

# WILLOW CREEK BUILDING 6



127,694 SF CLASS A SINGLE TENANT INDUSTRIAL | 100% LEASED 2.9 YEARS OF WALT | NORTHWEST HOUSTON

CONFIDENTIAL OFFERING MEMORANDUM



RECENTLY DELIVERED  
CLASS-A PRODUCT WITH  
MARKET LEADING SPECS

LOCATED WITHIN A MASTER  
PLAN BUSINESS PARK OFF  
OF GRAND PARKWAY

STICKY TENANCY BACKED  
BY CONTRACTUAL  
BUSINESS

HIGH GROWTH CORRIDOR  
WITH SUPERIOR  
FUNDAMENTALS

NATION LEADING  
ABSORPTION AND  
POPULATION GROWTH



JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Willow Creek Building 6 (the “Property”). The Property, a 127,694 square foot newly constructed industrial facility, is strategically located at the intersection of Highway 249 and the Grand Parkway in Northwest Houston, Texas. The Property delivered in 2025 and is fully leased to DPR Construction with 2.9 years of lease term remaining.

The Property offers potential investors strong in-place cash flow coupled with the value-add upside via market rent growth. The Property is occupied by a single tenant, DPR Construction, who services their contract with a Fortune 30 technology company out of both buildings in the Portfolio.

Willow Creek Building 6 is strategically located at the intersection of Highway 249 and the Grand Parkway along one of the highest growth corridors in Houston, TX. The connectivity provided by both major Highways is highly sought after by users serving the broader Texas Triangle, as tenants can reach over 25 million residents from a single location. Comprising the four major Texas markets, the Texas Triangle accounted for 25% of all U.S. net absorption in 2025, with Dallas and Houston ranking amongst the top three markets nationally for total net absorption. The Property presents an opportunity for investors to acquire a newly constructed industrial facility in one of the country’s most fundamentally strong markets.

PROPERTY SUMMARY:	WILLOW CREEK
Address:	15902 Boudreaux, Cypress, TX 77429
Size (SF):	127,694
Occupancy:	100%
Loading Configuration:	Front-Load
Land Area:	6.8 Acres
Year Built:	2025
Clear Height:	32'
WALT:	2.9 Years
Office Finish %:	2.2%
Coverage Ratio:	43.1%



Willow Creek Building 6

# Drive Time Map



# Recently Delivered Class-A Product with Market Leading Specs

Delivered in 2025, the Property was specifically designed to meet the needs of market leading tenants requiring a 32' clear height for efficient racking, shallow bay depths for easy laydown, and large column spacing. The project also features up to 185' truck court depths, above market car parking, trailer parking, and multiple access points. As evident in the lease-up, the Property is designed for the highest quality tenants at the highest rates.



