

# TX I-10 CORRIDOR INFILL PORTFOLIO

Houston, TX | San Antonio, TX

Confidential Financing Memorandum



Lanark Distribution Center



Beltway Service Center

439,982 SF SHALLOW BAY INDUSTRIAL PORTFOLIO | 2.6 YEARS OF WALT | 20%+ MARK-TO-MARKET | INFILL HOUSTON & SAN ANTONIO LOCATIONS

IRREPLACEABLE, INFILL  
LOCATIONS WITH  
EXCEPTIONAL ACCESS

VERSATILE INDUSTRIAL  
PRODUCT CATERING TO  
DIFFERENT TENANT SIZES

STABLE IN-PLACE CASH  
FLOW WITH SIGNIFICANT  
VALUE-ADD OPPORTUNITY

VINTAGE SHALLOW BAY  
PRODUCT OUTPERFORMING  
CLASS A INDUSTRIAL

ASSORTED TENANCY  
WITH ROBUST INDUSTRY  
FUNDAMENTALS

NATION LEADING  
INDUSTRIAL MARKETS



Interbelt Business Center



Interbelt Business Center





# The Offering

JLL Capital Markets, on behalf of the seller, is pleased to offer qualified investors the opportunity to acquire the Texas I-10 Corridor Infill Portfolio (the “Portfolio”), a 439,982 square foot portfolio consisting of 6 shallow bay industrial buildings spread between three business parks located across infill submarkets of Houston and San Antonio. The Portfolio is currently 89.7% leased, offering investors the opportunity to acquire a stabilized, cash-flowing portfolio with significant upside as the remaining 45,247 SF is leased and rents are marked-to-market at expiration. All buildings are located within high growth submarkets that have true barriers to entry and, with an average tenant size of approximately 12,970 square feet, see minimal competition from new supply. As a result, rents continue to grow at a significantly higher pace than the bulk industrial market. The Texas I-10 Corridor Infill Portfolio provides investors the opportunity to acquire significant scale in two of the country’s most robust industrial markets with immediate NOI upside.

439,982

SQUARE FEET

TEXAS MARKETS

HOUSTON, TX &  
SAN ANTONIO, TX

89.7%

OCCUPANCY

20.5%

MARK-TO-MARKET  
AT ROLLOVER

*Beltway Service Center*







Lanark Distribution Center

6

NUMBER OF  
BUILDINGS

2.6

YEARS WALT

18'-25'

