

SUGAR LAND CROSSROADS



326,807 SF CLASS-A INDUSTRIAL PARK | 3.7 YEARS OF WALT | 38%+ MARK-TO-MARKET | STRATEGIC SOUTHWEST HOUSTON LOCATION



The Offering

JLL Capital Markets, on behalf of Sagard Real Estate (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Sugar Land Crossroads (the “Property”), a recently constructed, Class-A, industrial park comprised of one front-load building and one cross-dock building totaling 326,807 square feet located in the premier Southwest Houston industrial submarket. Constructed in 2021, the Property is currently 100% leased to three tenants with 3.7 years of weighted average lease term remaining. The Property offers easy access to U.S. Highway 59, U.S. Highway 90, and Beltway 8 via West Airport Boulevard, providing superior multi-direction regional connectivity. With a 38%+ average mark-to-market upon tenant expiration, Sugar Land Crossroads offers new ownership the opportunity to secure strong in-place cash flow and capitalize on the robust rent growth occurring in the Houston industrial market.

Property Address:	12510 & 12520 W Airport Blvd Sugar Land, TX 77478
Total Building (SF):	326,807 SF
Office %:	6%
Occupancy:	100%
Loading Configuration:	Cross-Dock & Front-Load
Year Built:	2021
# of Tenants:	3
WALT:	3.7 Years
Mark-to-Market %:	38%+
Clear Height:	32'
Car Parking Spaces:	345 Spaces
Land Size:	20.82 Acres
Coverage Ratio:	36.03%

**RECENTLY-CONSTRUCTED, CLASS-A,
INSTITUTIONAL QUALITY PRODUCT**

**VALUE-ADD OPPORTUNITY VIA
MARKING RENTS TO MARKET**

**INSTITUTIONALLY PREFERRED
SUBMARKET**

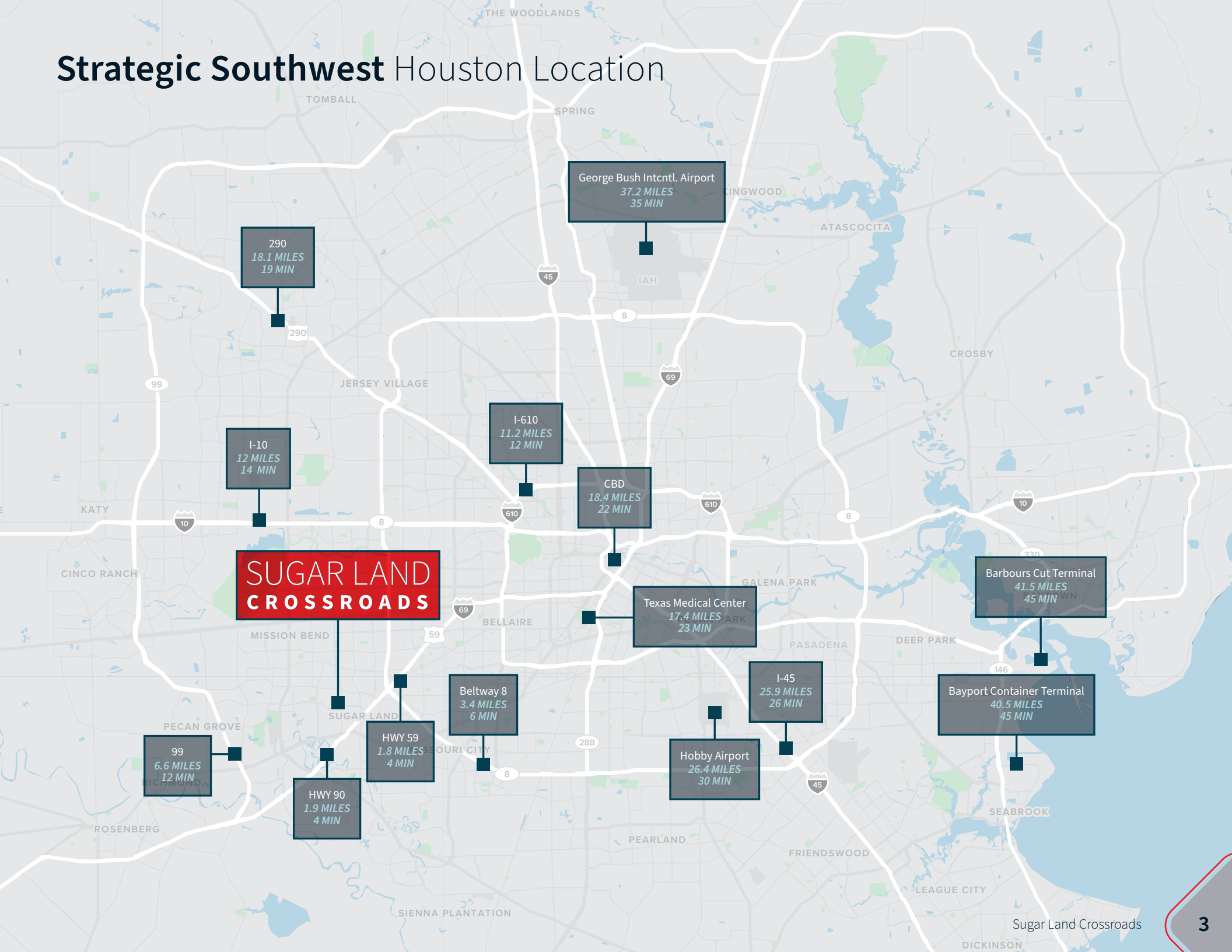
**IDEALLY POSITIONED WITHIN
SUGAR LAND BUSINESS PARK**

