

CARTER CROSSING

137,171 SF CLASS A LOGISTICS BUILDING | 100% LEASED TO RED BULL NORTH AMERICA FOR 5.1 YEARS | NORTH HOUSTON



Highly
Ingrained
Credit Tenancy

Strategically
Located And
Difficult To Replicate

Pristine Industrial
Design Tailored For
Exemplary Users



Adjacent To
Institutional Owners
And Credit Users

Proximate To
Prestigious Industrial
Communities

Houston's
Smaller Inventory
Outperforms



THE OFFERING

JLL capital markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee simple interest in Carter Crossing (“the Property”). Located in Houston’s North submarket, the Property is a newly constructed, 137,171 square foot front-load industrial asset. The Property delivered in 1Q 2025 and was immediately pre-leased by Red Bull North America, Inc. (RBNA) (“the Tenant”) for 5.1 years with 3.75% annual rental escalations. The lease features one, two-year extension option and one, five-year fair market value renewal option. RBNA, operating as a subsidiary of Red Bull GmbH, is responsible for all sales and marketing activities related to Red Bull Energy Drinks across the United States and Canada.

Carter Crossing occupies one of the last available developable industrial sites in the immediate area with proximity to both Beltway 8 and Interstate-45. Additionally, the Property’s sub 150,000 square foot footprint positions itself to outperform the market as Houston’s small-to-mid size inventory continues to lead in occupancy gains and rental growth.

The location offers tenants easy access to Interstate-45 and Beltway 8 enabling connectivity to the broader Houston MSA and greater Texas Triangle. The opportunity allows investors to acquire a newly constructed North Houston asset backed by credit tenancy and capitalize on strong in-place cash flow via attractive 3.75% annual rental escalations.



CARTER CROSSING

1444 Greens Pkwy

Address

Houston, TX

Location

137,171

Size (SF)

100%

Occupancy

North

Submarket

2025

Year Built

Front-Load

Configuration

Red Bull North America, Inc.

Tenant

5.1 Years

Lease Term

32'

