



BATTLEGROUND

RAIL LOGISTICS



130K SF BUILD-TO-SUIT | 100% LEASED TO KURARAY FOR ROLLING 13.8 YEAR TERM | PORT OF HOUSTON ADJACENT

CUSTOMIZED BUILD-TO-SUIT WITH SIGNIFICANT TENANT INVESTMENT

GLOBAL CREDITWORTHY TENANT ON A NNN LONG-TERM LEASE

STRONG TENANCY INGRAINED IN THE HOUSTON MARKET

INTERCONNECTED TO GREATER HOUSTON'S RAILROAD SYSTEM

PREMIER LOCATION ADJACENT TO THE PORT OF HOUSTON

NATION-LEADING ABSORPTION & POPULATION GROWTH

The Offering

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the leasehold interest in Battleground Rail Logistics ("the Property"). The Property is a newly constructed, 129,556 square foot industrial asset located in Houston's Southeast submarket. This build-to-suit facility will deliver in Q3 2026 and is 100% leased to Kuraray America, Inc. (the "Tenant") on a rolling 14-year lease term featuring 3.50% annual rental escalations. The lease features a 14-year rolling term (self-renewing annually unless terminated with 6-9 months' notice), providing long-duration cash flow with two additional 15-year extension options. The Property operates on a fresh, 99-year ground lease to LaPorte Rail & Terminal with leasehold favorable rent bumps of 1.5% every 15 years. Kuraray has invested over \$22 million into the Property, including three rail spurs, 3,800 amps of power, full racking, a custom pneumatic conveying system, and other specialized improvements, ensuring the facility will remain operational indefinitely.

The Property offers immediate access to Highway 225 and located less than 2 miles from Barbour's Cut Container Terminal, one of the two largest container terminals in Houston. Additionally, the Property is strategically connected to the Port Terminal Railroad, which links to Union Pacific rail, providing Kuraray with nationwide distribution capabilities. Kuraray operates five established locations adjacent to the Port of Houston; Battleground Rail Logistics would represent a sixth, distinct location complementing its existing nearby operations.

Battleground Rail Logistics presents a compelling opportunity for investors to acquire a newly constructed, build-to-suit industrial facility in one of the most fundamentally strong markets in the country. The investment offers stable cash flow with attractive 3.50% annual rent escalations, anchored by a highly committed tenant with 13.8 years of weighted average lease term remaining.



849 Sens Road,
La Porte, Texas 77571

PROPERTY ADDRESS

129,556

SIZE (SF)

100%

OCCUPANCY

Southeast

SUBMARKET

2026

YEAR BUILT

Front-Load

CONFIGURATION

Kuraray America, Inc.

TENANT

13.8 Years

WALT

36' with a 45' interior pop-up
and an exterior canopy over rail

CLEAR HEIGHT

3,530

OFFICE SF

3%

OFFICE FINISH

22 Spaces

CAR PARKING SPACES

34 Spaces

TRAILER PARKING

17,589 Acres

LAND SIZE

Property Map & Drive Times



Strong Tenancy Ingrained in the Houston Market

KURARAY MAIN BUSINESS LINES

Resins and Chemicals

Production/sale of PVOH, PVB, methacrylic, polyamide and EVOH resin/film, isoprene chemicals, elastomer, and medical

Fibers

Production sale of PVA fiber, man-made leather, nonwoven fabrics, hook-and-loop fasteners, and polyester fibers

Others

Production and Sale of activated carbon and high-performance membranes and systems for water treatment