**SOUTHWEST SUBMARKET
OUTPERFORMANCE**

**LIMITED LAND AVAILABILITY
PROXIMATE TO THE PROPERTY**

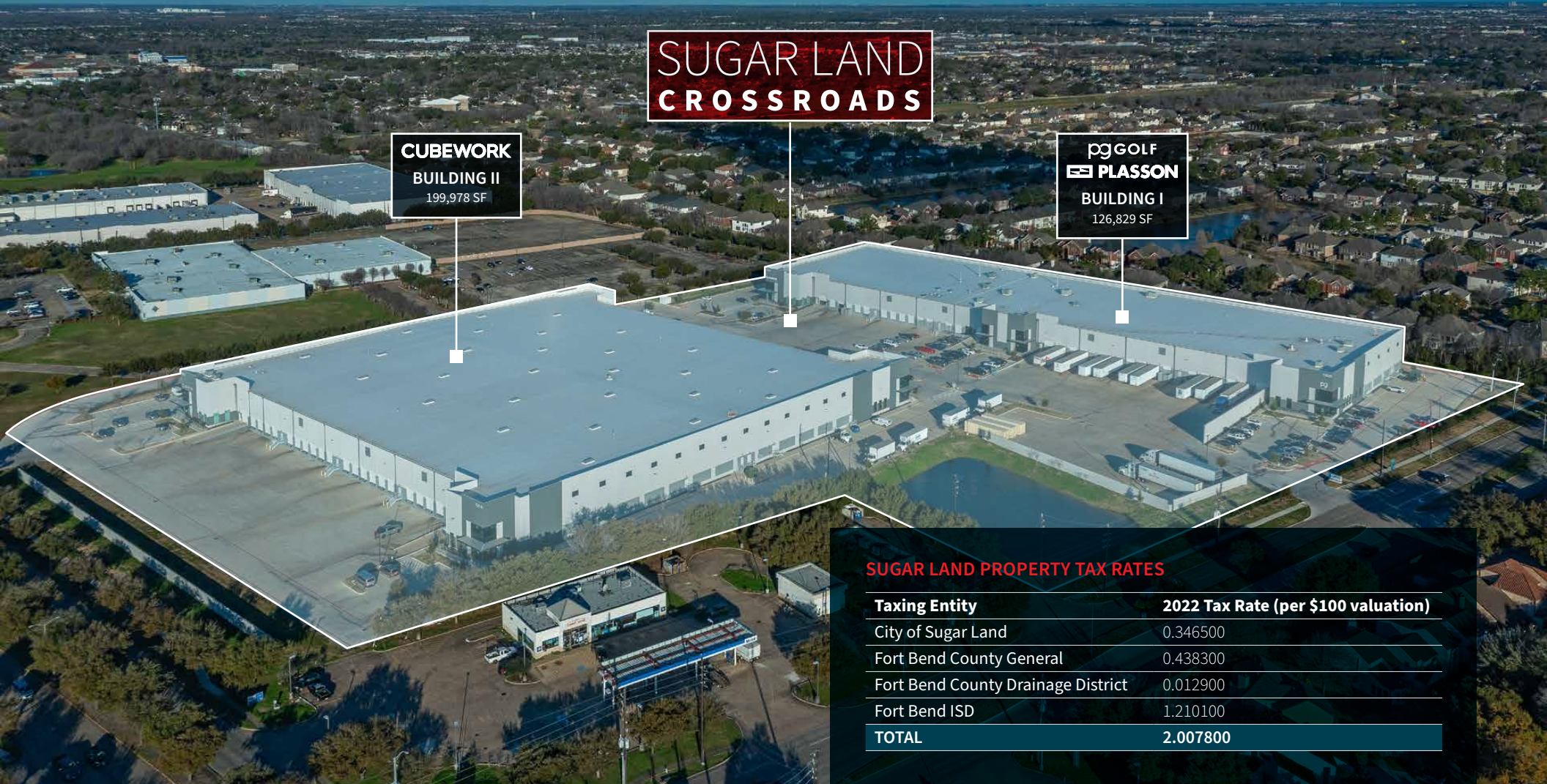


Strategic Southwest Houston Location



**SUGAR LAND
CROSSROADS**

Ideally Positioned within Sugar Land Business Park



SUGAR LAND CROSSROADS

CUBEWORK
BUILDING II
199,978 SF

pg GOLF
PLASSON
BUILDING I
126,829 SF

SUGAR LAND PROPERTY TAX RATES

Taxing Entity	2022 Tax Rate (per \$100 valuation)
City of Sugar Land	0.346500
Fort Bend County General	0.438300
Fort Bend County Drainage District	0.012900
Fort Bend ISD	1.210100
TOTAL	2.007800

The Property is located within Sugar Land Business Park, a 1,000-acre deed-restricted and architecturally controlled business park developed by PCD. The park features 7.9 million square feet of office space, 8 million square feet of retail, and 8.9 million square feet of industrial space. The elite business park sold out in 2005 and has a number of prominent users including Accredo Packaging, Bluebonnet Nutrition, Tramontina, Crown Beverage, Boise Cascade, Applied Optoelectronics, Yokogawa, Bechtel Equipment Operations, and Baker Hughes. **In addition, Sugar Land offers the 2nd lowest property tax rate in the state of Texas among cities of comparable size and one of the lowest tax rates across the Houston MSA.** Furthermore, the Property is eligible for three separate tax abatements assessed by the City of Sugar Land, Fort Bend County, and Fort Bend County Drainage District. Each of the agreements provide an abatement of 50% of the assessed value of improvements (land excluded). These agreements are assignable upon sale so long as the annual reporting requirements associated with each are met by new ownership.

