

2-PACK THE WOODLANDS



RARE INDUSTRIAL
OPPORTUNITY IN THE
WOODLANDS

LOCATED WITHIN THE
INSTITUTIONALLY OWNED
PINES BUSINESS PARK

100% LEASED TO
3 COMMITTED
TENANTS

FUNCTIONAL SHALLOW
BAY INDUSTRIAL PRODUCT
PRICED SIGNIFICANTLY
BELOW REPLACEMENT COST

VALUE-ADD OPPORTUNITY
VIA MARKING RENTS TO
MARKET

SMALL TO MID-
SIZE INDUSTRIAL
OUTPERFORMS IN THE
NORTH SUBMARKET

52,676 SF
SHALLOW BAY ASSET

100% LEASED
TO 3 TENANTS

IMMEDIATE ACCESS
TO I-45 AND GRAND
PARKWAY

The Offering

JLL Capital Markets, on behalf of the seller, is pleased to offer qualified investors the opportunity to acquire a fee simple interest in The Woodlands Two-Pack (the "Two-Pack" or "Portfolio") located in Spring, TX, part of the Greater Houston MSA. The Portfolio features two class A, light industrial buildings totaling 52,676 square feet just outside of The Woodlands, the #1 master-planned community in the U.S. The irreplaceable location with immediate access to I-45 and minutes away from Grand Parkway position the Two-Pack to cater towards Houston's light industrial tenants serving the dense population in the surrounding areas.

The Woodlands Two-Pack is made up of three tenants—Taylor Healthcare Products, Reliable Parts, and Alloy Wheel Repair Specialists—ranging from 7,000 to 34,000 square feet. The three tenants are highly ingrained in their spaces with an average tenure over 8 years, solidifying their commitment to the Spring Hill micro-market and the demand for industrial space in the area.

The Two-Pack is currently 100% leased with 2.5 years of weighted average lease term remaining. Potential investors have the unique opportunity to increase revenue via a 14.12% average mark-to-market opportunity upon lease expiration, with one tenant expiring in Year 1 that offers immediate NOI growth.



