



2-PACK THE WOODLANDS

IMMEDIATE ACCESS
TO I-45 AND GRAND
PARKWAY

52,676 SF
SHALLOW BAY ASSET

100% LEASED
TO 3 TENANTS

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

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

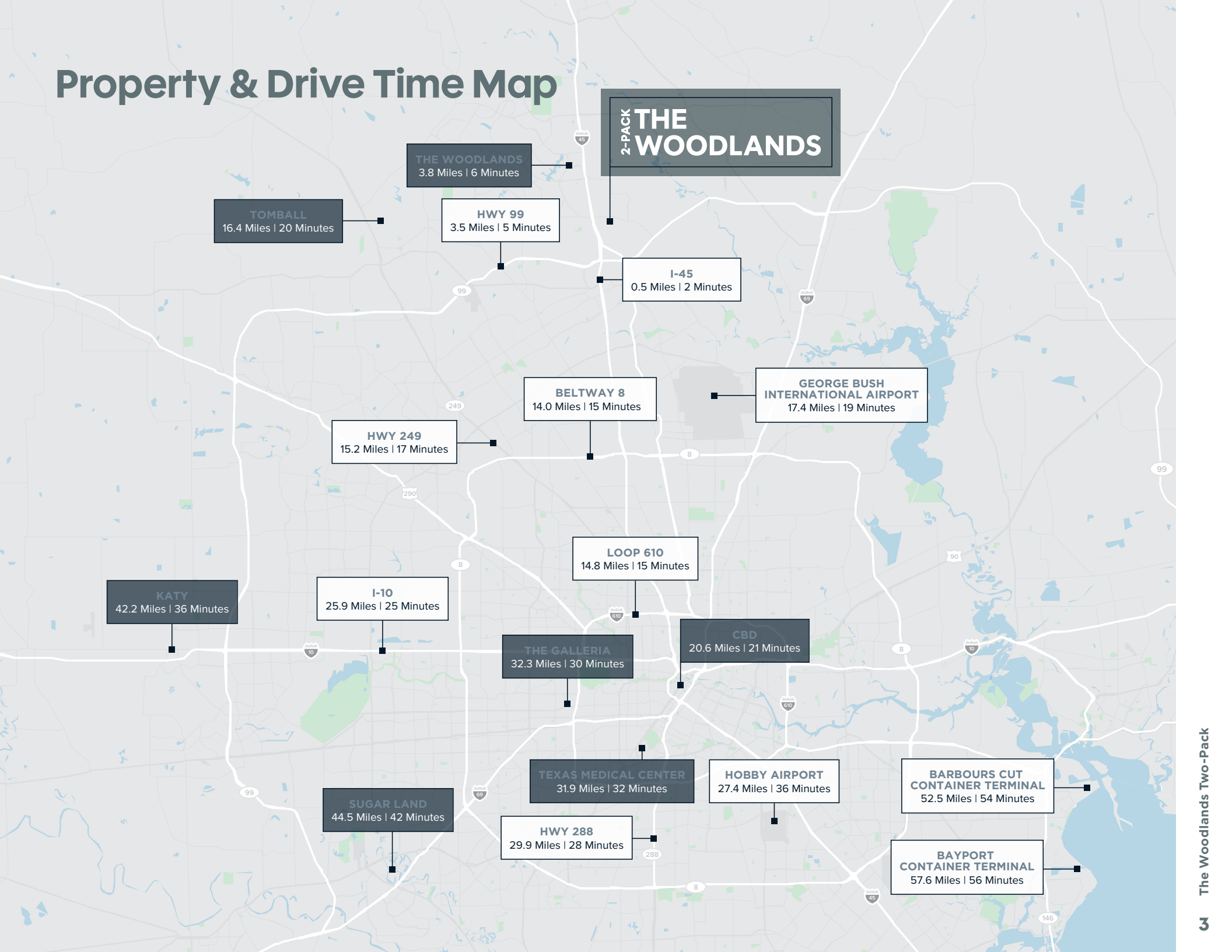
7,699
OFFICE SF

15%
% OFFICE

104 SPACES | 1.97/1,000 SF
CAR PARKING

2.63 ACRES
LAND SIZE

Property & Drive Time Map



Rare Industrial Opportunity in The Woodlands




The Woodlands
#1 MASTER-PLANNED
COMMUNITY IN THE US


Welcome
Group
325 SPRING HILL
14,854 SF


445-503 SPRING HILL
47,408 SF
Owner-User

HALLIBURTON
445 WOODLINE
50,158 SF
Owner-User


SPRING HILL
EXECUTIVE PARK I
18,589 SF

nuveen
REAL ESTATE
THE PINES
BUSINESS PARK
281,481 SF

ACES A/C SUPPLY
Owner-User

2-PACK
THE WOODLANDS

HOTEL INDIGO
103 Keys


SPRING HILL
EXECUTIVE PARK II
41,157 SF


CATHEDRAL LAKES
APARTMENTS
300 Units

**FUTURE MASTER-PLANNED
DEVELOPMENT**
150 Acres of residential, retail,
and office properties

45 (178,092 VPD)