CLEAR HEIGHT

29

NUMBER OF  
TENANTS

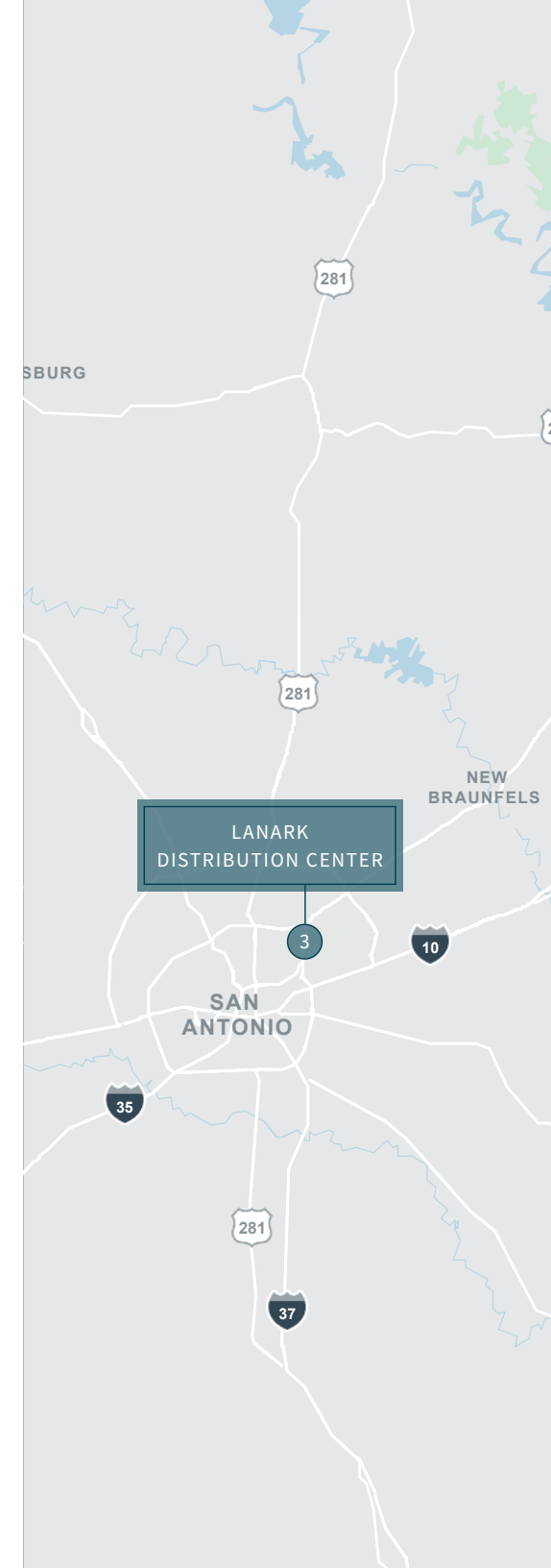


Interbelt Business Center

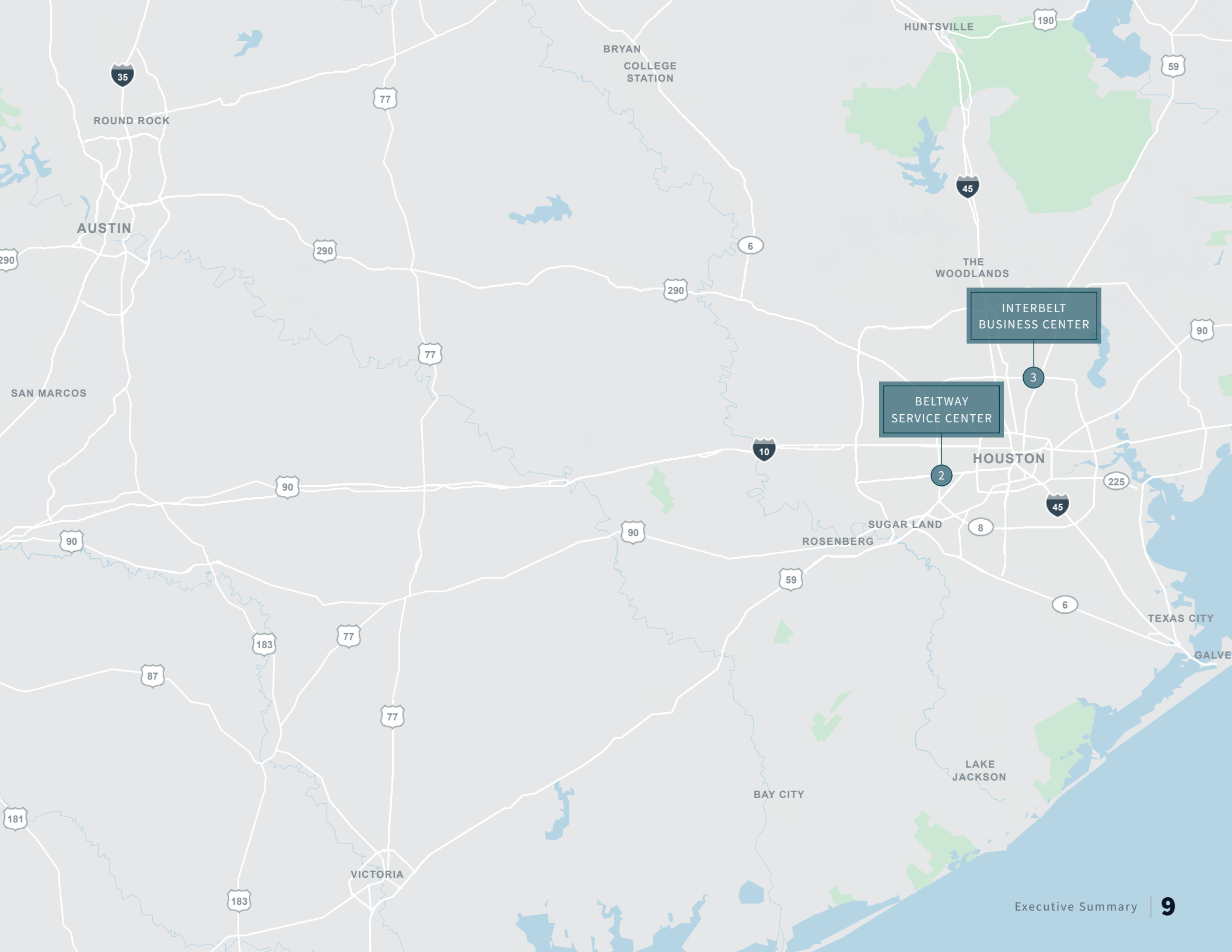
# Portfolio Overview



	<u>1</u>	<u>2</u>	<u>3</u>
<b>BUSINESS PARK</b>	<b>Lanark Distribution Center</b>	<b>Beltway Service Center</b>	<b>Interbelt Business Center</b>
MARKET	San Antonio, TX	Houston, TX	Houston, TX
SUBMARKET	Northeast	Southwest	North
SIZE (SF)	235,464	117,598	86,920
OCCUPANCY	88.5%	93.8%	87.4%
# BUILDINGS	2	2	2
YEAR BUILT	1975 - 1982	1975	2001
# OF TENANTS (VACANCIES)	10 (1)	11 (1)	8 (1)
WALT	3.5 Years	1.9 Years	1.1 Years
