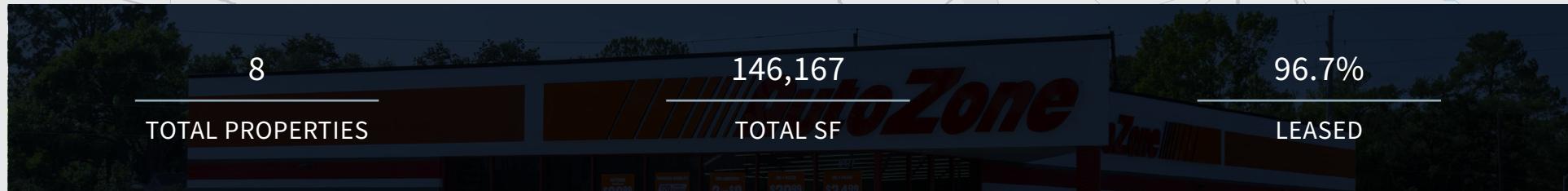




Property Map



North Facing Aerial - Town Square & Exchange Shopping Center



East Facing Aerial - Boardwalk Shopping Center



GALLERIA / UPTOWN

ENERGY CORRIDOR

COPPERWOOD VILLAGE

© TARGET
♥ CVS

CHIPOTLE
MEXICAN GRILL
Bath & Body Works

FOOD TOWN Michaels

NNN PORTOFOLIO
1.0 Mile

TOWN SQUARE & EXCHANGE
SHOPPING CENTER
0.9 Mile



THE CENTRE AT COPPERFIELD
BARNES & NOBLE BOOKSELLERS
BEST BUY
HomeGoods PETSMART
Office DEPOT

COPPERFIELD VILLAGE

SPROUTS FARMERS MARKET
Total Wine & More
five BELOW



COPPERFIELD VILLAGE
Avg. Home Value: \$362,000

6 TEXAS
50,359 VPD

LABAY MIDDLE SCHOOL

BOARDWALK SHOPPING CENTER