U.S. ENTITY

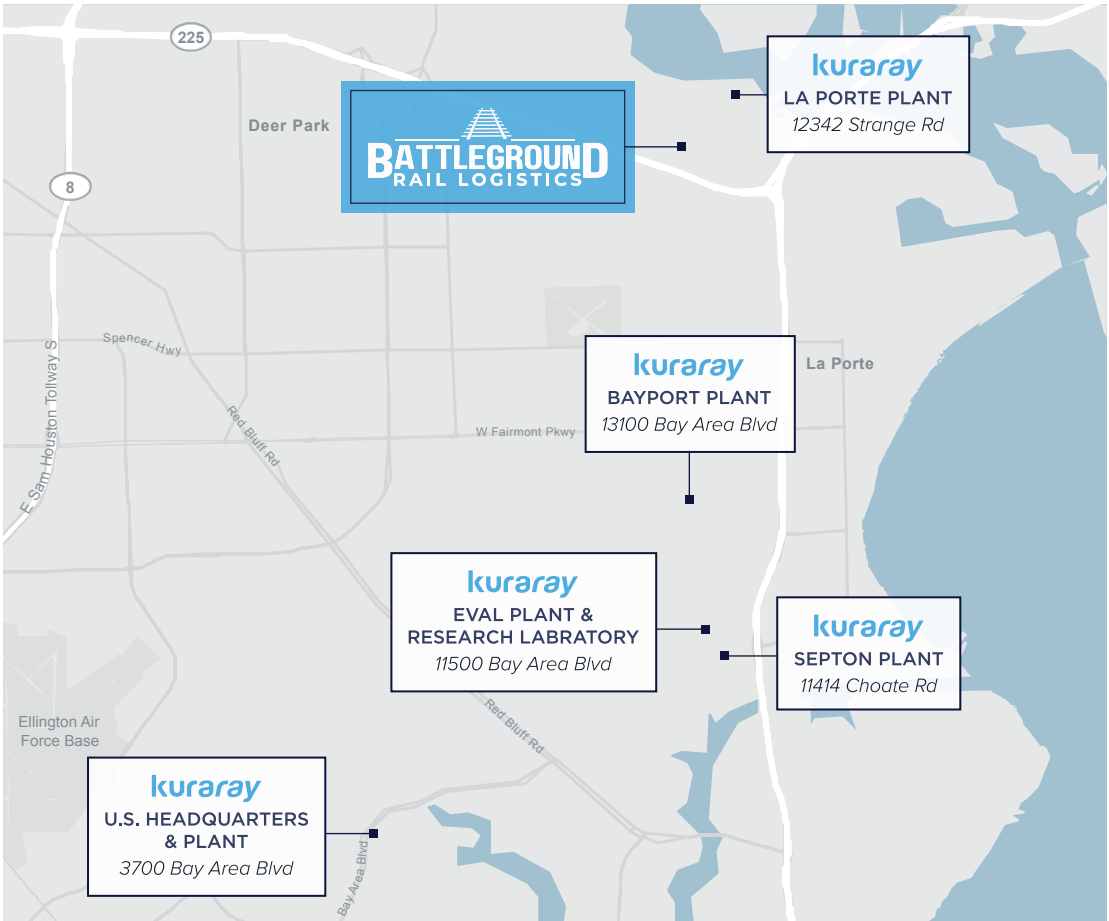
Kuraray America, Inc.
U.S. ENTITY

4
HOUSTON MFG. PLANTS

Houston, TX
HEADQUARTERS

16
U.S. LOCATIONS

1996
YEAR FOUNDED



PARENT COMPANY

Kuraray Co. Ltd.
PARENT ENTITY

AA- (Japan Credit Rating Agency)
CREDIT RATING

Tokyo, Japan
HEADQUARTERS

12,117
EMPLOYEES

\$5.2 Billion
2025 REVENUE

Minutes Away from One of Houston's Largest Container Terminals



BARBOURS CUT CONTAINER TERMINAL

- Only a few minutes away by rail
- 6 Deep-Water Berths
- 8,000+ ft of On-Terminal Rail
- 27 neo-Panamax cranes

Triten
REAL ESTATE PARTNERS
140,275 SF

Kuraray
LA PORTE PLANT

146 (93,500 VPD)