NORTH
SUBMARKET

52,676 SF
SIZE

100%
OCCUPANCY

2.5 YEARS
WALT

2014
YEAR BUILT

3
OF TENANTS

14' - 28'
CLEAR HEIGHT

7,699
OFFICE SF

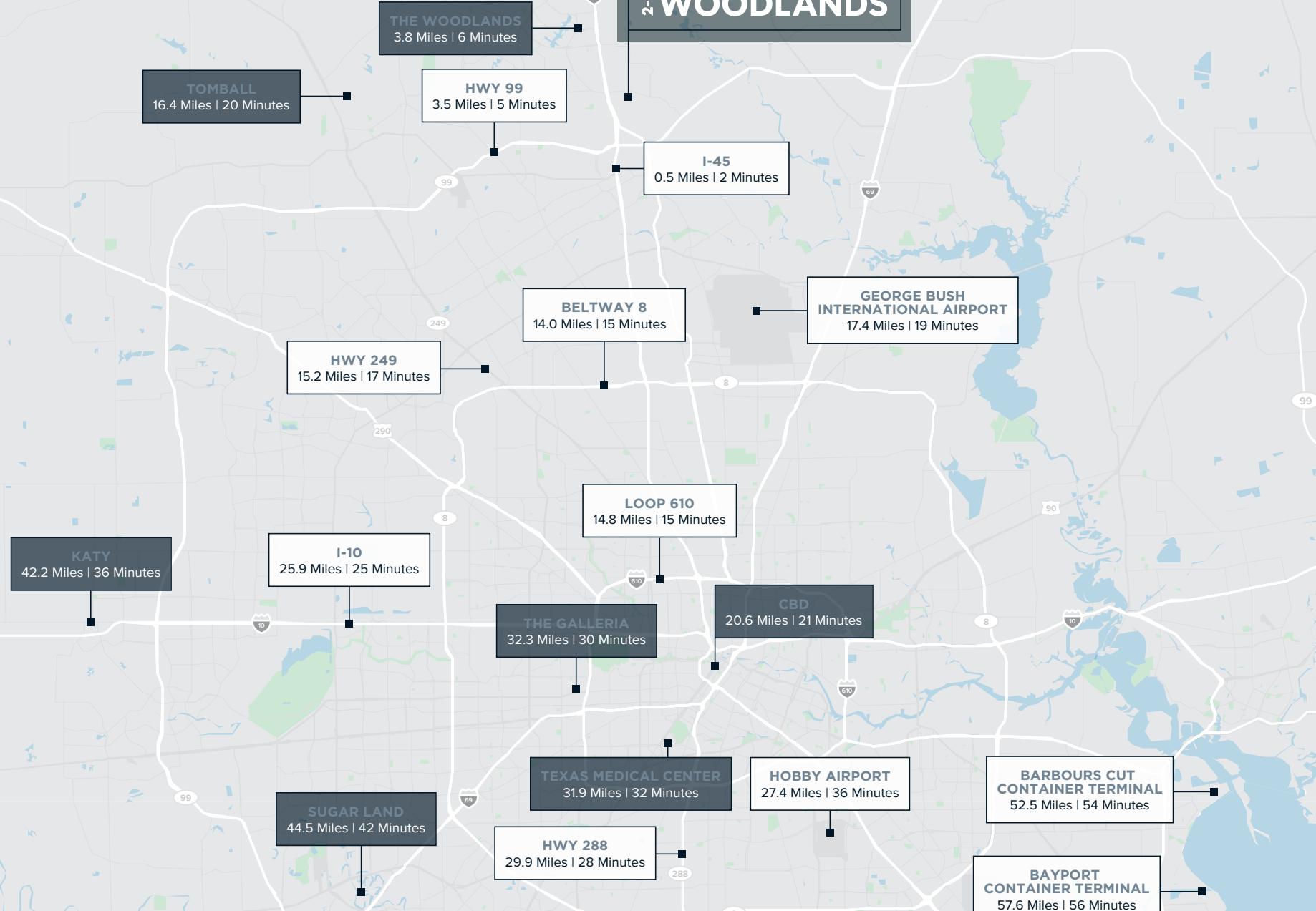
15%
% OFFICE

104 SPACES | 1.97/1,000 SF
CAR PARKING

2.63 ACRES
LAND SIZE

Property & Drive Time Map

2-PACK THE WOODLANDS



Rare Industrial Opportunity in The Woodlands



The Woodlands
#1 MASTER-PLANNED
COMMUNITY IN THE US



THE WOODLANDS LAND IS
CONTROLLED BY HOWARD HUGHES
WITH HEAVY RESTRICTIONS AGAINST
BUILDING INDUSTRIAL

STRONG DEMOGRAPHICS IN THE WOODLANDS WITH
OVER \$200,000 AVERAGE HOUSEHOLD INCOME IN 2025

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2010 Population	6,485	58,213	127,160
Population Growth (2010-2025)	33.9%	26.5%	51.7%
2025 Population	8,684	73,642	192,948
Est. Population Growth (2025-2030)	8.2%	7.2%	9.1%
2030 Population	9,398	78,932	210,511
2025 Median Age	32.5	36.1	36.8
2025 Average Household Income	\$74,996	\$120,458	\$136,524

Located Within the Institutionally Owned Pines Business Park

IMPRESSIVE NATIONAL & INTERNATIONAL TENANCY

Walmart **Emser Tile** **LENNOX** **CE EXFO** **Standard Supply** **JOHNSON HVAC**

nuveen
REAL ESTATE

REMAINDER OF THE BUSINESS PARK IS CURRENTLY OWNED BY NUVEEN, AND PREVIOUSLY OWNED BY AEW CAPITAL.