Southwest Aerial - NNN Portfolio



BEAR CREEK VILLAGE
Avg. Home Value: \$285,000

SAN PALMAS
340 Multifamily Units

Marshalls.
popshelf
CAVENDER'S
BOOT CITY

KAHLA MIDDLE SCHOOL

COPPERWOOD VILLAGE
TARGET
CVS
FOOD TOWN
Michaels

Walmart

COPPERWOOD VILLAGE

SPROUTS
FARMERS MARKET
Total Wine
& MORE
five BELOW



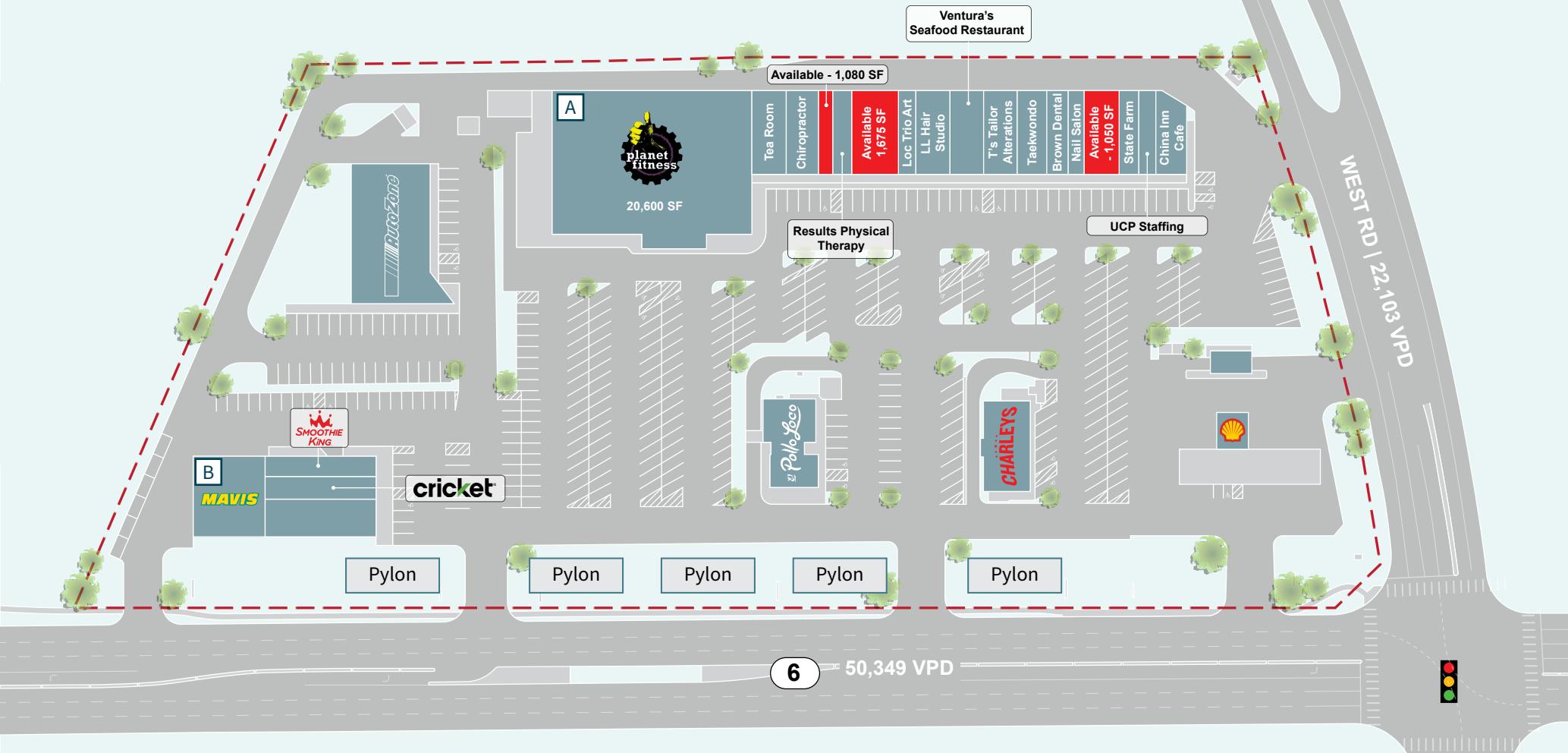
ENCLAVE AT COPPERFIELD
252 Multifamily Units

NNN PORTOFOLIO

THE CENTRE AT COPPERFIELD
BARNES & NOBLE
BOOKSELLERS
BEST BUY
HomeGoods
PETSMART
Office DEPOT



Town Square Shopping Center - Site Plan



6.41% CAGR
(5 - YR)

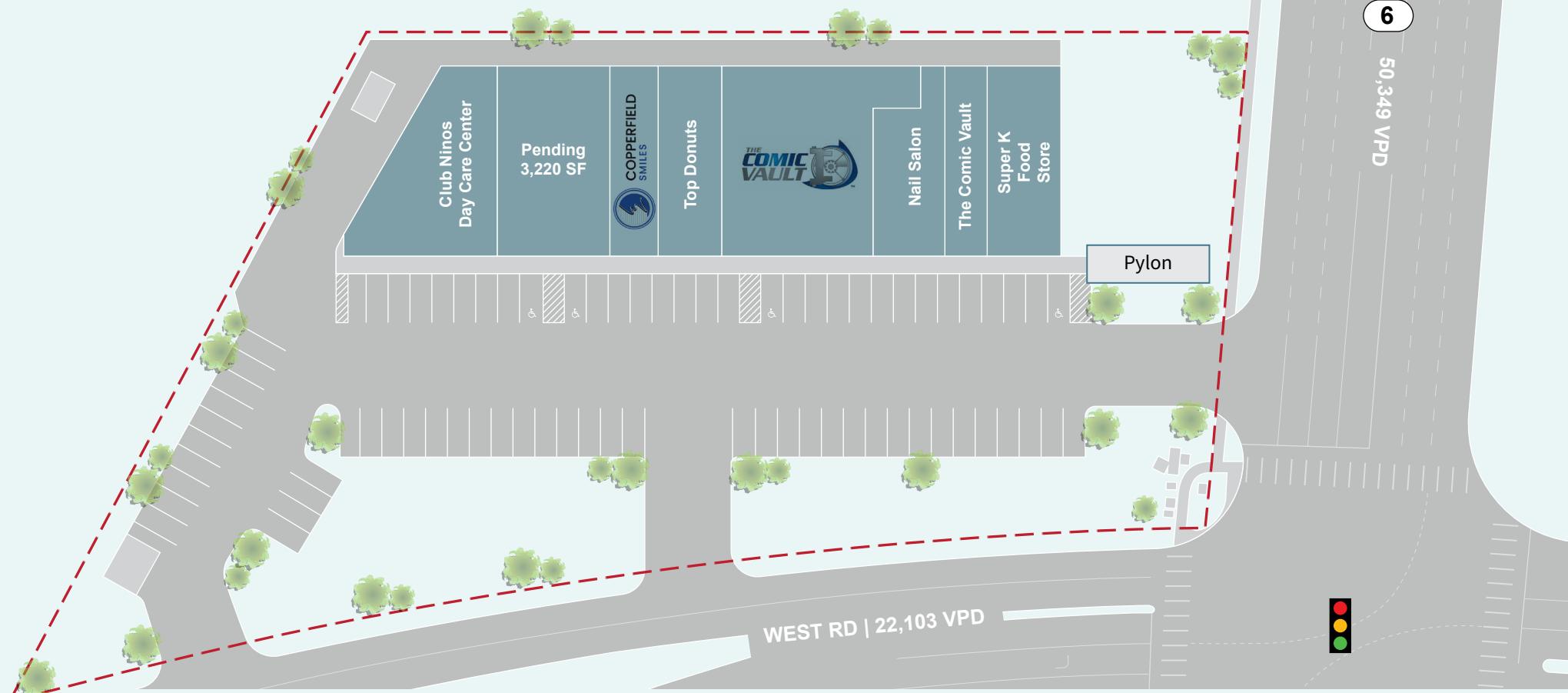
**VALUE
CREATION**
VIA SEPARATE
SELL OF PARCELS