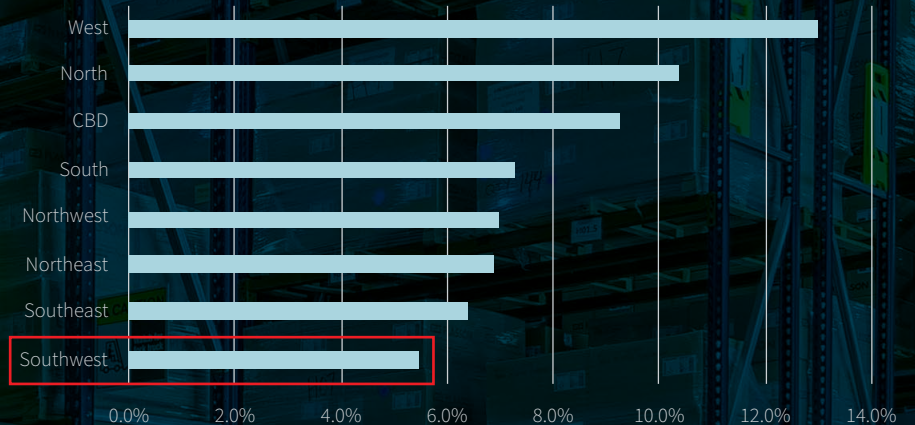
Southwest Submarket Outperformance

Industrial fundamentals in Southwest Houston continue to outperform other submarkets, recording the tightest vacancy at just 5.5% compared to a 7.9% city wide average. In 2023, Southwest Houston saw demand outpace supply as the submarket's proximity to major industrial thoroughfares and access to a dense population base continues to draw a diverse tenancy base to the newly constructed properties. As land scarcity and construction costs continue to increase, groundbreakings slowed drastically bringing the total construction volume down nearly 32% to 1.5 million s.f. delivered in 2023, the lowest of Houston's major submarkets (aside from CBD). Looking forward, the submarket is poised for a healthy 2024 as the pipeline continues to shrink and tenant demand increases.

YTD COMPLETIONS (S.F.)



TOTAL VACANCY (%)



YTD TOTAL NET ABSORPTION (S.F.)



