PARK PLACE 8

250,894 SF FLEX INDUSTRIAL PARK IN NORTHWEST HOUSTON | 83% LEASED WITH 4.2 YEARS OF WALT

- INSTITUTIONALLY PREFERRED SUBMARKET SURROUNDED BY BEST-IN-CLASS OWNERSHIP
- IRREPLACEABLE INFILL LOCATION LOCATED WITHIN THE HEART OF HOUSTON'S POPULATION CENTER
- VALUE-ADD OPPORTUNITY WITH SIGNIFICANT UPSIDE VIA LEASE-UP AND PROVEN BUSINESS PLAN
- DIVERSE RENT ROLL WITH HIGHLY COMMITTED TENANCY
- LAND CONSTRAINED INFILL LOCATION INSULATED FROM FUTURE SUPPLY
- NATION LEADING ABSORPTION AND POPULATION GROWTH

JLL

THE OFFERING

Jones Lang La Salle ("JLL"), on behalf of ownership, is pleased to offer for sale Park Place 8 ("the Property"), a 250,894 square foot Class B business park in Northwest Houston, TX. The Property is 83% leased to 15 tenants with a weighted average remaining lease term of 4.2 years. The Property offers new ownership a unique value-add opportunity with the ability to increase NOI via lease-up of the remaining vacancy capitalizing on the robust rent growth and outsized fundamentals occurring in the Texas industrial market.

The Property is made up of 4 high-performing flex industrial assets located in an irreplaceable infill location with significant barriers to entry and immediate connectivity to Houston's primary commercial and residential hubs. The location offers unmatched frontage on Beltway 8 and provides tenants with the highly desired park setting. The Property's diverse configuration offers rear-load space catering to both smaller showroom tenancy and larger distribution tenants.

PORTFOLIO SUMMARY

5353 - 5365 W Sam Houston Pky N
Houston, TX 77041
Address

250,894
Size (SF)

