

# 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.

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**



TWINWOOD DISTRIBUTION CENTER II

	MAIN CENTRAL BUSINESS PARK	TWINWOOD DISTRIBUTION CENTER II	NOHO LOGISTICS CENTER	TOTALS/ AVERAGES
<b>Property Address</b>	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
<b>Size (SF)</b>	524,189	546,227	280,814	1,351,230
<b>Occupancy</b>	100%	100%	100%	100%
<b>Submarket</b>	Southwest	West	North	Southwest, West, North
<b>Year Built</b>	2023	2023	2022	2023 Avg.
<b>Configuration</b>	Cross-Dock	Cross-Dock	Cross-Dock	Cross-Dock
<b>Tenants</b>	3	1	2	6
<b>WALT</b>	6.2 Years	4.6 Years	3.5 Years	5.0 Years
<b>Clear Height</b>	36'	40'	36'	37'
<b>Office SF</b>	7,497	36,977	5,200	49,674
<b>Office Finish</b>	1%	7%	2%	4%
<b>Car Parking Spaces</b>	211	115	122	448
<b>Land Size</b>	33.4 Acres	29.7 Acres	15.9 Acres	79.0 Acres
<b>Coverage Ratio</b>	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)



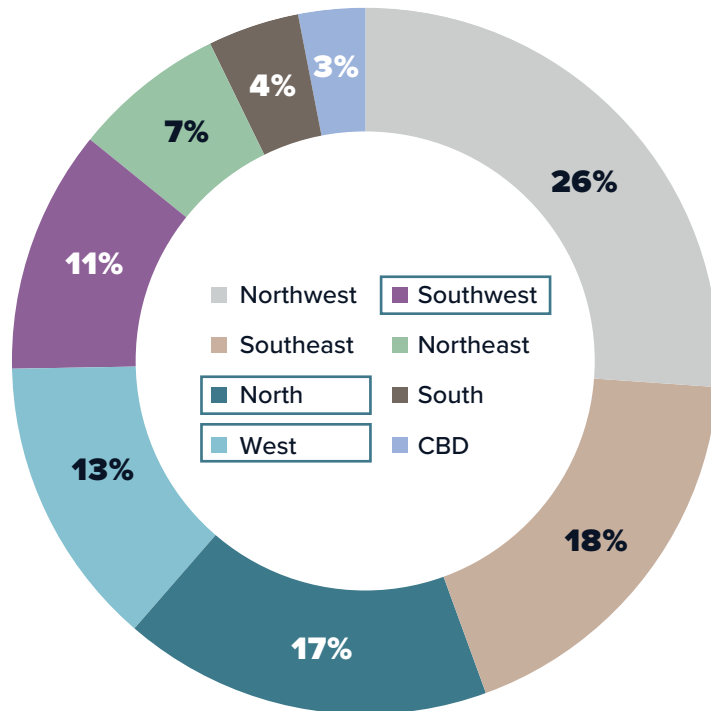
# ROBUST LEASING VELOCITY & HEALTHY FUNDAMENTALS

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

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