Clear Height

6,015 SF

Plan West Office

1,813 SF

Plan East Office

6%

Office Finish

94

Regular Spaces

5

Handicap Spaces

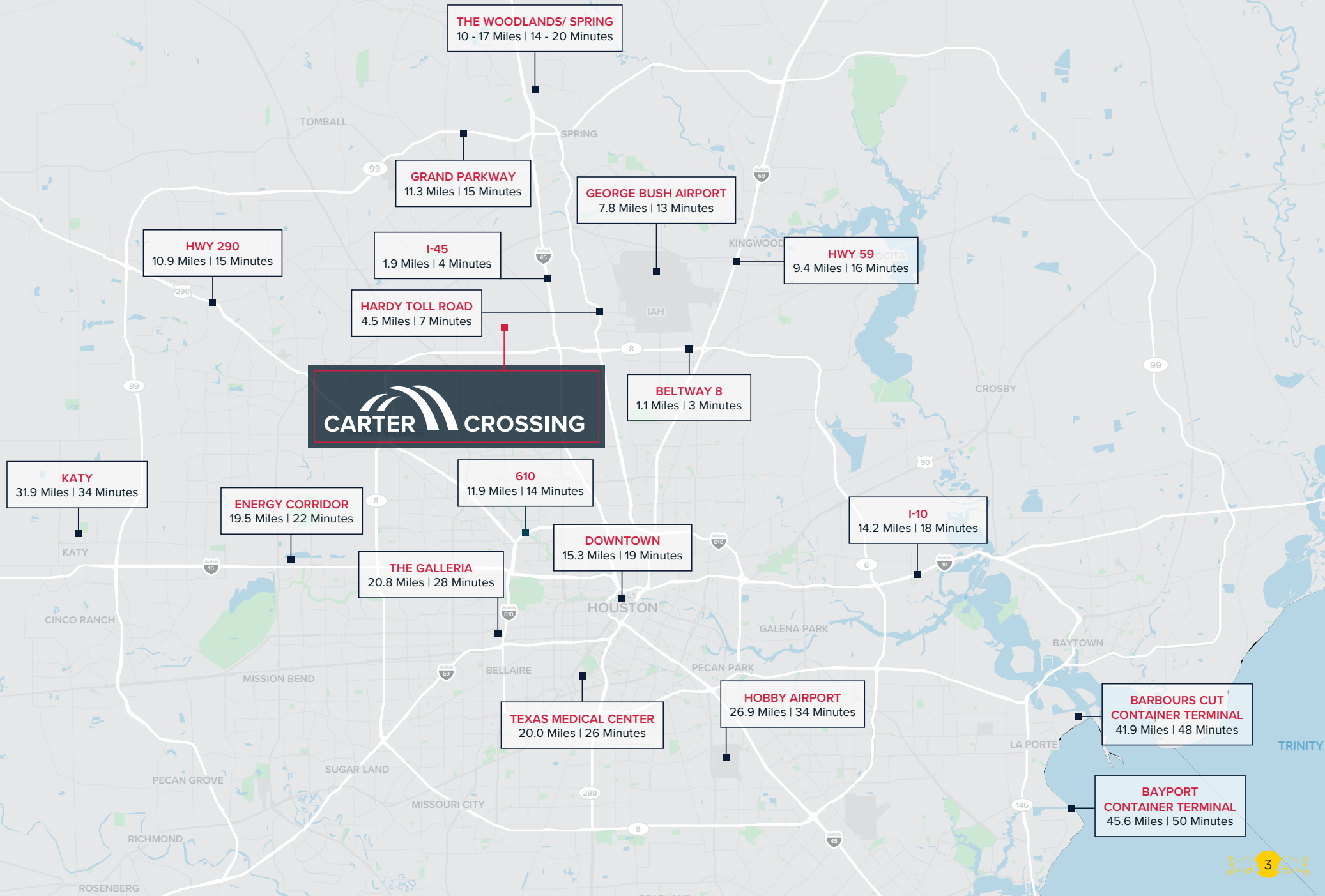
9.2 Acres

Land Size

34.4%

Coverage Ratio

PROPERTY MAP & DRIVE TIMES

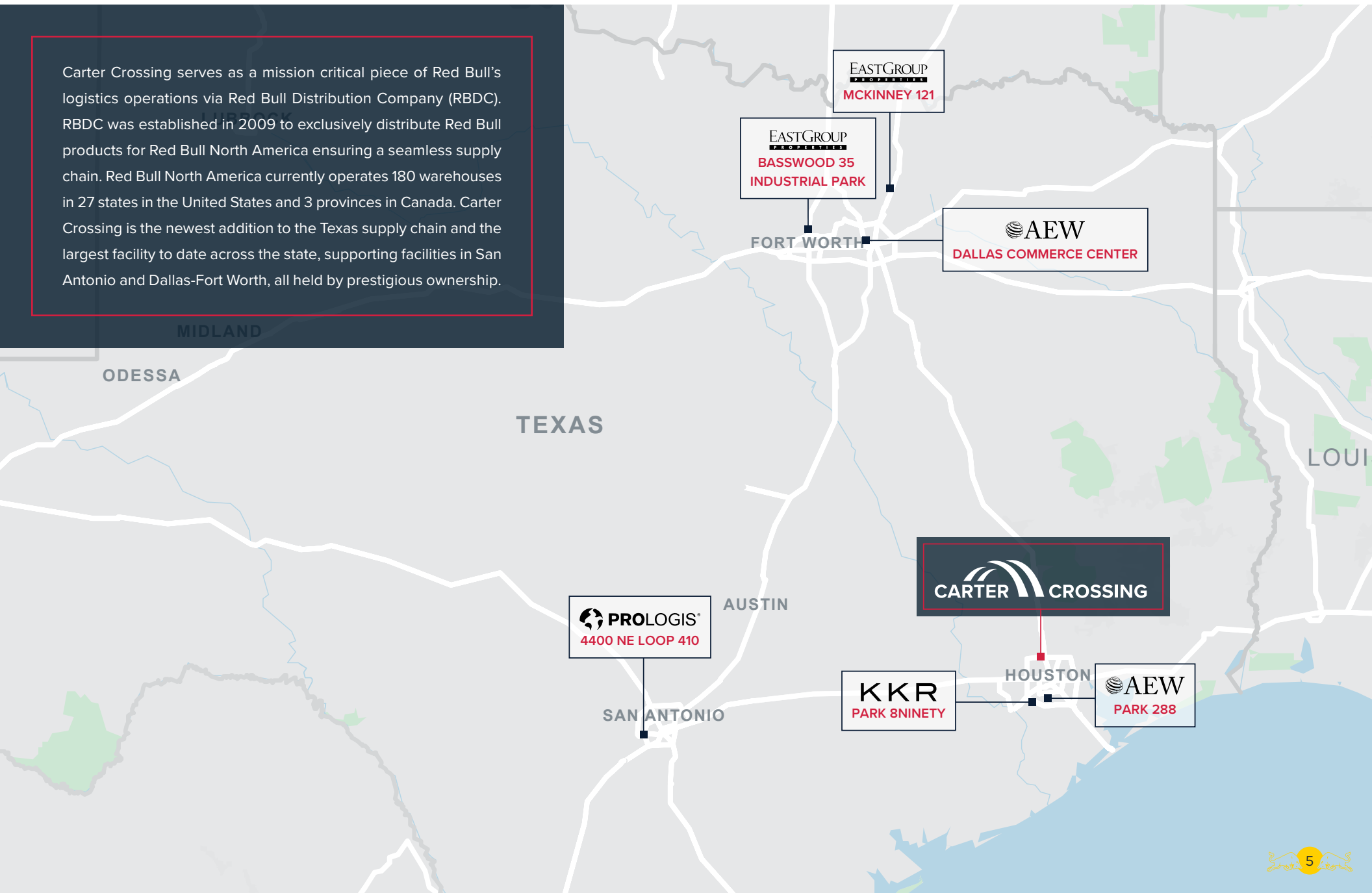


ADJACENT TO INSTITUTIONAL OWNERS AND CREDIT USERS



HIGHLY INGRAINED CREDIT TENANCY

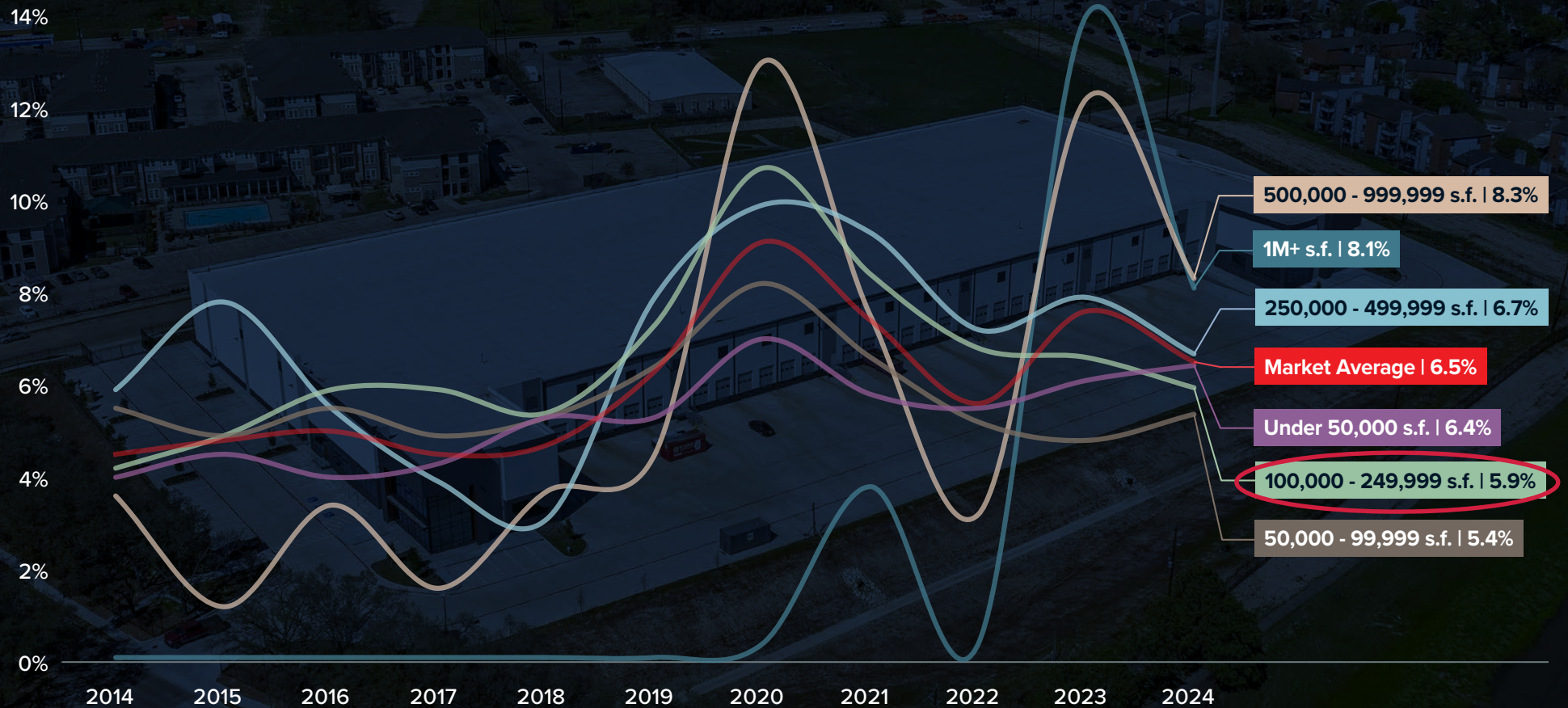
Carter Crossing serves as a mission critical piece of Red Bull's logistics operations via Red Bull Distribution Company (RBDC). RBDC was established in 2009 to exclusively distribute Red Bull products for Red Bull North America ensuring a seamless supply chain. Red Bull North America currently operates 180 warehouses in 27 states in the United States and 3 provinces in Canada. Carter Crossing is the newest addition to the Texas supply chain and the largest facility to date across the state, supporting facilities in San Antonio and Dallas-Fort Worth, all held by prestigious ownership.



