

HUMBLE INDUSTRIAL HUB PHASE II

| 185,655 SF INDUSTRIAL BUSINESS PARK | 15 NEW CONSTRUCTION INDUSTRIAL BUILDINGS | SHALLOW BAY AND CRANE READY MANUFACTURING



| Representative photo

PREMIER NORTH
HOUSTON LOCATION

EASY ACCESSIBILITY
TO GEORGE BUSH
INTERCONTINENTAL
AIRPORT

IDEAL BUILDING SIZES
AND BUSINESS PARK
SETTING

COMPETITIVE
PROPERTY TAXES
DRIVES VALUE

RARE VALUE-ADD
OPPORTUNITY WITH
EXCEPTIONAL EXIT
OPTIONALITY

POSITIONED TO
BENEFIT FROM
HOUSTON'S LEADING
MANUFACTURING
FUNDAMENTALS



| Subject Property Outlined in Red



| Representative photo



CONFIDENTIAL OFFERING MEMORANDUM

THE OFFERING

JLL Capital Markets, on behalf of the seller, is pleased to offer the opportunity to acquire a newly developed industrial campus located at 2215 S. Houston Avenue in Humble, Texas. Scheduled for delivery in January 2027, the project consists of 15 shallow-bay industrial and manufacturing buildings totaling 185,665 square feet. All buildings will be delivered with spec office space, and five buildings will feature crane-served capabilities, supporting a variety of manufacturing, fabrication, and industrial service users.

The Property offers a compelling value-add opportunity through lease-up and stabilization, providing investors the ability to grow occupancy, increase cash flow, and create value over the investment horizon. In addition to a traditional stabilization strategy, ownership has the flexibility to pursue individual user sales, creating an additional avenue for value realization and allowing disposition decisions to be driven by market conditions and buyer demand. Located within Houston's IAH Airport corridor, the campus benefits from access to a deep industrial labor pool and connectivity to major transportation arteries, including Beltway 8 and I-69.

The combination of leasing upside and multiple exit strategies provides investors with flexibility to maximize returns through a portfolio sale, user sales, or a hybrid disposition approach.

TRANSACTION SUMMARY

Address:	2215 S Houston Avenue, Humble TX, 77396
Submarket:	North
Size (SF):	185,655
Scheduled Delivery Date	Jan-27
Buildings	15
Building Types	Shallow Bay and Manufacturing
% Crane Ready	60% (5 out of 15 buildings)
Office %	9.4%
Land Size (Acres):	16.50 Acres
Coverage Ratio:	25.8%