83%
Occupancy

4
Buildings

4.2 Years
WALT

Tilt-Wall
Construction

Northwest
Submarket

14' - 24'
Clear Height

2005 - 2007
Year Built

14.42 Acres
Land Area

60%
Office Finish %

15
Tenants

+/- 953 Spaces
Parking

Rear-Load
Loading Configuration

HIGHLY ACCESSIBLE LOCATIONS PROXIMATE TO HOUSTON'S MOST DESIRABLE INDUSTRIAL THOUROUGHFARES

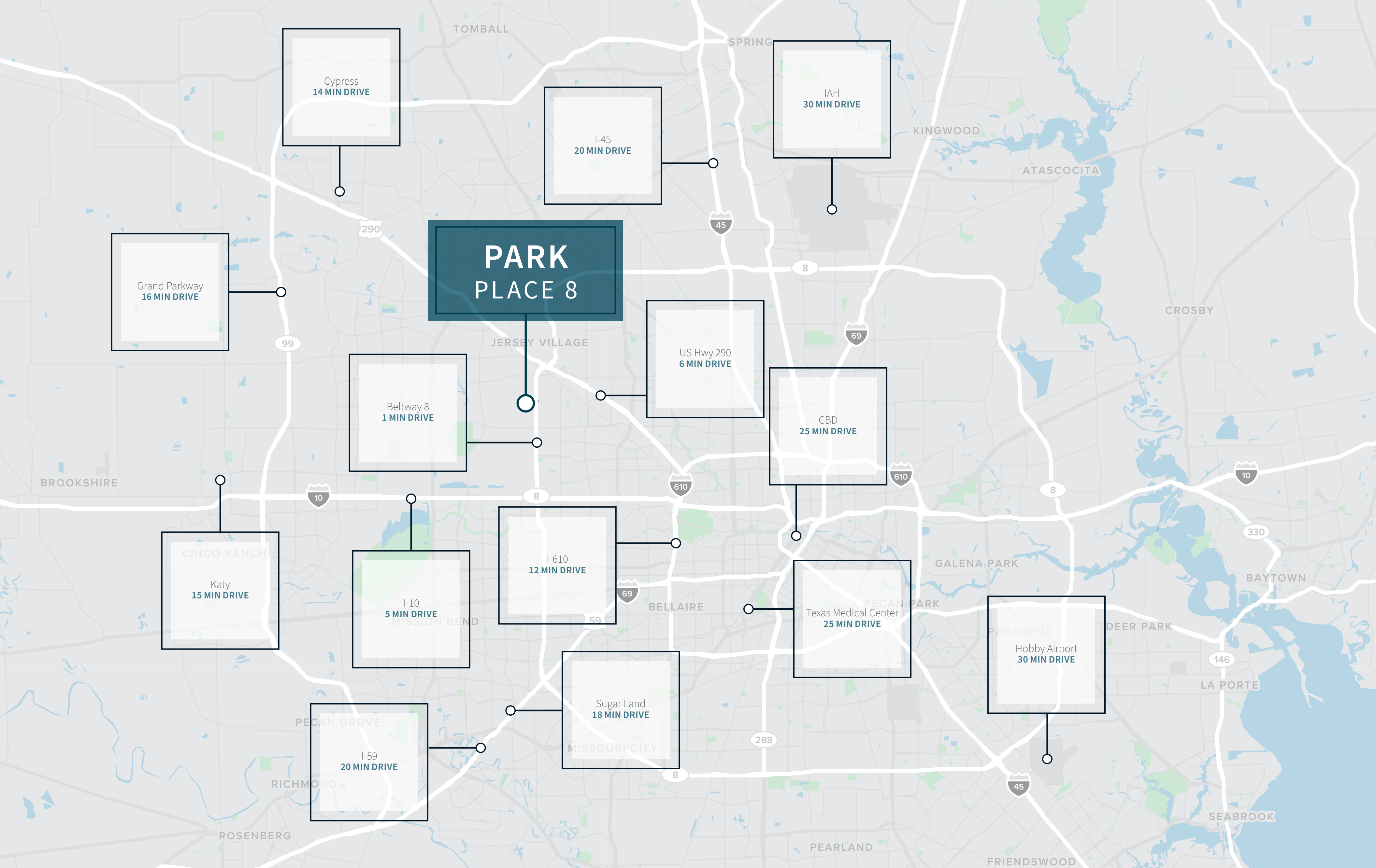


PHOTO GALLERY

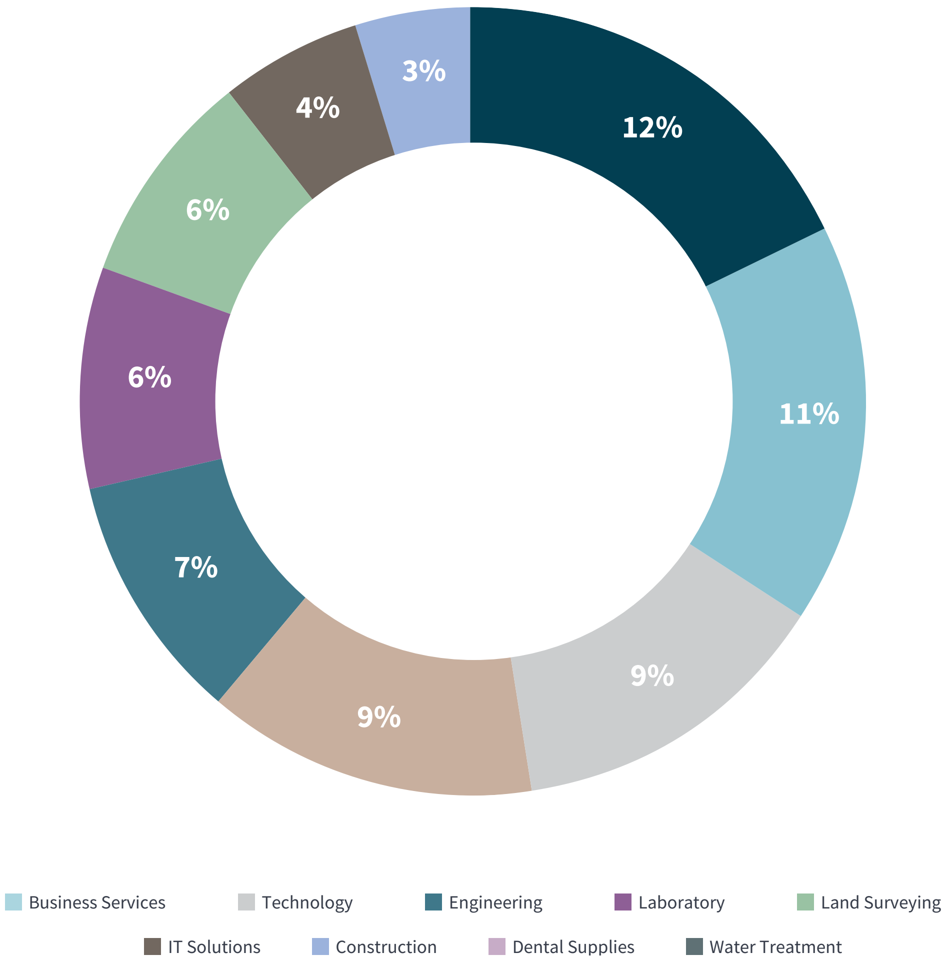
INSTITUTIONALLY PREFERRED SUBMARKET SURROUNDED BY BEST-IN-CLASS OWNERSHIP

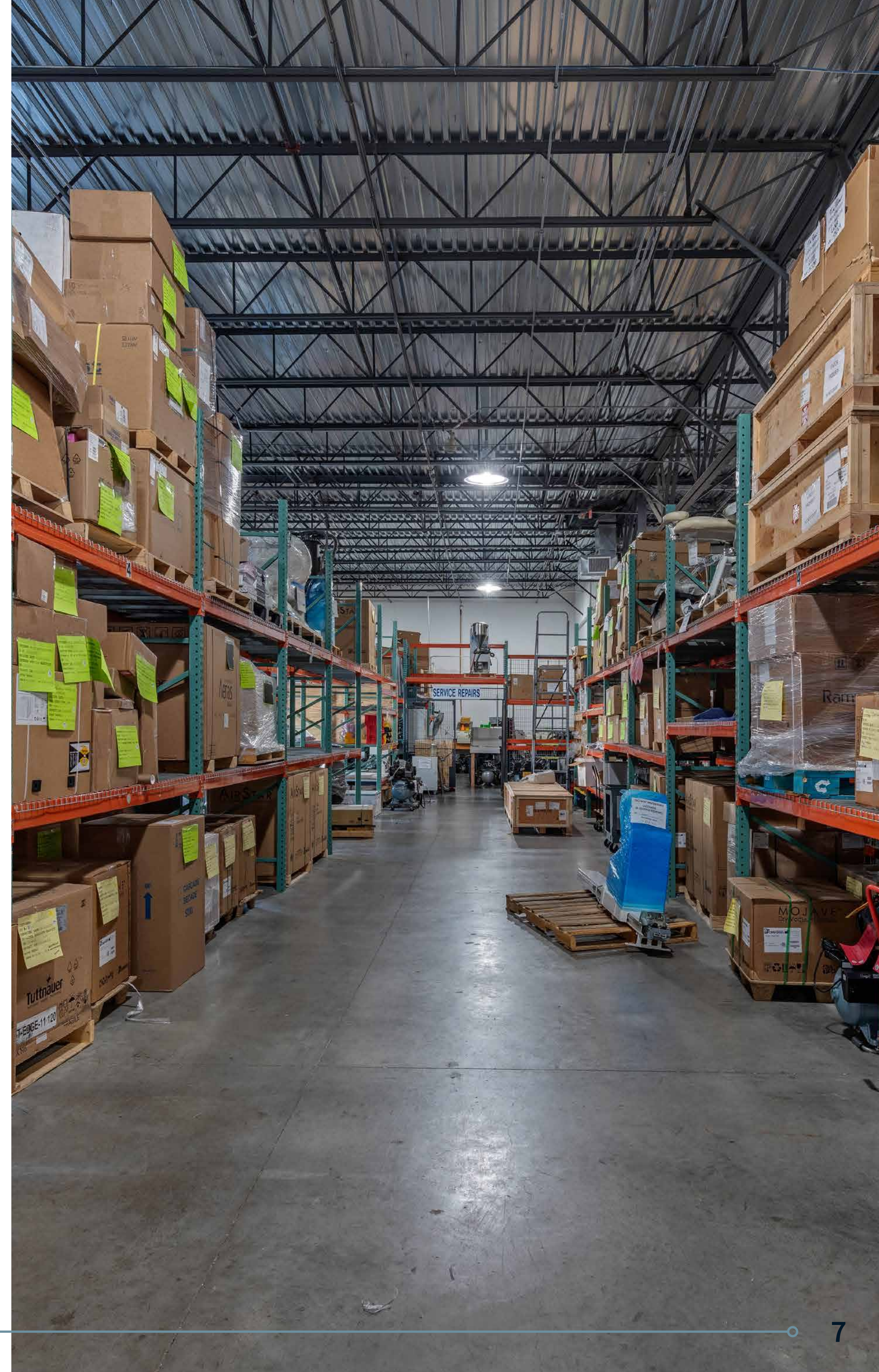
IRREPLACEABLE INFILL LOCATION LOCATED AND THE HEART OF HOUSTON'S POPULATION CENTER