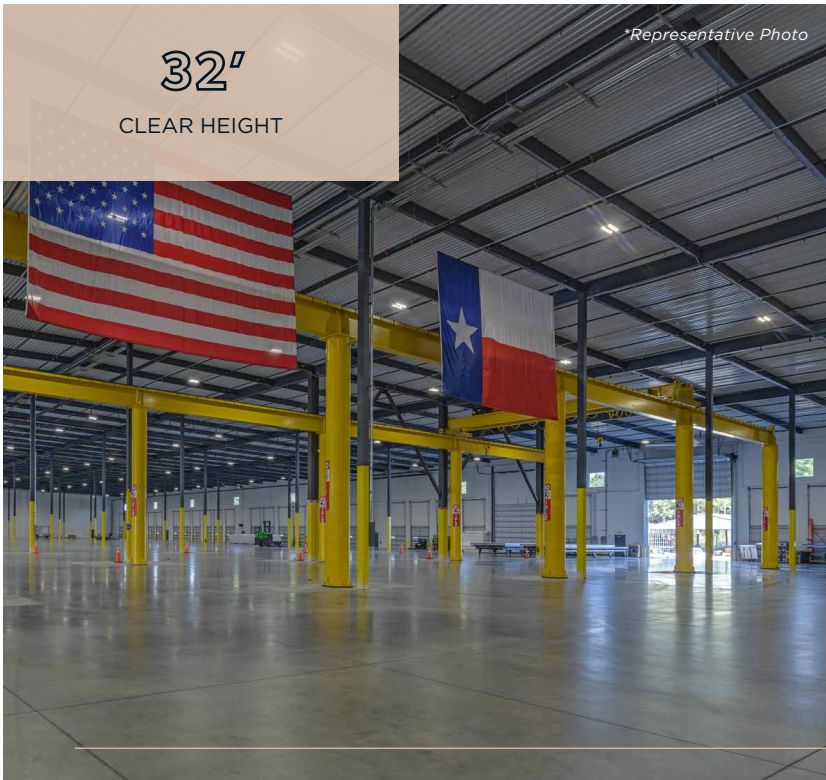
**BUSINESS  
PARK**  
SETTING



**2025**  
DELIVERY



**40**  
PARKING SPACES



**32'**  
CLEAR HEIGHT



**185'**  
TRUCK COURT DEPTH

# Located within a Master Plan Business Park off of Grand Parkway



Willow Creek Building 6

# Sticky Tenancy Backed by Contractual Business

DPR Construction has demonstrated a strong commitment to the Property as well as the strategic location in Northwest Houston. The robust growth in the Data Center market has continued to be an economic driver for many Houston firms and DPR Construction utilizes this building to service their existing contract with a Fortune 30 technology company. This aligns with the growing on shoring trend as manufacturing requirements account for 16% of all active tenant requirements in the market (as of Jun-26).



Willow Creek Building 6

# High Growth Corridor with Superior Fundamentals

The Property is located in the high growth corridor along Highway 249. The two surrounding zip codes have experienced a population growth of 42% from 2010 to 2025 and boasts an average household income of over \$164K. Additionally, the immediate area has experience robust leasing activity and increased tenant demand.

