

Houston Grand Parkway Industrial Development Opportunity

KINGLAND - ±233 ACRES

LOCATED IN QUALIFIED OPPORTUNITY ZONE

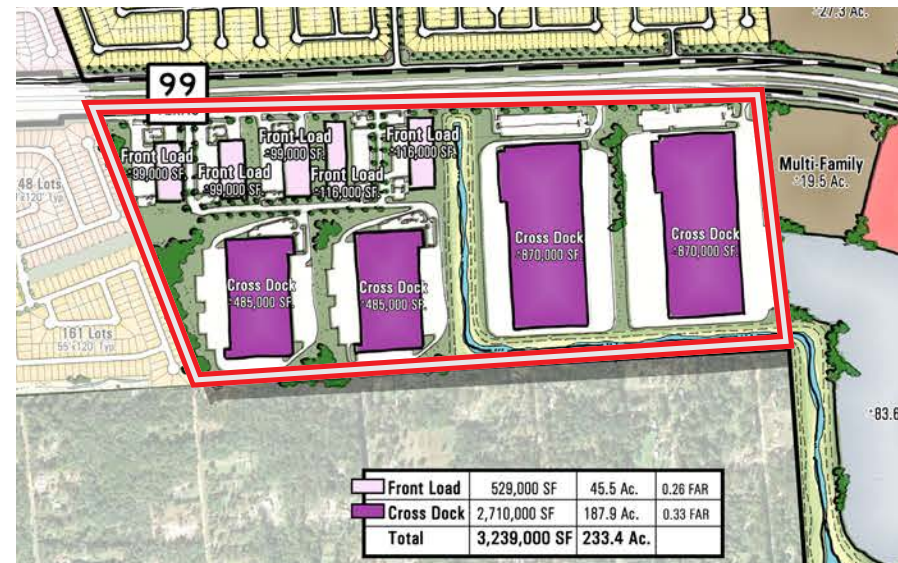
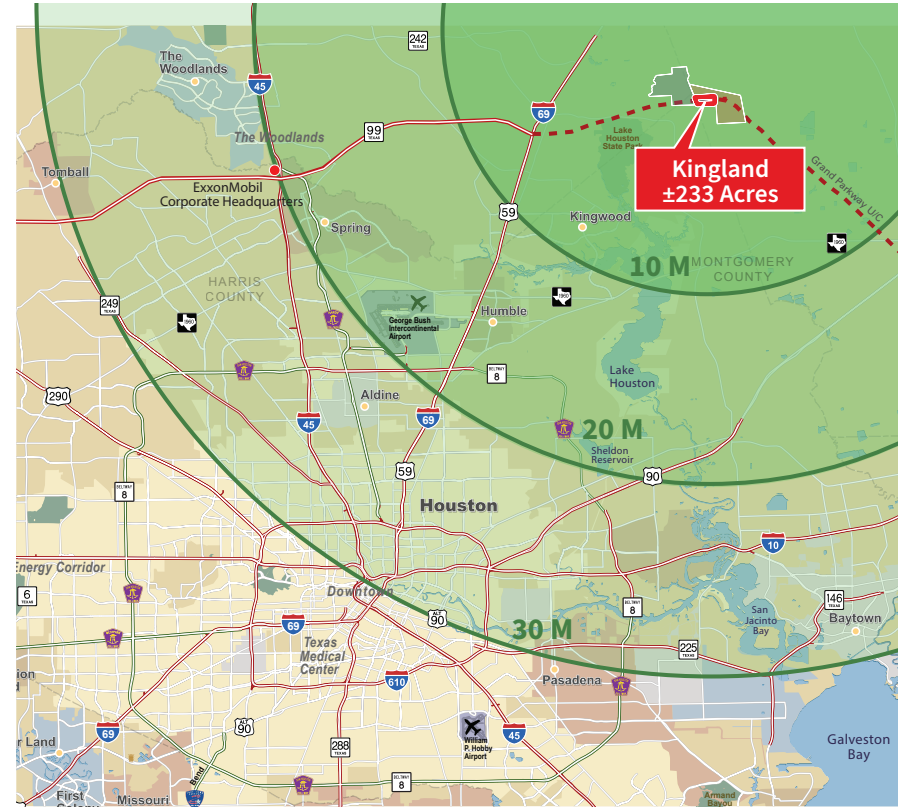