CLEAR HEIGHT	22'-25'	18'	18'
LOADING DOCKS	Dock High & Ramps	Dock High, Semi Dock, & Ramps	Dock High, Semi Dock, & Ramps
OFFICE FINISH	6%	15%	15%







BELTWAY  
SERVICE CENTER

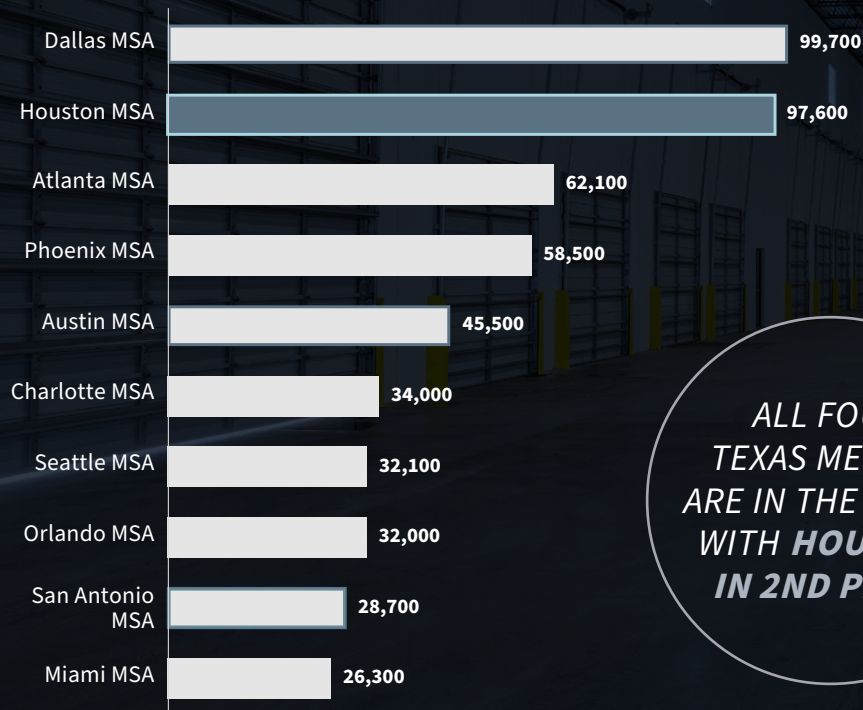
INTERBELT  
BUSINESS CENTER



# Distribution Location within Reach of 25 Million Residents

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property's tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The Dallas-Fort Worth, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis' \$1.32 trillion in economic output would rank among the world's 15 largest economies.