Investment Highlights



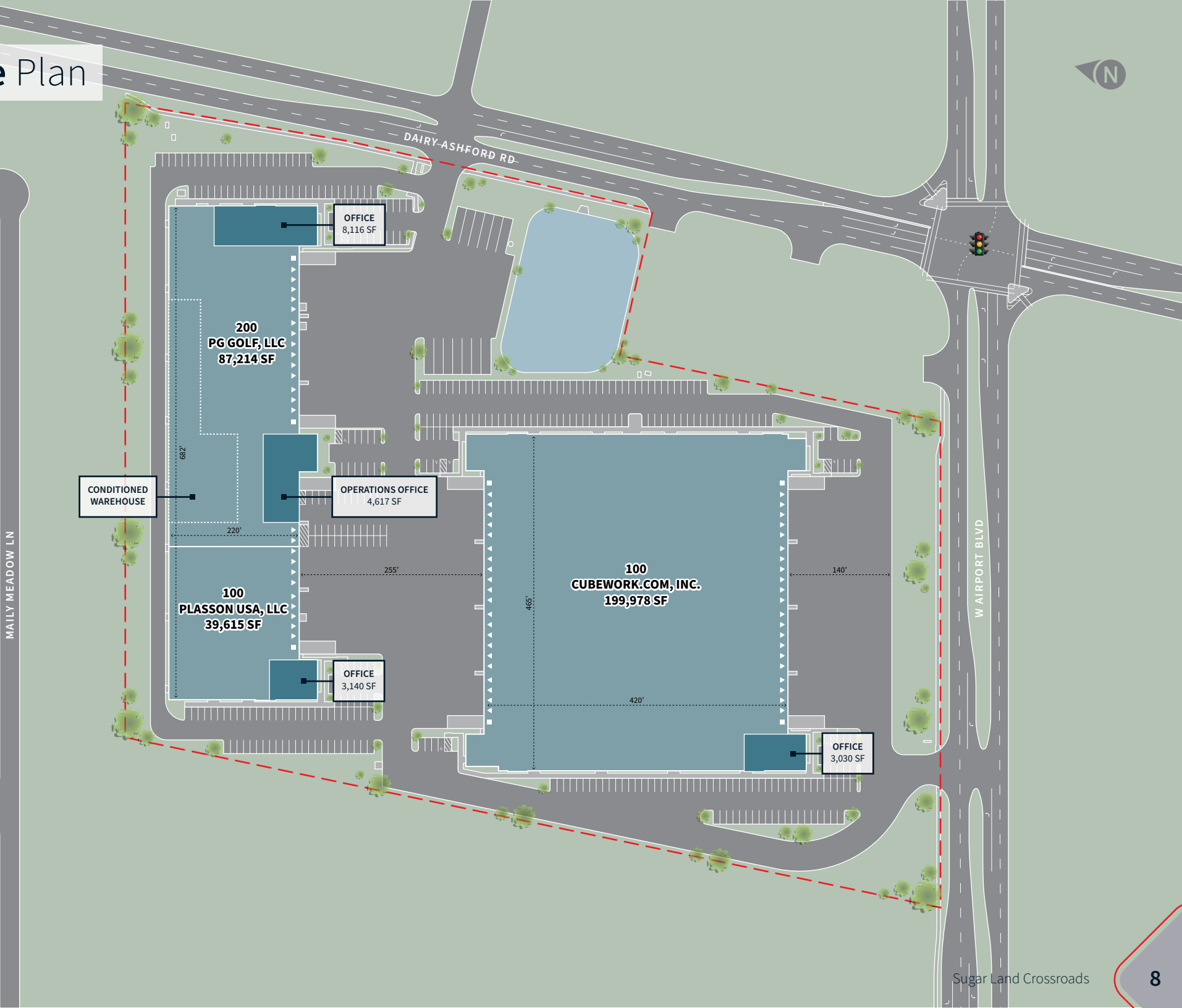
Institutionally Preferred Submarket

Located in the highly desirable Southwest submarket, Sugar Land Crossroads 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.

Property Description

	BUILDING I	BUILDING II	TOTAL
ADDRESS:	12520 W Airport Blvd	12510 W Airport Blvd	Sugar Land Crossroads
SIZE (SF):	126,829 SF	199,978 SF	326,807 SF
OFFICE (SF):	15,873 SF	3,030 SF	18,903 SF
OFFICE %:	13%	2%	6%
OCCUPANCY:	100%	100%	100%
# OF TENANTS:	2	1	3
LOADING CONFIGURATION:	Front-Load	Cross-Dock	Front-Load & Cross-Dock
YEAR BUILT:	2021	2021	2021
CLEAR HEIGHT:	32'	32'	32'
DOCK DOORS:	28 (9' X 10')	48 (9' X 10')	76
DOCK EQUIPMENT:	9 Pit Levelers, 1 Dock Leveler	21 Pit Levelers, 23 Dock Levelers	30 Pit Levelers, 24 Dock Levelers
DRIVE-IN DOORS:	4 (12' X 14')	4 (12' X 14')	8 (12' X 14')
BUILDING DEPTH:	220' X 682'	420' X 465'	
COLUMN SPACING:	52' X 60'	52' X 52'	
SPEED BAYS:	60'	60'	
TRUCK COURT:	255' Shared truck court	140' - 255' Shared truck court	
PARKING SPACES:	152	193	
TRAILER PARKING SPACES:	13 Shared	13 Shared	
CONSTRUCTION			
EXTERIOR WALLS:	Concrete tilt-wall	Concrete tilt-wall	
ROOF TYPE:	TPO Roof System	TPO Roof System	
WARRANTY (EXPIRATION):	20-Year (2041)	20-Year (2041)	
MECHANICAL			
ELECTRICAL:	4,000-amps, 277/480-volt	4,000-amps, 277/480-volt	
FIRE PROTECTION:	ESFR Sprinkler System	ESFR Sprinkler System	
EXTERIOR LIGHTING:	Building-mounted LED light fixtures	Building-mounted LED light fixtures	

Site Plan



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