PINES BUSINESS PARK HISTORICAL OCCUPANCY

YEAR	VACANCY RATE
2020	7.8%
2021	0.0%
2022	0.0%
2023	0.0%
2024	7.5%
2025	0.0%
5-YR AVG.	2.6%

605 SPRING HILL

609 SPRING HILL

100% Leased to 3 Committed Tenants

TAYLOR HEALTHCARE PRODUCTS

TENURE: 5.8 YRS

#1 manufacturer of EMS stretcher sheets and accessories globally

ALLOY WHEEL REPAIR SPECIALISTS

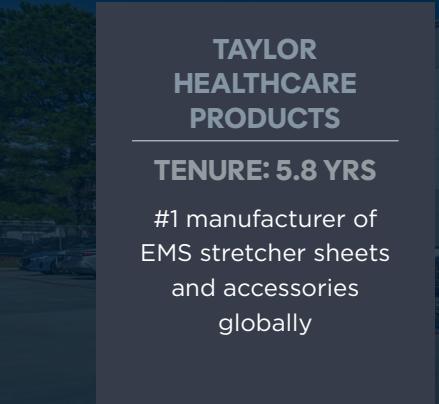
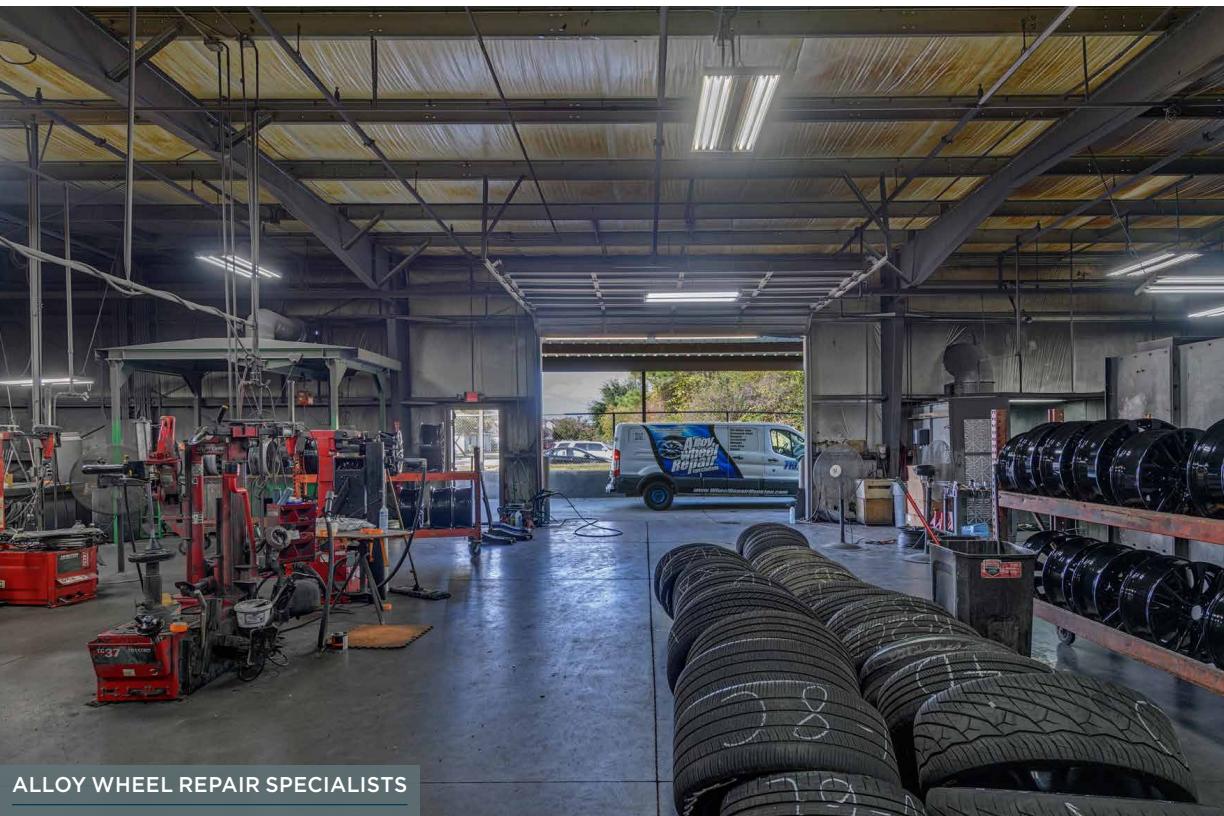
TENURE: 13.3 YRS

Repair, replace, and upgrade tires and wheels.