EXECUTIVE SUMMARY

JLL and Land Advisors is proud to offer a unique opportunity to acquire a 233 acre site that is ideal for industrial development. The site is located on the new Grand Parkway in Kingland, a master planned development in northeast Houston, Texas (the “Property”). The Grand Parkway is in the final stages of construction, with a scheduled completion date in Q1 2022, and will connect Kingland to both US-59/I-69 and I-10. The Property represents a tremendous opportunity to develop an industrial park on one of the premier sites on the new Grand Parkway. There are very few ±200 acre sites on a major freeway with on/off exit and entrance ramps that exist in the Greater Houston Area. This tract would be the perfect location for a bulk warehouse distribution facility and/or light manufacturing facility looking to access I-45 North, I-69 Northeast and/or I-10 East. As master planned communities continue to grow along the Grand Parkway, industrial developers will have the opportunity to capitalize on this population growth.

Investment Highlights

- 233 acre industrial site is located in a qualified Opportunity Zone
- The Grand Parkway is under construction and is scheduled to be open for traffic in Q1 2022
- Excellent access – ±1.0 mile of frontage along the Grand Parkway
- Relatively short travel distances to major employment centers – 7 miles to US-59/I-69, 20 miles to George Bush Intercontinental Airport, 22 miles to ExxonMobil’s campus, 26 miles to The Woodlands, and 35 miles to downtown Houston
- Part of a large-scale site – at ±2,833 acres, Kingland is uniquely positioned as a mixed use, multi-phase development. It is one of the biggest undeveloped land parcels on the Grand Parkway and one of the last remaining large-scale parcels in Houston
- Kingland has a Fresh Water Supply District and Municipal Management District in place which allows for typical reimbursement of development costs
- The Houston MSA is projected to grow 66.7% by 2040, adding 4.4 million new people to the region

