

LONESTAR

HOUSTON PORTFOLIO

1.3 MILLION SF

CLASS A LOGISTICS

HOUSTON, TX



MAIN CENTRAL BUSINESS PARK

NOHO LOGISTICS CENTER



TWINWOOD DISTRIBUTION CENTER II



THE OFFERING

JLL capital markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee simple interest in The Lonestar Houston Portfolio (the "Portfolio"). The Portfolio features 1,351,230 square feet of premier Class-A logistics space in one of the nations leading industrial markets, Houston, Texas. The Portfolio includes three newly constructed cross-dock industrial buildings 100% leased to 6 tenants with 5.0 years of weighted average lease term remaining. The buildings delivered from Q3 2022 to Q4 2023 and were fully stabilized by Q1 2025.

Main Central Business Park is 100% leased to three tenants and features over 1,000 feet of frontage along Highway 90. Twinwood Distribution Center II has direct access to the highly trafficked Interstate 10 via Woods Rd and is fully leased to WAAREE with 4.6 years of term remaining. WAAREE took the full building within 9 months of delivering and **has invested approximately \$31 million into their space** including significant power upgrades with the ability to upgrade to 15 MW. NoHo Logistics Center is 100% leased to Pepperidge Farms, wholly owned subsidiary of The Campbell Soup Company (CPB: NASDAQ), and MEI Rigging and Crating with 3.5 years of weighted average lease term remaining. NoHo is also in close proximity to George Bush International Airport which handles more than 1,100 metric tons of cargo per day, catering towards national and global tenants using intermodal transport logistics.

The various highly-sought after locations across the Houston MSA offer tenants easy access to Interstate-10, Interstate-45, and Beltway 8 enabling connectivity to the broader Houston MSA and ease of mobility to the larger Texas Triangle. The opportunity allows investors to acquire three newly constructed Houston asset's and capitalize on a significant long-term cash flow backed by credit tenants, sticky users, and 3.50-4.00% annual rental escalations. **Current ownership will entertain offers for both Portfolio and standalone assets.**

Large-Scale Opportunity

Nation Leading Fundamentals

Southwest Hot Spot Corridor

Quick Lease-Up with Attractive Tenants

Highly Ingrained Tenancy

Robust Leasing



	MAIN CENTRAL BUSINESS PARK	TWINWOOD DISTRIBUTION CENTER II	NOHO LOGISTICS CENTER	TOTALS/ AVERAGES
Property Address	13393 S Main St, Houston, TX 77035	2439 Discovery Hills Pkwy, Pattison, TX 77423	13600 John F Kennedy Blvd, Houston, TX 77039	Lonestar Houston Portfolio
Size (SF)	524,189	546,227	280,814	1,351,230
Occupancy	100%	100%	100%	100%
Submarket	Southwest	West	North	Southwest, West, North
Year Built	2023	2023	2022	2023 Avg.
Configuration	Cross-Dock	Cross-Dock	Cross-Dock	Cross-Dock
Tenants	3	1	2	6
WALT	6.2 Years	4.6 Years	3.5 Years	5.0 Years
Clear Height	36'	40'	36'	37'
Office SF	7,497	36,977	5,200	49,674
Office Finish	1%	7%	2%	4%
Car Parking Spaces	211	115	122	448
Land Size	33.4 Acres	29.7 Acres	15.9 Acres	79.0 Acres
Coverage Ratio	36.0%	42.2%	40.6%	39.3%