## TOP 10 US METROS FOR ESTIMATED POPULATION GROWTH IN 2024



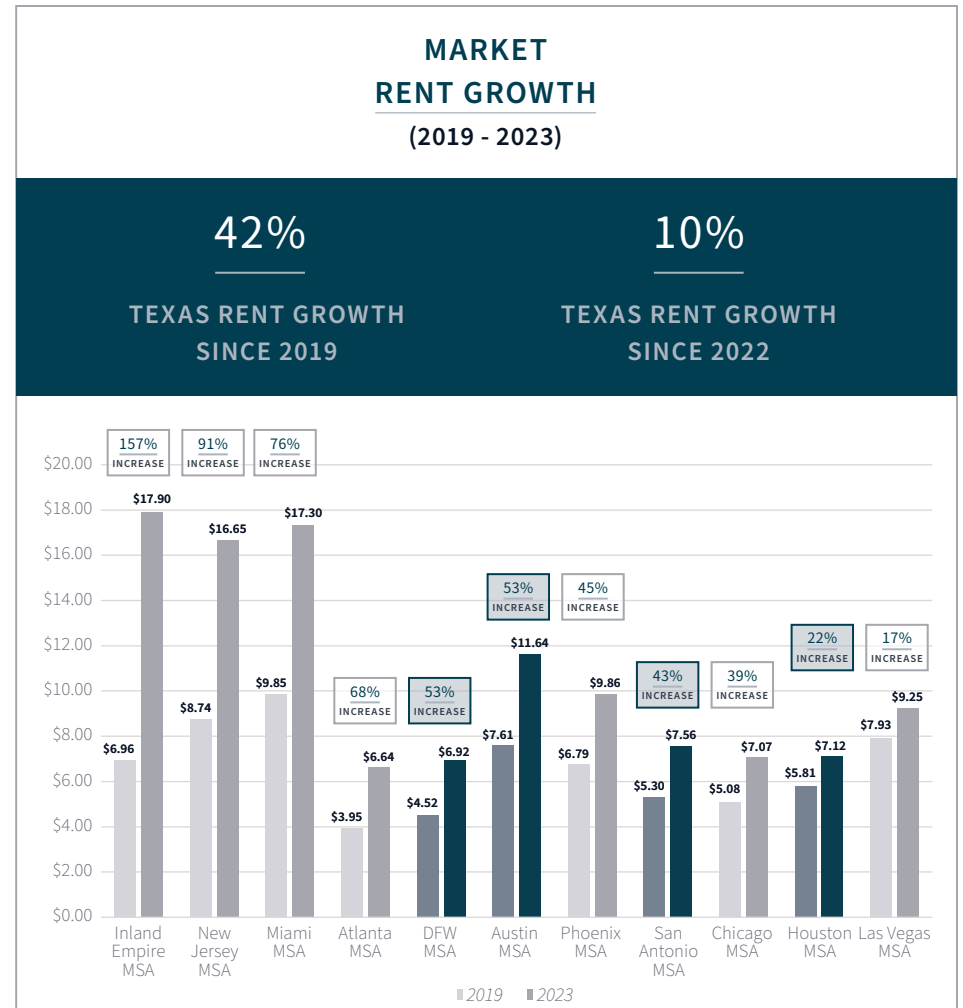