Linde



PTRA RAILROAD

**HELLER
INDUSTRIAL
PARKS**
DHL
419,706 SF

**DANA TANK
CONTAINERS**

**CARSON
COMPANIES**
**CANAL
CARTAGE COMPANY**
266,255 SF

GULF STATES MATERIALS

**BATTLEGROUND
RAIL LOGISTICS**

**PROLOGIS®
PETROPORT 1**
89,440 SF

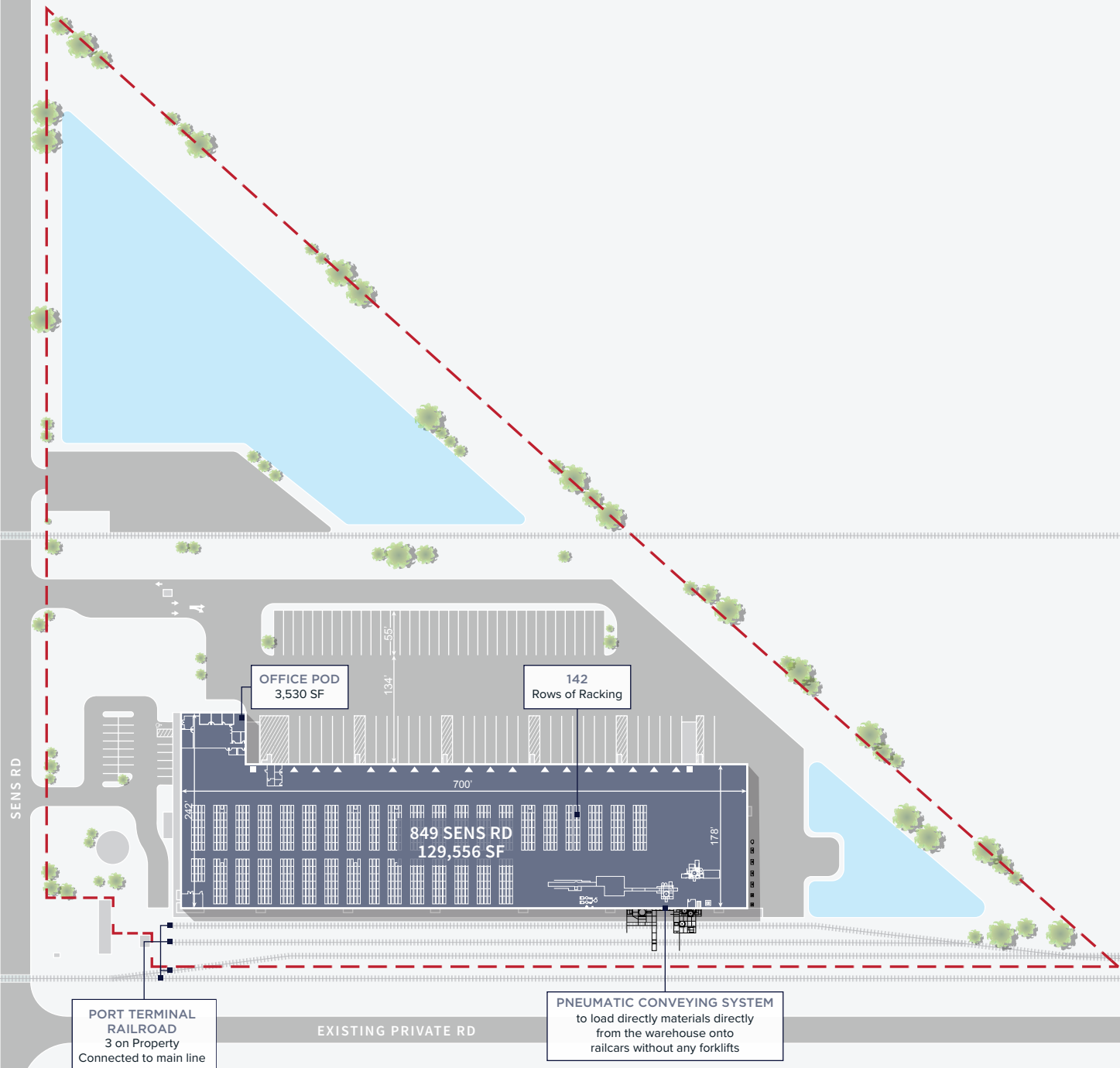
**PROLOGIS®
PETROPORT 2**
163,237 SF

**FIRST
INDUSTRIAL
REALTY-TRUST**
XPOLogistics
201,600 SF

**PROLOGIS®
WILLIAMSPORT**
210,000 SF