Rayford Rd (49,935 VPD)

**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
DISTRIBUTION

605 SPRING HILL

609 SPRING HILL

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% |

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

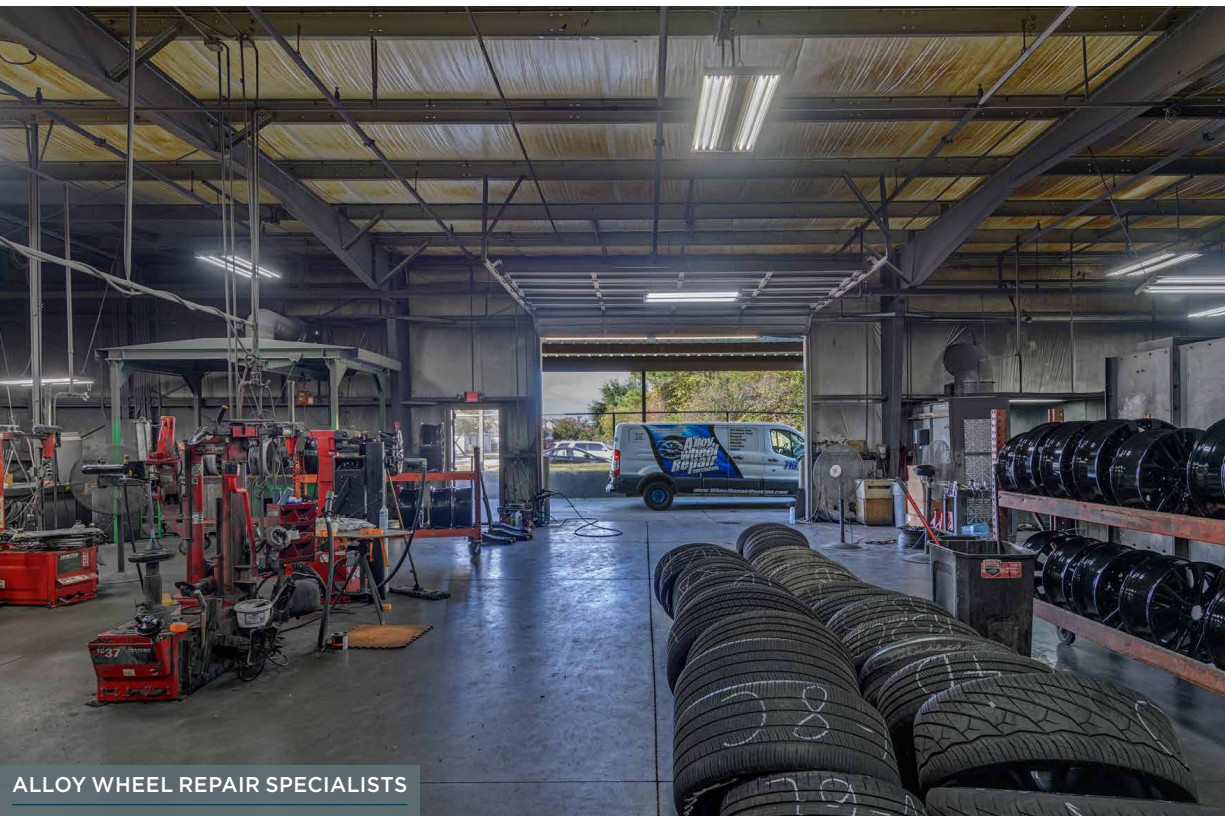
Largest appliance
parts distributor
in North America
for all major home
appliances