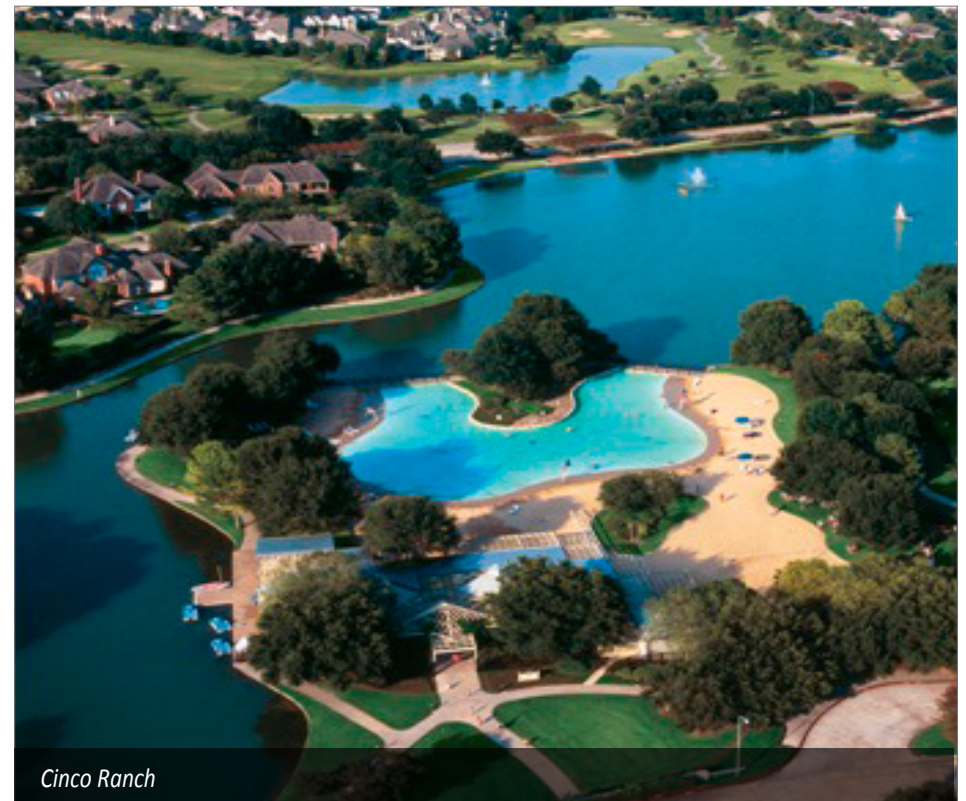
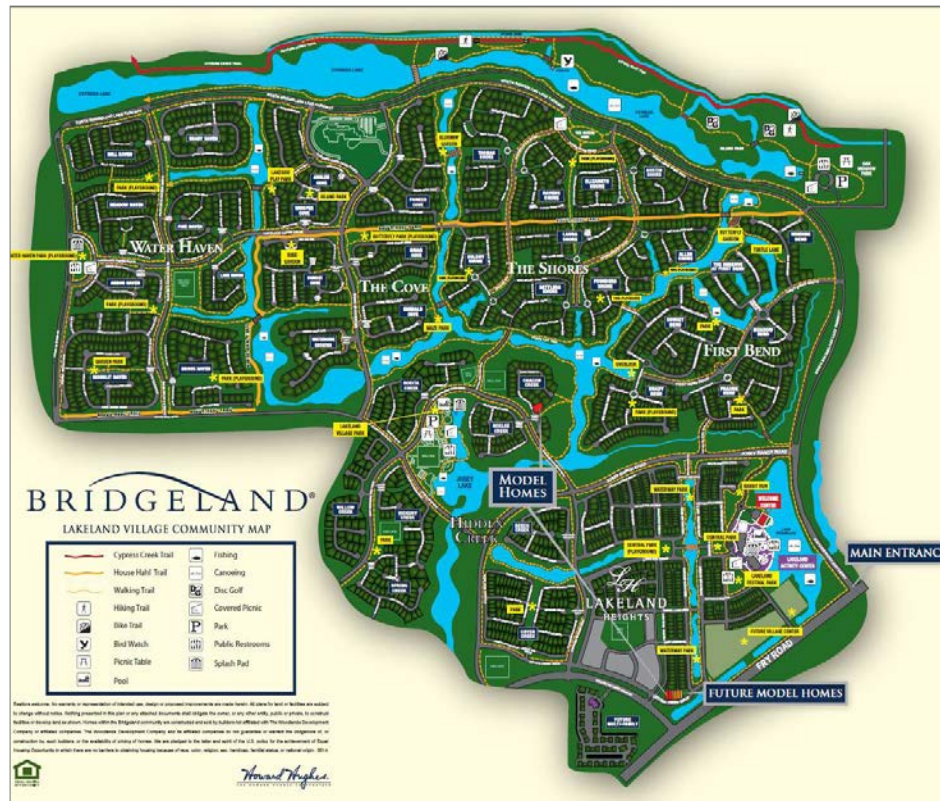


