



# 10030 BENT OAK DR

HOUSTON, TX



**168,781 SF CLASS-A INDUSTRIAL ASSET | 100% LEASED TO WRG HOUSTON FOR 2.8 YEARS | “MAIN AND MAIN” NORTHWEST HOUSTON LOCATION**



CONFIDENTIAL OFFERING MEMORANDUM



# THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to acquire a fee simple interest in 10030 Bent Oak (the “Property”), a 168,781 square foot class-A industrial asset located in Houston’s Northwest submarket. The Property is currently 100% leased to WRG Houston (“dba” OP Houston) with 2.8 years of lease term remaining. The Northwest Houston location at the intersection of Beltway 8 and Highway 290 is the “main-and-main” location for industrial users serving the dense population along the 290 corridor and the rapid population growth in Northwest and West Houston.

New ownership has the opportunity to acquire an infill class-A asset with an irreplaceable location within the heart of Houston’s most institutional submarket.

**BULLSEYE NORTHWEST HOUSTON  
LOCATION AT THE BELTWAY 8 AND  
HWY 290 INTERSECTION**

**INSTITUTIONALLY PREFERRED  
SUBMARKET SURROUNDED BY  
BEST-IN-CLASS OWNERSHIP**

**STRATEGIC LOCATION PROVIDING  
REGIONAL CONNECTIVITY**