RELIABLE PARTS

TENURE: 9.7 YRS

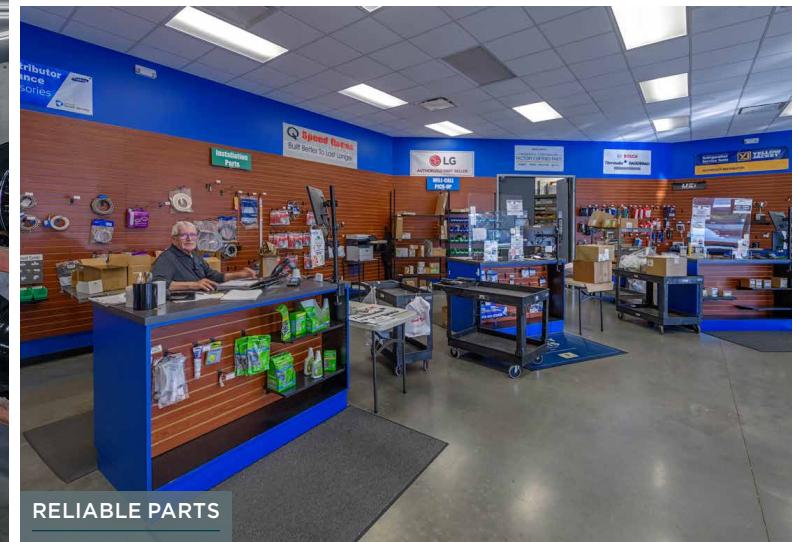
Largest appliance parts distributor in North America for all major home appliances



TAYLOR HEALTHCARE PRODUCTS



RELIABLE PARTS



RELIABLE PARTS

Iconic Location Adjacent to The Woodlands

The Woodlands is a 28,500-acre master-planned community with an impeccable reputation for a high quality of life, located only 27 miles north of Houston and just 20 minutes away from George Bush Intercontinental Airport, the area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned neighborhoods with million-dollar homes, and luxury retail and community offerings only found in top MSA's.



BUSINESS

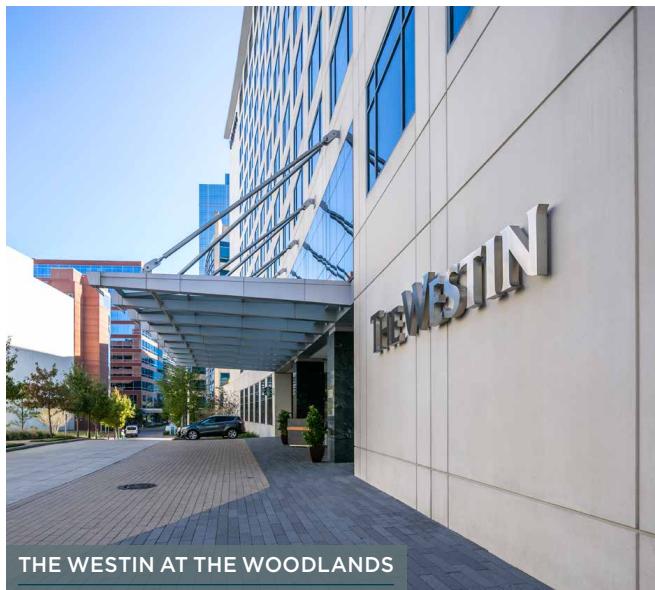
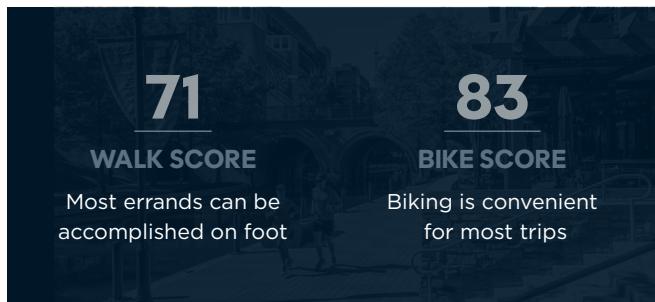
- Home to 7 Fortune 500 corporate headquarters
- Home to over 2,200 Businesses
- Self-sustaining exurban core area with one of the few true live/work/play environments outside of the 610 Loop
- Renowned Medical Hub anchored by five of Houston's premier hospitals including Memorial Hermann, CHI St. Luke's Health, Houston Methodist, MD Anderson, and Texas Children's Hospital