PROPERTY MAP & DRIVE TIMES

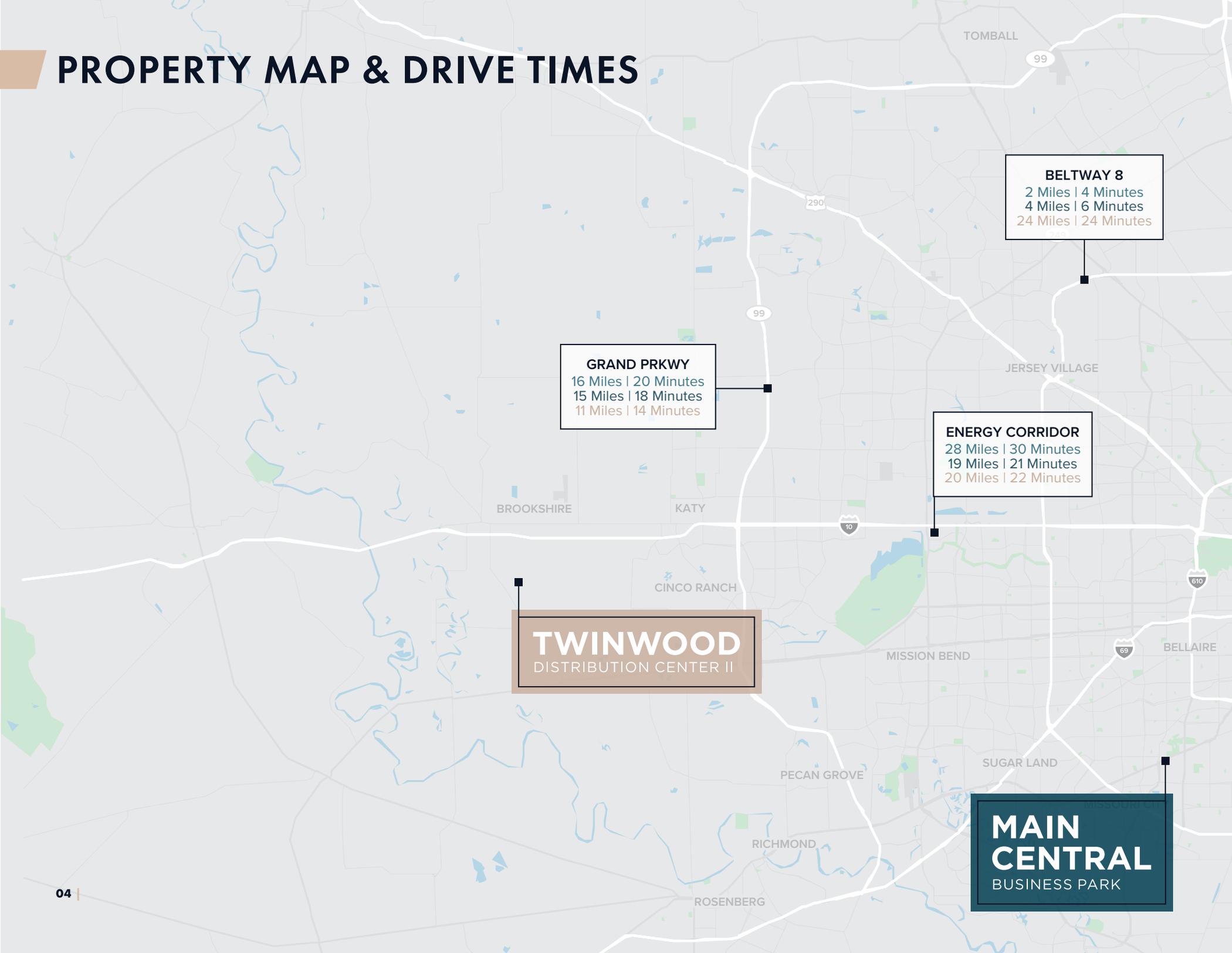
TWINWOOD
DISTRIBUTION CENTER II

GRAND PRKWY
16 Miles | 20 Minutes
15 Miles | 18 Minutes
11 Miles | 14 Minutes

BELTWAY 8
2 Miles | 4 Minutes
4 Miles | 6 Minutes
24 Miles | 24 Minutes

ENERGY CORRIDOR
28 Miles | 30 Minutes
19 Miles | 21 Minutes
20 Miles | 22 Minutes

**MAIN
CENTRAL**
BUSINESS PARK




GEORGE BUSH AIRPORT
3 Miles | 6 Minutes
29 Miles | 32 Minutes
49 Miles | 50 Minutes

NOHO
LOGISTICS CENTER

HOUSTON CBD
13 Miles | 17 Minutes
12 Miles | 15 Minutes
36 Miles | 39 Minutes

I-10
12 Miles | 16 Minutes
11 Miles | 14 Minutes
2 Miles | 5 Minutes


HOBBY AIRPORT
23 Miles | 26 Minutes
16 Miles | 21 Minutes
47 Miles | 54 Minutes

TEXAS MED CENTER
17 Miles | 20 Minutes
6 Miles | 10 Minutes
38 Miles | 45 Minutes


**BARBOURS CUT
CONTAINER TERMINAL**
35 Miles | 37 Minutes
31 Miles | 33 Minutes
62 Miles | 66 Minutes


**BAYPORT
CONTAINER TERMINAL**
40 Miles | 42 Minutes
35 Miles | 38 Minutes
68 Miles | 70 Minutes

MAIN CENTRAL BUSINESS PARK AERIAL

GALLERIA/UPTOWN

GREENWAY PLAZA

HOUSTON CBD

TMC | TEXAS MEDICAL CENTER

nrg stadium

WESBURY HIGH SCHOOL
(2,345 students)