**DISTRIBUTION LOCATION WITHIN  
REACH OF 25 MILLION RESIDENTS**

**OPPORTUNITY TO CAPITALIZE ON  
STRONG HOUSTON INDUSTRIAL  
MARKET FUNDAMENTALS**

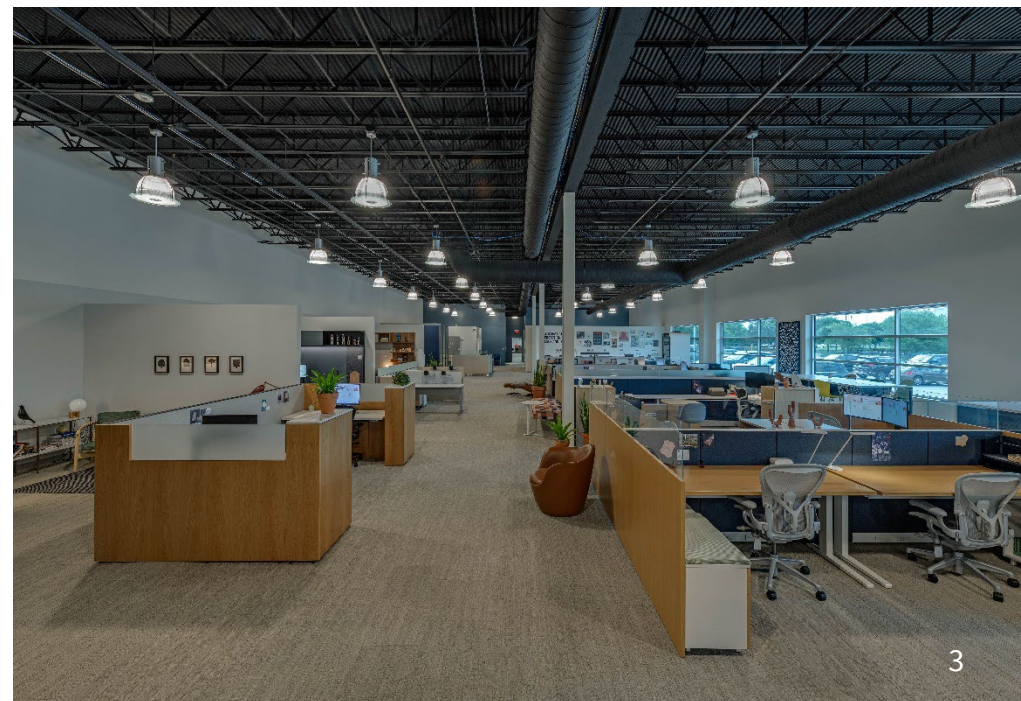
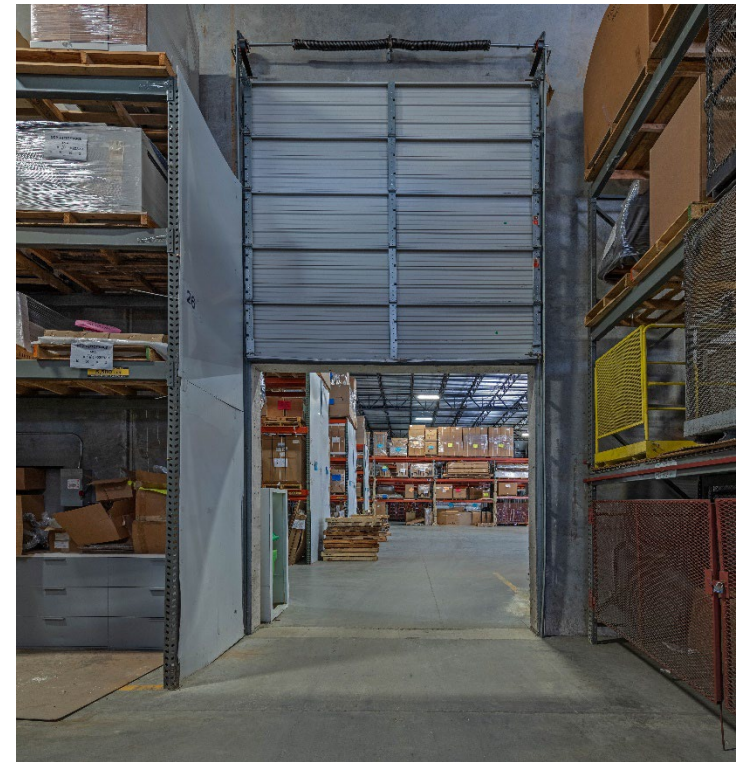
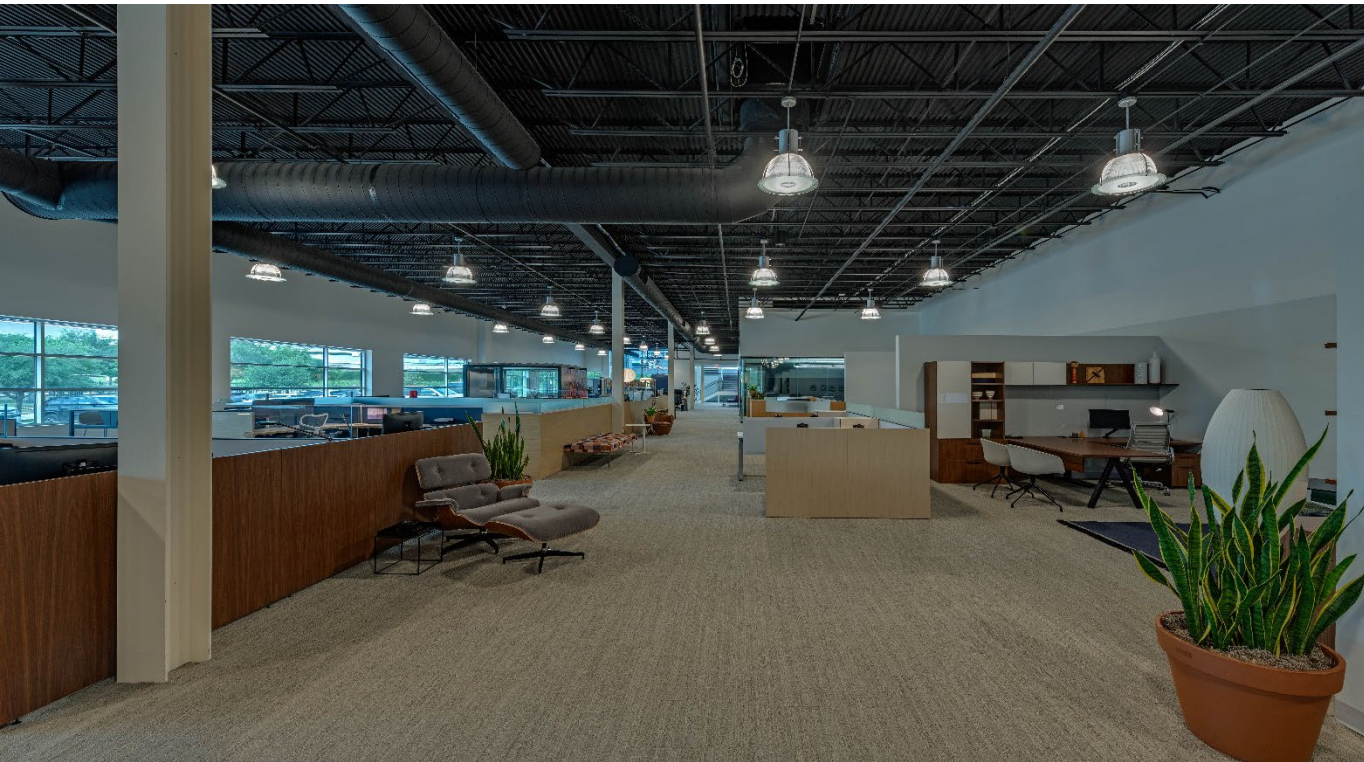
Property Address:	10030 Bent Oak Dr, Houston, TX, 77040
Total Building (SF):	168,781
Office %:	11%
Occupancy:	100%
Loading Configuration:	Side Load
Year Built:	2008/2014
# of Tenants:	1
Remaining Lease Term:	2.8 Years
Mark-to-Market %:	20.4%
Clear Height:	24'
Car Parking Spaces:	127 Spaces
Land Size:	8.52 AC

