

SxSW PORTFOLIO

433,200 SF LIGHT INDUSTRIAL PORTFOLIO
87% LEASED WITH 2.1 YEARS OF WALT
14%+ MARK TO MARKET



Confidential Offering Memorandum

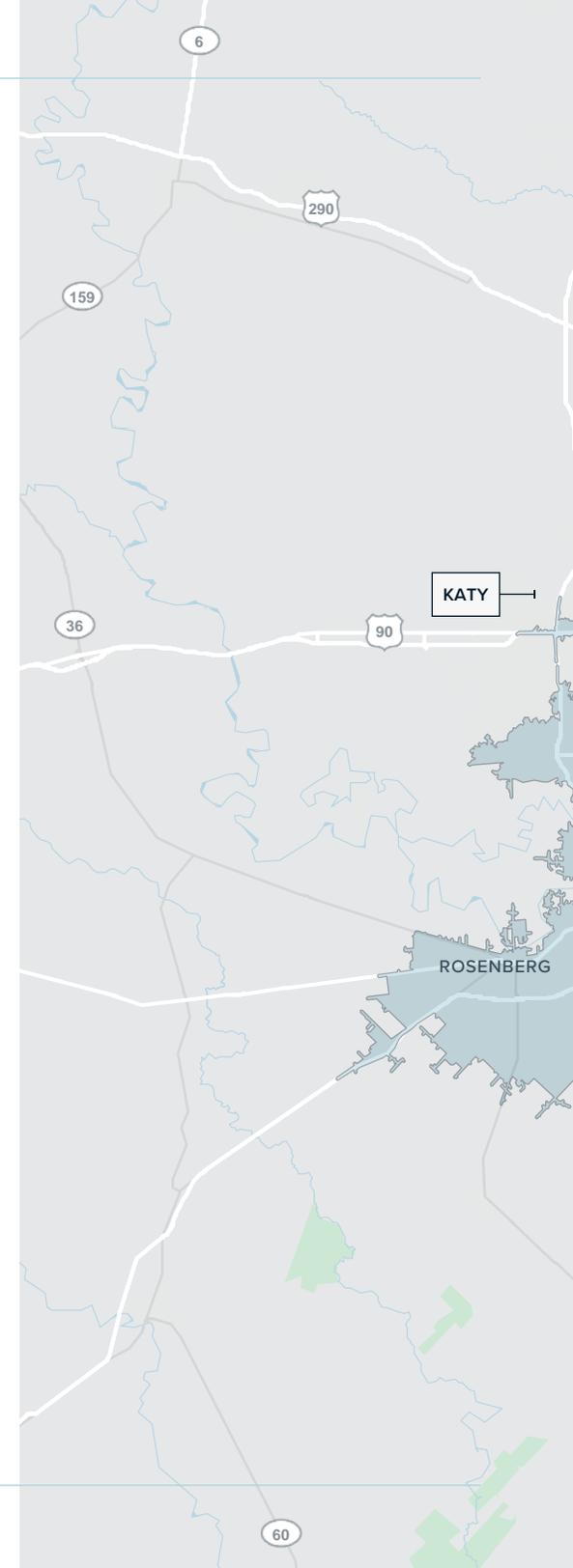
THE OFFERING

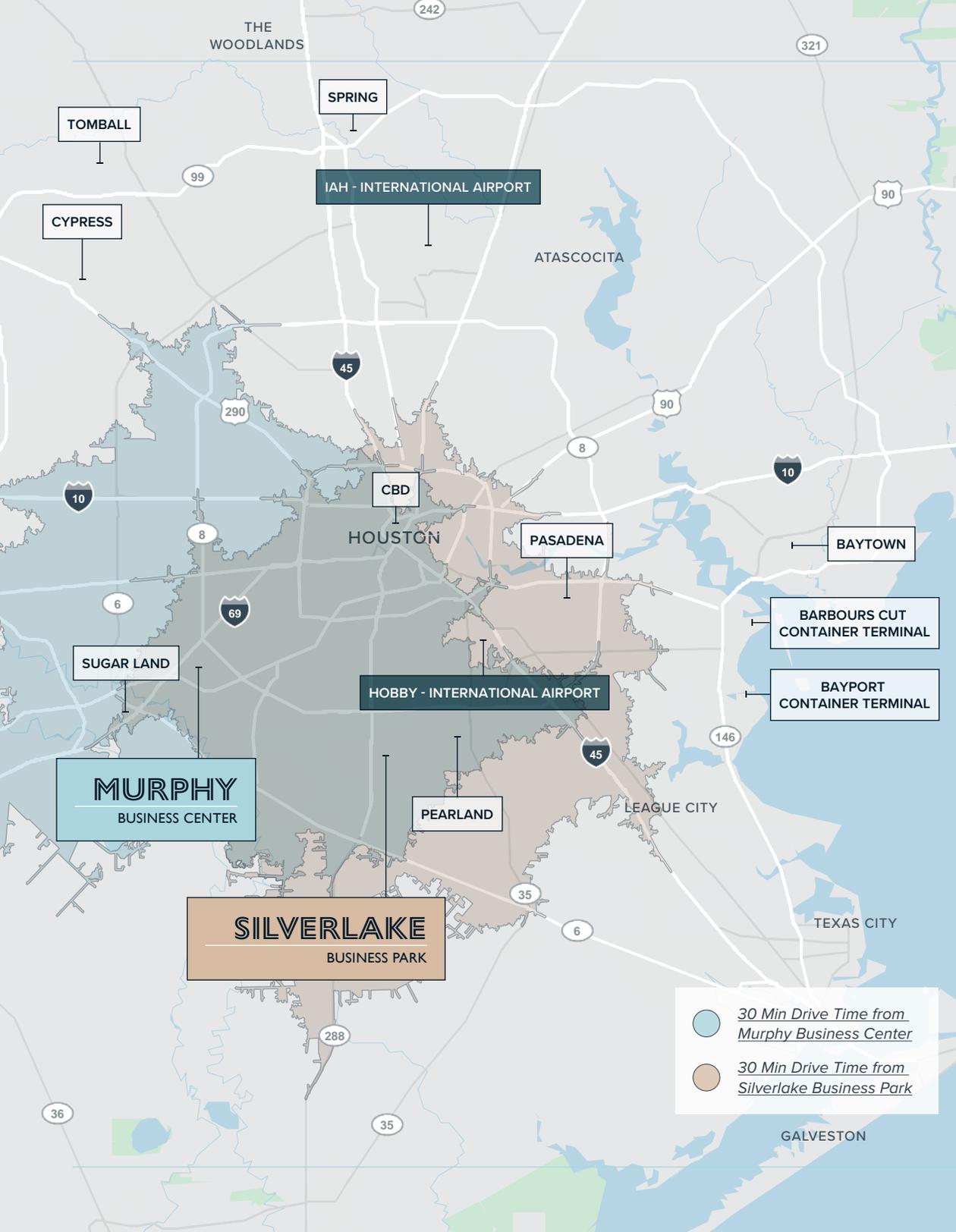
JLL Capital Markets is pleased to offer for sale the SxSW Portfolio (the “Portfolio”). Comprised of Murphy Business Center and Silverlake Business Park, the Portfolio includes 33 buildings totaling 433,200 square feet of light industrial space in Houston’s South and Southwest submarkets. **Currently 87% leased with a 14%+ mark-to-market opportunity and 2.1 years of WALT, new ownership has the value-add opportunity to immediately grow NOI through a lease up strategy and marking rents to market.**

Both properties offer tenants exceptional access to major Houston thoroughfares including Beltway 8, Highway 59, and Highway 288, enabling efficient distribution across the region. Murphy Business Center and Silverlake Business Park are both less than 3 miles from Beltway 8, offering exceptional accessibility across the Houston metro.



