BATTLEGROUND RAIL LOGISTICS

JLL

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 Barbours 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

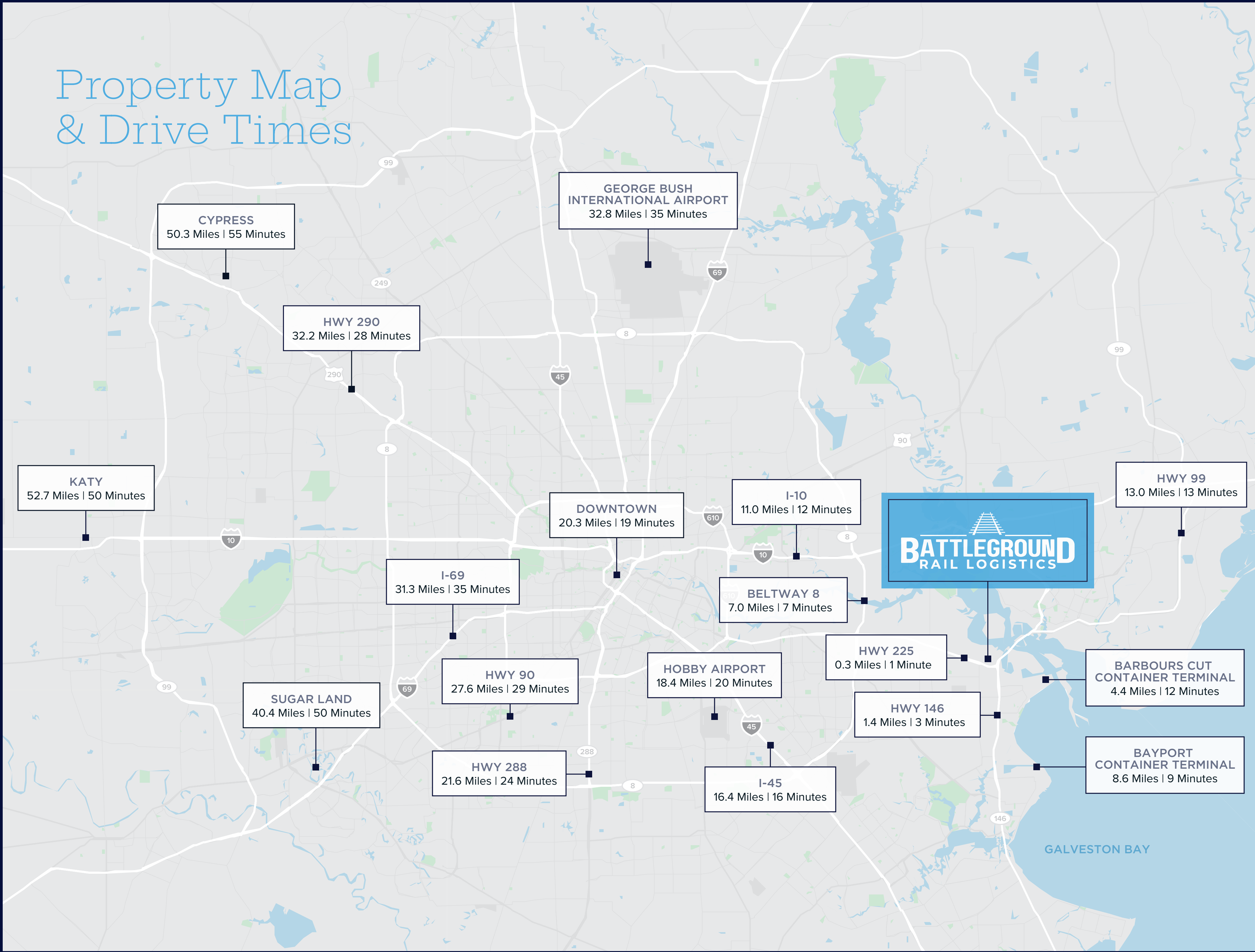
34 Spaces

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

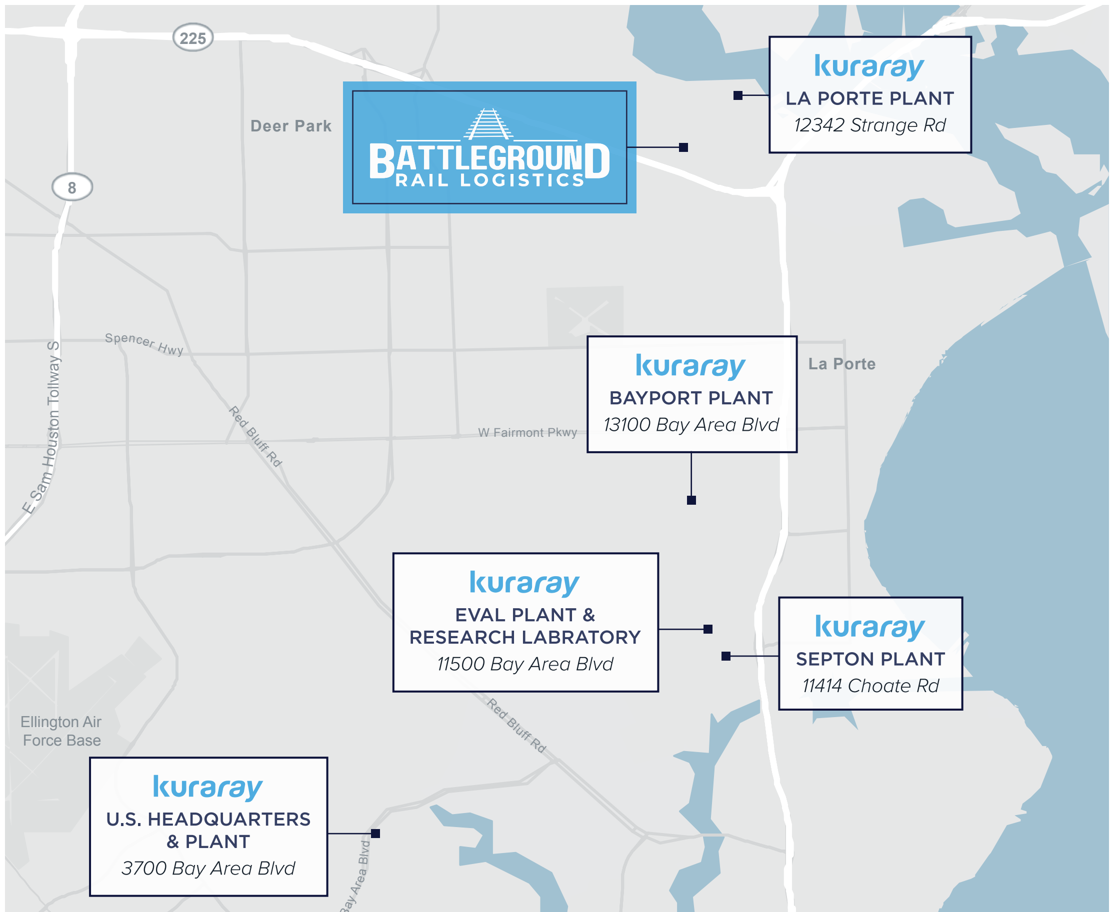
Kuraray America, Inc.
U.S. ENTITY

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

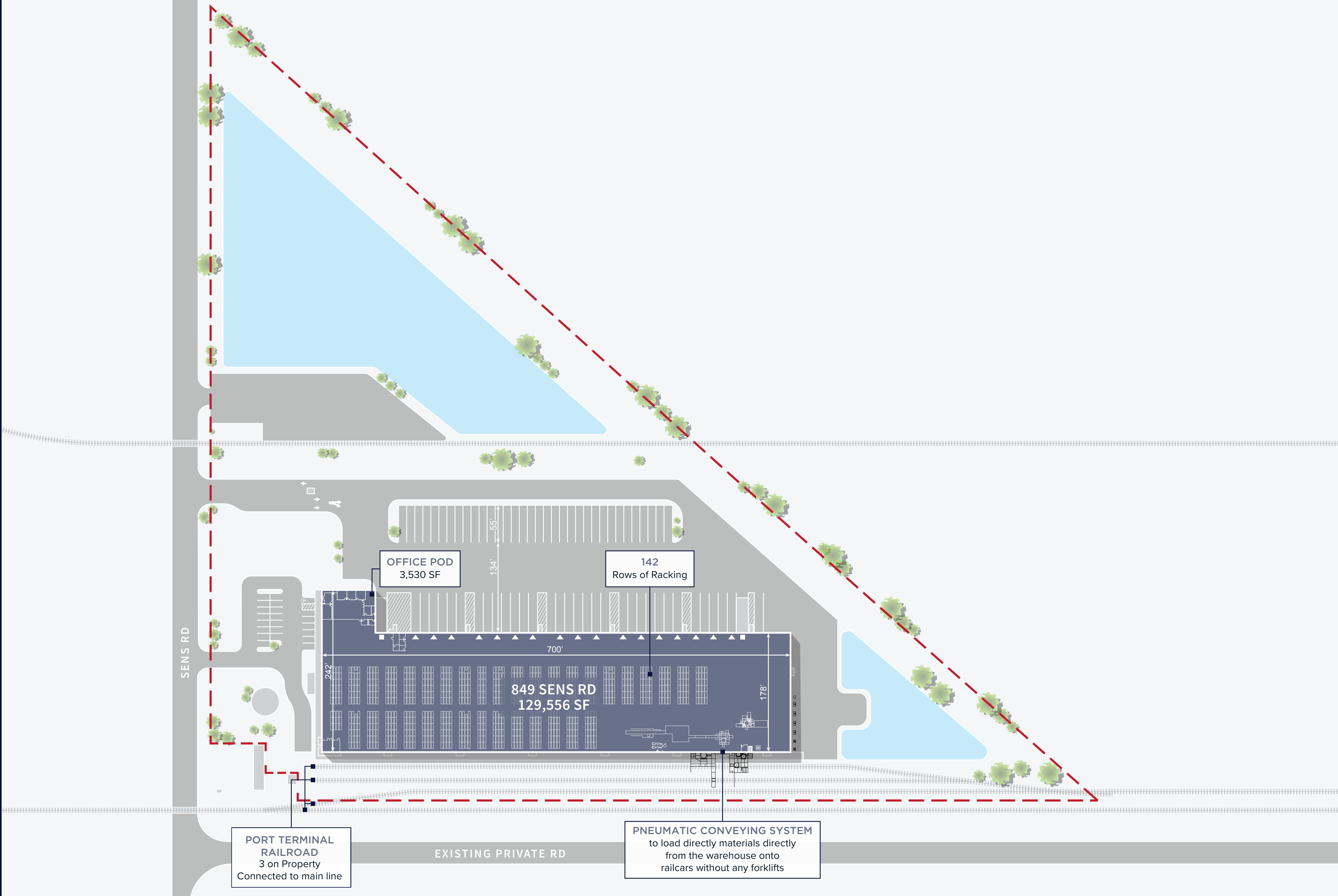
Tokyo, Japan
HEADQUARTERS

