

# SxSW PORTFOLIO

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



Confidential Offering Memorandum

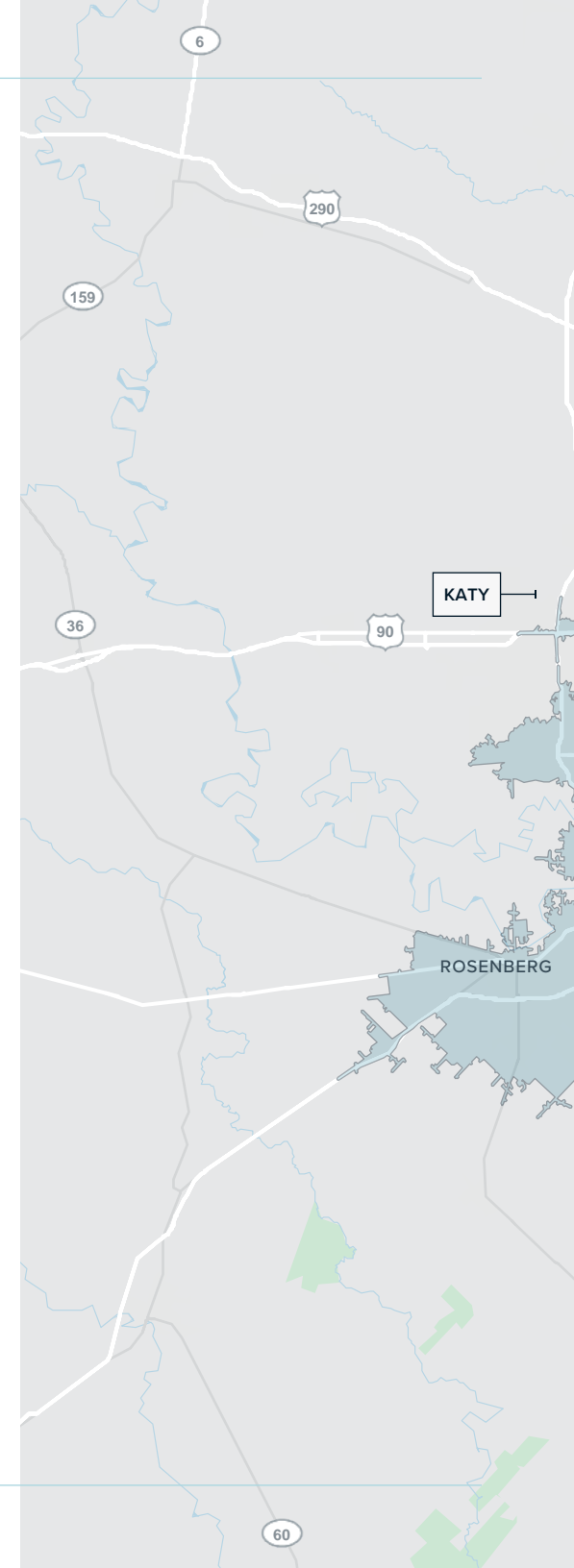
# THE OFFERING

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.**

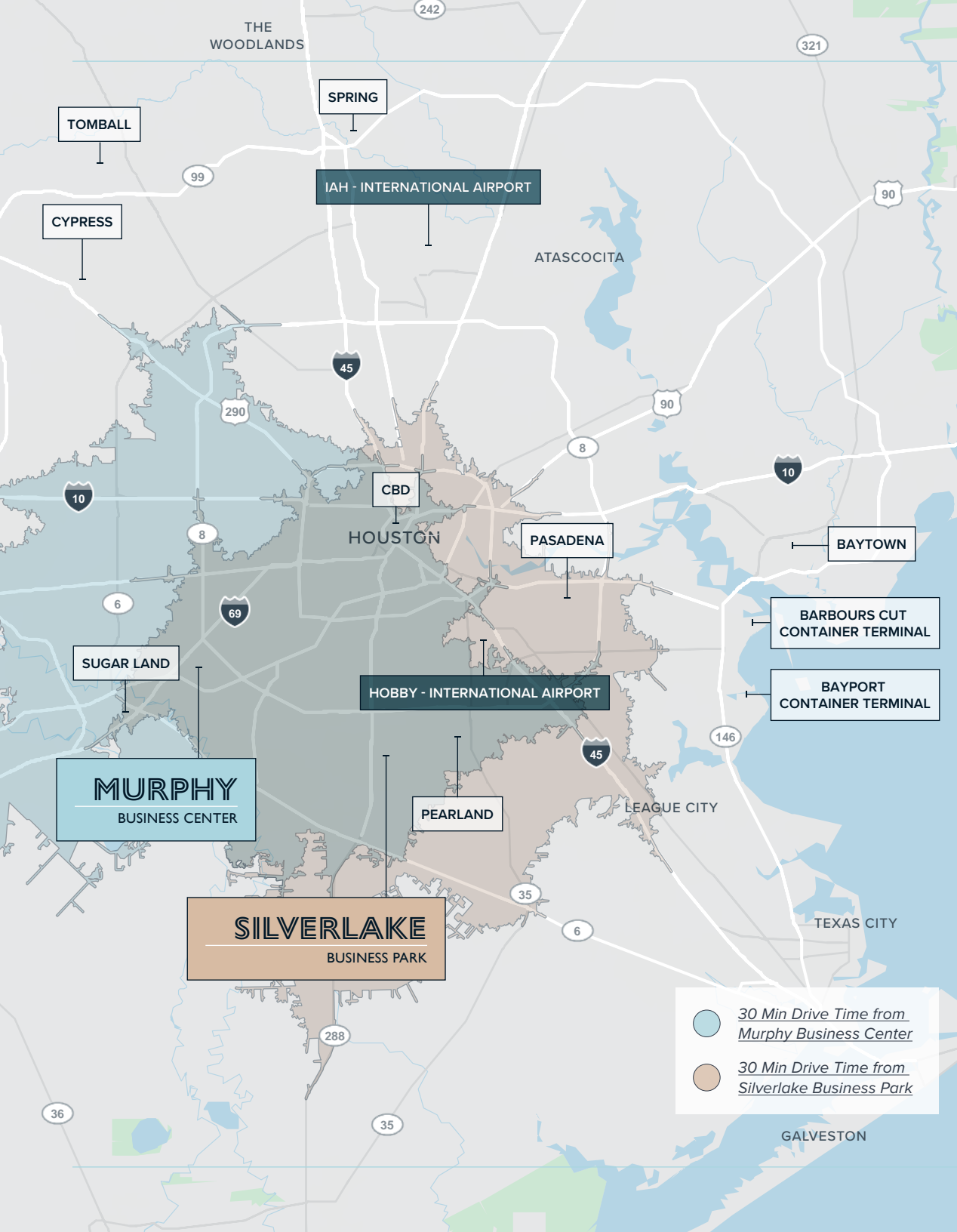
Both properties offer tenants exceptional access to major Houston thoroughfares including Beltway 8, Highway 59, and Highway 288, enabling efficient distribution across the region. Murphy Business Center and Silverlake Business Park are both less than 3 miles from Beltway 8, offering exceptional accessibility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



# 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

**IEQ|EXETER**

Bayou Bend Business Park



**LOGISTICS**  
PROPERTY  
CO

CityPark Logistics Center  
454,713 SF

**FedEx**  
Express

233 S Cravens Rd.  
303,335 SF

Stafford Rd: 8,683 VPD



**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 Rd: 7,461 VPD

**MURPHY**

BUSINESS CENTER

**ARES**

Stafford Grove  
Industrial Park Bldg B  
165,00 SF

Murphy Rd: 31,034 VPD

**ARES**

Stafford Grove  
Industrial Park Bldg C  
93,913 SF

**CROW HOLDINGS**

Weatherford Business Park Bldg. 1  
100,153 SF  
Immatics

**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

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.



