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KINGSLAND RANCH LOGISTICS PARK



726,426 SF Three Building Class A Logistics Portfolio | 100% Leased with 5.5 Years of WALT | West Houston



THE OFFERING

JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Kingsland Ranch Logistics Park (the “Portfolio”). The Portfolio is comprised of three Class A+ logistics buildings totaling 726,426 square feet in Houston, Texas. Strategically located just south of IH-10 in West Houston, the buildings were constructed in 2023, and are 100% leased with 5.5 years of weighted average lease term remaining.

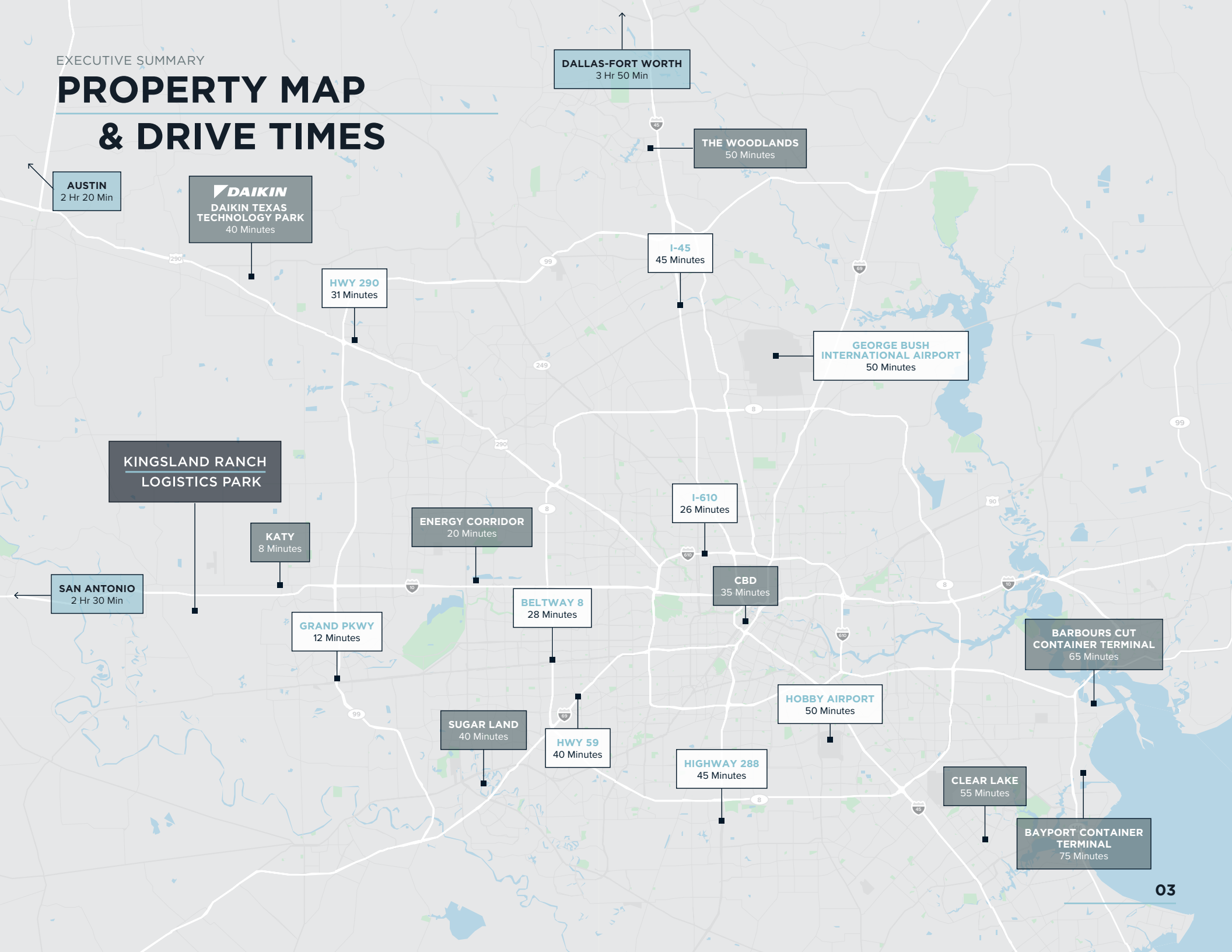
The opportunity offers potential investors strong in-place cash flow with rents at market levels, as well long-term lease stability and a quality tenant base. The Park features diversified building configurations and is occupied by quality tenants across various professions and industries, providing additional stability through tenant diversification.

The Park is strategically located along the IH-10 corridor in the West submarket, providing superior connectivity to both San Antonio and Austin. The location is highly sought after by users seeking optimal distribution capabilities throughout Texas, offering direct access to major metropolitan areas and logistics networks. The Portfolio presents an opportunity for investors to acquire four newly constructed industrial facilities in the nation’s leading industrial market.

