TOWER OAKS

DISTRIBUTION CENTER

10616 TOWER OAKS BLVD, HOUSTON, TX 77070

162,705 SF | NEWLY CONSTRUCTED FRONT-LOAD 100% LEASED FOR 5.0 YEARS | NORTHWEST HOUSTON, TX

JLL

The Offering

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to acquire the fee simple interest in Tower Oaks Distribution Center (the "Property"), a newly constructed 162,705-square-foot Class A distribution facility located within the infill FM 1960 / Willowbrook industrial node of Houston's Northwest submarket.

- **11%+ Mark-to-Market Opportunity in Houston's High-Performing Northwest Submarket** – Strong leasing fundamentals, rising rental rates, and limited Class A availability support meaningful rental upside.
- **Rare Infill FM 1960 / Willowbrook Location with Limited Class A Supply** – Positioned within a highly constrained industrial node serving the Willowbrook, Cypress, and Northwest Houston trade areas, with access to one of Houston's largest and fastest-growing population corridors.
- **Acquire New Construction at an Attractive Basis Relative to Replacement Cost** – Delivered in 2026, the Property offers institutional-quality construction and a highly functional front-load configuration.
- **100% Leased with Built-In Rent Growth** – Approximately 5.0 years of remaining lease term, 3.75% annual rent escalations, and two five-year renewal options at fair market value.
- **Established Distribution Tenant Backed by an Institutional-Scale Guarantor** – Thunder Global Holdings Houston, LLC and Supreme Source & Supply Co. operate an integrated logistics, sourcing, warehousing, fulfillment, freight forwarding, and distribution platform serving customers nationwide.
- **Exceptional Regional Connectivity** – Signalized access along FM 1960 with direct connectivity to Beltway 8, Highway 249, and Highway 290.

10616 TOWER OAKS BLVD, HOUSTON, TX 77070
ADDRESS

162,705
SIZE (SF)