*Note: Contact JLL for details on attractive assumable financing*





# PHOTO GALLERY





# BULLSEYE NORTHWEST HOUSTON LOCATION AT THE BELTWAY 8 AND HWY 290 INTERSECTION





# INSTITUTIONALLY PREFERRED SUBMARKET SURROUNDED BY BEST-IN-CLASS OWNERSHIP



WESTCHASE

IEQT|EXETER  
CHAIR KING DISTRIBUTION

Blackstone

APEX DISTRIBUTION CENTER

ENERGY CORRIDOR

PROLOGIS  
WEST BY NORTHWEST  
INDUSTRIAL PARK

PROLOGIS  
WEST LITTLE YORK DC

H-E-B  
DISTRIBUTION CENTER

REALTERM  
FEDEX DISTRIBUTION  
@ W LITTLE YORK

PROLOGIS  
PERIMETER  
DISTRIBUTION CENTER

ADLER  
REALTY INVESTMENTS  
PARK 8 | 290

PROLOGIS  
NORTHWEST  
INDUSTRIAL CENTER

PROLOGIS  
PROLOGIS PARK  
JERSEY VILLAGE

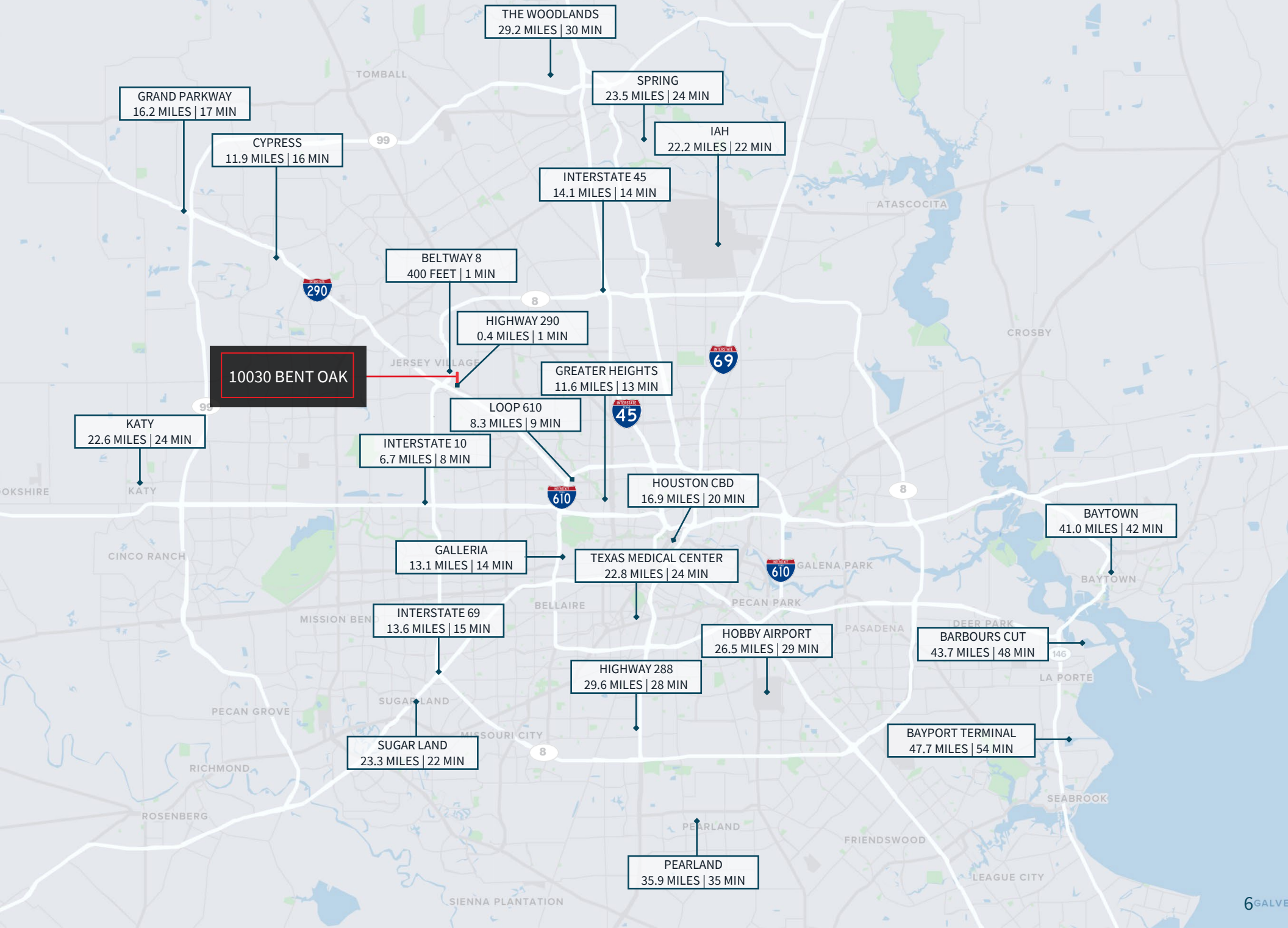
RYCORE  
CAPITAL  
7000 EMPIRE CENTER

