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

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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**

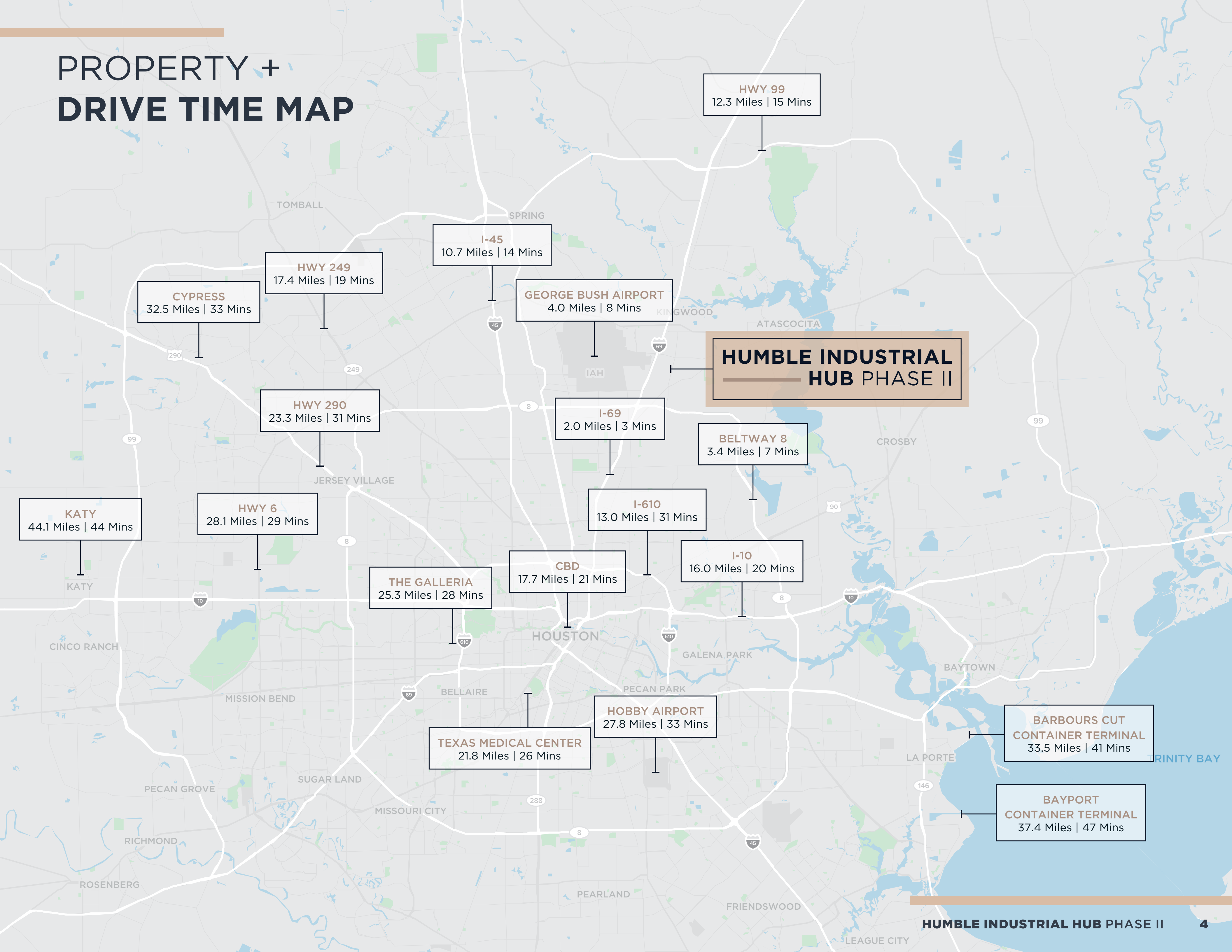

PHOTO **COLLAGE**

Representative photos

SITE
PLAN


N
S HOUSTON AVE
670 SF Office
1,085 SF Office
670 SF Office
1,085 SF Office
BUILDING 1
7,125 SF
75'
95'
BUILDING 2
9,500 SF
100'
95'
BUILDING 3
7,125 SF
75'
95'
BUILDING 4
9,500 SF
100'
95'
BUILDING 5
7,125 SF
75'
95'
BUILDING 6
8,265 SF
87'
95'
BUILDING 7
13,500 SF
CRANE READY
90'
150'
BUILDING 8
29,250 SF
CRANE READY
130'
225'
670 SF Office
670 SF Office
BUILDING 9
9,000 SF
100'
90'
BUILDING 10
6,750 SF
75'
90'
BUILDING 11
4,950 SF
55'
90'
BUILDING 12
4,950 SF
55'
90'
670 SF Office
670 SF Office
670 SF Office
670 SF Office
1,980 SF Office
1,980 SF Office
1,980 SF Office
BUILDING 13
15,000 SF
CRANE READY
150'
100'
BUILDING 14
19,250 SF
CRANE READY
175'
110'
BUILDING 15
34,375 SF
CRANE READY
275'
125'
1,980 SF Office
1,980 SF Office

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