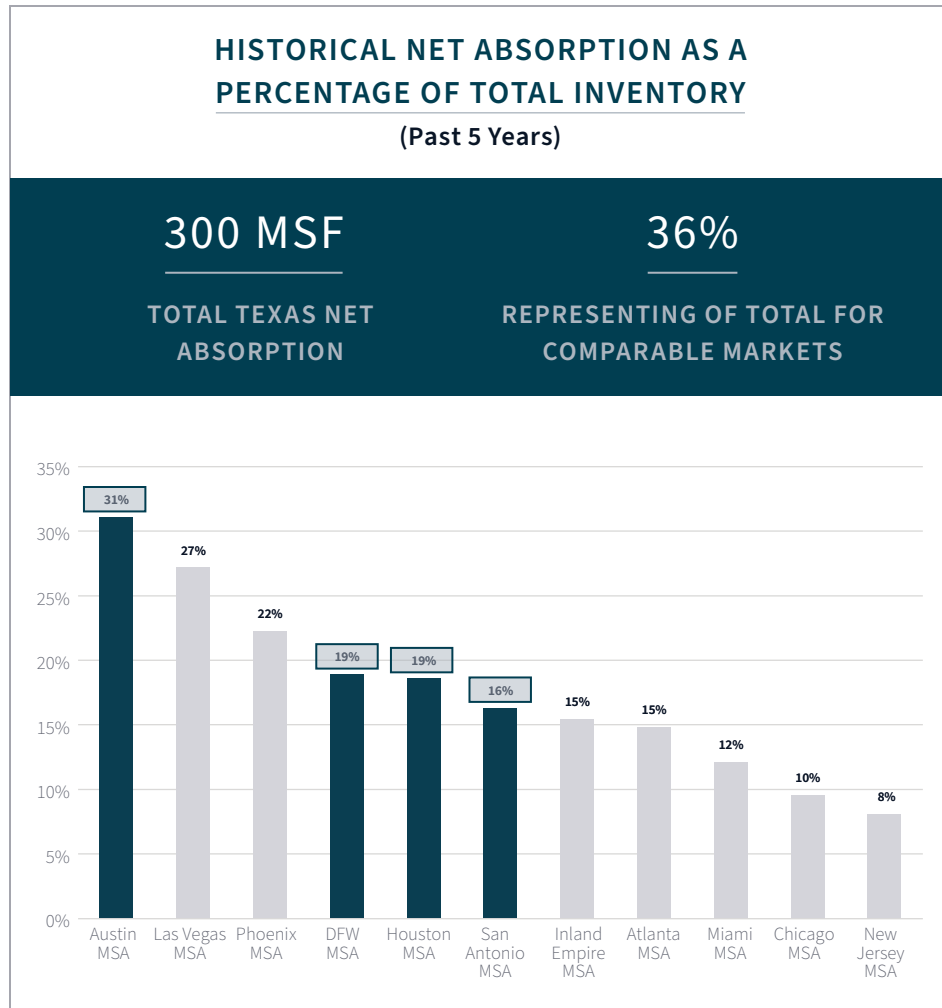
ALL FOUR TEXAS METROS ARE IN THE TOP 10 WITH **HOUSTON** IN 2ND PLACE