DIVERSE RENT ROLL

The in-place tenancy at Park Place 8 is largely comprised of unique tenants serving the rooftops proximate to the Property, while other tenants serve diverse industries and consumers such as dental supplies, industrial laundry/linen supplies, technology services, and more. The diverse rent roll demonstrates the Property's ability to generate tenant demand from different industries across the market.

TENANT DIVERSITY





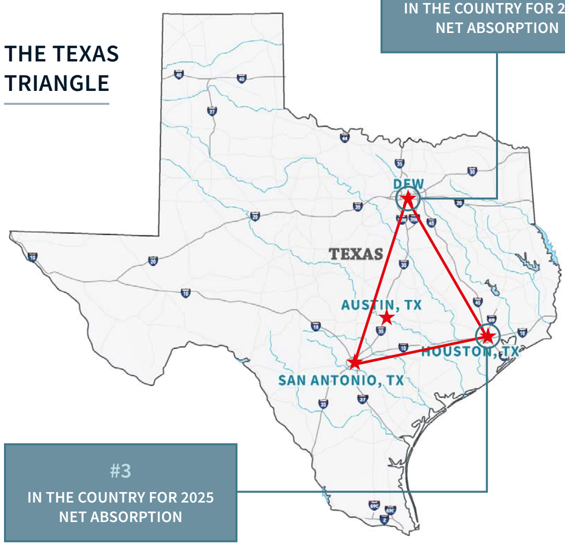
LAND CONSTRAINED INFILL LOCATION INSULATED FROM FUTURE SUPPLY

The rapid population growth experienced in Northwest Houston has pushed new industrial development well outside of Beltway 8, creating severe land constraints in the immediate area that would make it extremely difficult to replicate the Property today. Moreover, as developers focus on big-box distribution product, shallow-bay flex industrial has experienced significant growth in demand among sub 20,000 square foot tenants looking to cater the dense population in West and Northwest Houston.

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



#1
IN THE COUNTRY FOR 2025 NET ABSORPTION

#3
IN THE COUNTRY FOR 2025 NET ABSORPTION

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

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

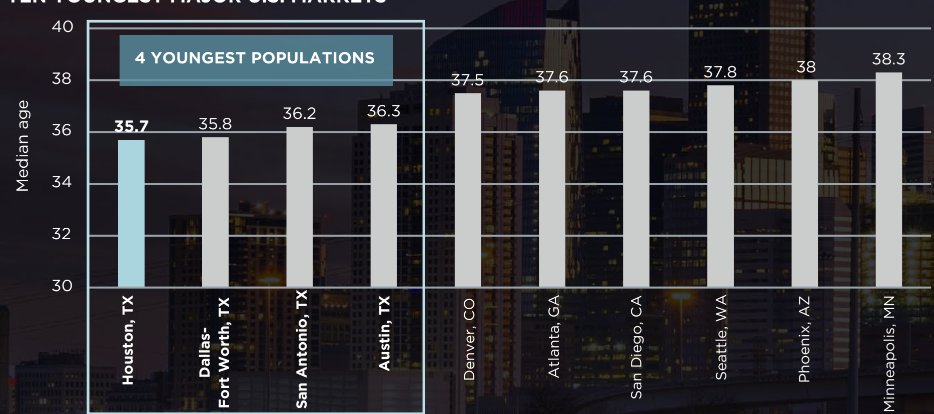
1.7 BILLION
TOTAL TX TRIANGLE INDUSTRIAL INVENTORY