100%
OCCUPANCY

NORTHWEST
SUBMARKET

2026
YEAR BUILT

FRONT LOAD
CONFIGURATION

THUNDER GLOBAL HOLDINGS HOUSTON, LLC
TENANT

SUPREME SOURCE & SUPPLY CO.
GUARANTOR

5.0 YEARS
WALT

32'
CLEAR HEIGHT

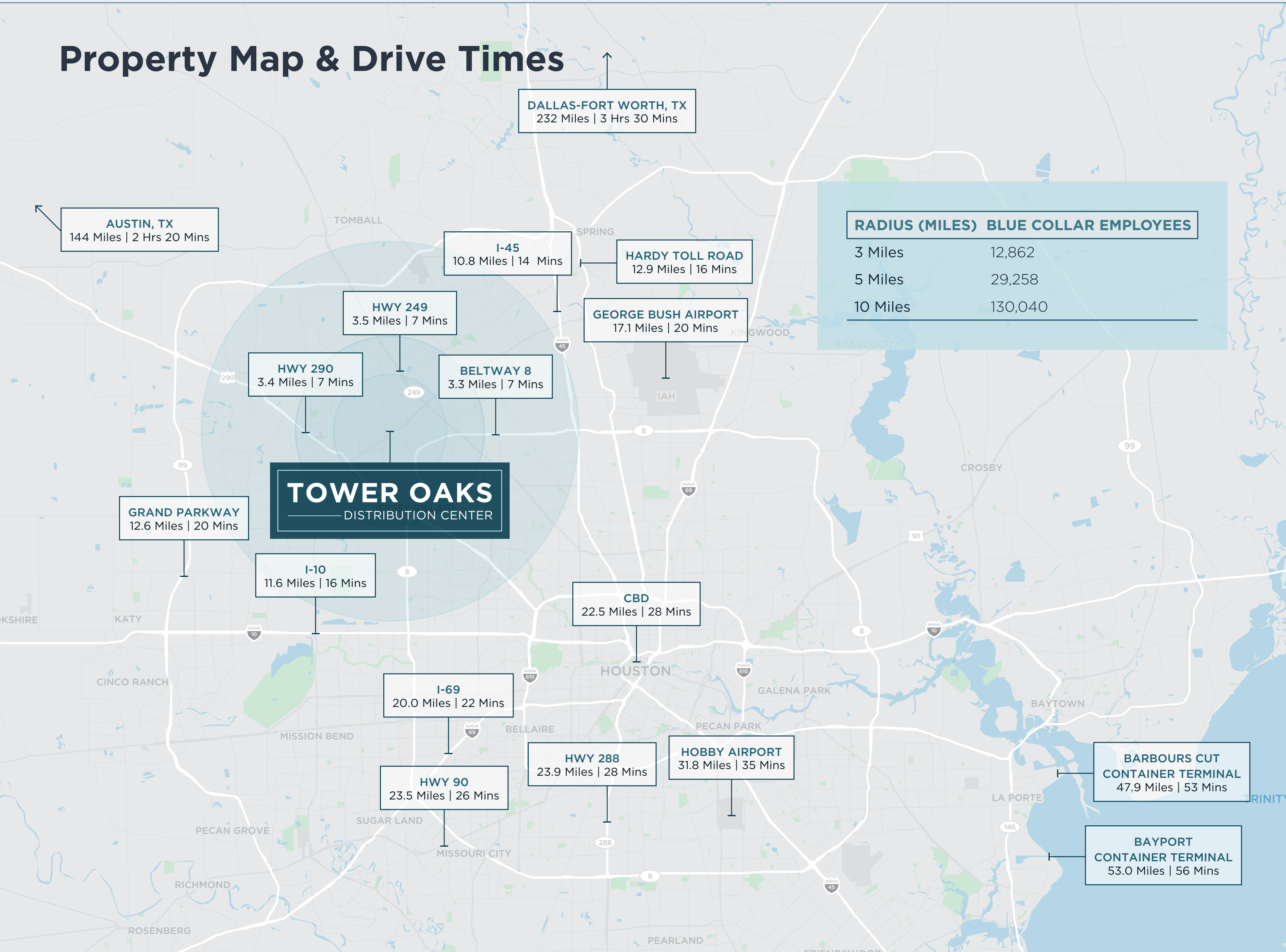
2,302