	MURPHY BUSINESS CENTER	SILVERLAKE BUSINESS PARK	TOTAL
Property Address	12999-13003 Murphy Rd Stafford, TX 77477	2809-2849 Miller Ranch Rd Pearland, TX 77584	SxSW Portfolio
Size (SF)	343,200	90,000	433,200
Occupancy	84%	97%	87%
Submarket	Southwest	South	Southwest, South
Year Built	1984-1985	2001-2002	1993 Avg.
WALT	2.0 Years	2.5 Years	2.1 Years
Clear Height	15'	16'	15'-16'
Office Finish	25%	30%	26%
Car Parking Spaces	570 Spaces	360 Spaces	930 Spaces
Land Size	21.1 Acres	6.6 Acres	27.8 Acres
Coverage Ratio	37.3%	31.2%	36.01%





Drive Times

LOCATION	MURPHY BUSINESS CENTER	SILVERLAKE BUSINESS PARK
IAH	35.0 Miles / 40 Min	31.7 Miles/ 35 Min
I-45	16.0 Miles / 20 Min	14.2 Miles/17 Min
Beltway 8	3.0 Miles / 6 Min	22 Miles/26 Min
The Galleria	10.0 Miles / 15 Min	18.6 Miles/22 Min
I-10	11.0 Miles / 13 Min	16.3 Miles/ 18 Min
Hwy 225	21.0 Miles / 27 Min	19.7 Miles/20 Min
Texas Medical Center	14.0 Miles / 20 Min	12.1 Miles/16 Min
CBD	17 Miles / 20 Min	13.7 Miles/18 Min
Sugar Land	6.0 Miles / 8 Min	20.6 Miles/20 Min
Hobby Airport	23.0 Miles / 30 Min	13 Miles/20 Min
Pasadena	26.0 Miles / 35 Min	20 Miles/20 Min
Clear Lake	30.0 Miles / 40 Min	20 Miles/26 Min
Barbours Cut Container Terminal	38.0 Miles / 45 Min	32.8 Miles/40 Min
Bayport Container Terminal	37.0 Miles / 45 Min	27.3 Miles/40 Min
Grand Parkway	9.0 Miles / 14 Min	41 Miles/40 Min
Loop 610	10.0 Miles / 12 Min	21 Miles/22 Min
Pearland	21.0 Miles / 25 Min	5.2 Miles/10 Min

● *30 Min Drive Time from Murphy Business Center*
● *30 Min Drive Time from Silverlake Business Park*

SURROUNDED BY BEST IN CLASS OWNERSHIP

Hines
Boulevard Oaks Business Park

CABOT
Beltway Southwest

KKR
Park 8Ninety
1.8M SF

BEST BUY
Distribution Center
554, 536 SF
Zurich Alternative Asset Mgt.

PROLOGIS
Gateway Industrial Park

EQT | EXETER
Bayou Bend Business Park

LOGISTICS
PROPERTY
CO
CityPark Logistics Center
454,713 SF

FedEx
Express
233 S Cravens Rd.
303,335 SF

Strategically located in Stafford, TX, Murphy Business Center has convenient access to Highway 59, Beltway 8, and Highway 90. The city of Stafford is extremely attractive to tenants offering triple freeport tax exemptions and access to a deep workforce. Surrounding the Property, there are excellent demographics with 16% population growth over the last decade in a 10-mile radius.

Principal
Waypoint Business Park
708,944 SF

PROLOGIS
Stafford Distribution
Center 1
241,800 SF
Sun & Ski, Chempack, Etc.

