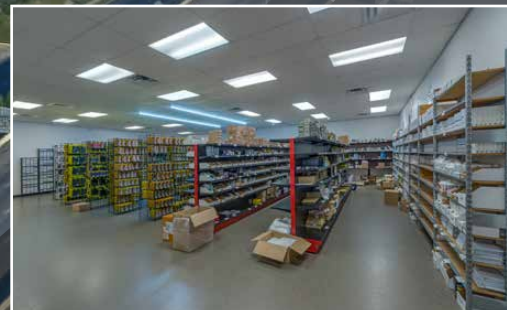
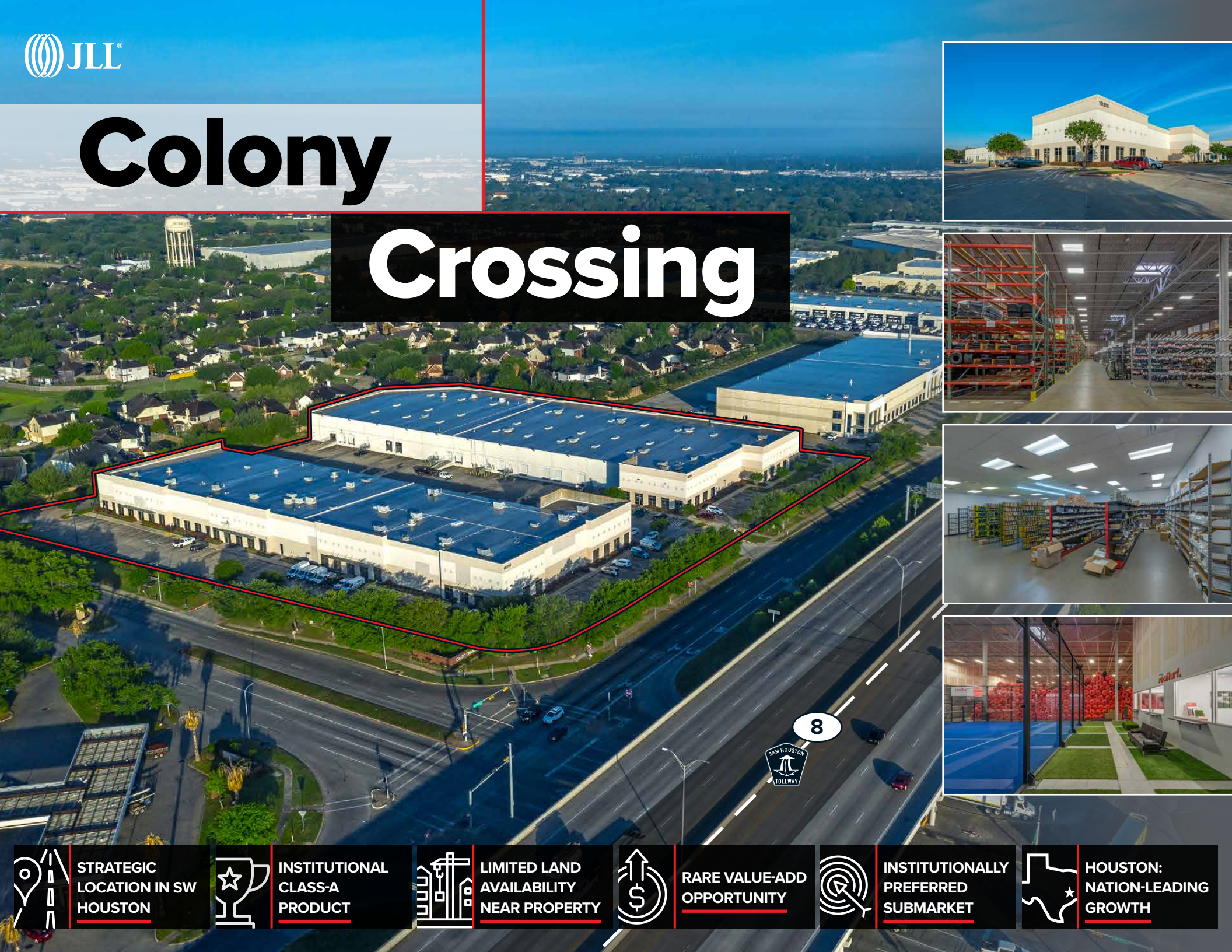