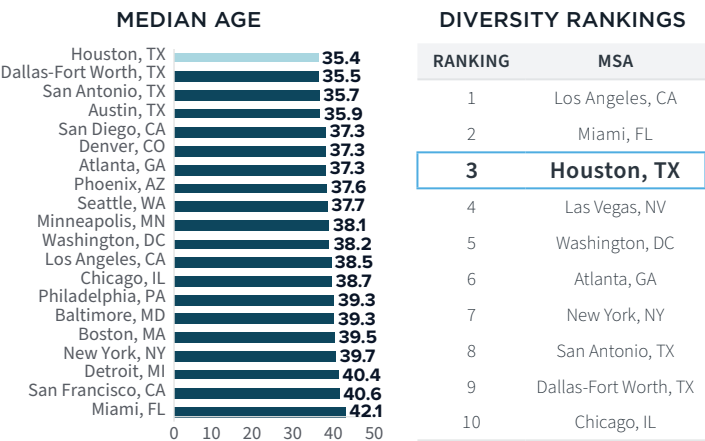
GXO

Site Plan

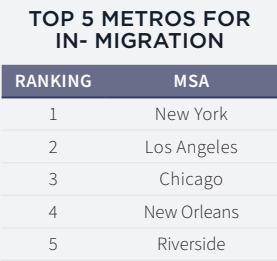


Houston Resiliency: Five Things to Know

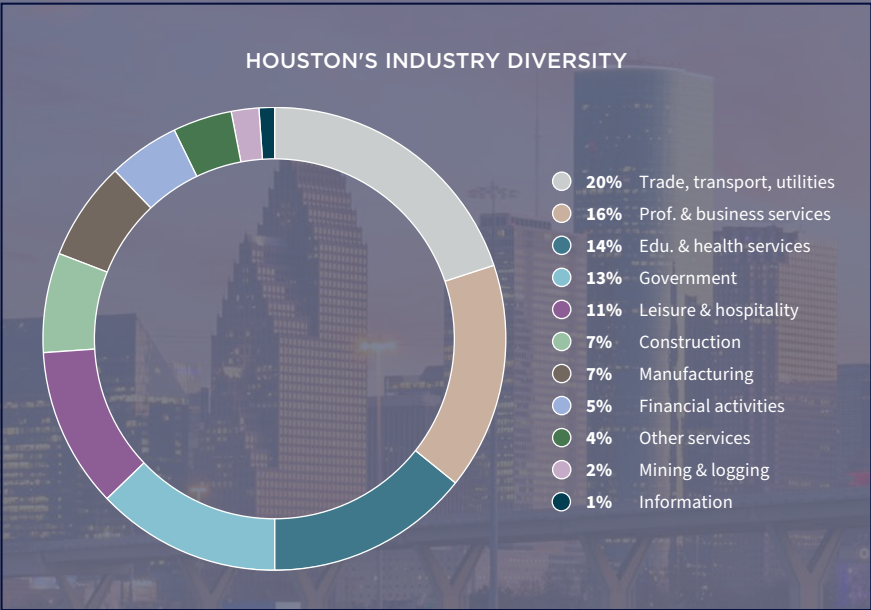
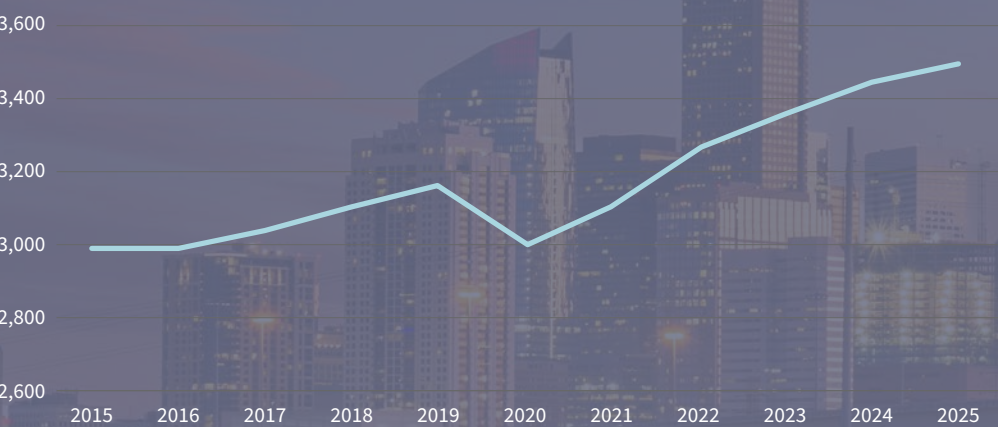
01 Houston is a thriving and diverse city with the youngest population among major U.S. metros



Texas was the top state for population growth in 2024, with 65% of growth coming from in-migration.