HOUSTON'S BREAD & BUTTER: SMALL-TO-MID-SIZE INVENTORY

Houston's small to mid-size industrial inventory is outperforming the market with below-average vacancies. While large-tenant deals are quick to move the needle, it's worth noting that over 77% of leases done in 2024 (by count) were smaller than 150,000 s.f. in size. The Property is poised to capture this strong demand with a roughly 140K square foot building footprint and limited amount of new supply underway in this segment.

Fundamentals in Small- to Mid-Size Inventory Continued to Outperform the Market



PROPERTY DESCRIPTION



PROPERTY SUMMARY

ADDRESS:	1444 Greens Pkwy.
LOCATION	Houston, TX
SIZE (SF):	137,171
OFFICE (SF):	Plan West Office (SF): 6,015 Plan East Office (SF): 1,813
OFFICE FINISH %:	6%
YEAR BUILT:	2025
WALT:	5.1 Years
TENANT:	Red Bull North America
OCCUPANCY:	100%
LOADING CONFIGURATION:	Front-Load
CLEAR HEIGHT:	32'
BUILDING DEPTH:	220'
COLUMNG SPACING:	52' x 53'-4"
SPEED BAYS:	60'
TRUCK COURT:	130' (Fully fenced and gated)
DOCK DOORS:	28 (9' x 10')
DOCK EQUIPMENT:	35,000 lbs. dock-levelers on every other door
DRIVE-IN DOORS:	2 (12' x 14')
CAR PARKING:	94 Regular Spaces 5 Handicap Spaces
LAND SIZE:	9.2 Acres
COVERAGE RATIO:	34.4%

CONSTRUCTION

EXTERIOR WALLS:	Concrete tilt-wall
ROOF TYPE:	60 MIL TPO
WARRANTY (EXPIRATION):	20 Year (2044)

MECHANICAL

ELECTRICAL:	2,000 amps w/ conduits in place to up-size to 4,000 amps
FIRE PROTECTION:	ESFR Sprinkler System
WAREHOUSE LIGHTING:	30 FC LED Lighting
EXTERIOR LIGHTING:	LED Wall Packs