Grand Parkway

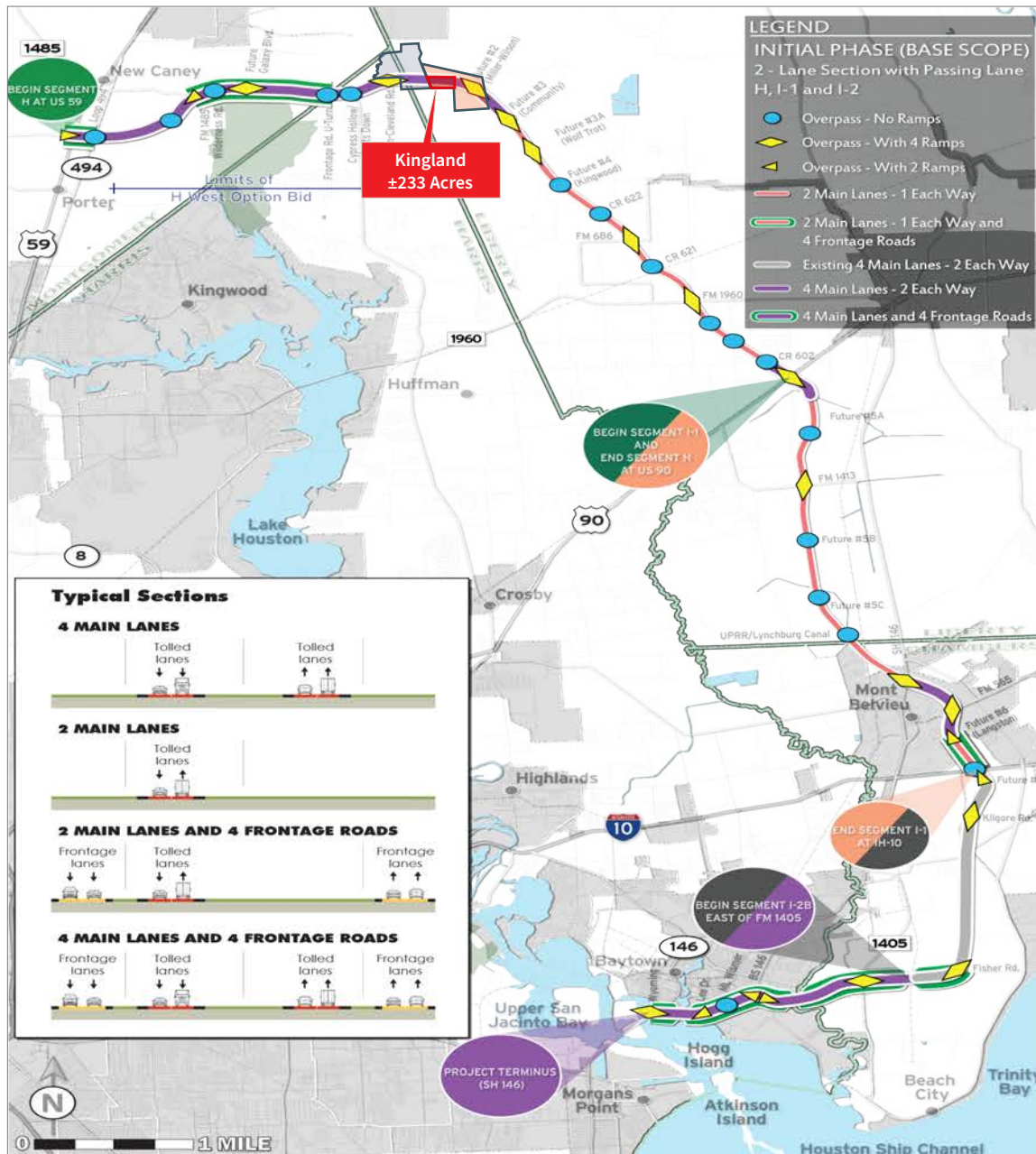
The Grand Parkway has been an important driver for growth throughout the Houston MSA and has been instrumental to the success of numerous residential and commercial development projects. This growth is set to continue on the next segment of the Grand Parkway. The 37.5 mile total extension from Interstate 69/U.S. 59 near New Caney to Interstate 10 east of Baytown has an estimated cost of \$1.25 billion and will be complete in Q1 2022.

The project includes a double lane to/from Interstate 69/U.S. 59. Kingland also has the ability to construct frontage roads to serve the ±3.5 miles of Grand Parkway frontage, while the majority of this segment of the Grand Parkway will be restricted from building frontage roads.

In Q1 2022, the Grand Parkway will allow Kingland's residents, commercial users, and retailers quick access throughout the Greater Houston Area and efficient commute times to major job centers in the area.



Immediate Ramp Access to the Grand Parkway



Investment Highlights

IMMEDIATE ACCESS ON/OFF THE GRAND PARKWAY

With 12 proposed points of access to the Grand Parkway feeder road and two overpasses located directly on either side of the site, access on & off the Grand Parkway is excellent

UTILITY PROVIDERS IN PLACE FOR THE SITE

Electricity: New Entergy substation is located in close proximity

Water/Sewage: Available through private providers

Gas: Readily available to be pulled to the site

EXCELLENT DRAINAGE WITH BUILT-IN FUTURE DETENTION

The 233 acre site can participate in a planned 200± acres of common detention ponds located on the South side of the overall development. There is no prohibition for a user to build their own detention if preferred