**1,097,610 SF**

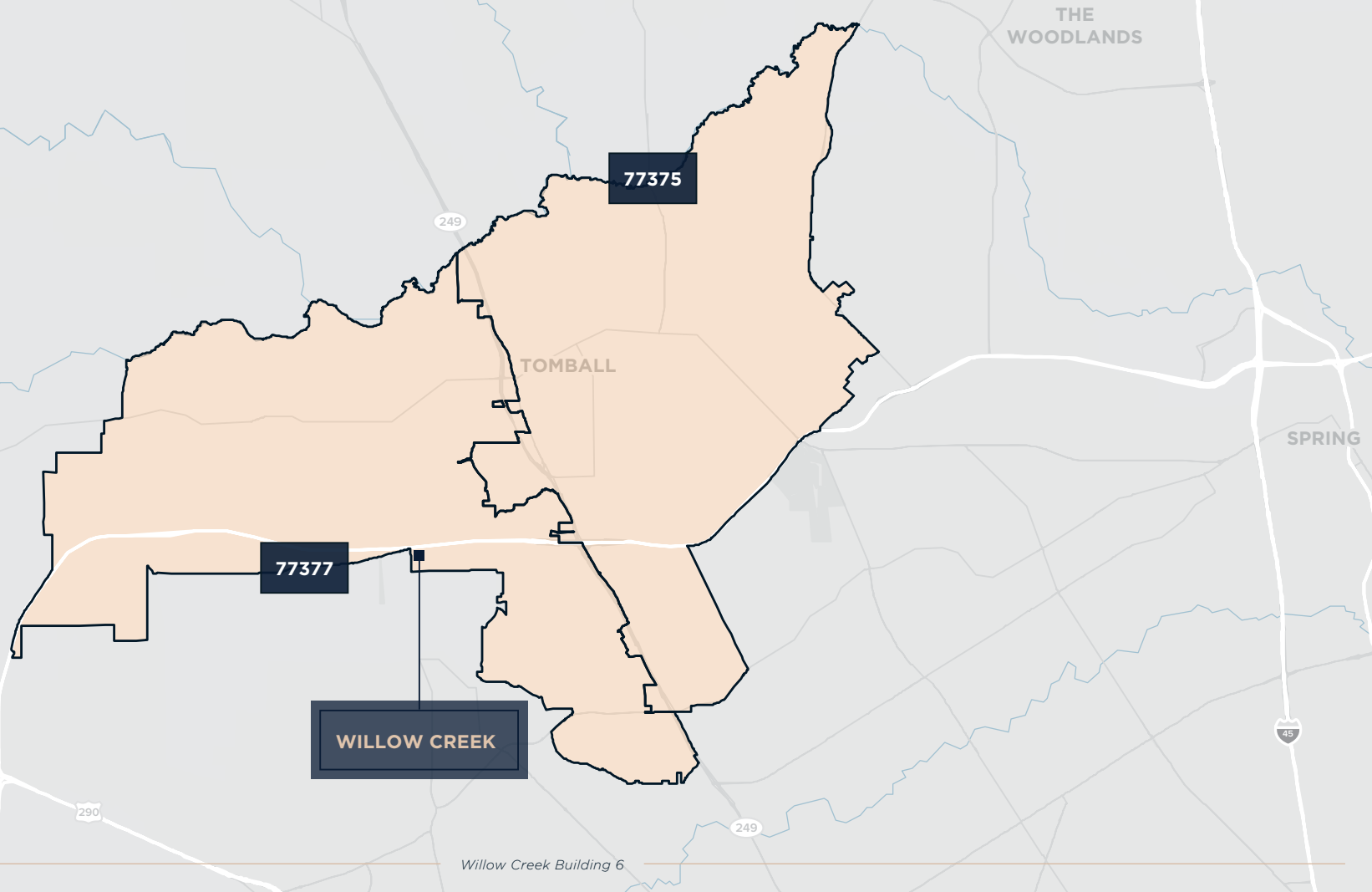
2025 NET ABSORPTION

**9.5%**

YEAR OVER YEAR  
DECLINE IN VACANCY

**659,013 SF**

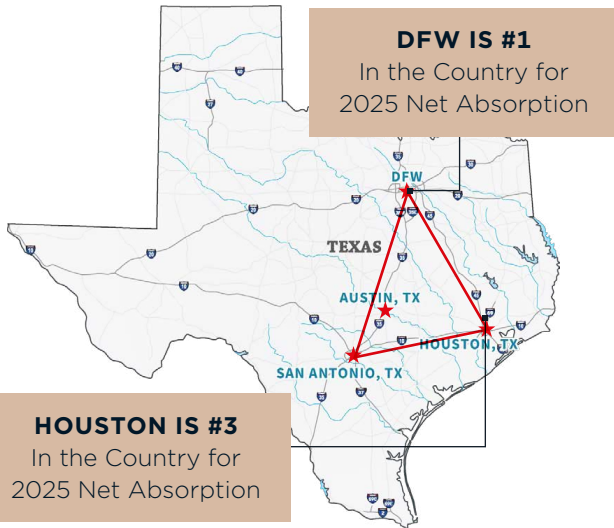
UNDER CONSTRUCTION PIPELINE



# Nation Leading Absorption and Population Growth

**THE FOUR MAJOR TEXAS MARKETS ACCOUNTED FOR 25% OF U.S. NET ABSORPTION IN 2025, DESPITE REPRESENTING ONLY 11% OF THE NATIONAL INVENTORY**

## THE TEXAS TRIANGLE



## THESE FOUR MARKETS ACCOUNTED FOR 31% OF NATIONAL NET ABSORPTION IN 2024

DALLAS - FORT WORTH	HOUSTON	SAN ANTONIO	AUSTIN
<b>922.2 Million</b> SF Inventory	<b>579.2 Million</b> SF Inventory	<b>121.0 Million</b> SF Inventory	<b>98.5 Million</b> 2025 SF Inventory
<b>24.6 Million SF</b> 2025 Net Absorption	<b>14.6 Million SF</b> 2025 Net Absorption	<b>629,158 SF</b> SF Net Absorption	<b>3.1 Million SF</b> 2025 Net Absorption
<b>8.3 Million</b> MSA Population	<b>7.8 Million</b> MSA Population	<b>2.8 Million</b> MSA Population	<b>2.5 Million</b> MSA Population
<b>4th Largest</b> MSA in the Nation	<b>5th Largest</b> MSA in the Nation	<b>24th Largest</b> MSA in the Nation	<b>25th Largest</b> MSA in the Nation