STAG  
INDUSTRIAL  
BROOKHOLLOW WEST  
BUSINESS PARK

10030 BENT OAK



# STRATEGIC LOCATION PROVIDING REGIONAL CONNECTIVITY



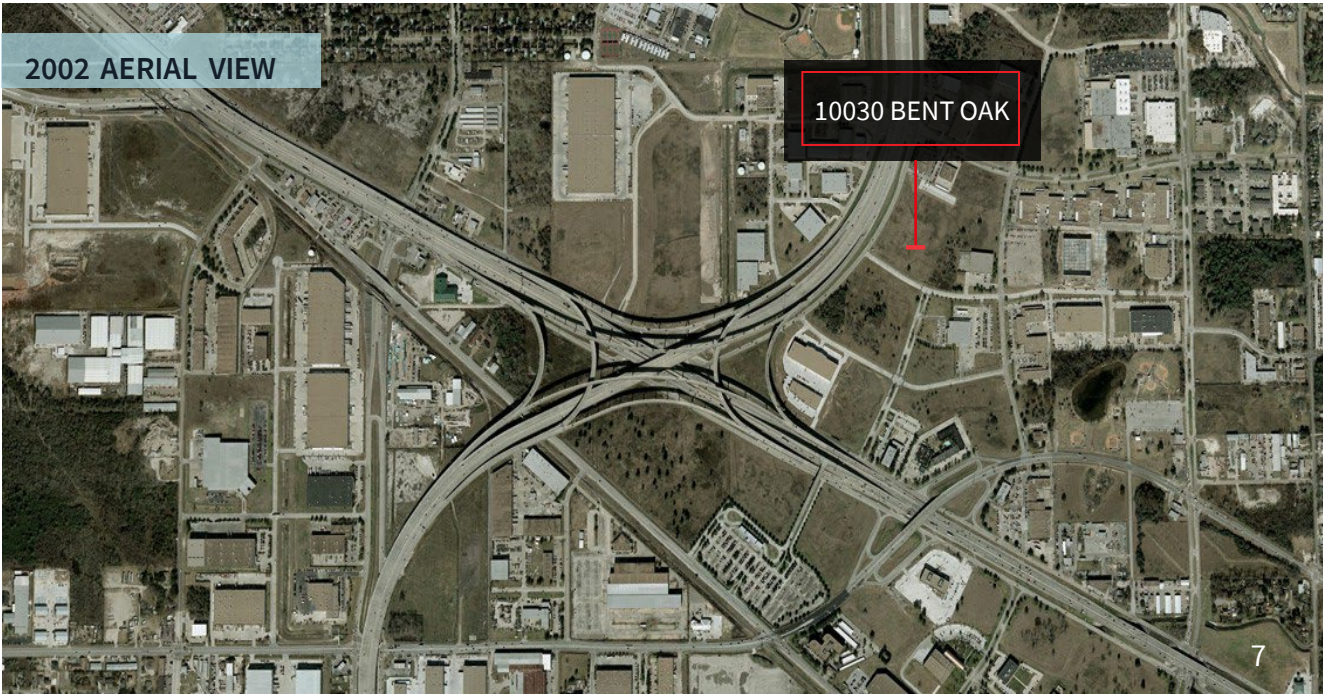


# LAND CONSTRAINED INFILL LOCATION INSULATED FROM FUTURE SUPPLY

The rapid population growth experienced in Northwest Houston has pushed new industrial development outside of Beltway 8 creating severe land constraints in the immediate area that would make it impossible to replicate the Property today. Moreover, as construction cost have continued to rise, development has become more difficult, and investors have turned to acquiring assets that are priced below replacement cost. The infill nature of the Property combined with rising cost make the asset truly irreplaceable today.