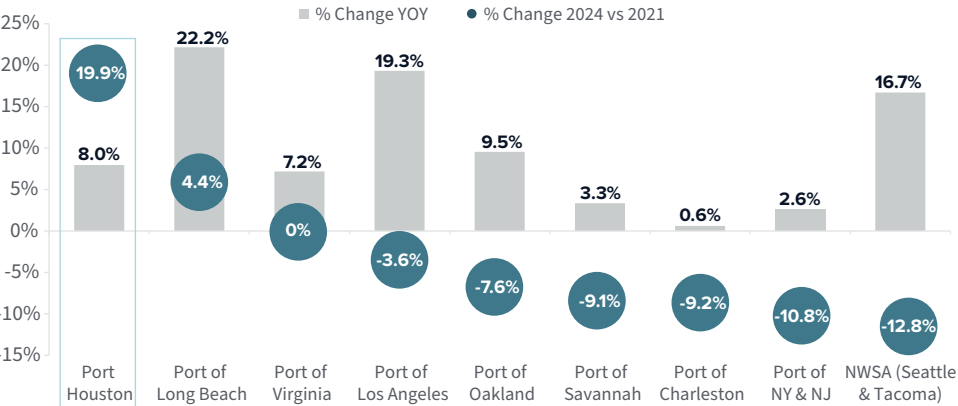


02 Houston's total nonfarm employment is approaching 3.5 million in 2025, a 16% increase over the past 10 years

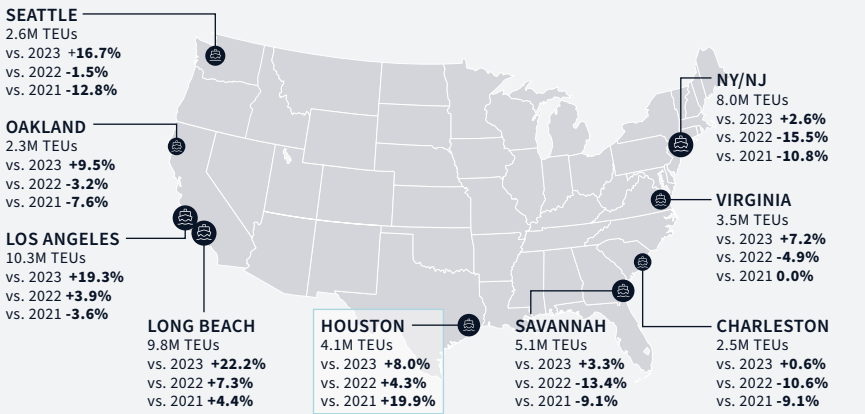


Houston Resiliency: Five Things to Know

03 Port Houston continues its record-breaking growth, a major economic engine for the entire Gulf Coast region.



Port Houston is now the **5th-largest** container terminal in the U.S.



04 Houston is home to 26 Fortune 500 companies, ranking 3rd nationally for corporate headquarters in 2025.

RANKING	COMPANY NAME	RANKING	COMPANY NAME
8	ExxonMobil	194	Halliburton
16	Chevron	197	Waste Management
28	Phillips 66	214	Group 1 Automotive
56	Sysco	224	Corebridge Financial
75	ConocoPhillips	256	Targa Resources
78	Enterprise Products Partners	275	Cheniere Energy
92	Plains GP Holdings	289	Kinder Morgan
143	Hewlett Packard Enterprise	345	Westlake Corporation
153	NRG Energy	422	APA
155	Baker Hughes	443	NOV
159	Occidental Petroleum	450	CenterPoint Energy
183	EOG Resources	474	Par Pacific Holdings
184	Quanta Services	480	KBR

Source: 2025 Fortune 500 List

05 Houston was the only Texas metro to land on the U.S. life sciences cluster rankings due to its impressive base of talent and research institutions. The life sciences sector has seen marked employment growth, advancing greater Houston's position as an emerging market



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