



Arlington  Dallas 

# TEXAS TRI-PACK

OFFERING SUMMARY

  
Houston



3 ASSETS  
11 BUILDINGS

DFW &  
HTX

200,343  
SF

98%  
OCCUPANCY

2.1 YRS.  
WALT

26% BELOW  
MARKET





# THE OFFERING

JLL Capital Markets is excited to present qualified investors with the chance to acquire the Texas Tri-Pack (the "Portfolio" or "Offering"). This three asset Portfolio, totals 200,343 square feet of infill industrial product, offering investors a unique opportunity to acquire scale in the highly sought-after Dallas / Fort Worth and Houston markets. The Portfolio is comprised of eleven buildings located in South Stemmons and Great Southwest in DFW and the Southwest Corridor of Houston. The Texas Tri-Pack is 98% occupied by 64 diverse tenants offering a robust investment profile. With an average lease term of 2.1 years, the Portfolio boasts steady cash flow and significant growth potential. Featuring an average suite size of 2,990 SF and 16' average clear heights, the properties provide ideal configurations for a variety of business operations. Projections indicate a ~29% NOI increase over three years through lease up and a strong market-to-market opportunity of 26%.

## PORTFOLIO SUMMARY

PROPERTY ID	PROPERTY NAME	PROPERTY ADDRESS	MARKET	SUBMARKET	SF	% LEASED	# OF BUILDINGS	# OF SUITES
1	Plaza Circle II	11048-11056 Shady Trail	Dallas-Fort Worth	South Stemmons	68,043	100%	4	25
2	GSW Circle I	2125-2133 S. Great Southwest Pkwy	Dallas-Fort Worth	Great Southwest	73,600	94%	5	30
3	Kinghurst Circle	10849-10899 Kinghurst Drive	Houston	Southwest Corridor	58,700	100%	2	12
Portfolio Total / Wtd. Avg.:					200,343	98%	11	67

PLAZA CIRCLE II



GSW CIRCLE I



KINGHURST CIRCLE



# PROPERTY HIGHLIGHTS



Property:	Plaza Circle II	GSW Circle I	Kinghurst Circle
Size (SF):	68,043	73,600	58,700
Office %:	35%	39%	47%
Year Built:	1984	1986	1981
Minimum Clear Height:	14'	16'	18'
Truck Court Depth:	Various	70' - 105'	75'
Dock-High Doors:	-	10	-
Semi-Dock Doors:	-	-	8
Grade-Level Doors:	36	24	9
Total Loading Doors:	36	34	17
Auto Parking:	132	162	190
Power:	Capacity ranges from 60 to 400/ amps and 120/volts	Capacity ranges from 125-200/ amps and 240/volts	120/208-Volt, three-phase, four- wire
Lighting:	Partial LED	Partial LED	Partial LED

**MULTI-TENANT INDUSTRIAL BUILDINGS WITH A VARIETY OF LOADING CONFIGURATIONS ARE IN HIGH DEMAND IN THE DALLAS-FORT WORTH METROPLEX WITH A LACK OF COMPETING PRODUCT.**



# INVESTMENT HIGHLIGHTS

## PORTFOLIO OF SCALE WITH TENANT DIVERSIFICATION



**67**

NUMBER OF SUITES



**2,990**

AVG. SUITE SIZE  
(SF)



**11**

TOTAL BUILDINGS



**16'**

AVG. CLEAR HEIGHT W/ DOCK-HIGH AND  
GRADE LEVEL LOADING

## INFILL LOCATION WITH DOMINANT LEASING ACTIVITY



**10**

NEW LEASES

**30K**

SF LEASED

(SINCE MAY-24)



**DFW/HOUSTON**

2<sup>ND</sup> AND 3<sup>RD</sup> FASTEST GROWING MSA'S IN  
AMERICA



**3.6M**

TOTAL POPULATION  
(DALLAS & HOUSTON)



**<2.0 MILES**

AVG. DISTANCE TO MAJOR  
THOROUGHFARE

## STEADY CASHFLOW WITH SIGNIFICANT NOI GROWTH



**98%**

LEASED TO 64 TENANTS



**28.6%**

POTENTIAL NOI GROWTH  
(YR.1 - YR.3)



**2.1**

YEARS WALT



**25.9%**

BELOW MARKET RENTS



# TEXAS TRI-PACK

## INVESTMENT SALES:

**PAULI KERR**  
Director  
214.692.4733  
pauli.kerr@jll.com

**TOM WEBER**  
Senior Director  
214.929.7291  
tom.weber@jll.com

**CHARLES STRAUSS**  
Senior Director  
214.212.6574  
charles.strauss@jll.com

**LANCE YOUNG**  
Director  
713.852.3544  
lance.young@jll.com

**TRENT AGNEW**  
Industrial Group Co-Head &  
Senior Managing Director  
713.852.3431  
trent.agnew@jll.com

## JLL TEXAS TEAM:

**WITT WESTBROOK**  
Senior Director  
214.595.1407  
witt.westbrook@jll.com

**KYLE MUELLER**  
Senior Director  
830.556.1270  
kyle.mueller@jll.com

## DALLAS LEASING CONTACTS:

**GARRETT GOLDSTEIN**  
214.364.0674  
garrett@RichYoungCompany.com

## HOUSTON LEASING CONTACTS:

**ANDY PARRISH**  
713.275.9609  
andy.parrish@partnersrealestate.com

## ANALYTICAL SUPPORT:

**BRENNAN FEWIN**  
Analyst  
214.577.5606  
brennan.fewin@jll.com

**CHARLIE ANDERSON**  
Analyst  
214.438.1518  
charlie.anderson@jll.com

## FINANCING CONTACTS:

**JARROD MCCABE**  
Senior Director  
469.232.1946  
jarrod.mccabe@jll.com

## PRODUCTION SUPPORT:

**HAYLEY MCMAHON**  
Production Associate

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2401 Cedar Springs Rd Suite 100, Dallas, TX 75201