TAYLOR HEALTHCARE PRODUCTS



RELIABLE PARTS



ALLOY WHEEL REPAIR SPECIALISTS



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



RESTAURANT ROW AT HUGHES LANDING



WATERWAY SQUARE

71

WALK SCORE

Most errands can be accomplished on foot

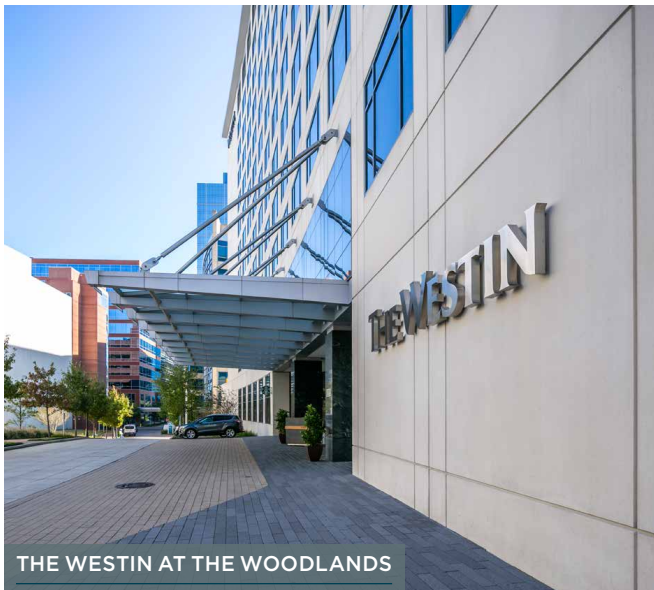
83

BIKE SCORE

Biking is convenient for most trips



THE WOODLANDS WATERWAY



THE WESTIN AT THE WOODLANDS

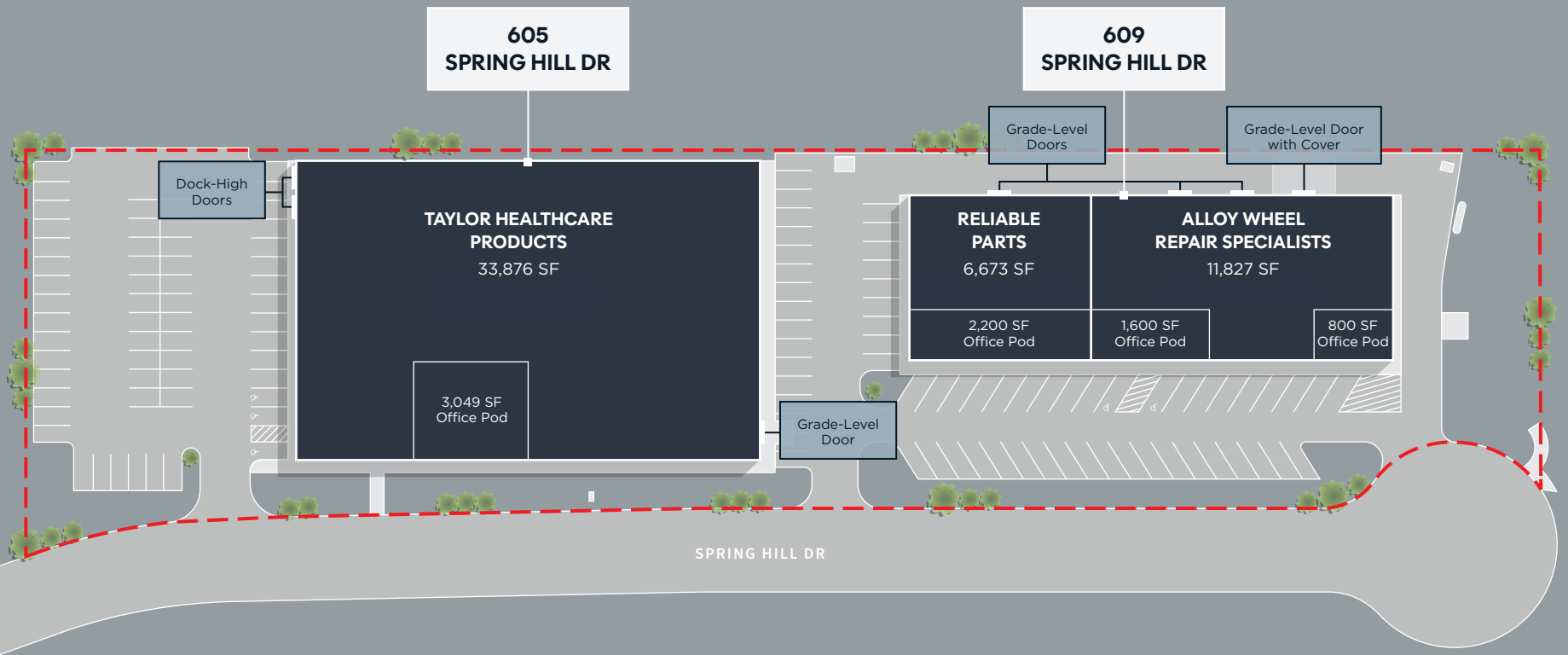


THE WOODLANDS MALL



MARRIOTT THE WOODLANDS WATERWAY HOTEL

Site Plan



Contacts

TRANSACTION TEAM

Trent Agnew, SIOR

Industrial Group Leader,
Senior Managing Director
+1 713 852 3431
trent.agnew@jll.com

Charlie Strauss, SIOR

Managing Director
+1 713 212 6574
charles.strauss@jll.com

Lance Young

Senior Director
+1 713 852 3544
lance.young@jll.com

Dawson Hastings

Analyst
+1 713 425 1801
dawson.hastings@jll.com

TEXAS TEAM

Tom Weber

Senior Director
+1 713 852 3495
tom.weber@jll.com

Pauli Kerr

Director
+1 214 692 4733
pauli.kerr@jll.com

Witt Westbrook

Senior Director
+1 254 595 1407
witt.westbrook@jll.com

Kyle Mueller

Senior Director
+1 830 556 1270
kyle.mueller@jll.com

Rob Ellwood

Director
+1 210 867 4882
rob.ellwood@jll.com

FINANCING TEAM

Michael Johnson

Managing Director
+1 713 852 3474
michael.johnson@jll.com

Jack Britton

Senior Director
+1 713 212 6575
jack.britton@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2026. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.