Property Summary

	BUILDING 1	BUILDING 2	BUILDING 4	TOTAL/AVERAGES
Address	1164 Jordan Ranch Blvd	4008 Heritage Dr	4006 Westport Dr	Kingsland Ranch Logistics Park
Size (SF)	127,422	283,348	315,656	726,426
Occupancy	100%	100%	100%	100%
Loading Configuration	Rear-Load	Cross-Dock	Rear-Load	Rear-Load & Cross-Dock
Land Area	22.1 Acres	15.3 Acres	18.0 Acres	77.0 Acres
Year Built	2023	2023	2023	2023
Clear Height	28'	36'	32'	33'
WALT	2.7 Years	7.6 Years	4.7 Years	5.5 Years
Office Finish %	8.9%	3.9%	9.0%	7.0%

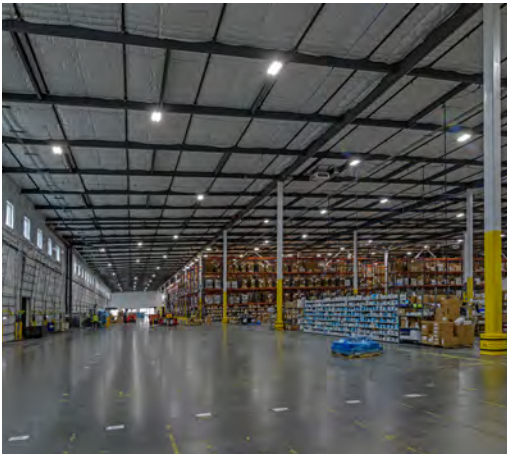
PROPERTY MAP & DRIVE TIMES



HIGHLY INGRAINED TENANCY

The Property is comprised of highly ingrained tenants demonstrated by TMEIC & Coloplast (69% of NRA) TMEIC Corporation designs, develops and engineers advanced automation systems. They are a joint venture between Toshiba and Mitsubishi Electric. They have invested millions of dollars into their space operating as their Americas Headquarters where they are assembling large scale power banks. Coloplast is a Danish multinational company that develops, manufactures and markets medical devices and services related to ostomy, urology, continence, and wound care. Coloplast's space is fully climate controlled and has to be kept to the highest standards as they are supplying medical equipment. Houston, the largest medical center in the world, is a mission-critical market for them as they distribute directly to hospitals.