RESIDENTIAL

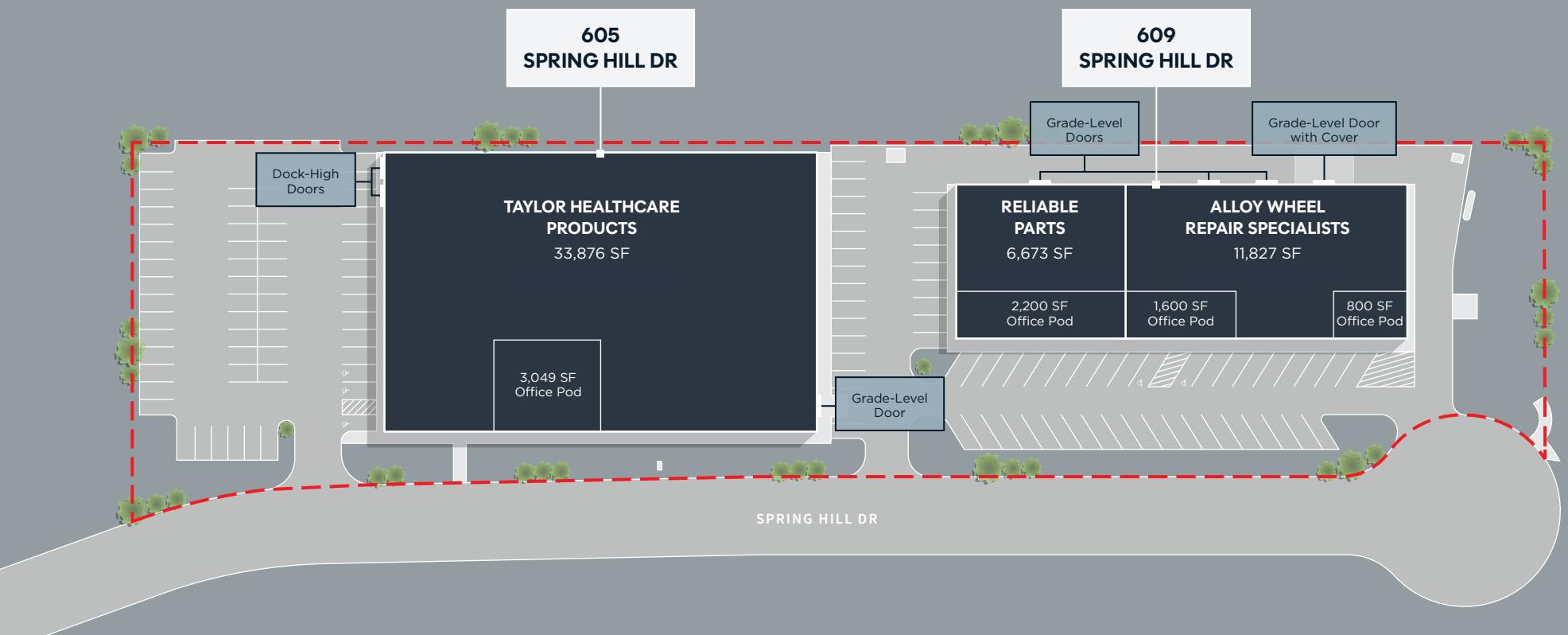
- #1 Best City in the US 2023-2024 (Niche.com)
- #2 Best City in the US 2025 (Niche.com)
- #2 Best City to Raise a Family 2025 (Niche.com)
- One of the most desired submarkets in Houston due to zoning regulations

RECREATION

- Home to an unprecedented 7,665 acres of greenspace
- Top 100 Golf Community
- World Class Entertainment Venue: The Cynthia Woods Mitchell Pavilion



Site Plan



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