LOVETT
INDUSTRIAL
Stafford Logistics
Park Bldg. 1
519,082 SF

LOVETT
INDUSTRIAL
Stafford Logistics
Park Bldg. 2
266,056 SF

CARSON
COMPANIES
13201-13221 S Gessner Rd
267,466 SF
Twin Star Bakery

MURPHY
BUSINESS CENTER

ARES
Stafford Grove
Industrial Park Bldg B
165,00 SF

CROW HOLDINGS
Weatherford Business Park Bldg. 1
100,153 SF
Immatics

ARES
Stafford Grove
Industrial Park Bldg C
93,913 SF

CROW HOLDINGS
Weatherford
Business Park Bldg. 3
156,726 SF
Chempack

CROW HOLDINGS
Weatherford Business Park Bldg. 2
311,205 SF
Chadwell Supply, Holiday Logistics,
Dishaka Gourmet Imports

PRIME LOCATIONS WITH ACCESS TO MAJOR THOROUGHFARES

The Galleria

Memorial Herman
Pearland Hospital
97 Beds

levey
group
Five Corners
Business Park

BRENNAN
INVESTMENT GROUP

ADKISSON GROUP
• DEVELOPMENT •

288 TEXAS 99,033 VPD

Walmart ✱
192,000 SF

THE HOME DEPOT
194,047 SF

Spark by Hilton
73 Rooms

Situated in Houston's tightest submarket, Silverlake Business Park is poised to benefit from the lowest vacancy rate in Houston at 3.7%, 270 basis points below the overall market. The south continues to benefit from spillover demand from the Southeast. Quarterly occupancy gains exceeded new inventory by more than double, enabling the submarket to further tighten its healthy fundamentals.