12,117
EMPLOYEES

$5.2 Billion
2025 REVENUE

Minutes Away from One of Houston's Largest Container Terminals

Site Plan



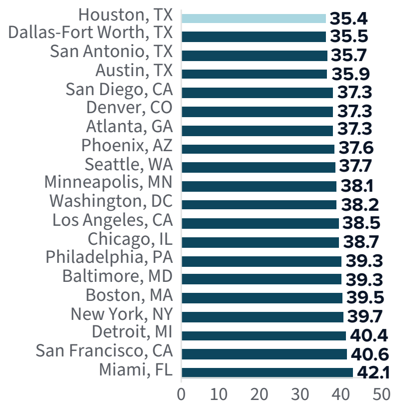
N
OFFICE POD
3,530 SF
142
Rows of Racking
55'
134'
700'
242'
178'
849 SENS RD
129,556 SF
SENS RD
PORT TERMINAL
RAILROAD
3 on Property
Connected to main line
EXISTING PRIVATE RD
PNEUMATIC CONVEYING SYSTEM
to load directly materials directly
from the warehouse onto
railcars without any forklifts

Houston Resiliency: Five Things to Know

01

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

MEDIAN AGE



DIVERSITY RANKINGS

RANKING	MSA
1	Los Angeles, CA
2	Miami, FL
3	**Houston, TX**
4	Las Vegas, NV
5	Washington, DC
6	Atlanta, GA
7	New York, NY
8	San Antonio, TX
9	Dallas-Fort Worth, TX
10	Chicago, IL

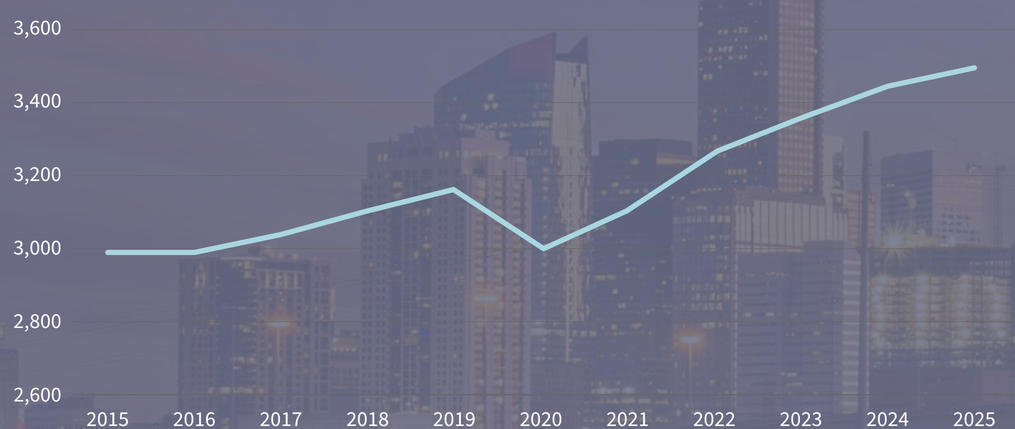
Texas was the top state for population growth in 2024, with 65% of growth coming from in-migration.

