



OFFERING
SUMMARY



CROSSROADS

LOGISTICS CENTER

Newly Constructed 1,065,569 Class-A+ Industrial Park | 96% Leased with 6.5 Yrs of WALT | Premier Northeast Austin Location

EXECUTIVE SUMMARY

The Opportunity

JLL Capital Markets (“JLL”), is pleased to offer qualified investors the opportunity to acquire Crossroads Logistics Center (the “Property” or “Crossroads”), a premier investment opportunity featuring 1,065,569 square feet of newly constructed Class-A industrial space in Northeast Austin. Built between 2022–2024, the property comprises four rear-load buildings and two cross-dock facilities situated on a ground lease arrangement. Currently 96% occupied by a diverse roster of credit-worthy tenants with a weighted average lease term of 6.5 years and strategically staggered expirations, the asset offers stable in-place cash flow with significant upside potential.

Strategically positioned at the convergence of SH 130, Highway 290, and Parmer Lane with 2,000 feet of frontage on SH 130, the property benefits from exceptional accessibility to Austin's urban core, Houston, Gulf Coast ports, and the critical I-35 corridor connecting Mexico to the Central United States. This location advantage, combined with Austin's thriving industrial market fundamentals and documented rent growth trajectory, creates a compelling investment thesis for yield-focused institutional investors seeking both stability and appreciation potential in a high-growth Texas market.