St. Andrews Apartments
4 Star Garden Appts
472 Units
Venterra Realty

Miller Ranch Road 16,020 VPD
Broadway St. 146,036 VPD

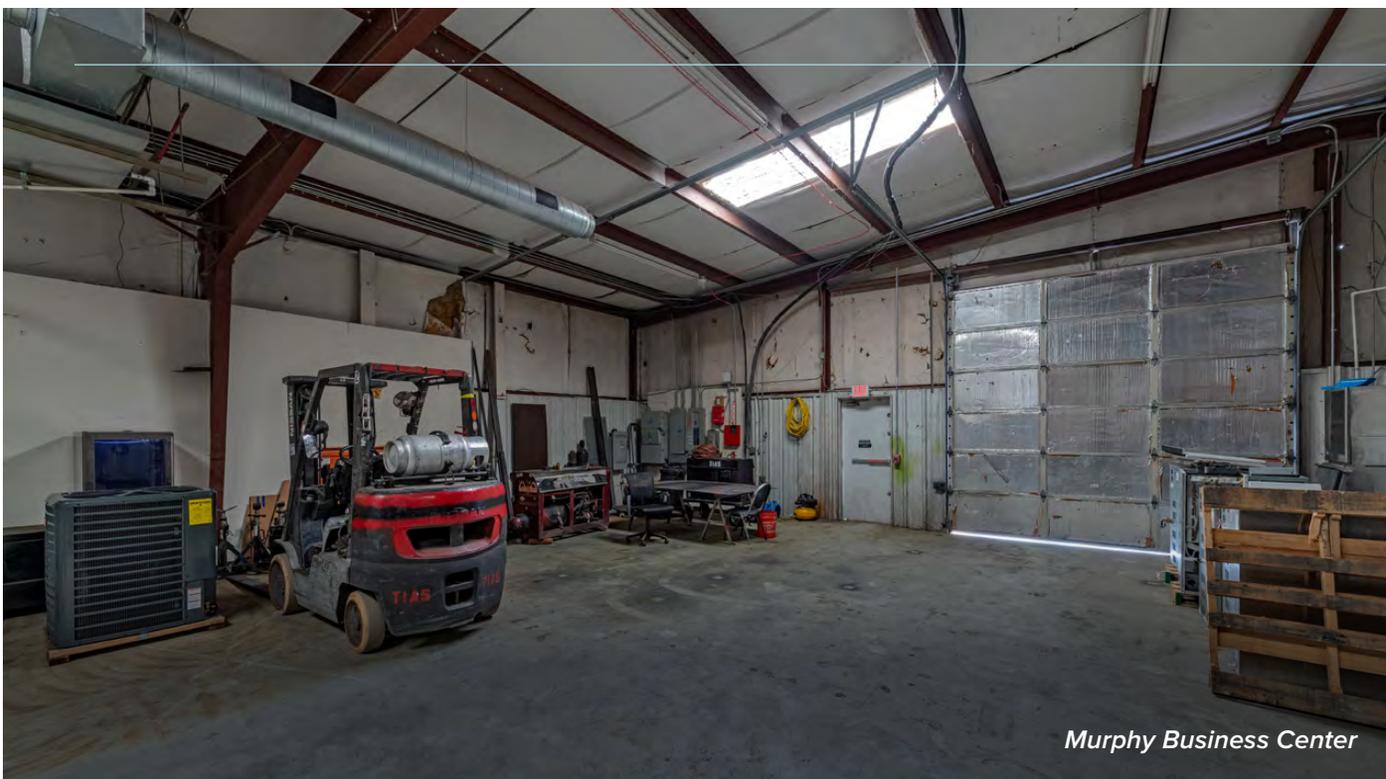
SILVERLAKE
BUSINESS PARK

Southwind at Silverlake
Garden Apartments
312 Units

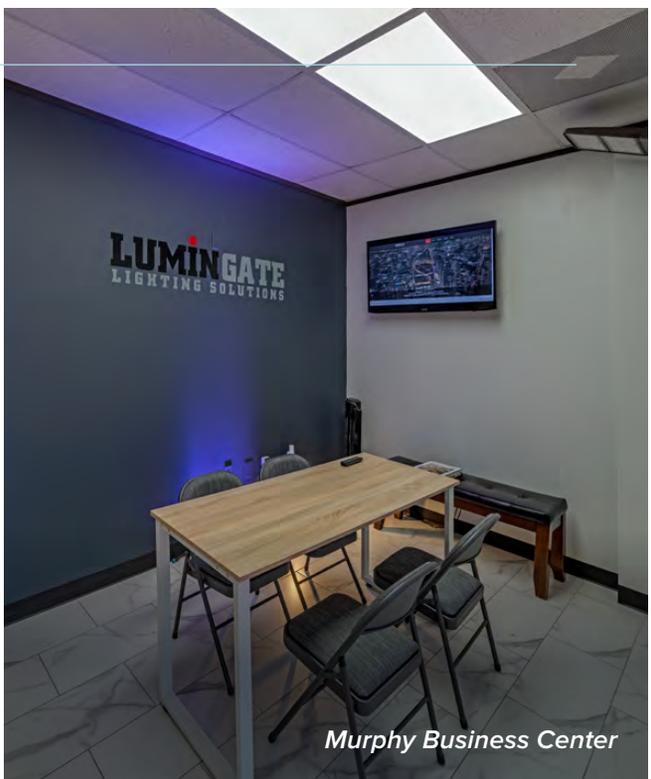
ExtraSpace
Storage
108,115 SF

PROPERTY DESCRIPTIONS

PROPERTY:	MURPHY BUSINESS CENTER	SILVERLAKE BUSINESS PARK
ADDRESS:	12999-13003 Murphy Rd, Stafford, TX 77477	2809-2849 Miller Ranch Rd, Pearland, TX 77584
SIZE (SF):	343,200	90,000
# OF BUILDINGS:	28	5
OFFICE FINISH %:	25%	20%
YEAR BUILT:	1984-1985	2001-2002
WALT:	2.0 Years	2.5 Years
CLEAR HEIGHT:	15'	16'
CAR PARKING:	570 Spaces	360 Spaces
LAND SIZE:	21.1 Acres	6.6 Acres
COVERAGE RATIO:	37.3%	31.2%
CONSTRUCTION		
FRAME CONSTRUCTION:	Steel Framing	Steel Framing
FAÇADE:	Metal Panels	Metal, Brick Veneer and Glass
ROOF TYPE:	Metal, Pitched	Metal, Pitched
ROOF AGE:	Original	Original
MECHANICAL		
ELECTRICAL:	1000-Amp, 277/480-Volt, three-phase, four-wire	125 Amp
FIRE PROTECTION:	100% Fire Alarmed with Fully Sprinklered Retail	Partial Wet Pipe Sprinklered
EXTERIOR LIGHTING:	Wall mounted light packs	Wall mounted light packs