SITE PLAN

- ▲ DOCK DOOR
- DRIVE IN DOOR

GREENSMARK DR

GREENS PKWY

GREENS PKWY

*Fully fenced and gated truck court

 **Red Bull**
RED BULL NORTH AMERICA, INC.
137,171 SF

Office
6,015 SF

Office
1,813 SF

Detention

Greens Bayou

N

TENANT OVERVIEWS



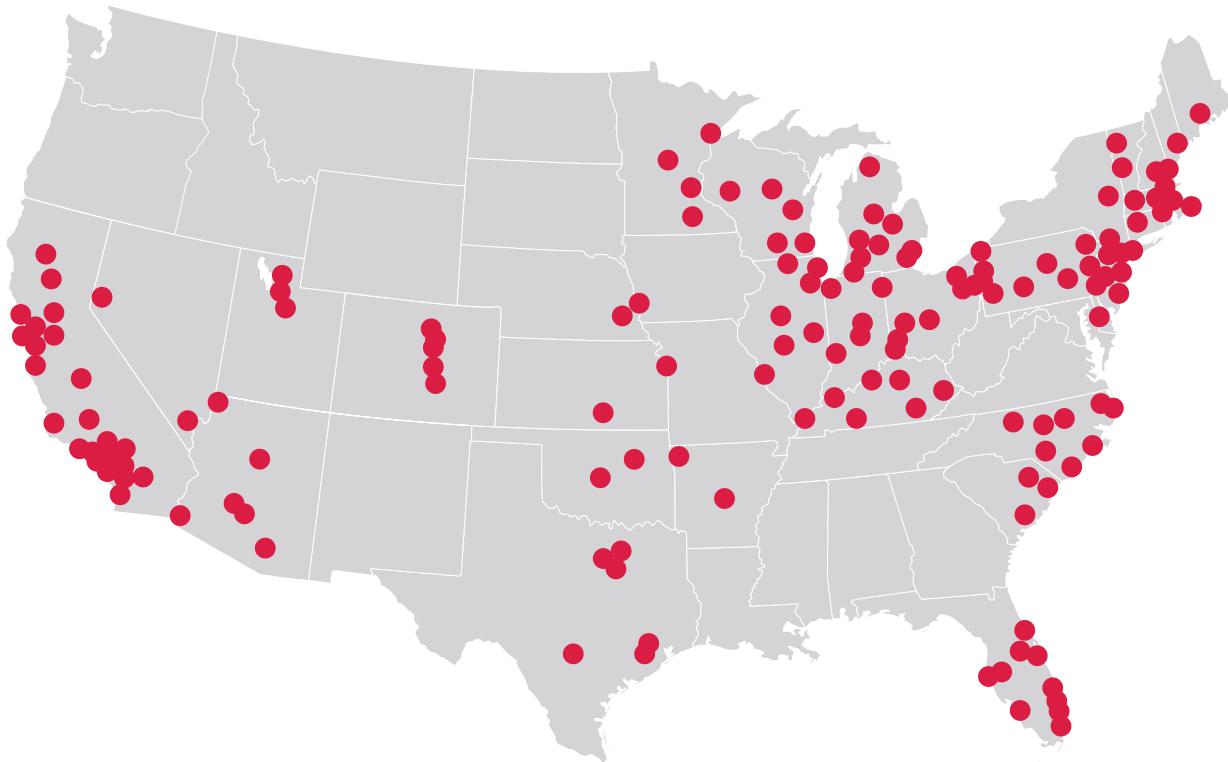
SQUARE FEET: 137,171
INDUSTRY: Beverage Manufacturing & Marketing
COMPANY TYPE: Private
HEADQUARTERS: Fuschl, Austria
WEBSITE: <https://www.redbull.com/us-en>

Red Bull was founded in Austria by Dietrich Mateschitz in 1984, who is still the current CEO. It first launched its energy drink in 1987, and was the first company to gain significant popularity in the category. Today, Red Bull is the most popular energy drink in the world. They found it was hard to differentiate themselves by just the taste of their drink, so instead they turned to marketing. Red Bull spends billions each year on developing and maintaining its brand with extreme sports and high-energy lifestyles, and keeps their manufacturing consistent behind the scenes. They are one of the strongest private tenants in the food and beverage industry, and prefer to be close to large cities to reach the largest number of consumers.

180
Locations

43
States

4,800
Employees



Financial Overview (2024)

\$12.8 Billion

Total Revenue

6.4%

YoY Revenue Growth

12.7 Billion

Cans Sold

\$22.2 billion

**Estimated Brand
Value**

#1

**Energy Drink
in the US**

178

**Countries with
Operations**

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