Colony

Crossing



**STRATEGIC
LOCATION IN SW
HOUSTON**



**INSTITUTIONAL
CLASS-A
PRODUCT**



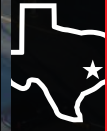
**LIMITED LAND
AVAILABILITY
NEAR PROPERTY**



**RARE VALUE-ADD
OPPORTUNITY**



**INSTITUTIONALLY
PREFERRED
SUBMARKET**



**HOUSTON:
NATION-LEADING
GROWTH**



Investment Summary



Jones Lang LaSalle (“JLL”) on behalf of ownership, is pleased to offer for sale **Colony Crossing**, a 90% leased Class-A industrial property comprised of two rear-load buildings totaling 151,168 SF in the Southwest Houston Industrial Submarket. Built in 2005 and currently leased to six tenants, the Property is located at the convergence of Beltway 8 and Gessner Road, providing superior multi-direction regional connectivity and visibility to over 129,000 vehicles per day. Colony Crossing offers new ownership the rare value-add opportunity to lease up the remaining vacancy without the need for additional capital improvements.

PROPERTY SUMMARY

Colony Crossing

| | |
|-------------------------------|--|
| ADDRESS: | 10207 S. Sam Houston Parkway West, Houston, Texas 77071 10215 S. Sam Houston Parkway West, Houston, Texas 77071 |
| SIZE (SF): | 151,168 |
| OCCUPANCY: | 90.2% |
| LOADING CONFIGURATION: | Rear Load |
| LAND AREA: | 8.565 Acres |
| YEAR BUILT: | 2005 |
| CLEAR HEIGHT: | 24' |
| WALT: | 3.3 Years |
| OFFICE FINISH | ±20.1% |