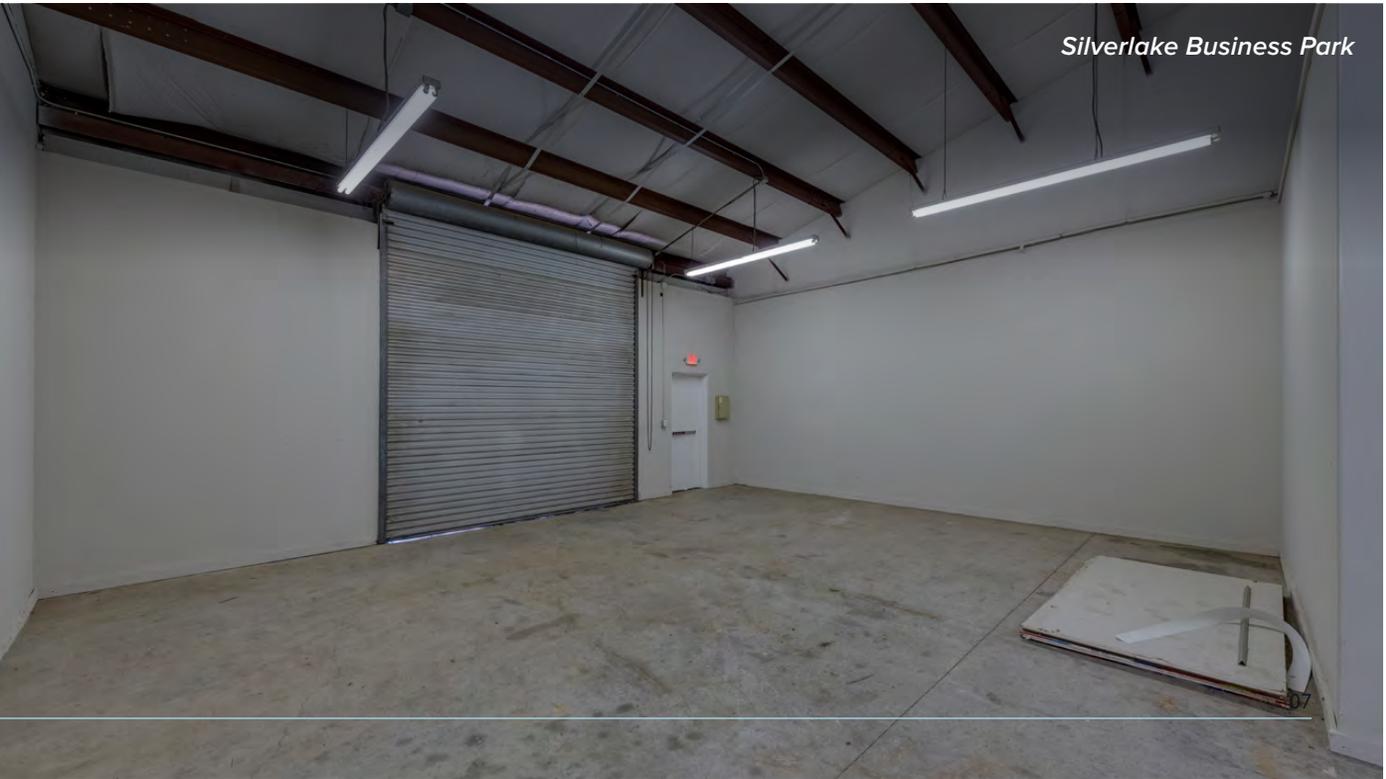
Murphy Business Center



Murphy Business Center

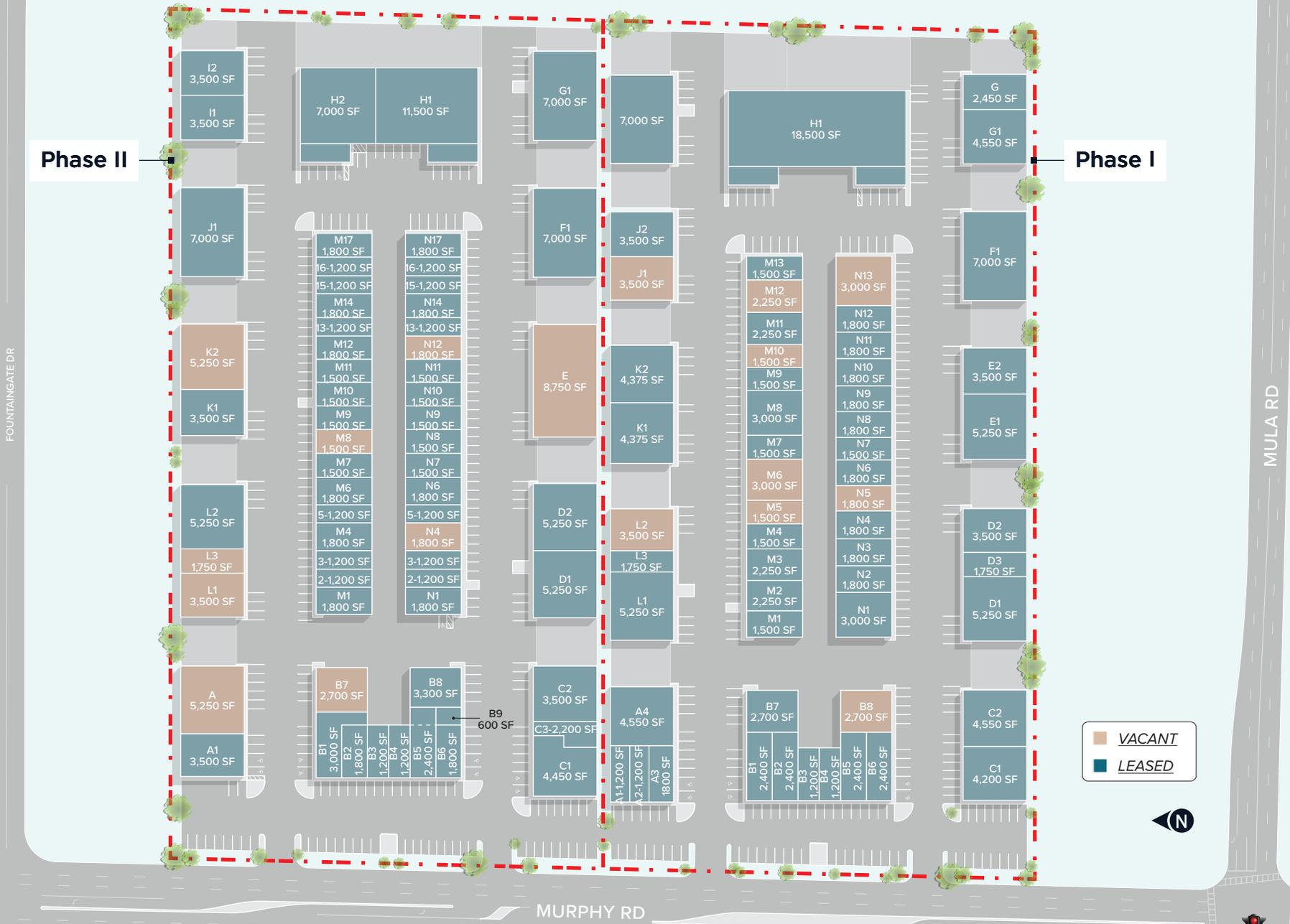