OFFICE SF

88 SPACES
CAR PARKING SPACES

4 SPACES
TRAILER PARKING

11.7 ACRES
LAND SIZE

Property Map & Drive Times

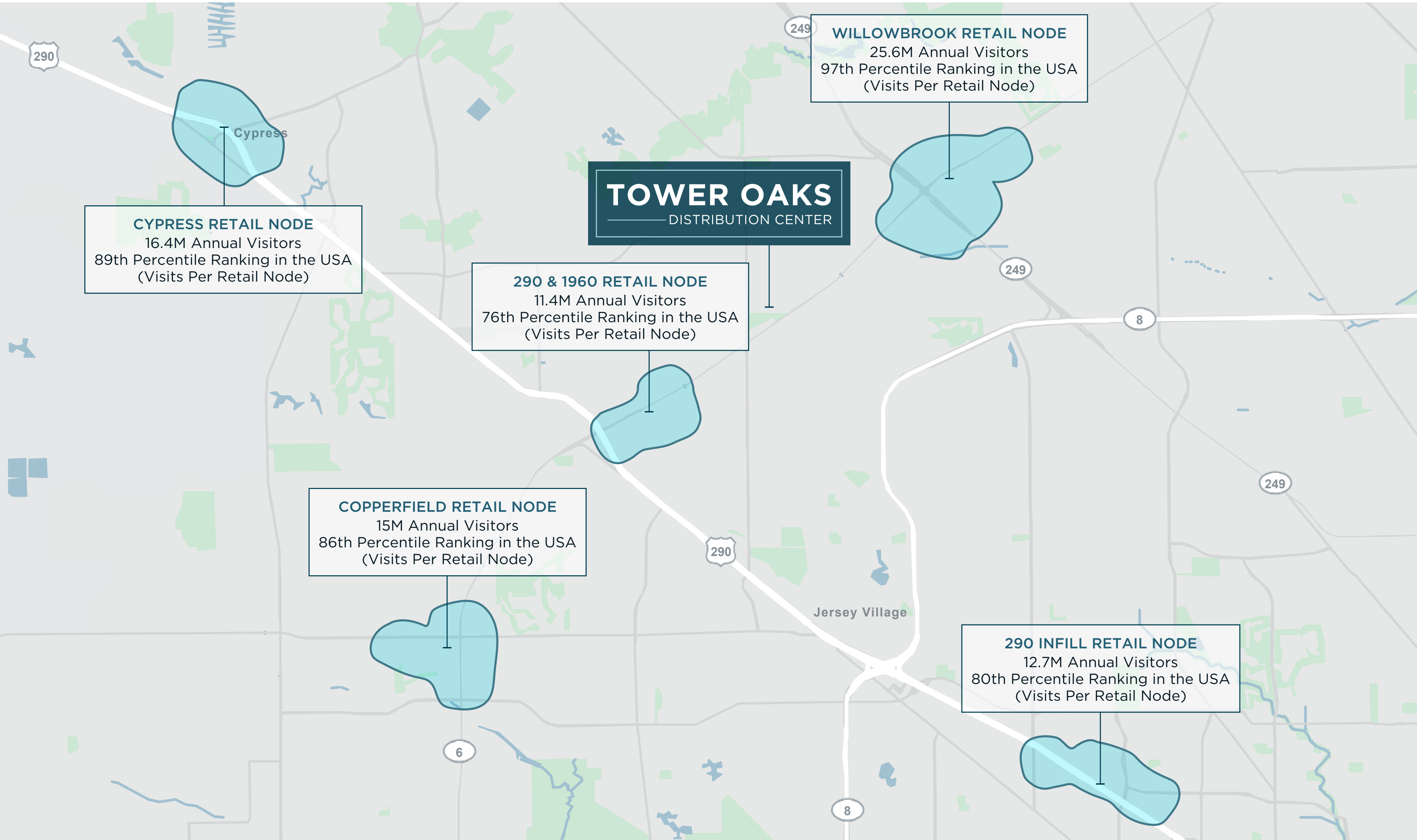


RADIUS (MILES)	BLUE COLLAR EMPLOYEES
3 Miles	12,862
5 Miles	29,258
10 Miles	130,040