Investment Highlights



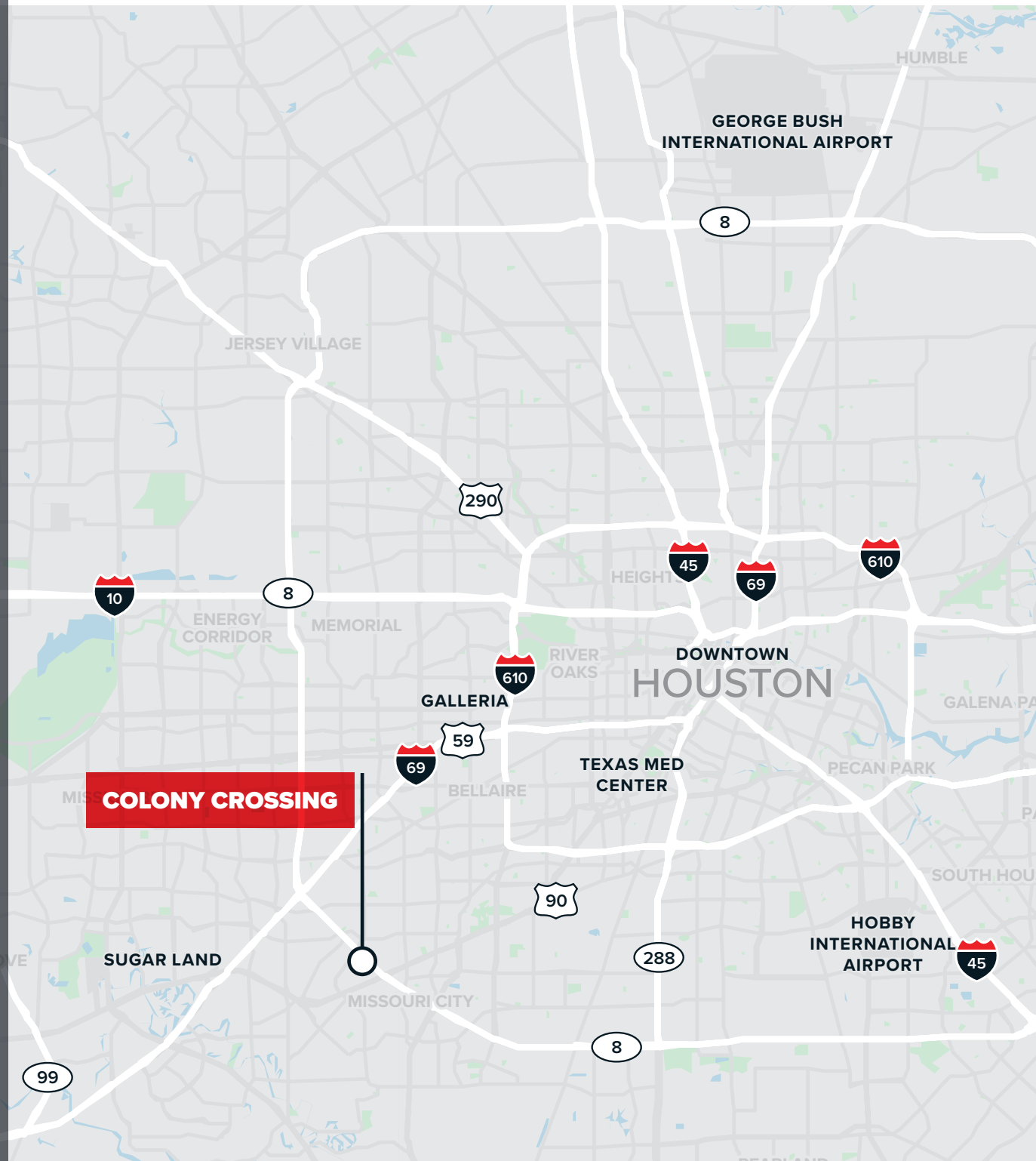
STRATEGIC LOCATION IN SOUTHWEST HOUSTON

The Property is located with exceptional proximity to the center of Houston's geographical population, major employment centers, and all of Houston's major thoroughfares. **The property has access to and from U.S. Highway 59 with no tolls & Beltway 8 allows for easy access across the Houston MSA and beyond.**

Frontage on Beltway 8 gives the property visibility to over 129,000 vehicles per day. Surrounding the property, there are excellent demographics with 8.1% population growth over the last decade within a 3-mile radius.

Drive Times

| | |
|----------------------|-------------------------|
| Beltway 8 | 0 Minutes (0.2 Miles) |
| Highway 59 | 5 Minutes (2.2 Miles) |
| Highway 90 | 6 Minutes (2.3 Miles) |
| Westpark Tollway | 8 Minutes (6.4 Miles) |
| IH-10 | 12 Minutes (11.0 Miles) |
| Grand Parkway | 21 Minutes (20.2 Miles) |
| Texas Medical Center | 22 Minutes (10.8 Miles) |
| US-290 | 22 Minutes (15.5 Miles) |
| Houston CBD | 24 Minutes (17.6 Miles) |
| Hobby Airport | 27 Minutes (20.8 Miles) |
| IAH Airport | 38 Minutes (37.8 Miles) |



Investment Highlights



INSTITUTIONAL CLASS-A PRODUCT

The Property consists of two institutional quality, Class A industrial buildings with 24' clear heights and ample vehicle parking. With the rising costs of land in the immediate area, and Houston in general, coupled with rising construction costs and more stringent detention requirements, the Properties would be expensive to reproduce, with **replacement cost exceeding \$105 per square foot.**