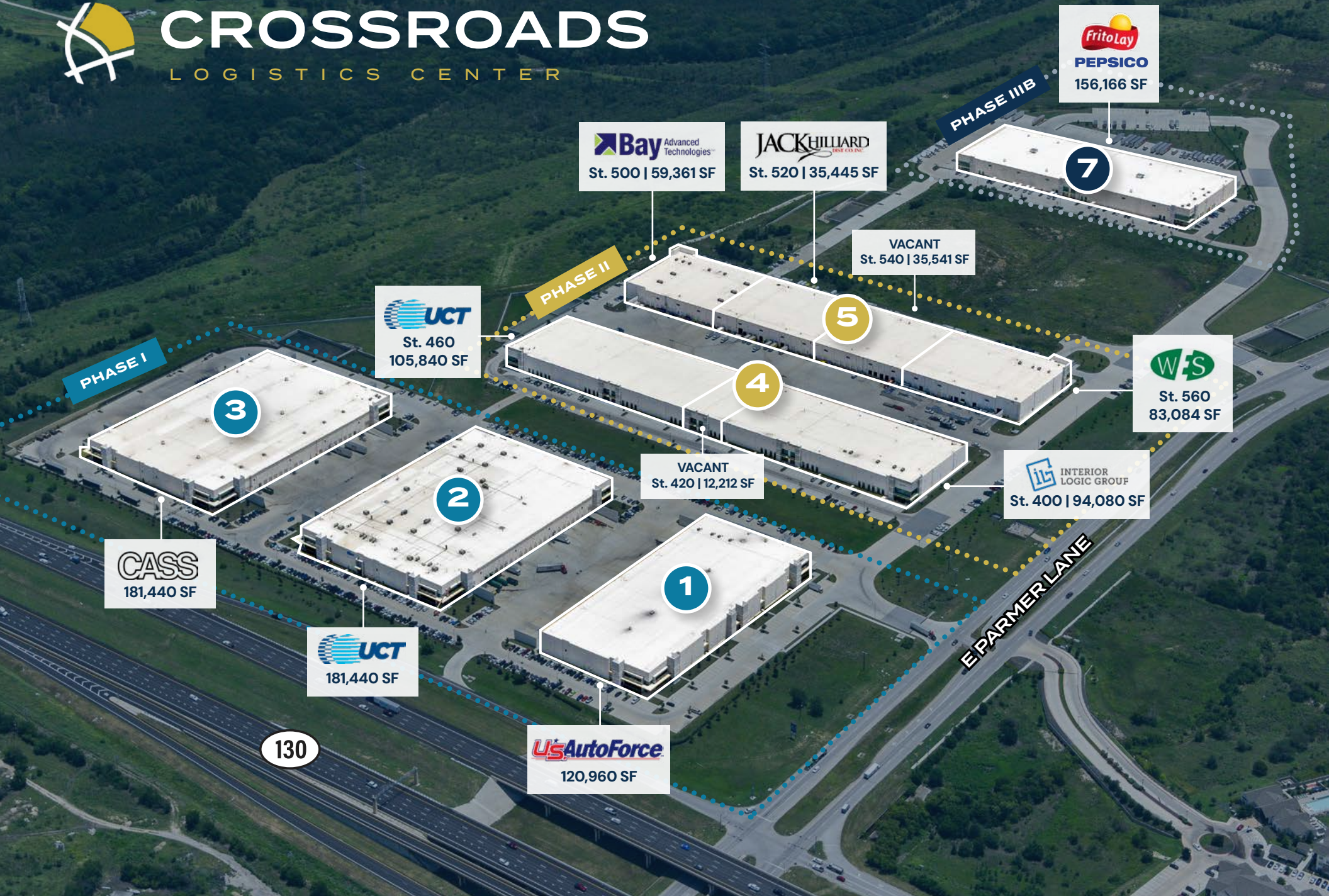
PROPERTY SUMMARY

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 7	TOTAL
ADDRESS:	8500 East Parmer Lane, Austin, TX 78653			8500 East Parmer Lane, Austin, TX 78653		8500 East Parmer Lane, Austin, TX 78653	
PHASE:	Phase I 47.74 Acres (Buildings 1-3) 483,840 SF			Phase II 32.2 Acres (Buildings 4-5) 425,564 SF		Phase IIIB 22.9 Acres 156,166 SF	103.0 Acres
SQUARE FOOTAGE:	120,960 SF	181,440 SF	181,440 SF	212,132 SF	213,431 SF	156,166 SF	1,065,569 SF
OCCUPANCY:	100%	100%	100%	94%	83%	100%	96%
YEAR BUILT:	Nov-22	Nov-22	Nov-22	Dec-23	Dec-23	Dec-24	
LOADING:	Rear Load	Cross Dock	Cross Dock	Rear Load	Rear Load	Rear Load	
CLEAR HEIGHT:	32'	32'	32'	32'	32'	32'	
DOCK-HIGH DOORS:	52	32	32	52	52	38	
DRIVE-IN DOORS:	2	4	4	2	2	1	
TRUCK COURT:	220' (shared with building 2)	Two, 220' (shared with buildings 1 & 3)	Two, 220' (shared with building 2), 130' with fenced yard	210' (shared with building 5)	210' (shared with building 4)	130'	
OFFICE FINISH:	5%	17%	2%	6%	12%	6%	8%
CAR PARKING:	205 Spaces	175 Spaces	103 Spaces	282 Spaces	327 Spaces	208 Spaces	1,300 Spaces



CROSSROADS

LOGISTICS CENTER



INVESTMENT

96% LEASED CLASS A+ PROJECT

Strategically leased to diverse mix of 8 manufacturing and distribution tenants with international, national, and regional credit.

SECURE CASH FLOW & SIGNIFICANT NOI UPSIDE

In-place rents sitting 30% below market with 6.5-year WALT delivers immediate strong cash flow plus significant embedded upside as leases roll to current rates.

NEWLY-CONSTRUCTED, CLASS A+ PRODUCT

Institutional quality product located in a best-in-class business park with above standard buildings specs.



HIGHLIGHTS

ELITE LOCATION & ACCESS

3 points of access with high visibility and direct ingress & egress at the interchange of SH 130, Parmer and Hwy 290.

SIGNIFICANT TENANT INVESTMENT

Over \$20 million in tenant investment.

MISSION CRITICAL LOCATION

Surrounded by credit tenancy and institutional owners while benefiting from close proximity to major manufacturers.



Superior Tenancy & Cash Flow

The Property delivers 96% occupancy across 8 tenants with a 6.5-year WALT and balanced rollover schedule, with no single tenant exceeding 27% of the Property. Current income features 3.36% average annual bumps, complemented by renewal options structured at the greater of FMV or 100+% of prior rates. This creates both immediate yield and long-term appreciation potential. The diverse tenant roster spans local, regional and global credit quality, including Frito Lay (PepsiCo; S&P A+) occupying 15% of the RBA in Building 7. Four buildings enjoy single-tenant occupancy, enhancing operational efficiency.

