KR

KINGSLAND RANCH
LOGISTICS PARK

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

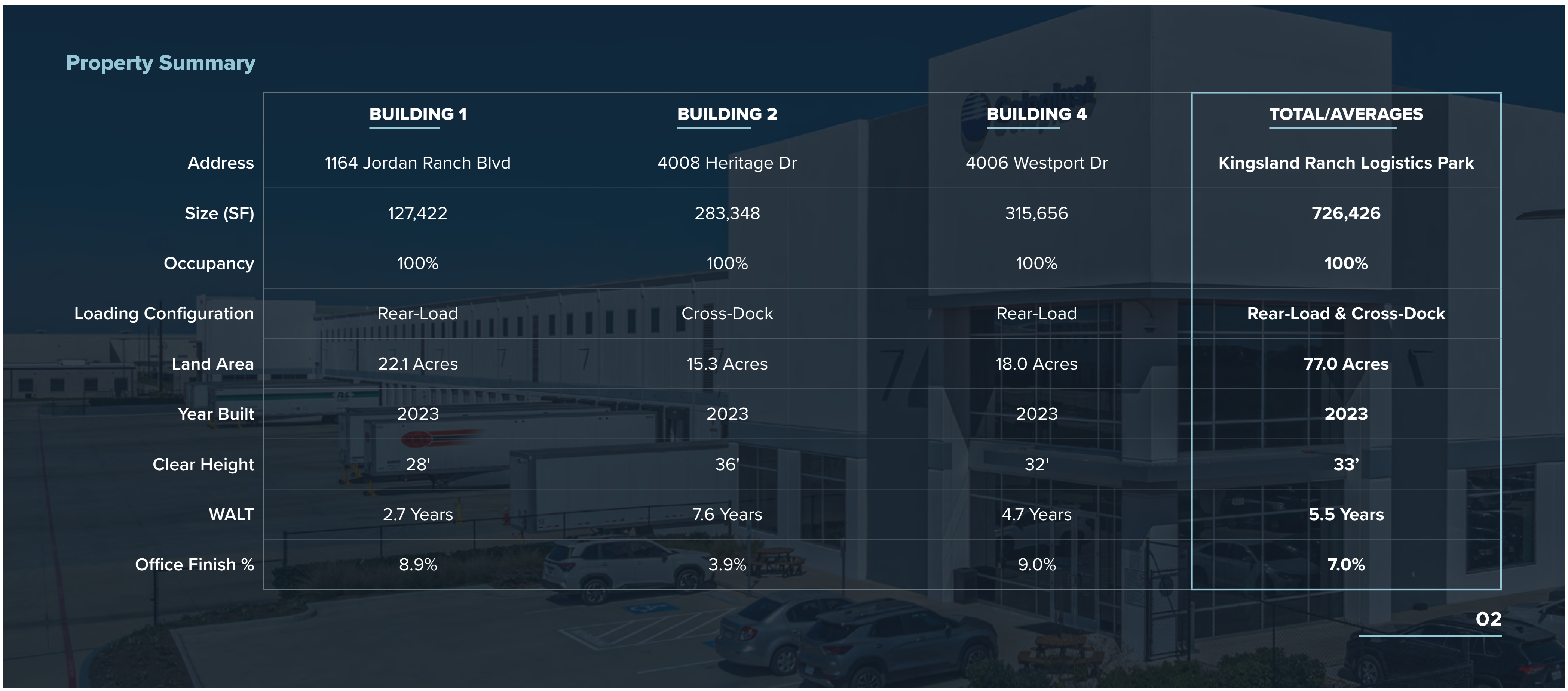
EXECUTIVE SUMMARY

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.