ROAD RUNNER
MOVING AND STORAGE
140,000 SF

**MAIN
CENTRAL**
BUSINESS PARK

South Post Oak Rd (25,603 VPD)

Goldman Sachs FESTIVAL DEPOT
POST OAK LOGISTICS PARK BLDG. B
368,099 SF

90 (43,568 VPD)

Goldman Sachs eFulfill
POST OAK LOGISTICS PARK BLDG. A
168,893 SF

FORT BEND
COUNTY
ROAD 140
(21,553 VPD)

CORINTHIAN POINTE
Median Home Price: \$200k

TWINWOOD DISTRIBUTION CENTER II AERIAL

PROXIMATE TO INSTITUTIONAL OWNERS AND CREDIT USERS

Located on the prime I-10 distribution corridor in West Houston, Twinwood Distribution Center II neighbors major name brands like Tesla, Amazon, and Costco, to name a few.

STREAM
EMPIRE WEST
3,500,000 SF | 9 Buildings

IGLOO
CROW HOLDINGS
WOODS ROAD BUSINESS PARK
1,072,393 SF | 2 Buildings

IGLOO
REALTY INCOME
1,415,418 SF | 2 Buildings

TESLA
EMPIRE WEST BLDG. 9
1,039,060 SF

amazon
AZORA EXAN
MIRABAUD
1,016,000 SF

ROOMS TO GO
1,484,360 SF

HUNT
SOUTHWEST
1,051,549 SF

FERGUSON
EMPIRE WEST BLDG. 3
750,775 SF

GOVA
630,000 SF

COSTCO
WHOLESALE
MG2
548,519 SF

CLARION PARTNERS
KINGSLAND RANCH
LOGISTICS PARK
1,467,060 SF

ROOMS TO GO
498,231 SF

Blackstone
CARLYLE
MEDLINE
1,300,000 SF

TESLA
EMPIRE WEST
Building 10

IQT|EXETER
737,632 SF

JORDAN RANCH
Approx. 3,000 homes
Median Home Price:
\$500k-\$600k

H-E-B
EMPIRE WEST BLDG. 4
666,360 SF

Welcome Group
TWINWOOD BUSINESS PARK
224,640 SF

DIESEL CORE
70,000 SF

ROSS
DRESS FOR LESS
1,890,000 SF

URBAN COMPANIES Harbor
TWINWOOD COMMERCE CENTER
330,135 SF | 16 Buildings

DAIKIN CLAY
TWINWOOD III
767,520 SF

TWINWOOD
DISTRIBUTION CENTER II

URBAN COMPANIES
TWINWOOD COMMERCE CENTER
90,480 SF | Proposed Building A & B

PANATTONI MetLife
ENTERPRISE PARK AT TWINWOOD
545,170 SF | Under Construction

10 (39,046 VPD)

Woods Rd (3,315 VPD)



NOHO LOGISTICS CENTER AERIAL

NOHO MICROMARKET

Within a 3-mile radius of NoHo Logistics Center, there are zero future projects under construction and existing Class A inventory (200K+ SF) has outperformed the larger market at only 4.6% vacancy.



HIGHLY INGRAINED TENANCY

The Portfolio is largely comprised of highly ingrained tenants demonstrated by both MEI Rigging and Crating and WAAREE (51% of Portfolio NRA). MEI Rigging and Crating's lease-up was a strategic decision for them as the Kennedy Greens micro-market is a mission critical location for their operations as they lease a total of 1.8 million square feet in the immediate area, including their headquarters. Additionally, **WAAREE has invested approximately \$31 million of their own capital** into Twinwood Distribution Center II to serve as their US entity headquarters and sole national operation for a fully-automated solar panel manufacturing facility. The financial commitment and mission critical location enhances the stickiness of both tenants, as the cost and complexity of relocating would be considerable.

MEI RIGGING (NOHO LOGISTICS CENTER - SUITE 100)



WAAREE (TWINWOOD DISTRIBUTION CENTER II - SUITE 100)



WAAREE (TWINWOOD DISTRIBUTION CENTER II - SUITE 100)