Ability to Increase NOI

With 2 Suites, totaling 47,753 SF, of rear-load space available for immediate lease-up and current tenants are 30% below market, the Property offers investors the ability to increase NOI 33% in 5 years.

30%

BELOW MARKET

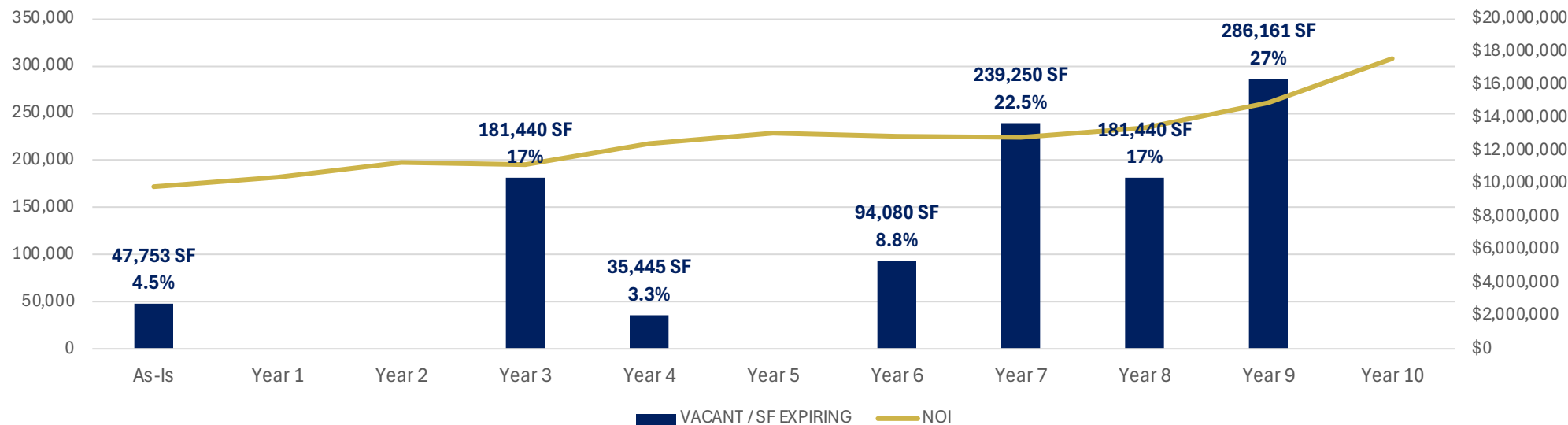
47,753 SF

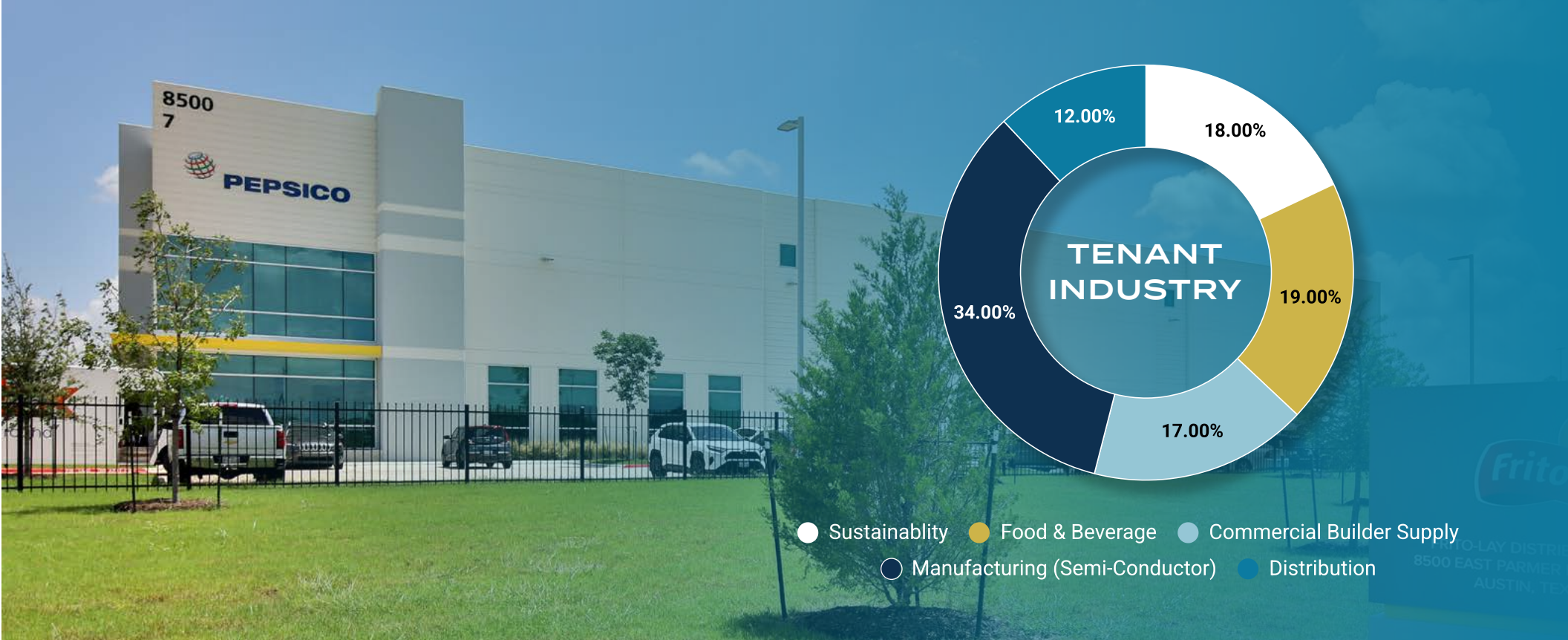
IMMEDIATE VALUE-ADD

96%

STRONG CREDIT TENANCY

6.5% PROJECTED NOI CAGR





INVESTMENT GRADE TENANT LINE-UP




156,166 SF

6.7 YRS WALT

S&P A+

7.1% BELOW MARKET




287,280 SF

8.4 YRS WALT

S&P B+

55.6% BELOW MARKET



59,361 SF

9.3 YRS WALT

S&P BBB

40.1% BELOW MARKET

GROUND LEASE OFFERS VALUE ENHANCEMENT

Ground Lease Value Proposition

Crossroads Logistics Center consists of the leasehold interest in the 6 buildings on 3 phases on individual ground leases to HPI. This ground lease offers buyers a unique value proposition as it has been structured at terms that provide a long-term value enhancement at the Property by lowering the total gross rents paid by tenants throughout their occupancy.

VALUE PROPOSITION

	Market Cost	Existing Ground Lease	Accretive Value
Land Value (per land foot):	\$13.00	\$4.70	\$8.30 of land basis reduction
Discount Rate:	7.00%	4.75%	225 bps of interest rate spread
Calculated Rent (1.06M SF Property / 10 Acres):	\$3.85	\$0.94	\$2.91 of gross rent margin

The Ground Lease locks in a below market fixed land value that will allow a long-term investor to outcompete on rents versus new product.

	Terms	Owner Benefit
Current Rent PSF:	\$0.94 PSF annually	Lower than comparable ground rents PSF which lowers total occupancy costs compared to comparable assets
Annual Rate:	4.75%	Significantly below market rate of 6-7% creating a lower land basis PSF
Contracted Land Value:	\$4.70 per land foot	Market land prices are +/- \$13 PSF creating a fixed long-term value differential allowing ownership to out-compete competitive properties in terms of overall rate
Escalations:	10% every 5 years	The ground lease structure provides cost certainty with modest 10% increases every five years (2% annually), which is lower than market rent escalations as well as lower than market expense escalations
Term:	~73 years remaining	The remaining term off a long-term locked in benefit that owners can quantify for the next ~73 years



Mission Critical Location

As new, Class A+ construction, Crossroads is outfitted with best-in-class property specs featuring clear heights up to 32' and both cross-dock and rear load configurations. Each building was expertly designed around ample truck courts with multiple points of entry to maximize efficiency and cater to the needs of the modern logistics tenant. The Property is a mission critical location for its tenants with significant tenant investment and unique amenities.