41.7 MILLION
TOTAL TX TRIANGLE 2025 NET ABSORPTION

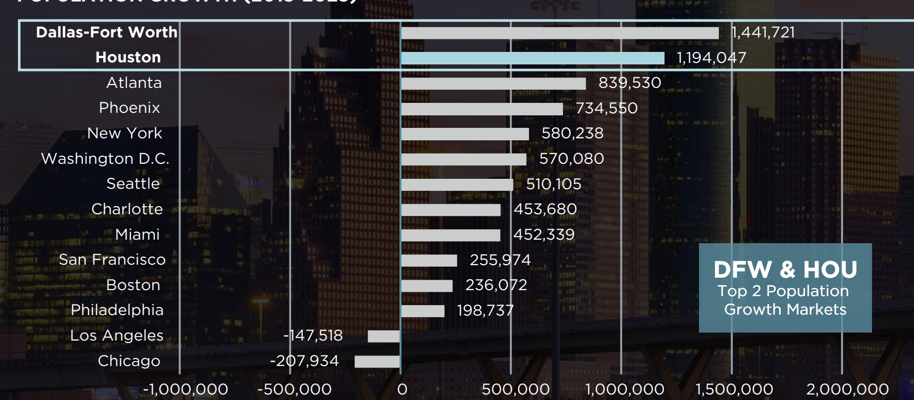
23.5 MILLION
TOTAL TX TRIANGLE POPULATION

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)



Q2 2026 HOUSTON INDUSTRIAL MARKET OVERVIEW

Q2 2026 HIGHLIGHTS

- Houston's industrial market saw strong leasing activity in Q2, with the demand pipeline remaining strong in both distribution and manufacturing.
- Both vacancy and availability rates declined in the second quarter, suggesting the market is effectively absorbing new space as it delivers
- Both vacancy and availability rates declined in the second quarter, suggesting the market is effectively absorbing new space as it delivers.

Houston industrial delivered another robust performance in Q2, with leasing volume reaching 10.1 million s.f. This brought year-to-date total to 19.1 million s.f. The quarter's largest transactions were led by TAS Energy's two separate expansions totaling over 605,000 s.f. in the South submarket, Tesla's 504,370-s.f. expansion in the West submarket and Advance Auto Parts' 441,000-s.f. renewal in the Northwest.

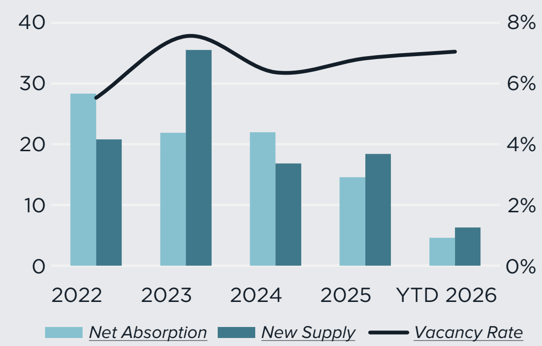
Net absorption accelerated sharply to 7.1 million s.f. in Q2, 46% higher than Q1's 4.8 million s.f. and nearly triple Q2 2025's 2.6 million s.f., bringing year-to-date absorption to 12.0 million s.f. Notably, the two largest move-ins were both over 1.0 million s.f. and owner-user occupancies.

Total vacancy edged down 10 basis points quarter-over-quarter to 6.8%, despite having the single largest quarter of deliveries on record. Additionally, total availability fell more substantially from 12.0% to 10.3%, a 170-basis-point decline even as new supply entered the market. Several factors contributed to the reduction in availability, with the primary drivers being multiple full-building leases exceeding 300,000 s.f. and an owner-user sale at Generation Park for over 1.0 million s.f. This momentum is consistent with the strong Q2 absorption figure and reinforces the Houston market's ability to handle elevated supply volumes. The development pipeline contracted to 19.5 million s.f., down from 21.8 million s.f. in Q1, as deliveries outpaced new groundbreakings.

OUTLOOK

Looking ahead, Houston industrial is well positioned to maintain healthy market fundamentals, with year-to-date absorption already surpassing the same point in 2025 by a significant margin (12.0 million s.f. vs 5.4 million s.f.). Strong overall performance is anticipated for Houston in 2026, driven by continued expansions in advanced manufacturing demand.

HISTORICAL TRENDS (SF MILLIONS)



FUNDAMENTALS

YTD net absorption	—	12.0 million s.f.	▲	**Total vacancy**	—	6.8%	▼
Under construction	—	19.5 million s.f.	▼	**Total availability**	—	10.3%	▼
Pre-leased	—	22.1%	▼	**Average asking rent**	—	$0.69 p.s.f.	▲
YTD deliveries	—	13.5 million s.f.	▲	**Concessions**	—	Stable	▶

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