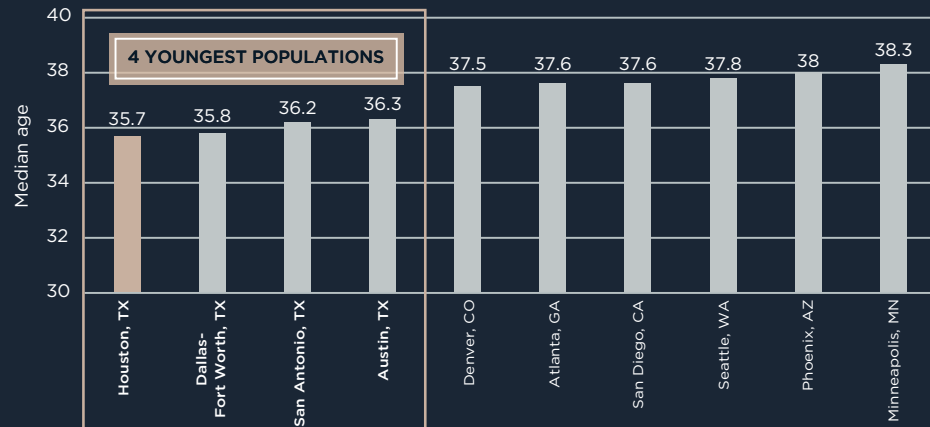
**1.7 BILLION**  
Total TX Triangle  
Industrial Inventory

**41.7 MILLION**  
Total TX Triangle  
2025 Net Absorption

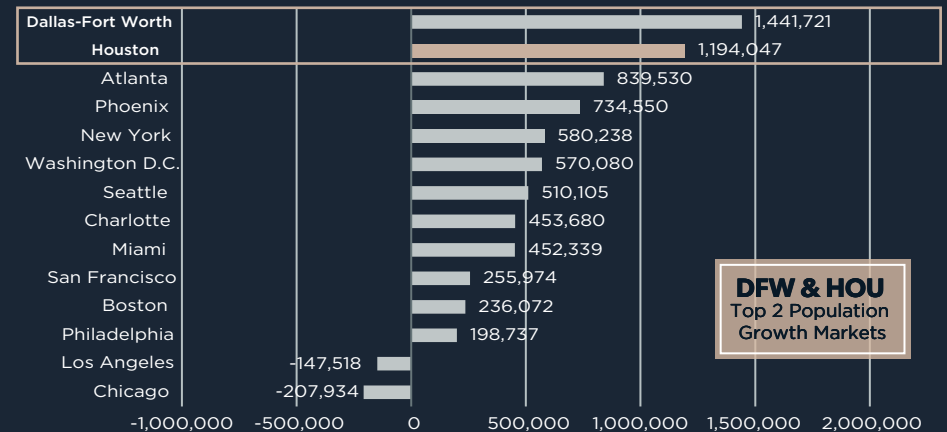
**23.5 MILLION**  
Total TX Triangle  
Population