23.5%
BELOW
MARKET RENTS

16 TENANTS
EXPIRING
WITHOUT OPTIONS

8.6
YEARS OF TENURE

The Exchange Shopping Center - Site Plan



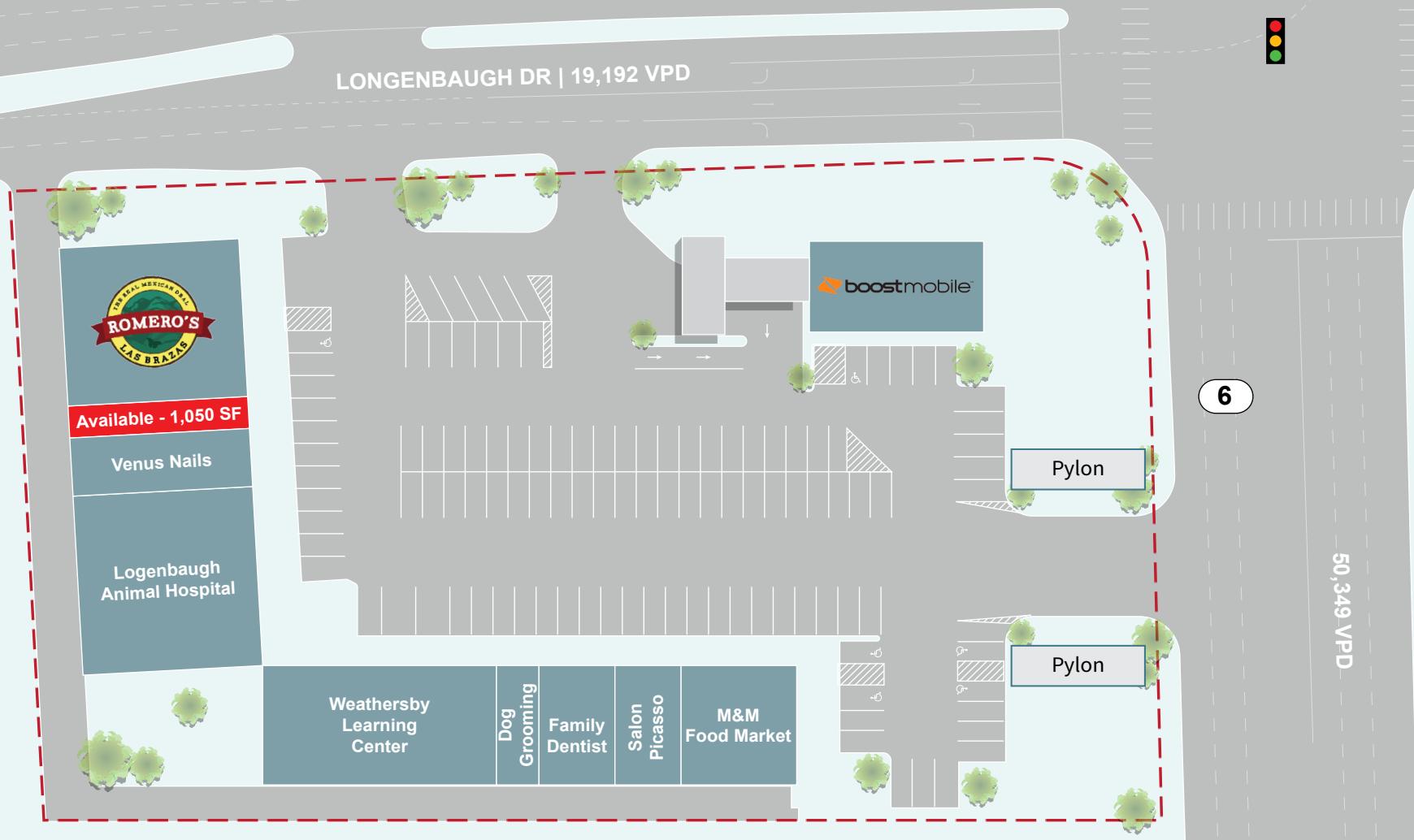
6.72% CAGR
(10 - YR)