LOCATED IN A QUALIFIED OPPORTUNITY ZONE

The entire site is located in a QOZ granting developers the opportunity to capitalize on QOZ tax benefits

ACCESS TO I-69, I-45, & I-10

Frontage on the Grand Parkway grants users/tenants access to I-45 North, I-69 Northeast, and I-10 East giving excellent access to the entire Houston market as well as the entire Texas market

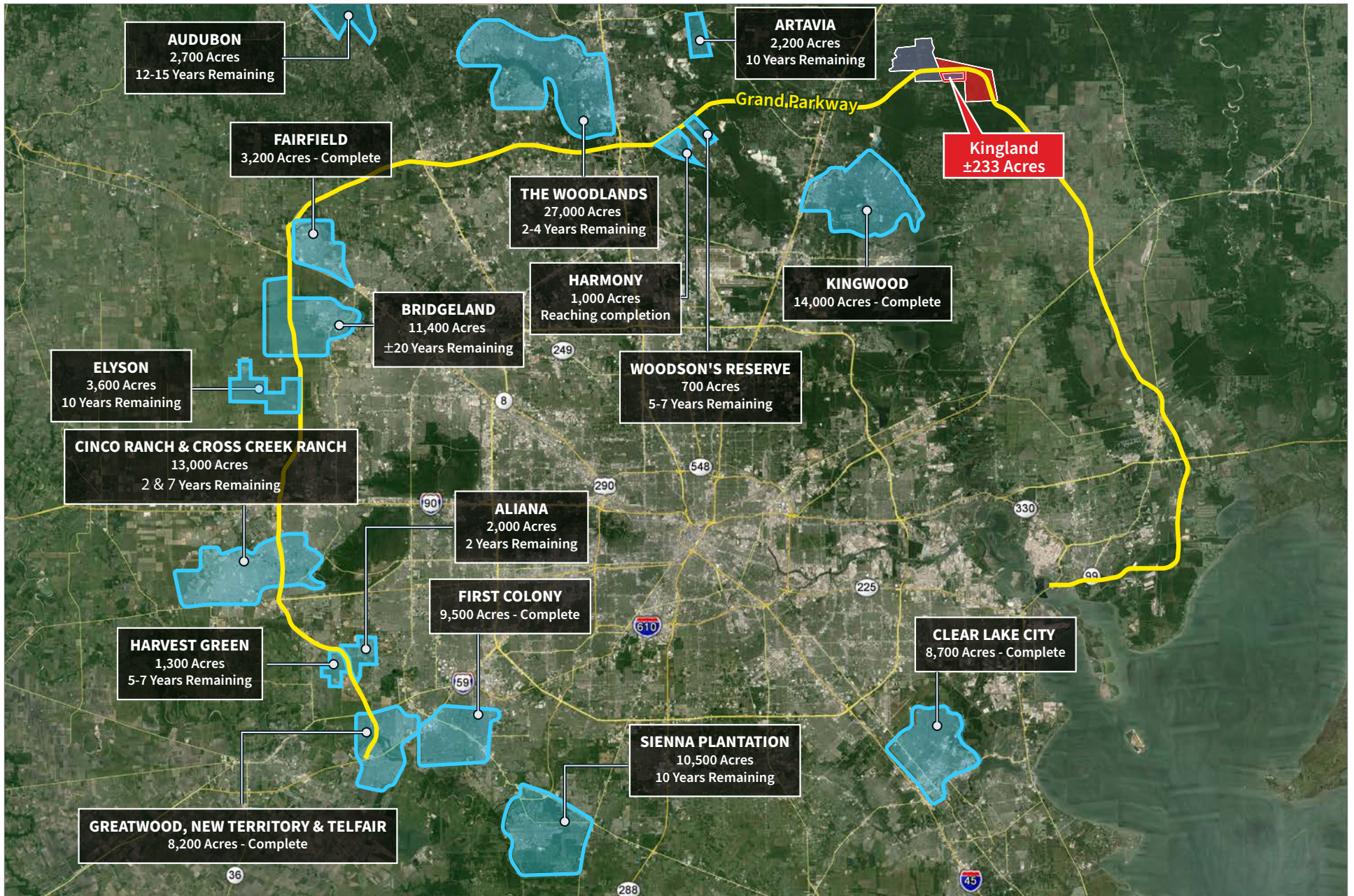
EXCELLENT LABOR AVAILABILITY

The Northeast Houston market has become one of the fastest growing submarkets in Houston due to the availability of some of the most affordable housing options in the Houston MSA