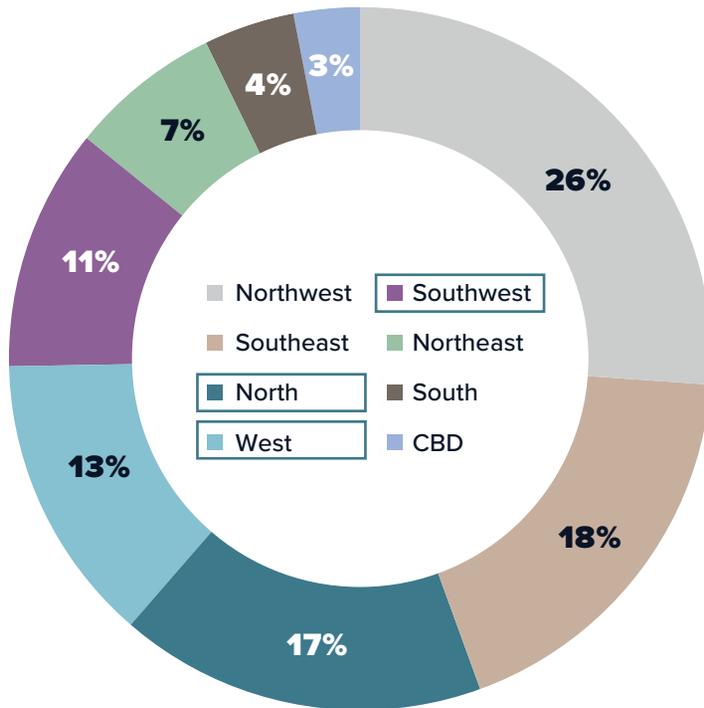
ROBUST LEASING VELOCITY & HEALTHY FUNDAMENTALS

Net absorption climbed again, reaching 5.2 million s.f. in Q4 and marking the highest quarter of occupancy gains since Q4 2024.

Large-scale leasing activity was highlighted by five deals inked over 400,000 s.f., led by the North and Northwest submarkets, which helped boost leasing volume to 39.6 million s.f. for 2025.

The development pipeline continued to attract institutional capital in Q4, demonstrating the continued confidence investors have in capitalizing new developments and developers have in leasing up their projects.

LEASING ACTIVITY BY SUBMARKET



PROPERTY DESCRIPTION

PROPERTY SUMMARY	MAIN CENTRAL BUSINESS PARK	TWINWOOD DISTRIBUTION CENTER II	NOHO LOGISTICS CENTER	TOTALS/AVG.
ADDRESS:	13393 S Main St, Houston, TX 77035	2439 Discovery Hills Pkwy, Pattison, TX 77423	13600 John F Kennedy Blvd, Houston, TX 77039	Lonestar Portfolio
SIZE (SF):	524,189	546,227	280,814	1,351,230
OFFICE (SF):	7,497	36,977	5,200	49,674
OFFICE FINISH %:	1%	7%	2%	4%
YEAR BUILT:	2023	2023	2022	2023
WALT:	6.2 Years	4.6 Years	3.5 Years	5.0 Years
# OF TENANTS:	3	1	2	6
TENANT(S):	New Era Furniture, Rowan Electric, InfraPartners	WAAREE	MEI Rigging and Pepperidge Farms	Various
OCCUPANCY:	100%	100%	100%	100%
LOADING CONFIGURATION:	Cross-Dock	Cross-Dock	Cross-Dock	Cross-Dock
CLEAR HEIGHT:	36'	40'	36'	37' Avg.
BUILDING DEPTH:	470'	450'	453'7"	458' Avg.
COLUMN SPACING:	50' x 52'	55' x 52'	45' x 52'	Various
SPEED BAYS:	60'	60'	60'	60'
TRUCK COURT:	185'	185'	130-185'	148' Avg.
DOCK DOORS:	120 (9' x 10')	139 (9' x 10')	68 (9' x 10')	207 (9' x 10')
DRIVE-IN DOORS:	4 (12' x 14')	4 (12' x 14')	4 (12' x 14')	12 (12' x 14')
CAR PARKING:	211 Spaces	115 Spaces	122 Spaces	448 Spaces
TRAILER PARKING:	152 Spaces	159	47	199 Spaces
LAND SIZE:	33.4 Acres	29.7 Acres	15.9 Acres	79.0 Acres
COVERAGE RATIO:	36.0%	42.2%	40.6%	39.3%
CONSTRUCTION				
EXTERIOR WALLS:	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall
ROOF TYPE:	60 MIL TPO	60 MIL TPO	60 MIL TPO	60 MIL TPO
WARRANTY (EXPIRATION):	20 Year (2043)	20 Year (2043)	20 Year (2042)	20 Year (2042-2043)
MECHANICAL				
ELECTRICAL:	2,000 Amps	12,000 Amps (Tenant utilizing approximately 10 MW with ability to upgrade to 15 MW)	2,000 Amps	6,042 Amps
FIRE PROTECTION:	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System
WAREHOUSE LIGHTING:	LED Lighting	LED Lighting	LED Lighting	LED Lighting
EXTERIOR LIGHTING:	LED Wall Packs	LED Wall Packs	LED Wall Packs	LED Wall Packs

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