## 10030 BENT OAK DR DEMOGRAPHICS

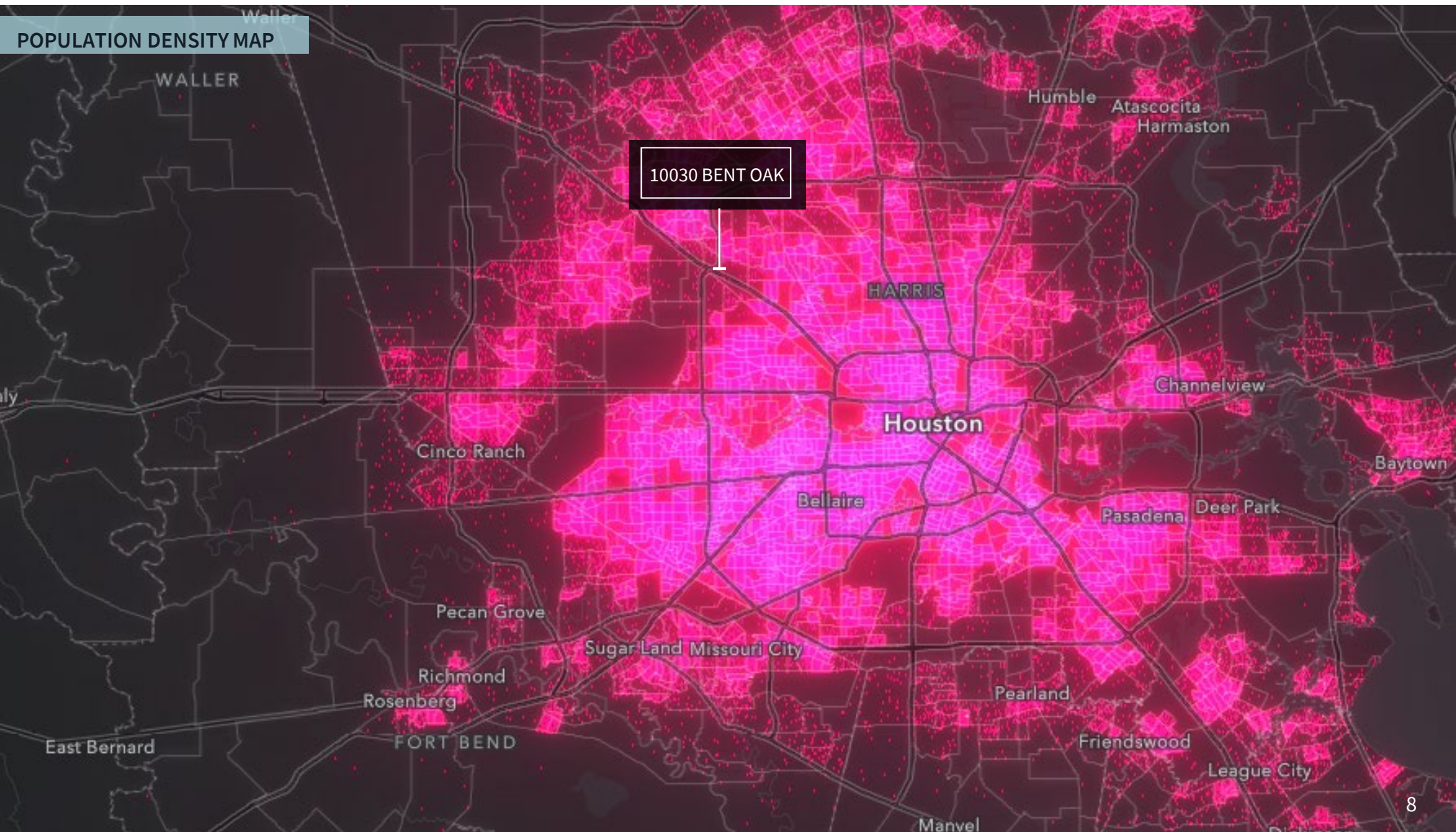
Tenant	5 Mile	10 Mile	20 Mile
2023 Total Population	272,991	1,296,365	4,247,312
2010 - 2023 Population Growth	5.8%	13.8%	23.1%
2028 Total Population	273,075	1,312,105	4,405,033
2023 - 2028 Est Population Growth	0.3%	1.2%	3.7%
Median Age	34.1	35.3	34.5
Average Household Income	\$91,226	\$107,478	\$107,820
Average Home Value	\$272,892	\$355,573	\$345,979
% of 25+ Population that is College Educated	36.8%	46.7%	46.7%





## HIGHWAY 290 CORRIDOR LOCATION BENEFITING FROM DENSE POPULATION

The 290 corridor provides industrial user with immediate access to a major freeway that cuts through a region with a dense and growing population making for a strategic location. This proximity to a large customer base allows industrial users to benefit from lower transportation costs and easier access to a skilled workforce. Major corporations like Sysco, a food service giant, have set up headquarters here to capitalize on these advantages. The proximity to a large and growing population also ensures a steady stream of potential employees for industrial jobs