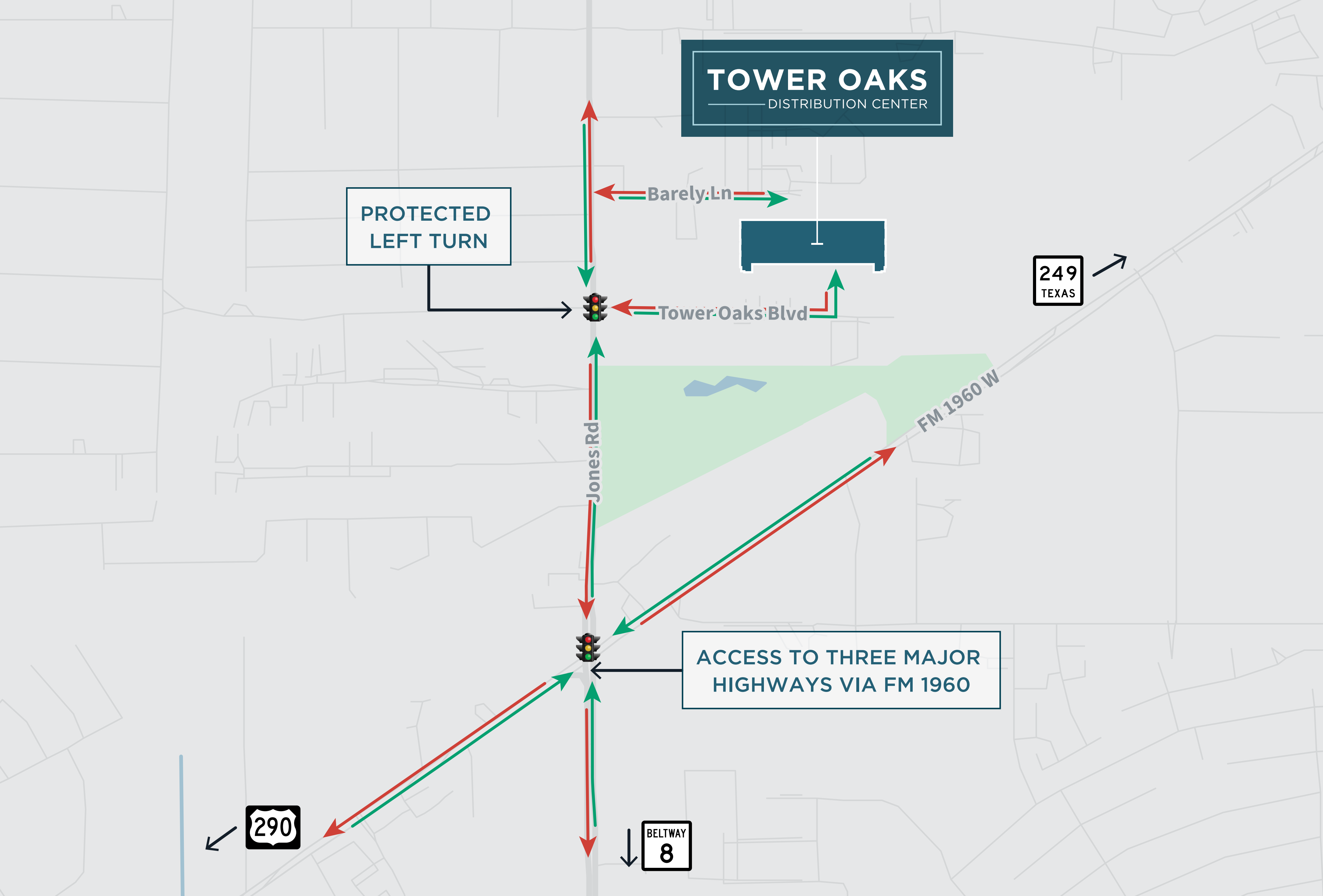
Surrounded by Institutional Investors

Tenant Perfectly Positioned Near Top Performing Retail Nodes

Thunder International Groupdistributes consumer products, making it beneficial to be in an area with high discretionary spending volume



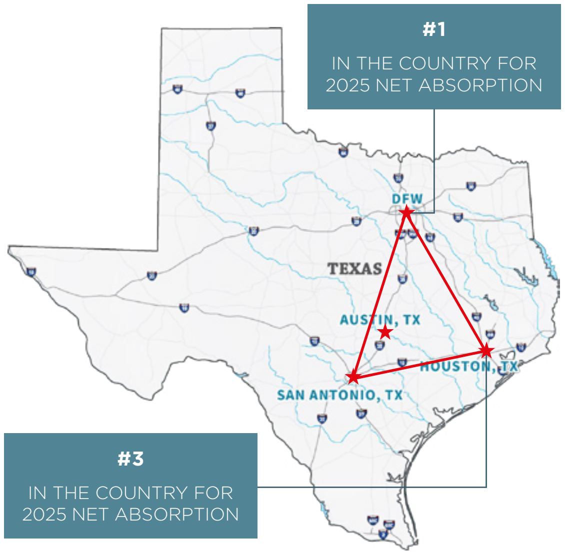
Exceptional Access to Three Major Highways



Nation-Leading Absorption & 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