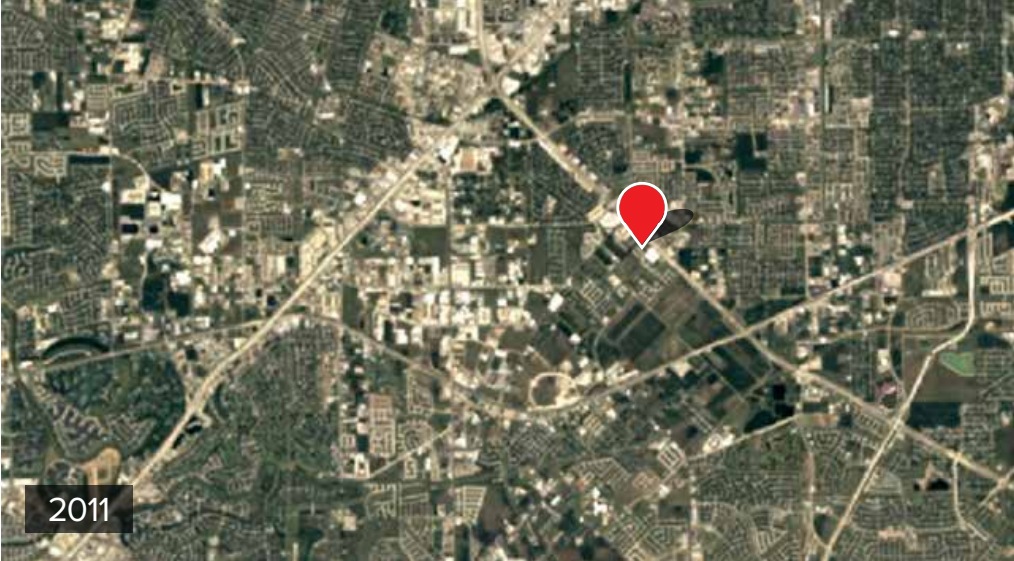
LIMITED LAND AVAILABILITY NEAR PROPERTY

The Southwest submarket is currently experiencing land constraints that did not exist in the past due to the rapid development seen in the past few years. With the intersection of Beltway 8 & Hwy 90 nearing full buildout, future development will have to push further south of Beltway 8 to compete with The Property. The **new development in the submarket has primarily been larger buildings that cater to larger tenants making Colony Crossing a unique property** in the Southwest submarket.



RARE VALUE-ADD OPPORTUNITY

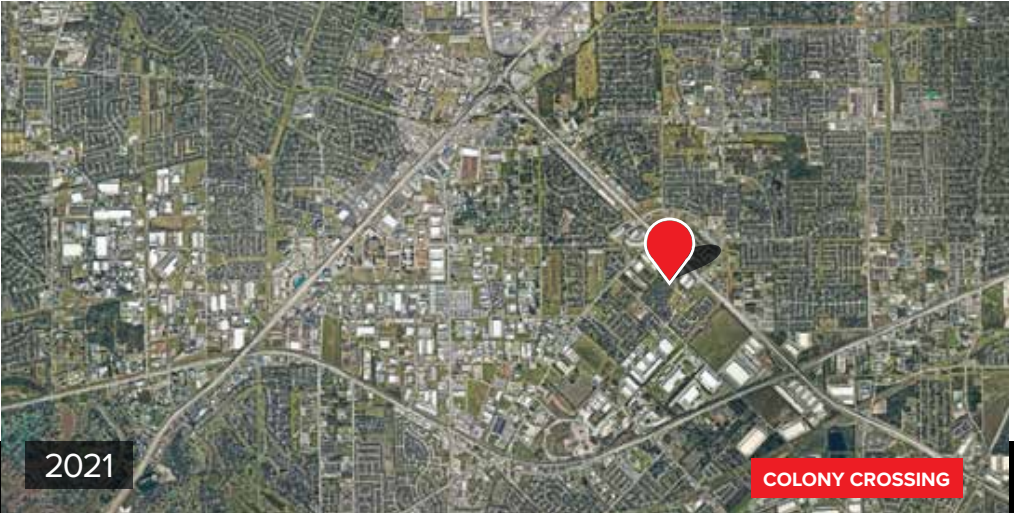
With below-market rents and one remaining vacancy, Colony Crossing is a unique value-add opportunity through lease-up and marking rents to market as existing tenants roll. As new product is delivered into the submarket, it is likely rental rates continue to increase, further widening the gap between market rents and in-place rents.