ULTRA CLEAN TECHNOLOGY SYSTEMS

UCT, the Property's largest tenant, has demonstrated exceptional commitment through significant investments in customized improvements to Building 2, including 150,000+ SF of specialized clean room, manufacturing and conditioned warehouse space. Their planned investment in Building 4 further solidifies their long-term presence. These substantial capital expenditures, combined with the mission-critical nature of their operations at this location, provide investors strong confidence in UCT's occupancy well beyond their initial staggered lease expirations.



FRITO LAY

Build-to-suit for a regional distribution center catering to the great central Texas region. The building features above market acreage, dedicated trailer parking and a fully stabilized outdoor storage and yard that would require significantly higher rental rates for a competitive asset to replicate the space.



US AUTOFORCE

US AutoForce has a special permitted use as well as a ~\$1 million sprinkler system to allow for materials storage above 25', which will increase the tenant renewal probability as the replication cost and timing would create barriers for the competition.



INTERIOR SPECIALIST

Interior Specialists has an above market finish featuring a showroom and design space.



CASS

Cass benefits from a fenced outside storage area which is a future revenue generation option as well as a strong long-term tenant inducement.



Best-In-Class Business Park

Crossroads Logistics Center, developed by HPI Real Estate & Investments, is a master-planned Class-A industrial park that totals just under 1.1 million square feet across six buildings. The park was delivered in phases in 2022–2024 and leased 96% shortly thereafter. The park offers immediate access along both Hwy 130 and Hwy 290, providing convenient connectivity across Austin and Central Texas as well as to San Antonio, Houston and Dallas.



CROSSROADS
LOGISTICS CENTER

EXCEPTIONAL INGRESS & EGRESS

*Via 3 Points Of Access
Allowing Full Circulation Drives*

32' BUILDING CLEAR HEIGHTS

4 REAR LOAD & 2 CROSS DOCK BUILDINGS

AMPLE TRUCK COURTS & CAR PARKING

RECENT CONSTRUCTION

*To Class A Standards
With Zero Capital
Improvement Required*

← **TESLA**

**CENTRAL
AUSTIN BUSINESS PARK**
Majestic | 579,522 SF
amazon
Lindenmeyer Munroe,
The MBS Group, TS Distributors

**BLUEBONNET
BUSINESS CENTER**
Owner: Hines | 684,346 SF

**DOWNTOWN
AUSTIN**

PARK 290
Owner: Brookfield | 793,139 SF

WILDHORSE POINT
Owner: Longpoint | 657,345 SF

**CAPITOL REYES
DISTRIBUTING**

290

APPLIED MATERIALS
2,400 employees

SAMSUNG

E PARKER LANE

130

 **CROSSROADS**
LOGISTICS CENTER

← **MANOR
BUSINESS PARK**
293,927 SF
 **TransPak**

← **QUARTER CROSSING**
323,953 SF
 **WHOLE
FOODS
MARKET**
ABC Bottling
Company

Heart of Austin's Industrial Market

Crossroads is located in the heart of Austin's Industrial market, with immediate access to the largest industrial demand drivers of the market, Tesla and Samsung.



I-35 road construction through Austin is projected to commence in 2026 running through 2033 which will push freight and truck traffic onto SH-130 and past Crossroads.

SAMSUNG

Samsung Signs \$16.5 Billion Deal With Tesla To Make AI Chips at Texas Plant

Wall Street Journal 7.28.2025

TESLA

Tesla Tops \$5 Billion in Investment and 21,000 Jobs in Central Texas

NPR 04.07.2025



Premier Industrial Location

Located at the crossroads of Parmer Lane, SH 130 and US 290, the Property offers efficient and streamlined distribution to both the Austin Metro area and to Dallas and San Antonio via SH 130 and IH-35 and Houston via Hwy 290. Additionally, Parmer Lane is an established hub for manufacturing and industrial operations, benefiting from direct access to one of Austin's vital east-west thoroughfares – allowing for rapid connectivity to downtown Austin and other regional economic hubs.