Silverlake Business Park

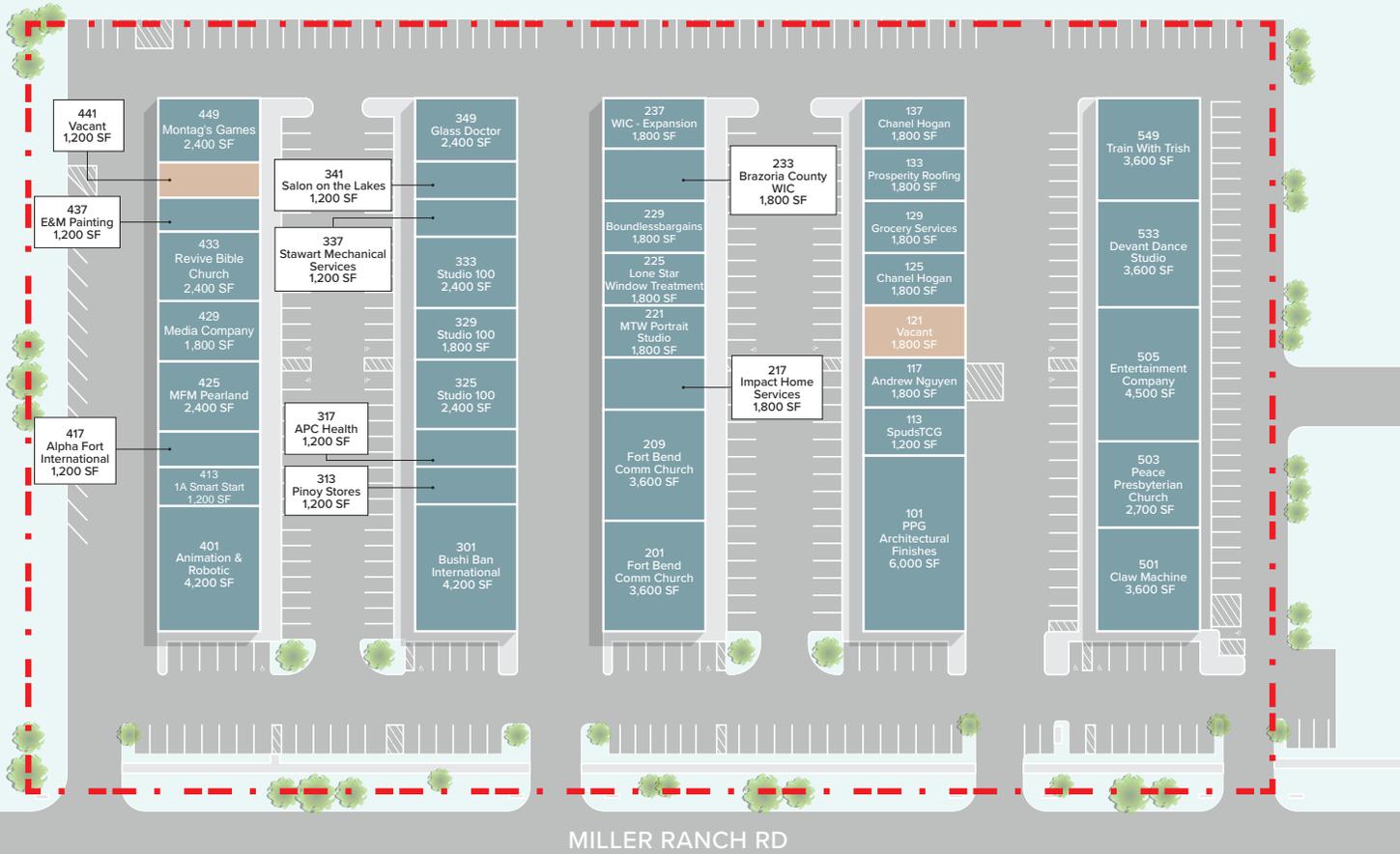


Silverlake Business Park

MURPHY BUSINESS CENTER: SITE PLAN



SILVERLAKE BUSINESS PARK: SITE PLAN



W BROADWAY ST



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