# Texas Triangle

The state of Texas has a thriving industrial market, driven by strong fundamentals and attractive economic conditions. This has resulted in a continuous influx of investment and market activity across the state. Texas markets have consistently outperformed their peers (as shown in the tables to the right), with an impressive 36% share of the overall direct absorption occurring within the Texas Triangle, amounting to over 300 MSF between 2019 and 2023. The Texas Triangle has also demonstrated remarkable industrial rent growth since 2019, with Austin and DFW each experiencing a significant increase of 53%, San Antonio growing by 43%, and Houston growing by 22%. These figures underscore the exceptional performance and potential of the industrial market in the state of Texas.







**BELTWAY  
SERVICE CENTER**



DOWNTOWN

TEXAS MEDICAL CENTER

TANGLEWOOD

THE GALLERIA

BELLAIRE



GRM

311,486 SF | 100% LEASED



METRO

METRO HOLDINGS

96,868 SF | 100% LEASED  
TENANT: AVIVA WHOLESALE

BELTWAY  
SERVICE CENTER

UNICORP

UNICORP

100% LEASED  
TENANT: MULTI

DIRECTION

103,789 SF | 100% LEASED



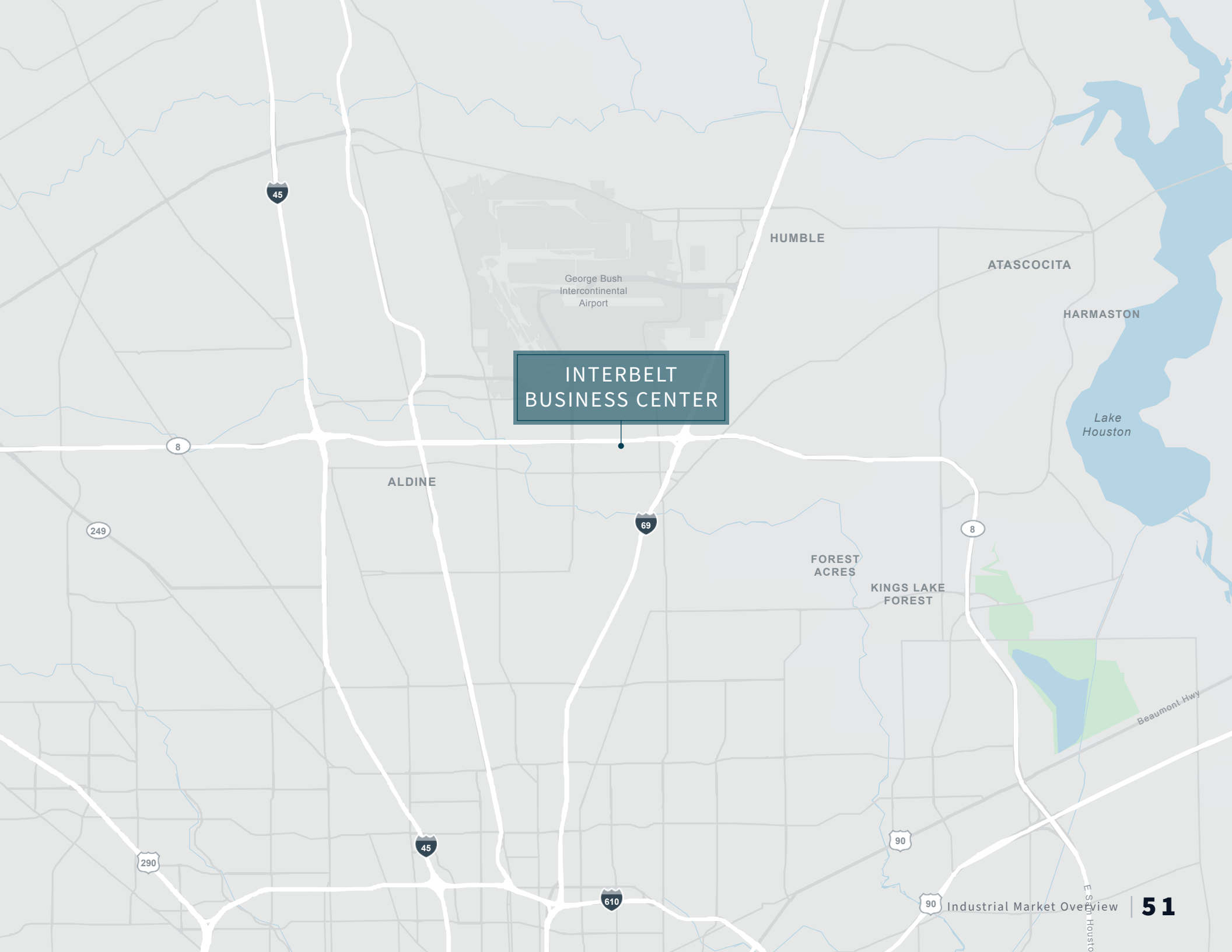
BUILT FOR MOVEMENT

260,887 SF | 93% LEASED  
MULTI-TENANT

25,916 VPD

8 - 224,749 VPD





**INTERBELT  
BUSINESS CENTER**

HUMBLE

ATASCOCITA

HARMASTON

Lake  
Houston

ALDINE

FOREST  
ACRES

KINGS LAKE  
FOREST

Beaumont Hwy

E. St. Houston