## THE YOUNGEST & FASTEST GROWING REGION IN THE NATION FUELLING REMARKABLE NET ABSORPTION & GROWTH

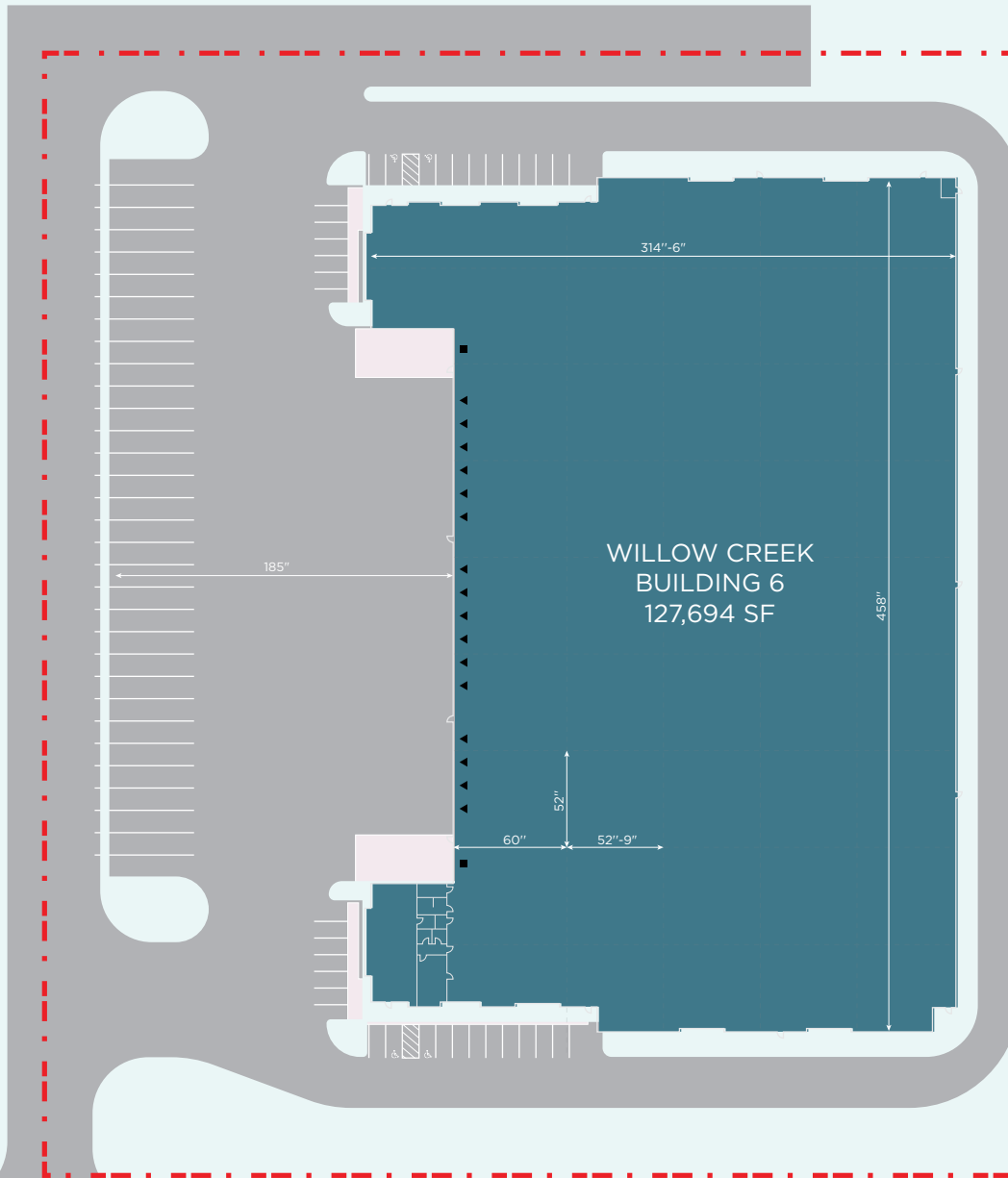
### TEN YOUNGEST MAJOR U.S. MARKETS



### POPULATION GROWTH (2015-2025)



# Property Overview & Site Plan



- ▲ Dock Doors
- Drive-In Doors



WILLOW CREEK	
Building Address	15902 Boudreaux Rd.
Building Size	127,694 SF
Office SF	2,822 SF
Office Finish	2.2%
Year Built	2025
Clear Height	32'
Building Dimensions	271' x 468'
Typical Bay Spacing	52' x 52'
Speedbay Spacing	50'- 52' X 60'
Construction Type	Tilt-Wall
Roof Type	TPO
Roof Age	6 Months
Roof Warranty Exp.	Jul-45
Foundation	6" Thick
HVAC	HVLS fans in warehouse, air and heat in office space
Fire Protection	ESFR and Fire Monitoring
Dock Doors	12
Ramps	4 Oversized Ramp Up Doors
Dock Configuration	Front-Load
Electrical Service (Provider)	Reliant
Electrical Service (Amperage)	1,200
Warehouse Lighting	2 Lights Per Bay
Exterior Lighting	1,000 Watt Flood Lights
Truck Court Depth	185'
Site Area	6.8 Acres
Car Parking	40
Trailer Parking	32