2011



2016



2021

COLONY CROSSING

South Aerial


SOUTHWEST COMMERCE CENTER
 OWNER: TRANSWESTERN INVESTMENT GROUP
 SIZE: 477,355 SF
 TENANTS: AWESUNG

OWNER: REALTY INCOME
 SIZE: 96,318 SF
 TENANTS: FEDEX




 OWNER: BEN E. KEITH FOODS
 SIZE: 475,000 SF
 TENANTS: BEN E. KEITH

BELTWAY CROSSING BUSINESS PARK
 OWNER: LINK LOGISTICS
 SIZE: 699,680 SF
 LARGEST TENANTS: SCHLUMBERGER, LAWLESS GROUP, AMERICAN TIRE DISTRIBUTORS, FRANK SUPPLY CO, VELAN VALVES


 OWNER: ZURICH
 SIZE: 554,536 SF SF
 TENANTS: BEST BUY

WAYPOINT BUSINESS PARK
 OWNER: CLARION PARTNERS/4M INVESTMENTS
 SIZE: 708,944 SF
 LARGEST TENANTS: ARIZONA PARTSMASTER, TEXAS PLUMBING SUPPLY, ADVANCED WHEEL SALES

CITYPARK LOGISTICS CENTER
 OWNER: LOGISTICS PROPERTY CO.
 SIZE: 454,016 SF



 OWNER: CARSON COMPANIES
 SIZE: 267,466 SF
 TENANTS: TWINSTAR BAKERY

PARK 8NINETY
 OWNER: ARTIS REIT
 SIZE: 1,149,314 SF
 LARGEST TENANTS: EXCLUSIVE FURNITURE, VWR, HOUSE OF SPICES, HOME DEPOT, MAGSEIS FAIRFIELD

Gessner Road [16,000+ VPD]

Colony Crossing

BELTWAY EXCHANGE
 OWNER: STAG INDUSTRIAL
 SIZE: 90,000 SF
 TENANTS: DHV INDUSTRIES

10550 SAM HOUSTON PARKWAY
 OWNER: EXETER
 SIZE: 124,000 SF
 TENANTS: 2020 EXHIBITS


OWNER: FEDEX CORPORATION
 SIZE: 96,318 SF
 TENANTS: FEDEX


CENTURY OAKS BUSINESS PARK
 OWNER: EXETER
 SIZE: 245,415 SF
 LARGEST TENANTS: ILKA INC, WET SOUNDS, KUSHLAND PRODUCTS, CORAM SPECIALTY INFUSION SERVICES, CARBER, SCP POOL CORPORATION



INSTITUTIONALLY PREFERRED SUBMARKET

Located in the highly desirable and rapidly-growing Southwest submarket, Houston Southwest Logistics Portfolio is positioned to continue its strong performance due to its direct proximity to the dense and continually growing population base of West and Southwest Houston. **The Southwest submarket saw a record 2.7 million square feet of positive net absorption in 2020.** Overall, the submarket continues to gain momentum and currently sits as the third-largest submarket in the city comprised of 49.9 million square feet.