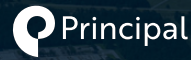
IAH GEORGE BUSH INT'L AIRPORT



IAH LOGISTICS CENTER BLDG A  
111,020 SF



IAH LOGISTICS CENTER BLDG B  
148,500 SF



15904-15920  
INTERNATIONAL PLAZA DR  
127,257 SF



IAH LOGISTICS CENTER BLDG C  
128,499 SF



IAH LOGISTICS CENTER BLDG D  
140,250 SF



WORLD HOUSTON DISTRIBUTION CENTER  
100,170 SF



CEVA LOGISTICS  
441,429 SF  
OWNER: MAPLETREE US MANAGEMENT



15351 VICKERY DR  
122,100 SF



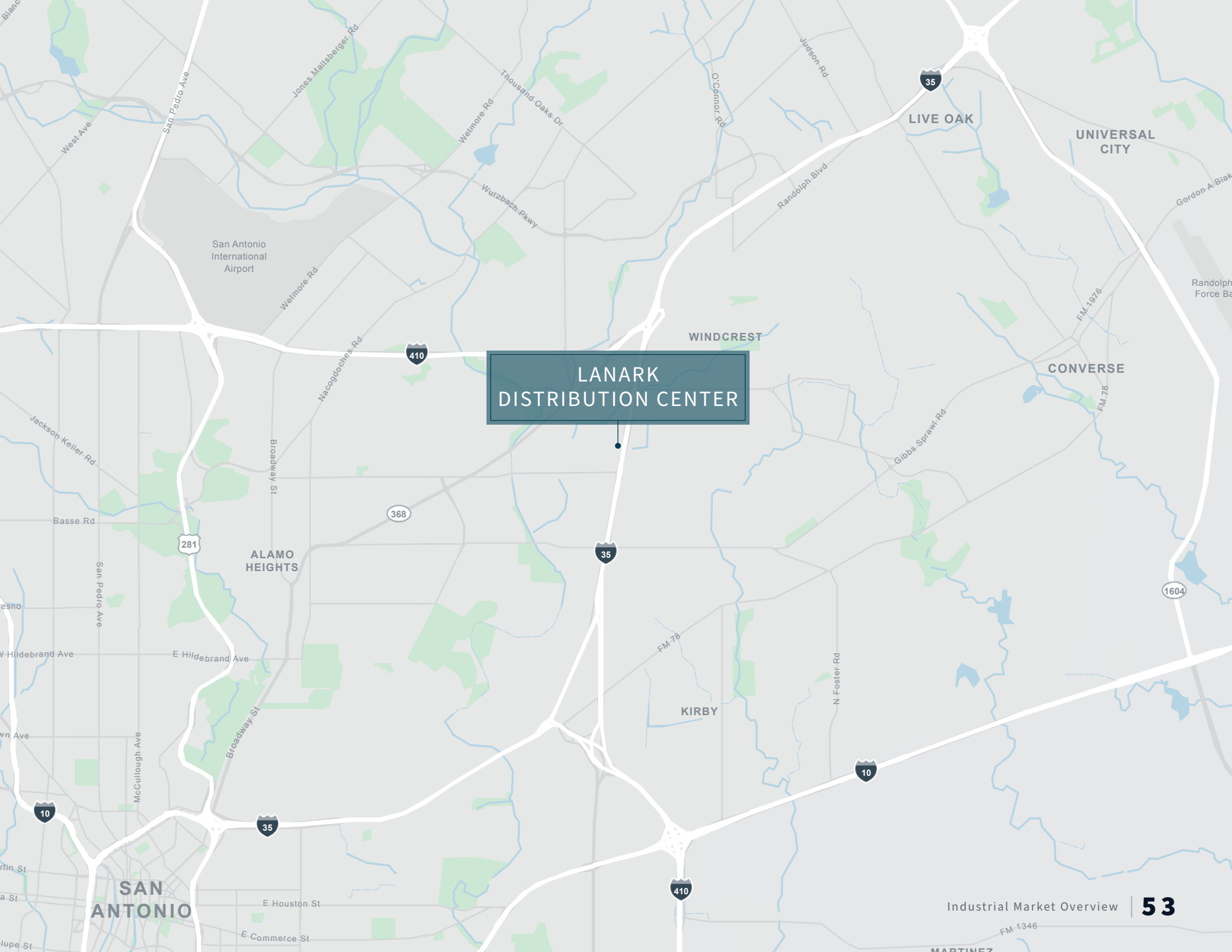
15450 DIPLOMATIC PLAZA DR  
125,120 SF

INTERBELT BUSINESS PARK



WORLD HOUSTON PROPERTIES





**LANARK  
DISTRIBUTION CENTER**

35

LIVE OAK

UNIVERSAL CITY

WINDCREST

CONVERSE

410

368

281

ALAMO HEIGHTS

35

KIRBY

1604

10

35

410

SAN ANTONIO





NEW BRAUNFELS

RANDOLPH AIRFORCE BASE

**NIT**  
INDUSTRIAL  
EISENHauer NORTH  
BUSINESS PARK  
458K SF

**WESTCORE**  
EISENHauer  
BUSINESS PARK  
377K SF | 86.5% LEASED

INTERCHANGE NORTH  
260K SF | 100% LEASED

**EASTGROUP**  
PROPERTIES  
EISENHauer POINT  
BUSINESS PARK 3 - 6  
339K SF | 81.4% LEASED

**PROLOGIS**  
EISENHauer 35  
DISTRIBUTION CENTER  
244K SF | 100% LEASED

**TradeLane**  
Properties  
INTERCHANGE PARK  
137,500 SF | 100% LEASED

LANARK  
DISTRIBUTION CENTER

**EASTGROUP**  
PROPERTIES  
EISENHauer POINT  
BUSINESS PARK 1 & 2  
201K SF | 100% LEASED

**EASTGROUP**  
PROPERTIES  
EISENHauer POINT  
BUSINESS PARK 7 & 8  
336K SF | 100% LEASED