## Q1 2026 HIGHLIGHTS

- Houston industrial was bolstered by tandem demand to start the year, with both leasing activity and owner-user sales driving Q1 occupancy gains up to nearly 4.6 million s.f.
- Leasing volume totaled 8.2 million s.f. as companies in data center support, along with advanced manufacturing, continued to grow across the market.
- Developers responded to strong leading indicators, such as elevated tenants in the market activity, by securing new sites and pushing the market's construction volume to 21.8 million s.f.

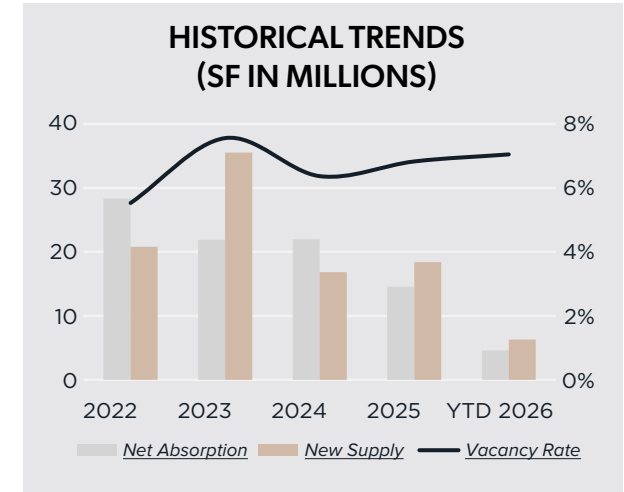
Houston industrial kicked off 2026 with a healthy 8.2 million s.f. of leasing activity, including three deals over 500,000 s.f. in size, two of which were new-to-market tenants. In fact, new-to-Houston companies comprised five of the 10 largest leases signed in Q1 and overall accounted for 30.7% of Q1 deal activity. Along with robust leasing volume, owner-user building acquisitions totaled 1.4 million s.f., driving 30.3% of Q1's 4.6 million s.f. of occupancy gains. This was led by a two-building purchase from a company in the data center infrastructure industry in the Southwest submarket, underscoring the impact of this demand segment in Houston.

Construction activity climbed 7.1% quarter-over-quarter to 21.8 million s.f. underway, of which 23.6% is preleased. Notably, eight of the 12 largest buildings under development are fully committed to and will convert to net absorption upon delivery. The largest project in the pipeline is the Grainger Distribution Center in Hockley, which is expected to complete in Q2, adding 1.3 million s.f. of occupied space to the market.

Deliveries reached 6.3 million s.f., with a 597,000-s.f. build-to-suit project for US Merchants in the Northwest submarket topping the list. With supply ahead of absorption to start the year, vacancy ticked up 20 basis points to 7.0% - the West and Southwest submarkets had the lowest total vacancy at 5.1% and 5.2%, respectively.

### OUTLOOK

Looking ahead, new groundbreakings will remain active across all size segments in support of the demand pipeline. At current pace, the market is well on track to meet or exceed the 20 million s.f. of net absorption projected for 2026. With tenants in the market activity at record levels, starting rent growth is likely to keep pace with 2025, climbing another 5% this year, and strong overall performance is expected for Houston in 2026.



## FUNDAMENTALS

<b>YTD Net Absorption</b>	—	4.6 million s.f.	▲	<b>Total Vacancy</b>	—	7.0%	▶
<b>Under Development</b>	—	21.8 million s.f.	▲	<b>Total Availability</b>	—	12.0%	▶
<b>Pre-Leased</b>	—	23.6%	▲	<b>Average Asking Rent</b>	—	\$0.65 p.s.f	▲
<b>YTD Deliveries</b>	—	6.3 million s.f.	▲	<b>Concessions</b>	—	Stable	▶

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