DALLAS - FORT WORTH	HOUSTON	SAN ANTONIO	AUSTIN
922.2 MILLION SF Inventory	579.2 MILLION SF Inventory	121.0 MILLION SF Inventory	98.5 MILLION SF Inventory
24.6 MILLION SF 2025 Net Absorption	14.6 MILLION SF 2025 Net Absorption	(629,158) SF 2025 Net Absorption	3.1 MILLION SF 2025 Net Absorption
8.3 MILLION MSA Population	7.8 MILLION MSA Population	2.8 MILLION MSA Population	2.6 MILLION MSA Population
4TH LARGEST MSA in the Nation	5TH LARGEST MSA in the Nation	24TH LARGEST MSA in the Nation	25TH LARGEST MSA in the Nation

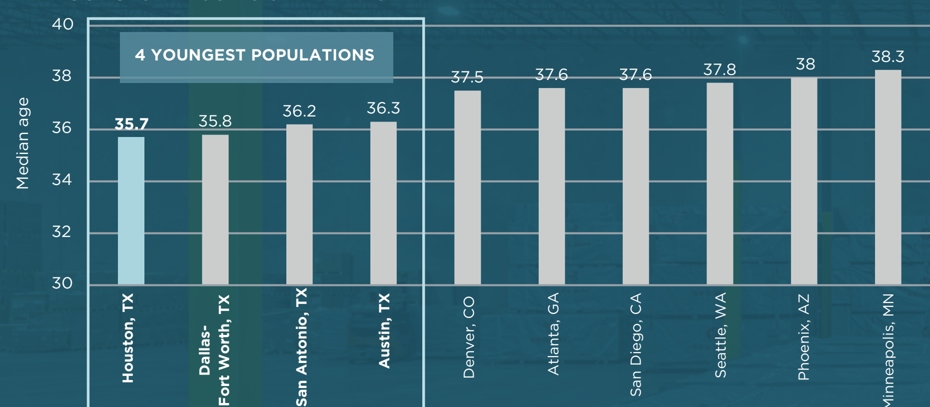
1.7 BILLION
Total TX Triangle Industrial Inventory

41.7 MILLION
Total TX Triangle 2025 Net Absorption

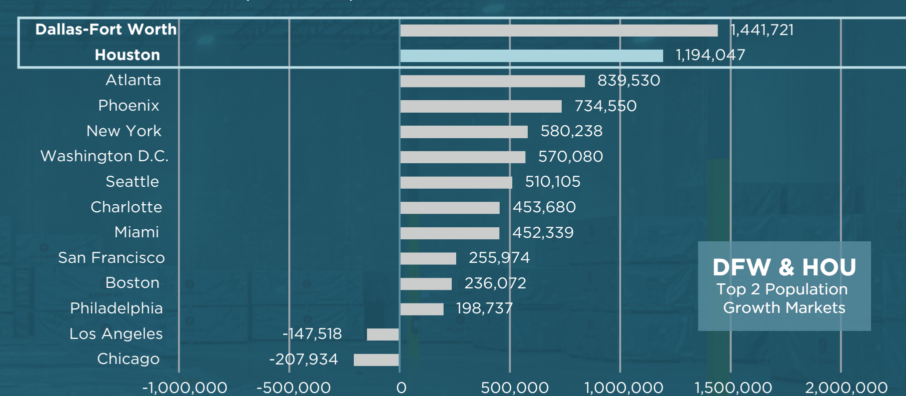
23.5 MILLION
Total TX Triangle Population