11.7 Years
OF Tenure

4 TENANTS
EXPIRING WITHOUT OPTIONS

3,220 SF
OF IMMEDIATE LEASE UP

Boardwalk Shopping Center - Site Plan



4.87% CAGR
(5 - YR)

8.8%
BELOW MARKET RENTS

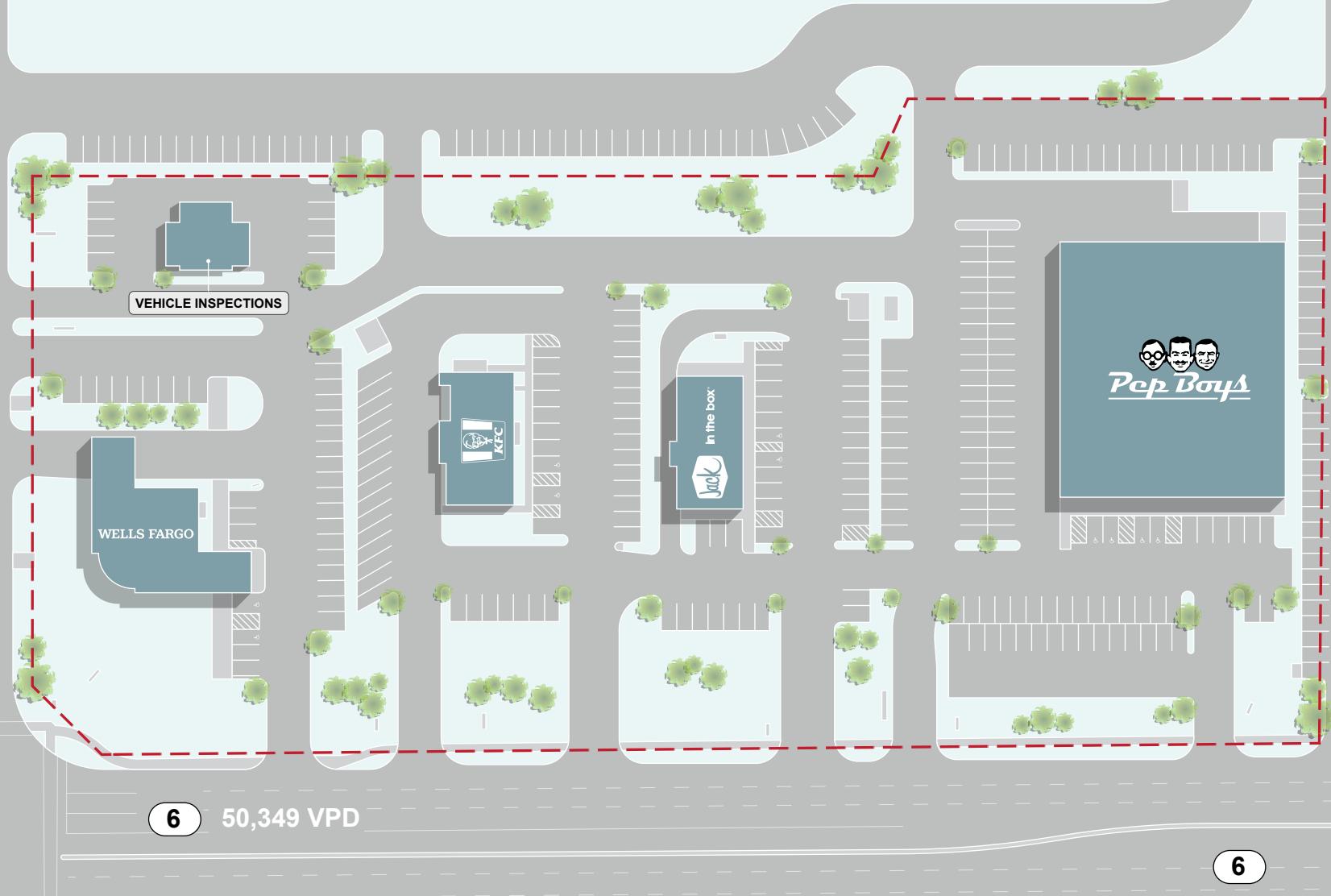
7 TENANTS
EXPIRING WITHOUT OPTIONS

15.5 YEARS
OF TENURE

JV #4: NNN Pads - Site Plan



SPENCER RD | 40,308 VPD



4.51
ACRES

\$123,600
AVERAGE ANNUAL RENT

30,024
TOTAL SQUARE FEET

31+ YEARS
OF TENURE

Exceptional Demographics in the Cypress Submarket



The shift from Houston's city center to the western and northern suburbs represents a growing aspiration for a blend of affordability, improved housing options, suburban perks, enhanced career prospects, and an overall higher quality of life. The migration of businesses towards these suburbs aligns with evolving workforce priorities, as employees increasingly prioritize a healthier work-life balance and shorter commutes. With the availability of spacious and contemporary office spaces, alongside a wealth of top-tier amenities like restaurants, retail centers, and recreational facilities, these areas have established themselves as highly appealing destinations for both businesses and their employees. Cypress itself boasts a suburban atmosphere with a strong sense of community. Residents can enjoy a slower pace of life, spacious neighborhoods, and a more relaxed environment. The area is known for its family-friendly amenities, including parks, recreational facilities, and top-rated schools, providing an excellent quality of life for residents.