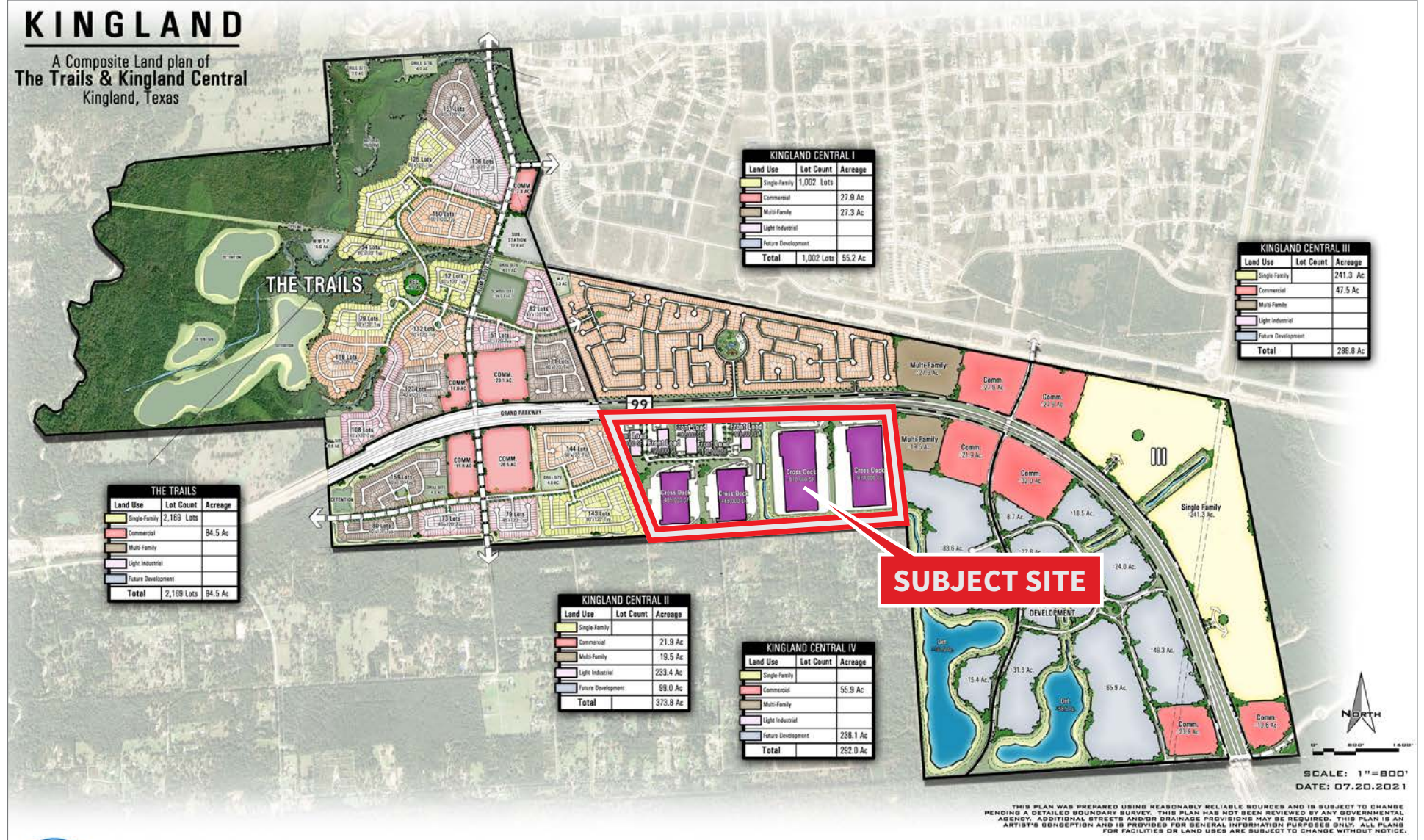


Major Developments

A majority of large MPC's are located on Houston's freeway systems to allow quick access to the rest of the city. As the Grand Parkway nears completion, the MPCs located on and near the Grand Parkway will need distribution facilities to serve this population growth.