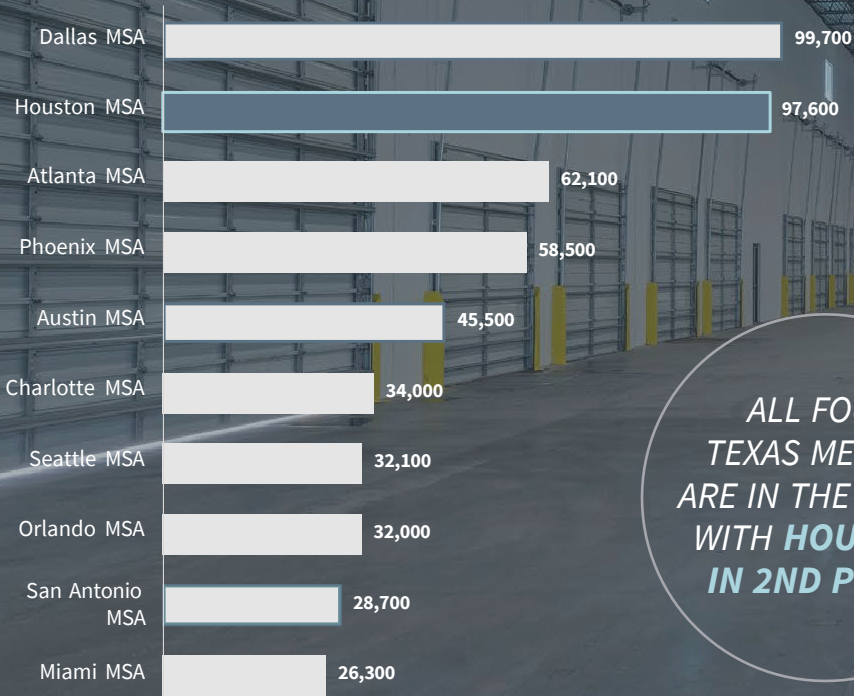




# DISTRIBUTION LOCATION WITHIN REACH OF 25 MILLION RESIDENTS

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

25 MILLION  
WITHIN 5 HOURS

DALLAS

HOUSTON

AUSTIN  
/SAN ANTONIO



# PROPERTY DESCRIPTION

## BUILDING SPECIFICATIONS

ADDRESS:	10030 Bent Oak Dr, Houston, TX, 77040
SIZE (SF):	168,781 SF
OCCUPANCY:	100%
REMAINING TERM:	2.8 Years
YEAR BUILT:	2008 – 109,317 SF (Original Building) 2014 – 58,464 SF (Expansion)
CONFIGURATION:	Side-Load
CLEAR HEIGHT:	24'
COLUMN SPACING:	52' x 40'
BLDG DIMENSIONS:	300' x 480'
SPEED BAYS:	60'
DOCK DOORS:	14
DOCK RAMPS:	1
TRUCK COURT:	110'
CAR PARKING:	127
LAND AREA:	8.52 Acres

## CONSTRUCTION

EXTERIOR WALLS:	Tilt-wall
ROOF TYPE:	TPO
ROOF AGE (WARRANTY):	Original Building: 2008 (Warranty 12/2028) Expansion: 2014 (Warranty 8/2033)