DRIVE TIMES

DIRECT
ACCESS

SH 130

22 MIN

SAMSUNG
(Taylor)

8 MIN

SAMSUNG
(Parmer)

1 HR

SAN
ANTONIO

10 MIN

HWY 183

2.5 HRS

HOUSTON

11 MIN

IH-35

2.75 HRS

DALLAS

13 MIN

TESLA

3.75 HRS

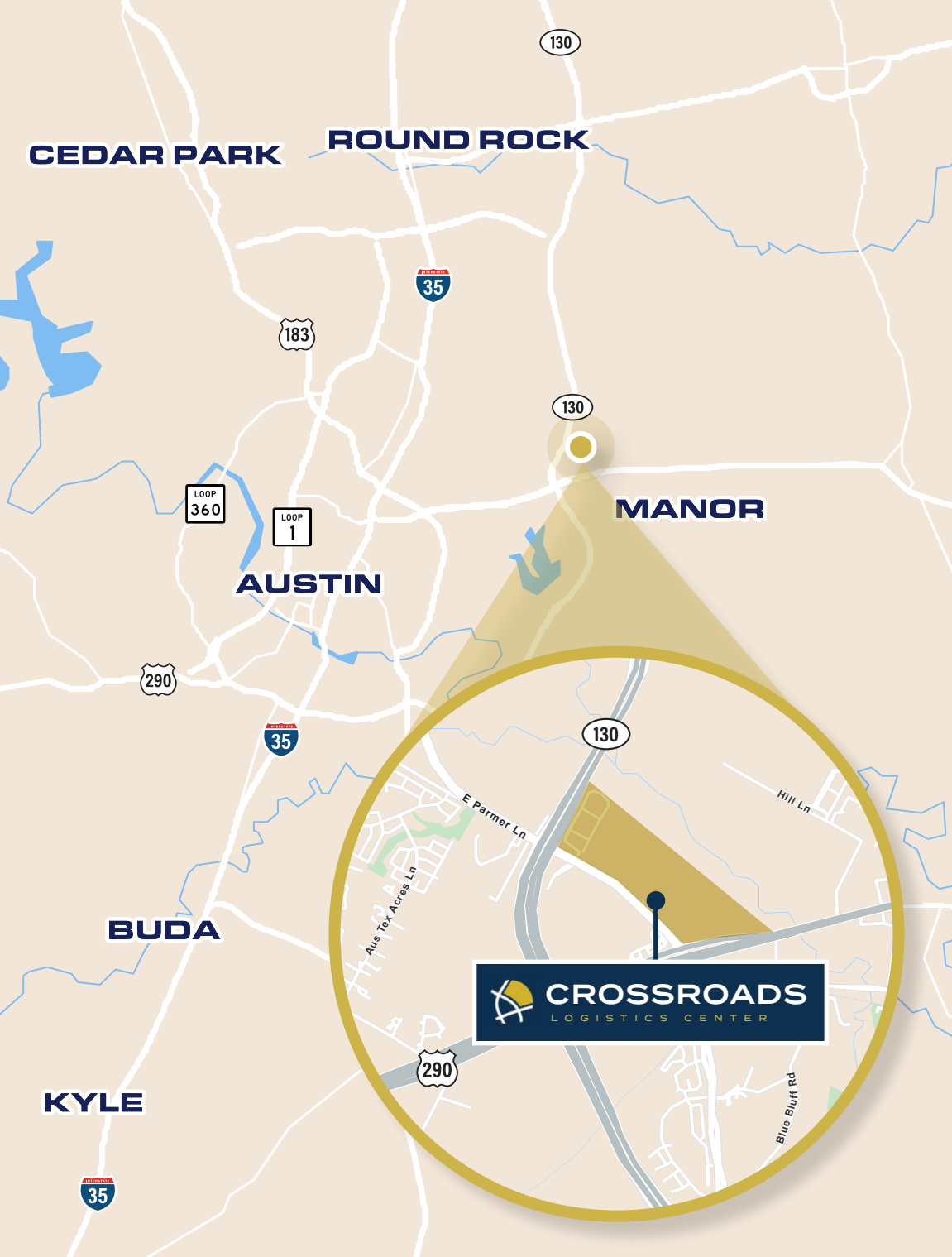
LAREDO

17 MIN

ABIA

8.75 HRS

EL PASO



Immediate Access to 25 Million Residents

With direct access to the Texas Triangle – the area between DFW, Houston, and San Antonio – Crossroads Logistics Center tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The DFW, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis' \$1.32 trillion in economic output would rank among the world's 15 largest economies.



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About JLL

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