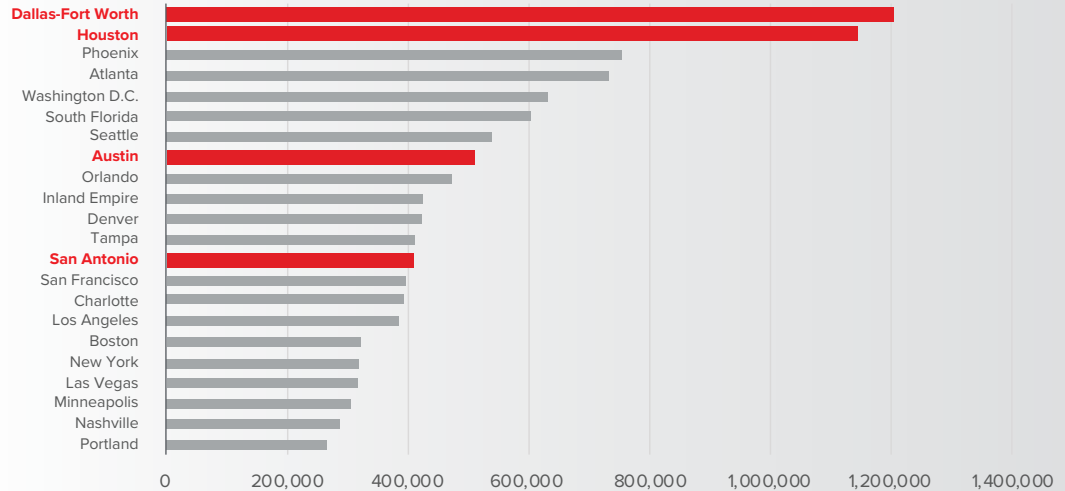
Investment Highlights



HOUSTON: NATION-LEADING GROWTH

Fueled by strong population growth, Port activity and growth in the petrochemical industry, Houston is well positioned to see continued gains with both the local economic base and the industrial marketplace. Prior to the COVID-19 pandemic, the Houston MSA added 59,000 jobs year-over-year as of March 31, 2020, ranking #2 in the U.S. behind Dallas-Fort Worth, according to the Texas Workforce Commission. More importantly for the Houston Industrial market, the Houston MSA continues to be a leader in population growth with 89,994 new residents in 2019. Houston is the fifth-largest MSA in the U.S. with a population of 7 million, which is projected to reach 7.5 million by 2025.

U.S. POPULATION GROWTH (2010 - 2019)



North Aerial



Galleria/Uptown
11 MILES

Greenway Plaza
11.7 MILES

Downtown Houston
16.7 MILES

Texas Med Center
10.8 MILES

10550 SAM HOUSTON PARKWAY
OWNER: EXETER
SIZE: 124,000 SF
TENANTS: 2020 EXHIBITS



CENTURY OAKS BUSINESS PARK
OWNER: EXETER
SIZE: 245,415 SF
LARGEST TENANTS: ILKA INC, WET SOUNDS,
KUSHLAND PRODUCTS, CORAM SPECIALTY
INFUSION SERVICES, CARBER, SCP POOL CORPORATION

OWNER: FEDEX CORPORATION
SIZE: 96,318 SF
TENANTS: FEDEX



Colony Crossing

BELTWAY EXCHANGE
OWNER: STAG INDUSTRIAL
SIZE: 90,000 SF
TENANTS: DHV INDUSTRIES



8

[113,000+ VPD]

Gesner Road [16,000+ VPD]