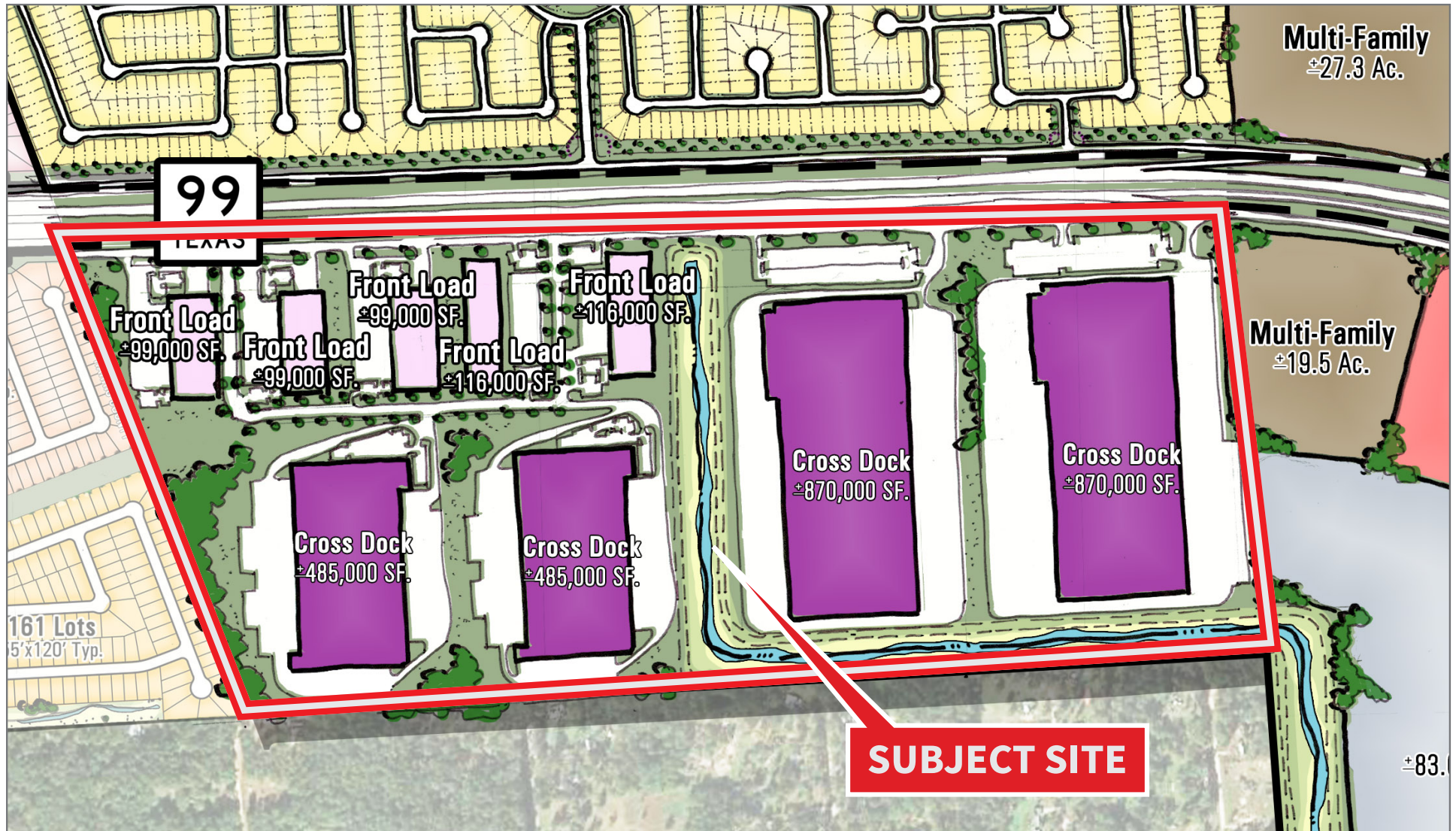
Kingland Conceptual Site Plan



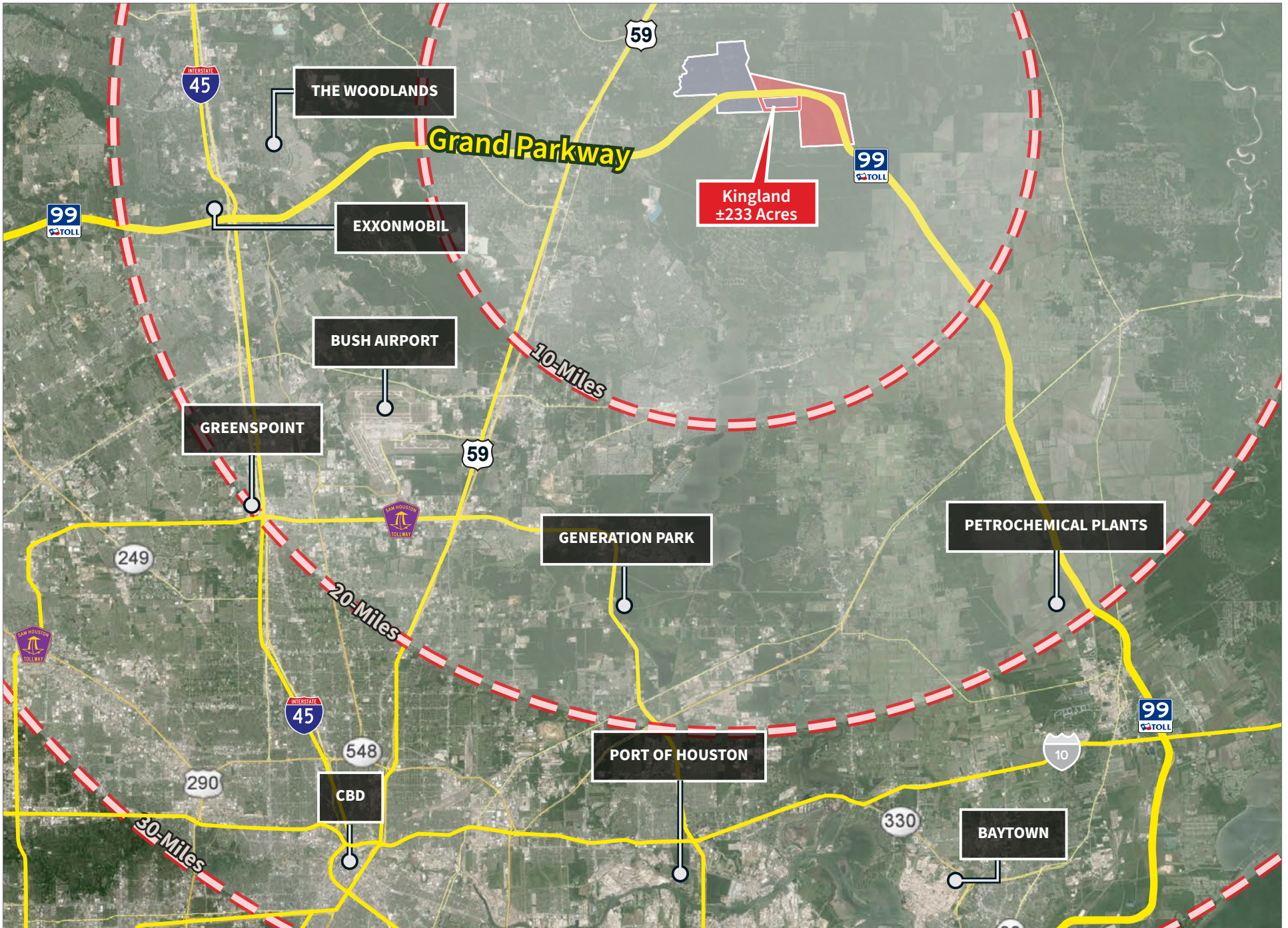
OFFERING OVERVIEW

Future Industrial Site

The ±233 acres is located in a qualified Opportunity Zone. This site is highlighted by ±1.0 miles of frontage on the Grand Parkway.



Employment Centers



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