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	14,825	127,846	274,436
2020 Population	15,528	139,367	325,731
2025 Population	15,818	138,041	331,043
2030 Population	15,944	138,299	334,283

POPULATION GROWTH	6.7%	8.0%	20.6%
Population Growth 2010 - 2025	6.7%	8.0%	20.6%

HOUSEHOLD INCOME	\$122,395	\$109,828	\$122,081
2025 Avg Household Income	\$122,395	\$109,828	\$122,081
2030 Avg Household Income	\$135,761	\$121,472	\$135,972
Avg Household Income Growth Projected	2.1%	2.0%	2.2%

HOUSEHOLDS	5,814	47,636	108,997
2020 Households	5,814	47,636	108,997
2025 Households	6,140	48,618	113,626
2030 Households	6,312	49,641	116,795

Houston Economy

7.3M

CURRENT
POPULATION

2.4M

PROJECTED GROWTH
(2020-2028)

\$112,250

AVERAGE
HOUSEHOLD INCOME

2.6M

CURRENT
HOUSEHOLDS

70,100

NEW JOBS
ADDED IN 2023

3.4M

TOTAL NON-FARM
EMPLOYMENT

3.5M

PERSON
WORKFORCE

38.7%

HOUSEHOLDS WITH
\$100K+ INCOME



Contacts

LEADERSHIP & EXECUTION TEAM

RYAN WEST

Senior Managing Director
+1 713 852 3535
Ryan.West@jll.com

JOHN INDELLI

Senior Director
+1 832 547 1970
John.Indelli@jll.com

ZAMAR SALAS

Senior Analyst
+1 832 264 2556
Zamar.Salas@jll.com

FINANCING TEAM

MICHAEL KING

Director
+1 713 852 3476
Michael.J.King@jll.com

NNN TEAM

CAROLINE PINKSTON

Managing Director
+1 214 438 6590
Caroline.Pinkston@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. 2025. 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.