TOP 5 METROS FOR IN- MIGRATION

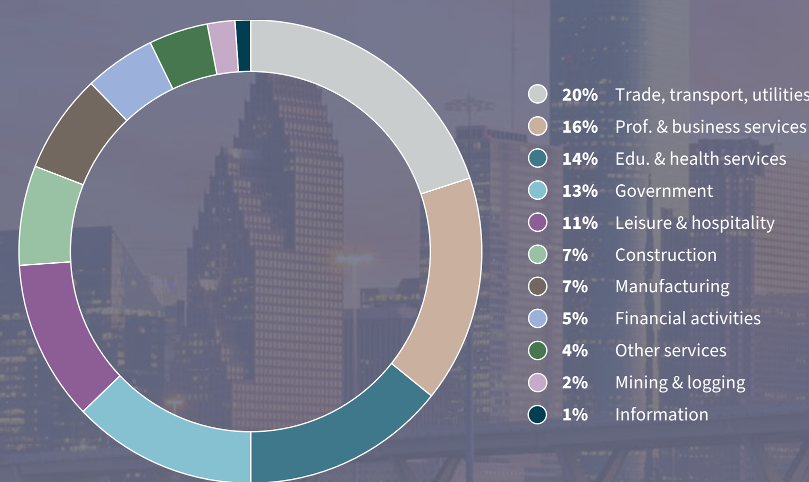
RANKING	MSA
1	New York
2	Los Angeles
3	Chicago
4	New Orleans
5	Riverside

02

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



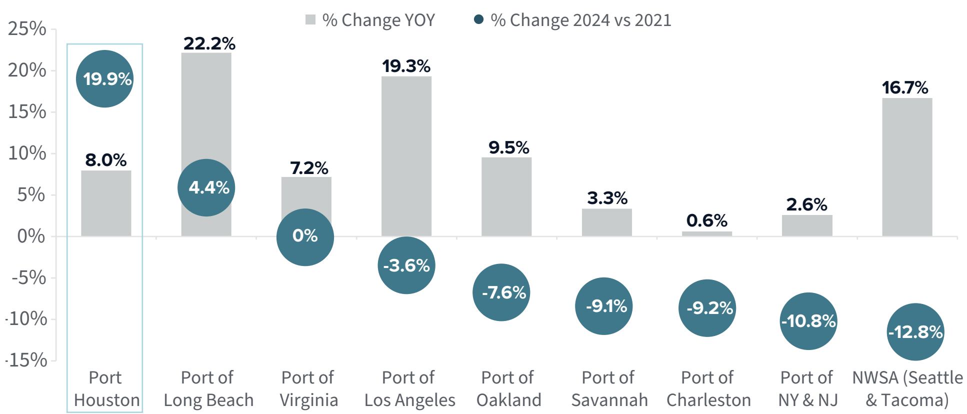
HOUSTON'S INDUSTRY DIVERSITY



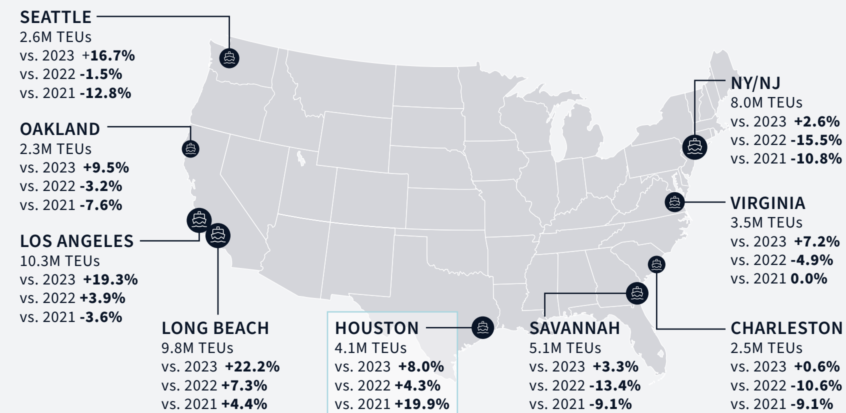
Houston Resiliency: Five Things to Know

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
8	ExxonMobil
16	Chevron
28	Phillips 66
56	Sysco
75	ConocoPhillips
78	Enterprise Products Partners
92	Plains GP Holdings
143	Hewlett Packard Enterprise
153	NRG Energy
155	Baker Hughes
159	Occidental Petroleum
183	EOG Resources
184	Quanta Services

RANKING	COMPANY NAME
194	Halliburton
197	Waste Management
214	Group 1 Automotive
224	Corebridge Financial
256	Targa Resources
275	Cheniere Energy
289	Kinder Morgan
345	Westlake Corporation
422	APA
443	NOV
450	CenterPoint Energy
474	Par Pacific Holdings
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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