# 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 •

**Walmart** ✱  
192,000 SF

**THE HOME  
DEPOT**  
194,047 SF

**Spark by Hilton**  
73 Rooms

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

**Southwind at Silverlake  
Garden Apartments**  
312 Units

**ExtraSpace<sup>®</sup>  
Storage**  
108,115 SF

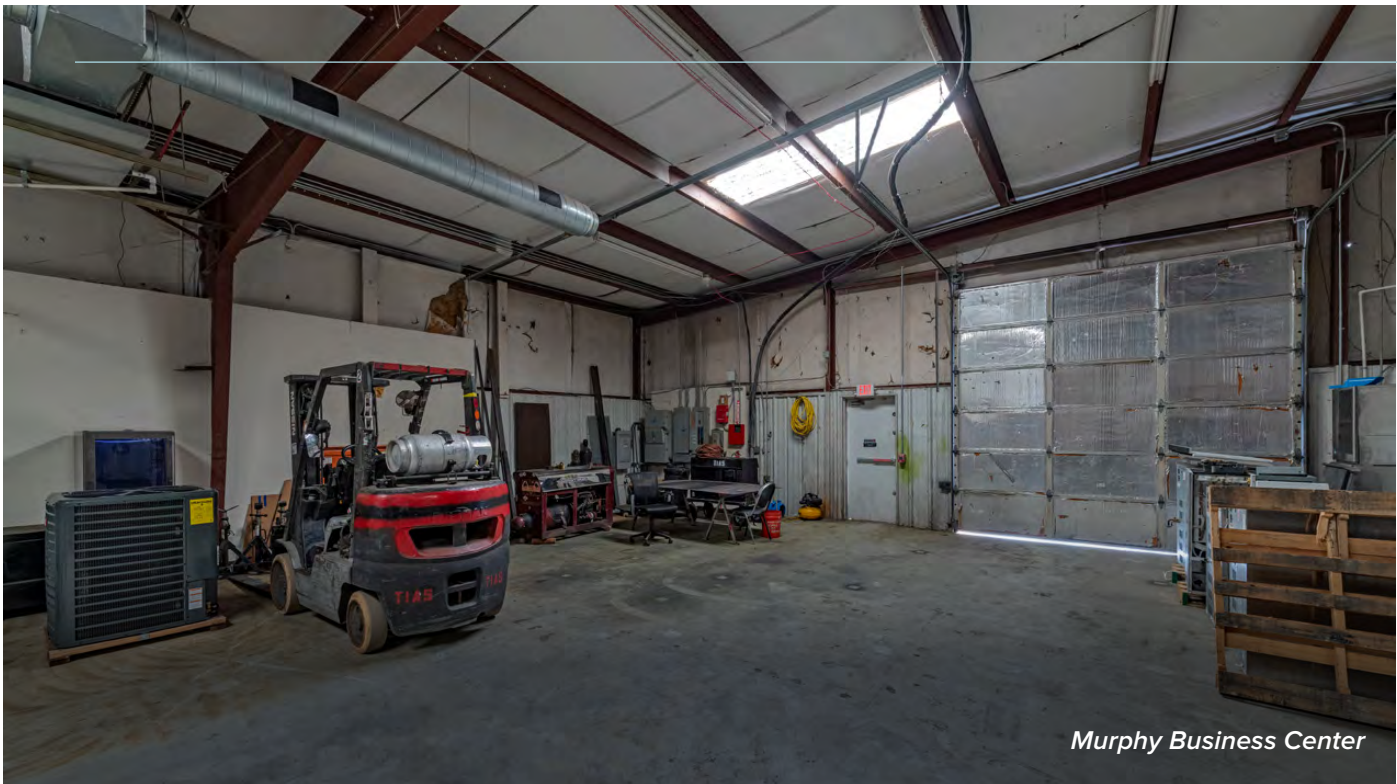
Situated in Houston's tightest submarket, Silverlake Business Park is poised to benefit from the lowest vacancy rate in Houston at 3.7%, 270 basis points below the overall market. The south continues to benefit from spillover demand from the Southeast. Quarterly occupancy gains exceeded new inventory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