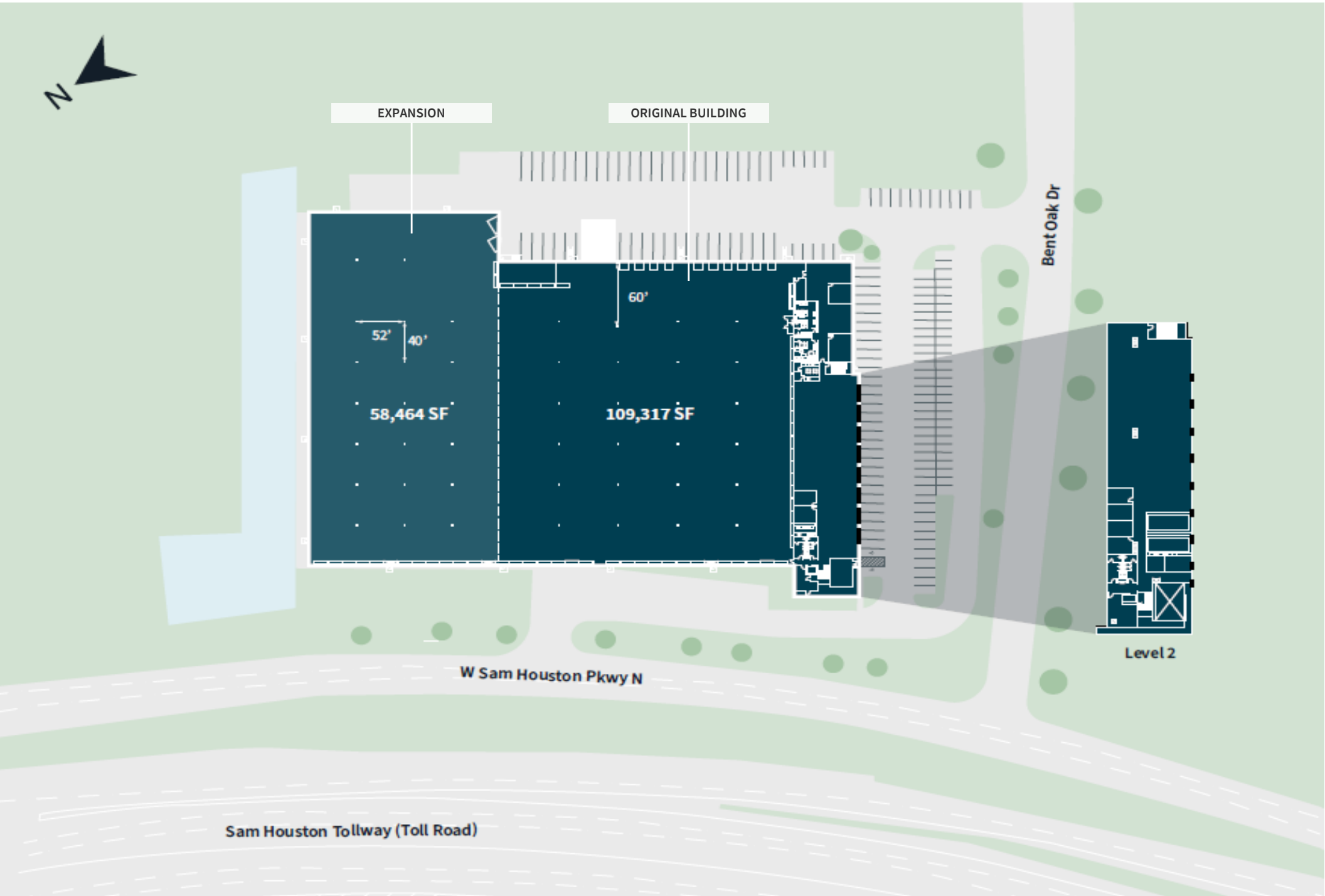
## MECHANICAL

FIRE PROTECTION:	ESFR Sprinkler System
WAREHOUSE LIGHTING:	LED Lighting





SITE PLAN







<b>COMPANY:</b>	WRG Houston (“dba” OP Houston)
<b>SQUARE FEET:</b>	168,781
<b>LEASE EXPIRATION:</b>	Jun-2027
<b>OPTION EXPIRATION:</b>	Jun-2032
<b>COMPANY TYPE:</b>	Private
<b>WEBSITE:</b>	<a href="http://www.ophouston.com">www.ophouston.com</a>

Founded in 1988, OP’s core principles have sustained them successfully throughout the company’s life and they remain solid today. Medium to large corporations, healthcare organizations, and leading A+D firms across Greater Houston look to OP to create workspaces that enhance performance. They depend on OP to do its business right so they can do their business better.

WRG has three locations across the state of Texas including Dallas, Fort Worth, and Houston. They are a commercial furniture dealer specializing in the MillerKnoll portfolio. With a history of delivering top-notch furniture solutions and architectural walls, WRG has established itself as a leader in the field with a strong emphasis on customer satisfaction. WRG offers a wide array of additional services including space planning and design, asset and inventory management, project management and pre-fabricated construction.



## Certified Dealer

OP - A WRG Company is a proud member of MillerKnoll’s Certified Dealer Network and is Platinum Certified in the Houston, Texas area.

The reach of the network—whose membership includes nearly 50 dealers operating out of more than 240 locations across North America—enables OP to handle projects of all sizes, even those covering multiple locations.

### All Brands Offered

*Miller Knoll Alliance Partners*





# CONTACTS

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