PROPERTY + DRIVE TIME MAP

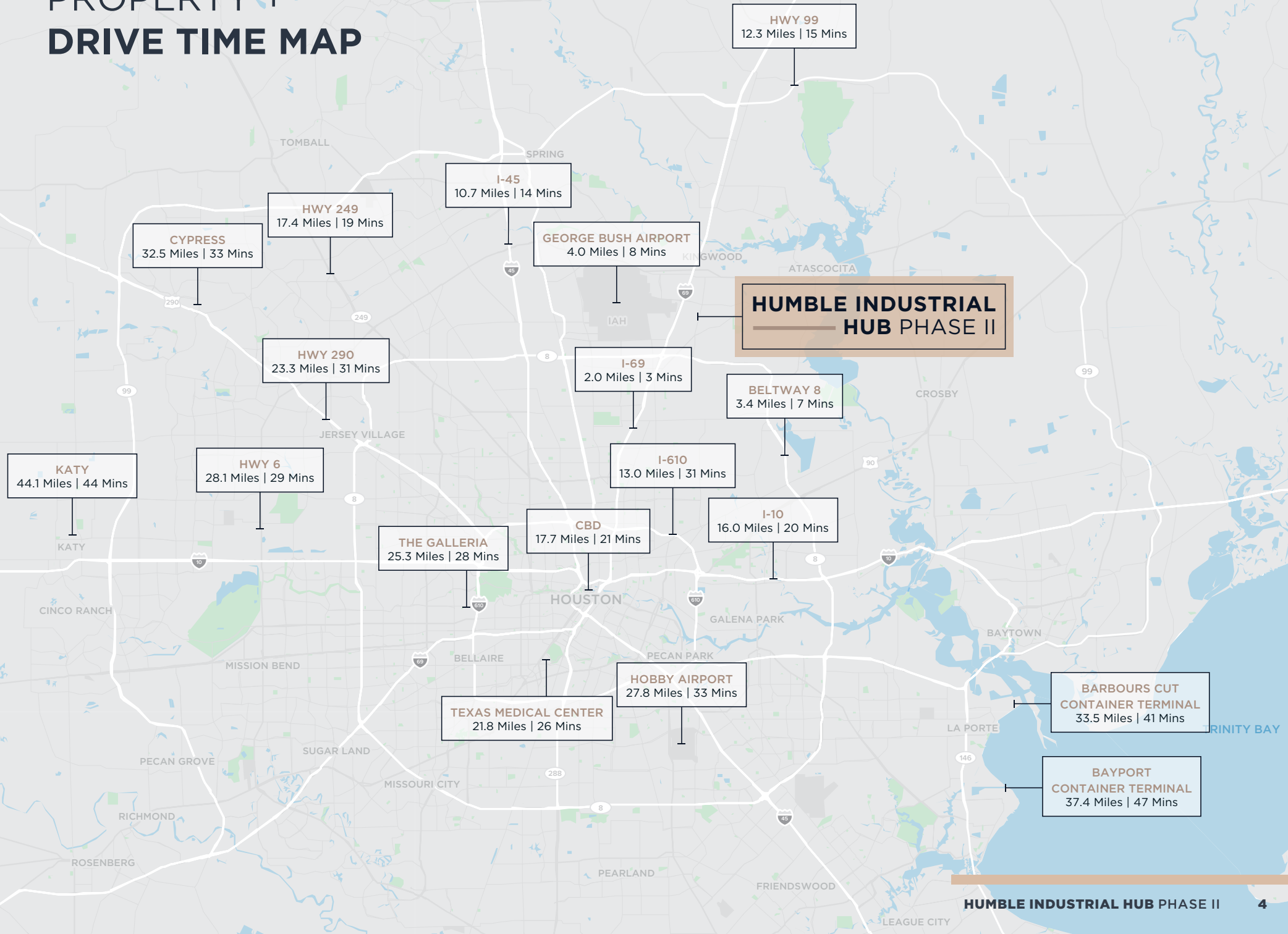


PHOTO COLLAGE

Representative photos



SITE PLAN



JLL CONTACTS

TRANSACTION TEAM

TRENT AGNEW, SIOR
Industrial Group Leader,
Senior Managing Director
+1 713 852 3431
trent.agnew@jll.com

CHARLIE STRAUSS, SIOR
Managing Director
+1 713 212 6574
charles.strauss@jll.com

LANCE YOUNG
Senior Director
+1 713 852 3544
lance.young@jll.com

CLAY ANDERSON
Associate
+1 713 243 3388
clay.anderson@jll.com

HUDSON MCCLEROY
Analyst
+1 713 243 3373
hudson.mcleroy@jll.com

FINANCING TEAM

MICHAEL JOHNSON
Managing Director
+1 713 852 3474
michael.johnson@jll.com

JACK BRITTON
Senior Director
+1 713 212 6575
jack.britton@jll.com

TEXAS TEAM

TOM WEBER
Senior Director
+1 713 852 3495
tom.weber@jll.com

PAULI KERR
Senior Director
+1 214 692 4733
pauli.kerr@jll.com

WITT WESTBROOK
Senior Director
+1 254 595 1407
witt.westbrook@jll.com

KYLE MUELLER
Senior Director
+1 830 556 1270
kyle.mueller@jll.com

ROB ELLWOOD
Director
+1 210 867 4882
rob.ellwood@jll.com

LEASING TEAM

THOMAS LEGER
Principal
+1 713 744 7430
tleger@lee-associates.com

STUART PETERSON
Associate
+1 713 744 7437
speterson@lee-associates.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. 2026. 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.