COLOPLAST



TMEIC



SURROUNDED BY CREDIT USERS



Lian Chen
184,200 SF



SOUTHERN GLAZER'S
WINE & SPIRITS
East Region

680,569 SF



326,364 SF



InLight Capital
237,584 SF



Parpat Properties LLC
420,000 SF



HIGH STREET
LOGISTICS PROPERTIES



SEALY &
COMPANY

326,364 SF



Hellman & Friedman
1,300,000 SF



510,614 SF



A Loctek Company

Investment &
Development Ventures
509,975 SF



498,231 SF



Texas Heritage Marketplace
750,000 SF Retail Center
Under Construction



Approx 3,000 Homes
Median Home Price
\$500k-\$600k

KINGSLAND RANCH
LOGISTICS PARK



PEPSICO

Hunt Southwest
1,051,549



1,890,000 SF

PROXIMATE TO INSTITUTIONAL OWNERS



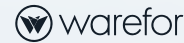
Northpoint Development
124,700 SF



667,630 SF
Stream Realty



BGO
1,039,060 SF



Northpoint Development
163,144 SF



WANG GLOBALNET

123,300 SF



630,000 SF



229,150 SF



BGO
616,463 SF



Northpoint Development
750,775 SF



Mirabaud
1,016,000 SF



MG2
548,519 SF



1,484,360 SF



Realty Income
Corporation
914,195 SF

IGLOO[®]
CALSTRS[®]
CROW HOLDINGS

Woods Road
Business Park
1,072,393 SF
2 Buildings



PEPSICO

Hunt SouthWest
1,051,549 SF

KINGSLAND RANCH
LOGISTICS PARK

JORDAN RANCH

Approx 3,000 Homes
Median Home Price
\$500k-\$600k

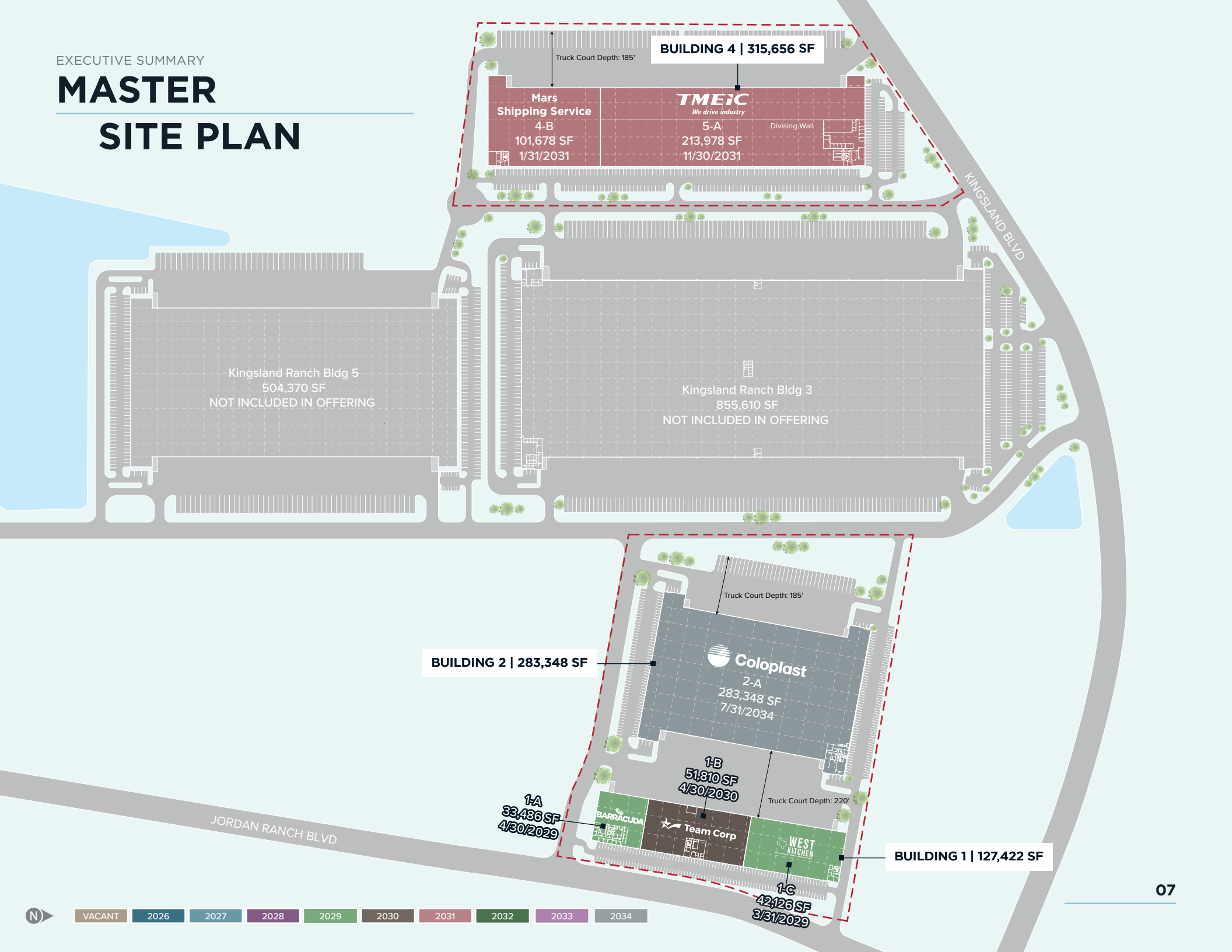
TSKARKIS FAMILY LTD

Proposed Medical
Office Development



498,231 SF

MASTER SITE PLAN



PHOTOGRAPHY GALLERY



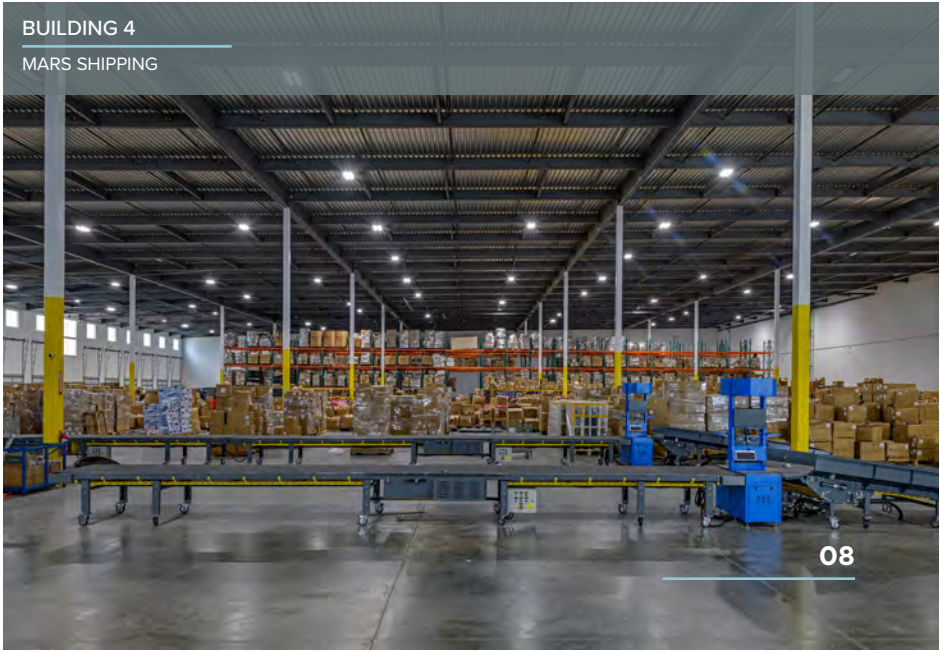
BUILDING 2
COLOPLAST



BUILDING 2
COLOPLAST



BUILDING 4
TMEIC



BUILDING 4
MARS SHIPPING

PHOTOGRAPHY GALLERY

BUILDING 1
BARRACUDA



BUILDING 2
COLOPLAST

BUILDING 1
BARRACUDA



CONTACT INFORMATION

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