**PROLOGIS**  
EISENHauer  
DISTRIBUTION CENTER  
590K SF | 100% LEASED



# Contacts

## TRANSACTION TEAM

### Trent Agnew

Industrial Group Leader,  
Senior Managing Director  
+1 713 852 3431  
trent.agnew@jll.com

### Charles Strauss

Senior Director  
+1 713 212 6574  
charles.strauss@jll.com

### Lance Young

Director  
+1 713 852 3544  
lance.young@jll.com

### Kyle Mueller

Senior Director  
+1 830 556 1270  
kyle.mueller@jll.com

### Jack Moody

Associate  
+1 713 212 6548  
jack.moody@jll.com

## TEXAS TEAM

### Tom Weber

Senior Director  
+1 713 852 3495  
tom.weber@jll.com

### Pauli Kerr

Director  
+1 214 692 4733  
pauli.kerr@jll.com

### Parker McCormack

Senior Director  
+1 469 232 1952  
parker.mccormack@jll.com

## LEASING CONTACTS

### Stewart Smith

Principal  
+ 1 713 850 8400  
ssmith@fullertx.com

## FINANCING

### Wally Reid

Senior Managing Director  
Debt & Loan Sales Platform Leader  
+ 1 713 852 3497  
wally.reid@jll.com

### Michael F Johnson

Managing Director  
+1 713 852 3474  
michael.johnson@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027  
[www.us.jll.com/capitalmarkets](http://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. 2023. 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 \$20.9 billion, operations in over 80 countries and a global workforce of more than 103,000 as of December 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).*