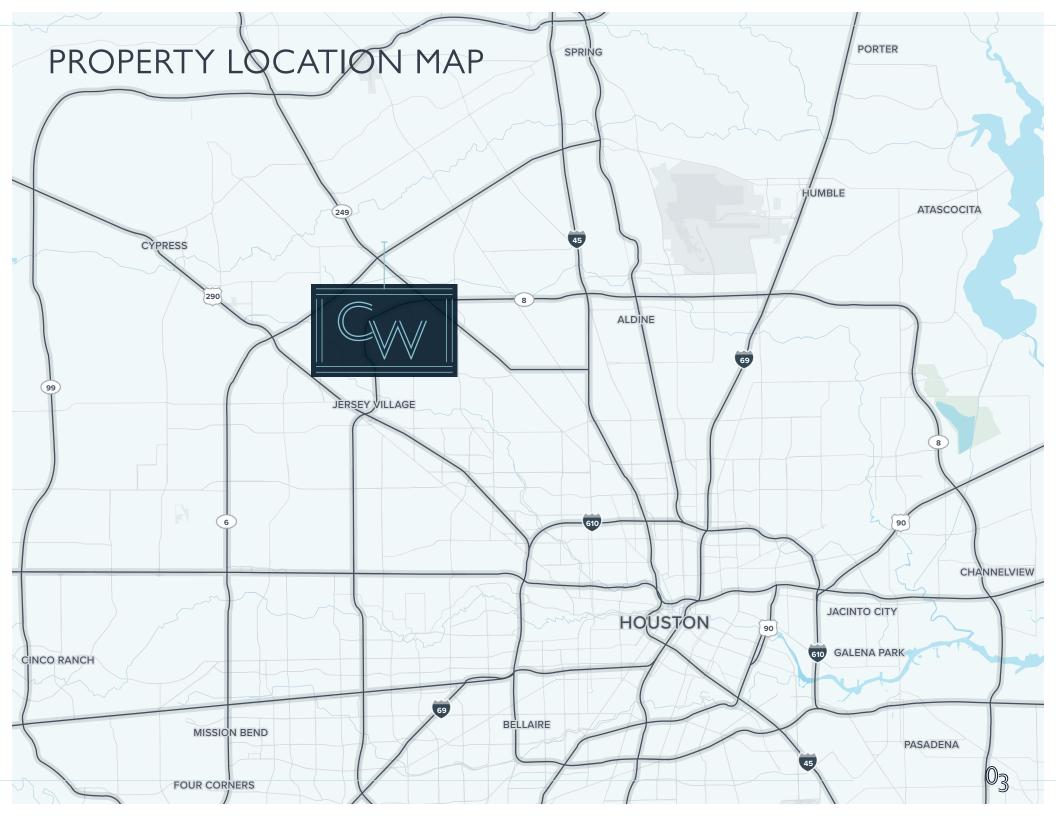


THE OFFERING

JONES LANG LASALLE AMERICAS, INC. ("JLL") PROUDLY PRESENTS COMMONS AT WILLOWBROOK (THE "PROPERTY"), AN EXCEPTIONAL 568,704 SQUARE FOOT SHOPPING CENTER IN NORTH HOUSTON'S WILLOWBROOK SUBMARKET.

Currently 80% leased, this Property offers a compelling value-add opportunity with rents 11% below market rates and 37% credit tenancy. Ideally situated at the northwest intersection of Highway 249 and FM 1960, the Property commands an impressive trade area extending over 15 miles. Its diverse tenant roster features high-performing national anchors complemented by sales-driving shop tenants. Primed for significant NOI growth through multiple existing value-enhancement strategies, the Property has the potential to enhance the already robust tenant mix and elevate its overall asset value with targeted capital improvements. Commons at Willowbrook represents a rare, true value-add opportunity in an unparalleled location, making it one of the most sought-after offerings in the market.









SITE PLAN





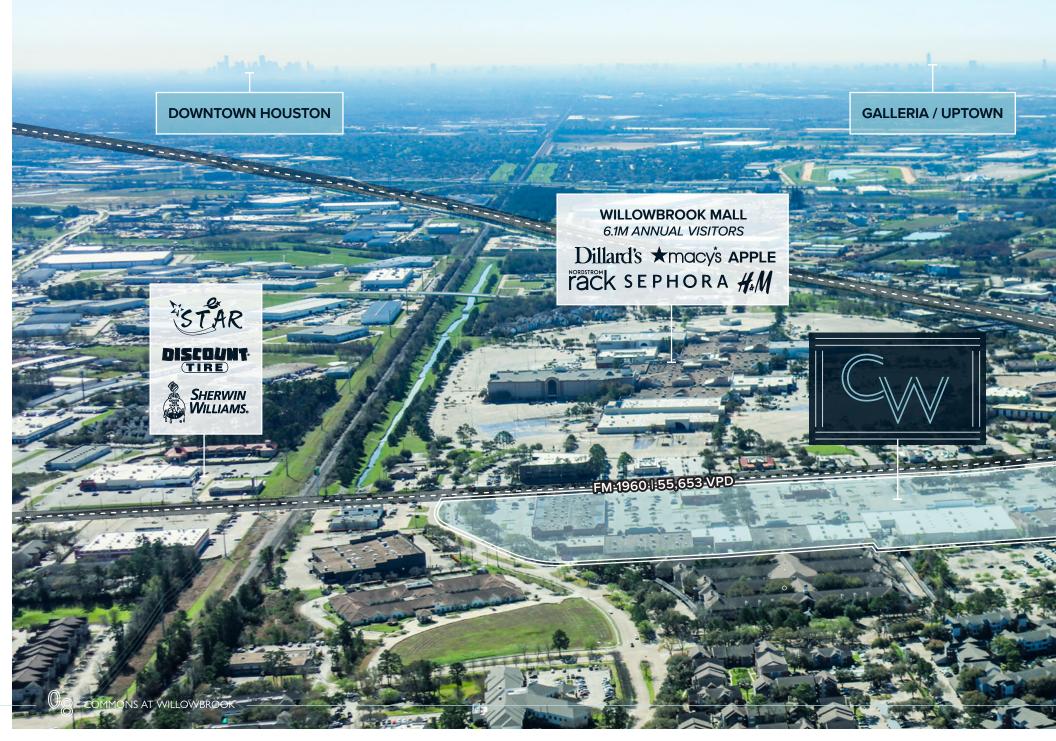








COMMERCE CENTER OF NORTH HOUSTON





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NET LEASE

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