Site Plan

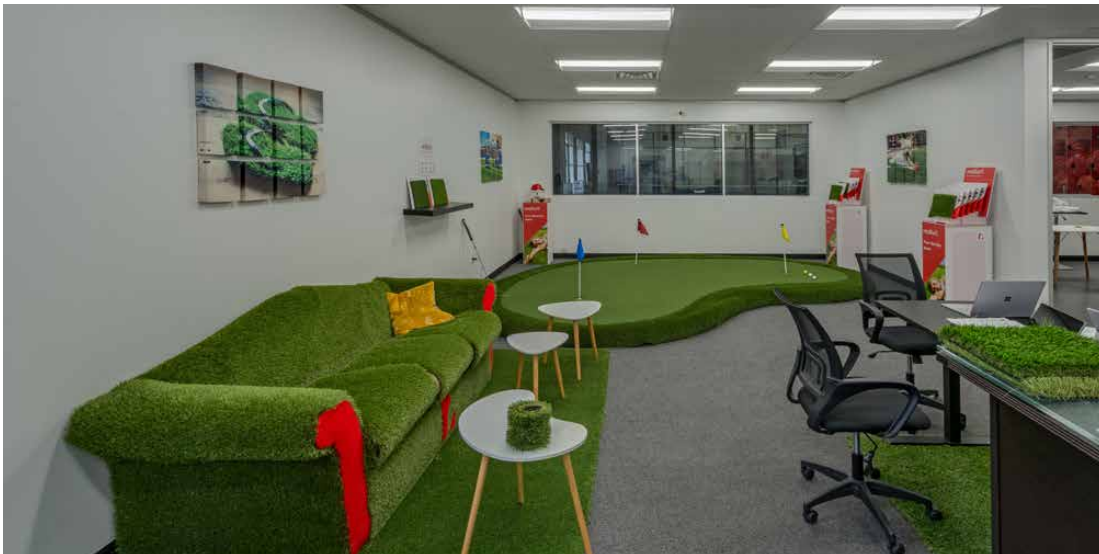


SOUTHBOUND FRONTAGE ROAD

SOUTH-GESSNER ROAD



Project Overview



PROJECT SUMMARY

| | |
|-------------------------------|--|
| PROPERTY NAME: | Colony Crossing |
| ADDRESS: | 10207 & 10215 S. Sam Houston Parkway W. Houston, Texas 77071 |
| TOTAL SF: | 151,168 SF |
| OCCUPANCY: | 90.2% |
| # TENANTS: | 6 |
| LOADING CONFIGURATION: | Rear Load |
| LAND AREA: | 8.565 Acres |
| BUILDING TYPE: | Warehouse |
| BUILDING CONSTRUCTION: | Concrete tilt-up with smooth painted finish and glass storefronts |
| YEAR BUILT: | 2005 |
| CLEAR HEIGHT: | 24' average |
| BUILDING DEPTH: | 140' (Building 1) & 180' (Building 2) |
| COLUMN SPACING: | 40' x 46' |
| TRUCK COURT: | 150' (Shared) |
| DOCK DOORS: | 16 |
| DRIVE-IN DOORS: | 7 |
| ROOF: | TPO Flat Roof System |
| ROOF AGE: | 2006 |
| SPRINKLERS: | ELO Sprinkler System |
| LIGHTING: | Warehouse lighting (T5's) |
| ELECTRICAL: | 480Y/277V, 3 Phase, 4 Wire (Bldg 1: 1,000 amps / Bldg 2: 800 amps) |
| WALT: | 3.3 Years |
| OFFICE FINISH %: | ±20.1% |
| CAR PARKING: | 240 Spaces (1.59 per 1,000 SF Parking Ratio) |

Contact Information

INVESTMENT ADVISORS

TRENT AGNEW, SIOR
Senior Managing Director
+1 713 852 3431
trent.agnew@am.jll.com

RUSTY TAMLYN, CCIM, SIOR
Senior Managing Director
+1 713 852 3561
rusty.tamlyn@am.jll.com

CHARLIE STRAUSS
Director
+1 713 212 6574
charles.strauss@am.jll.com

LANCE YOUNG
Analyst
+1 713 852 3544
lance.young@am.jll.com

JACK MOODY
Analyst
+1 713 212 6548
jack.moody@am.jll.com

FINANCING INQUIRIES

MICHAEL JOHNSON
Senior Director
+1 713 852 3474
mf.johnson@am.jll.com

LEASING CONTACT

ROBERT WILLARD
Leasing Representative
+1 281 875 7800
rwillard@lpc.com



9 Greenway Plaza, Suite 700 | Houston, Texas 77046
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2020. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.