THE TEXAS TRIANGLE: THE YOUNGEST AND FASTEST GROWING REGION IN THE NATION FUELING REMARKABLE NET ABSORPTION & GROWTH

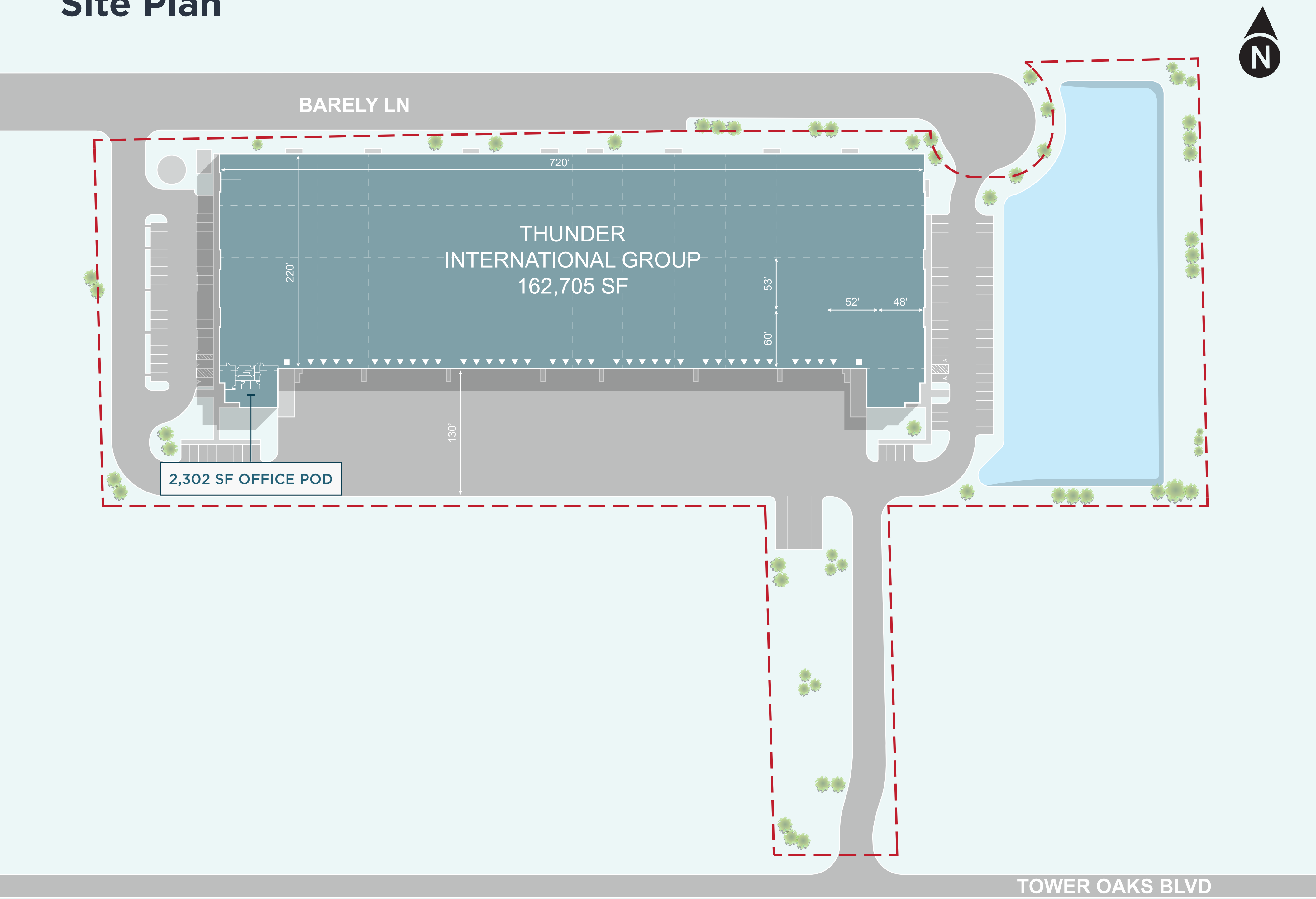
TEN YOUNGEST MAJOR U.S. MARKETS



POPULATION GROWTH (2015-2025)



Site Plan



N
BARELY LN
720'
THUNDER
INTERNATIONAL GROUP
162,705 SF
220'
53'
60'
52'
48'
130'
2,302 SF OFFICE POD
TOWER OAKS BLVD

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