**SILVERLAKE**  
BUSINESS PARK



# 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



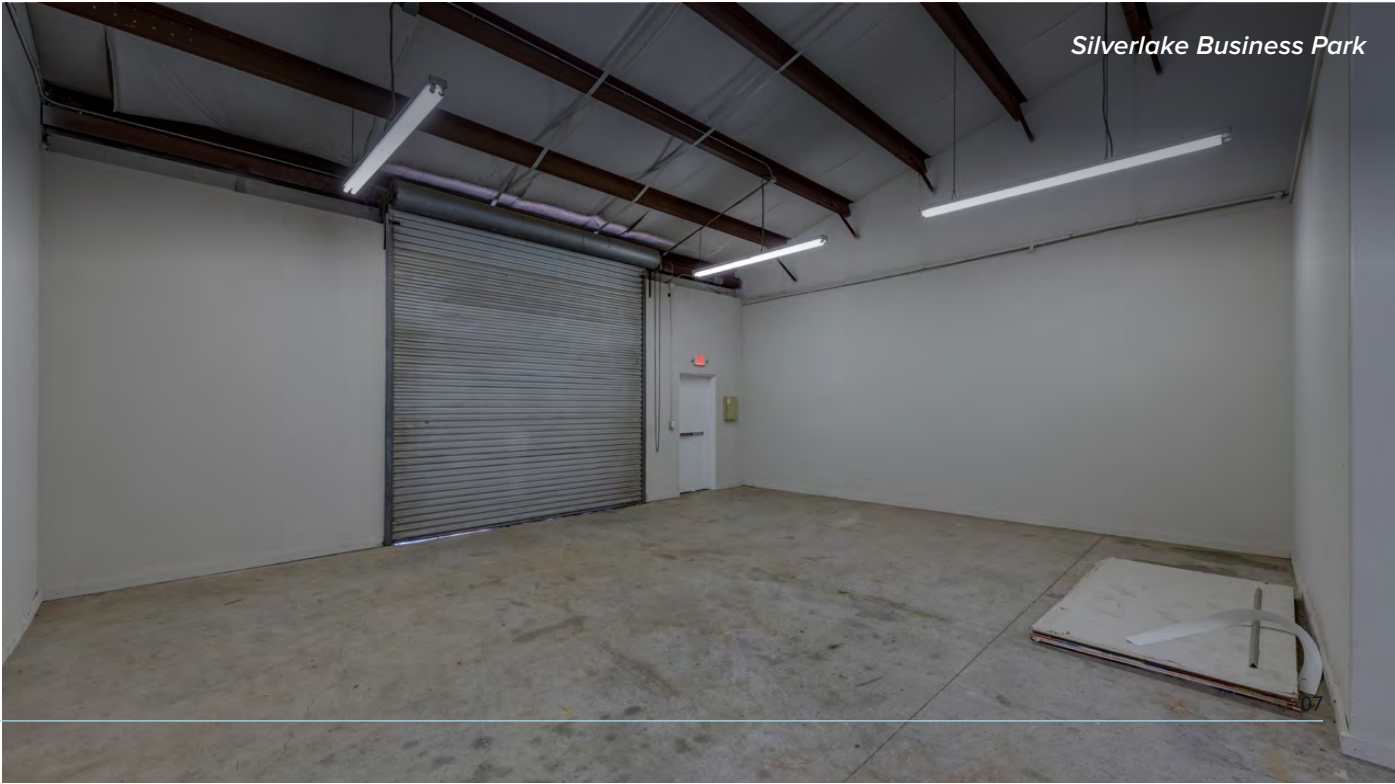
Murphy Business Center



Murphy Business Center



Silverlake Business Park



Silverlake Business Park

# MURPHY BUSINESS CENTER: SITE PLAN





# SILVERLAKE BUSINESS PARK: SITE PLAN



VACANT  
LEASED



W BROADWAY ST



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