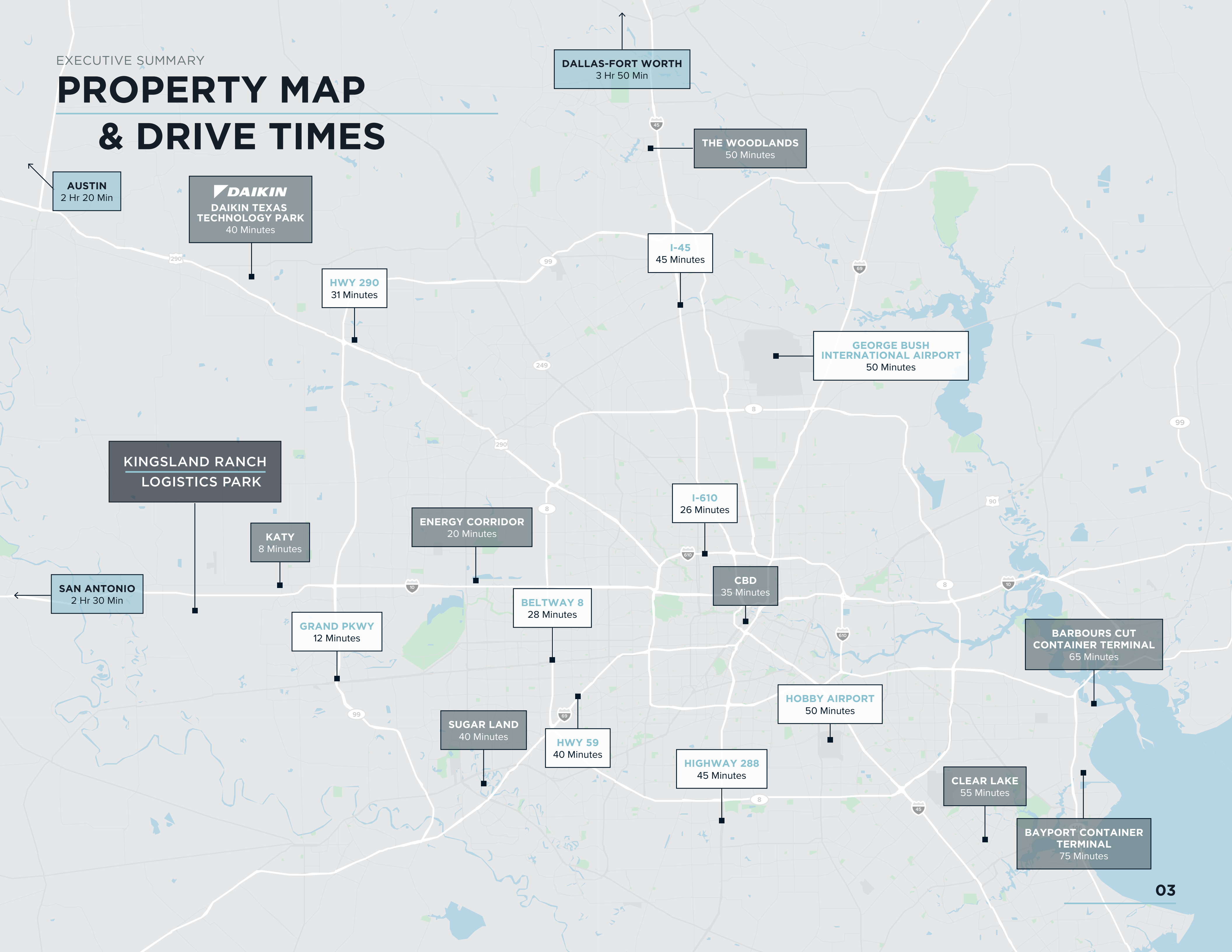
The Park is strategically located along the IH-10 corridor in the West submarket, providing superior connectivity to both San Antonio and Austin. The location is highly sought after by users seeking optimal distribution capabilities throughout Texas, offering direct access to major metropolitan areas 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%**

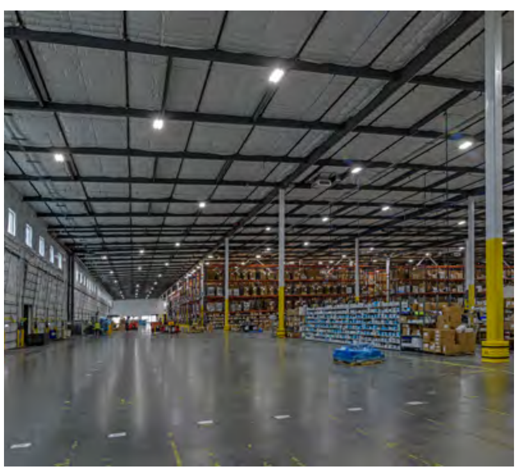
PROPERTY MAP & DRIVE TIMES

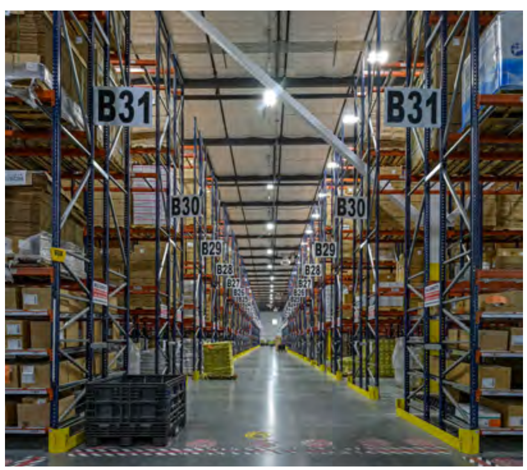


HIGHLY INGRAINED TENANCY

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



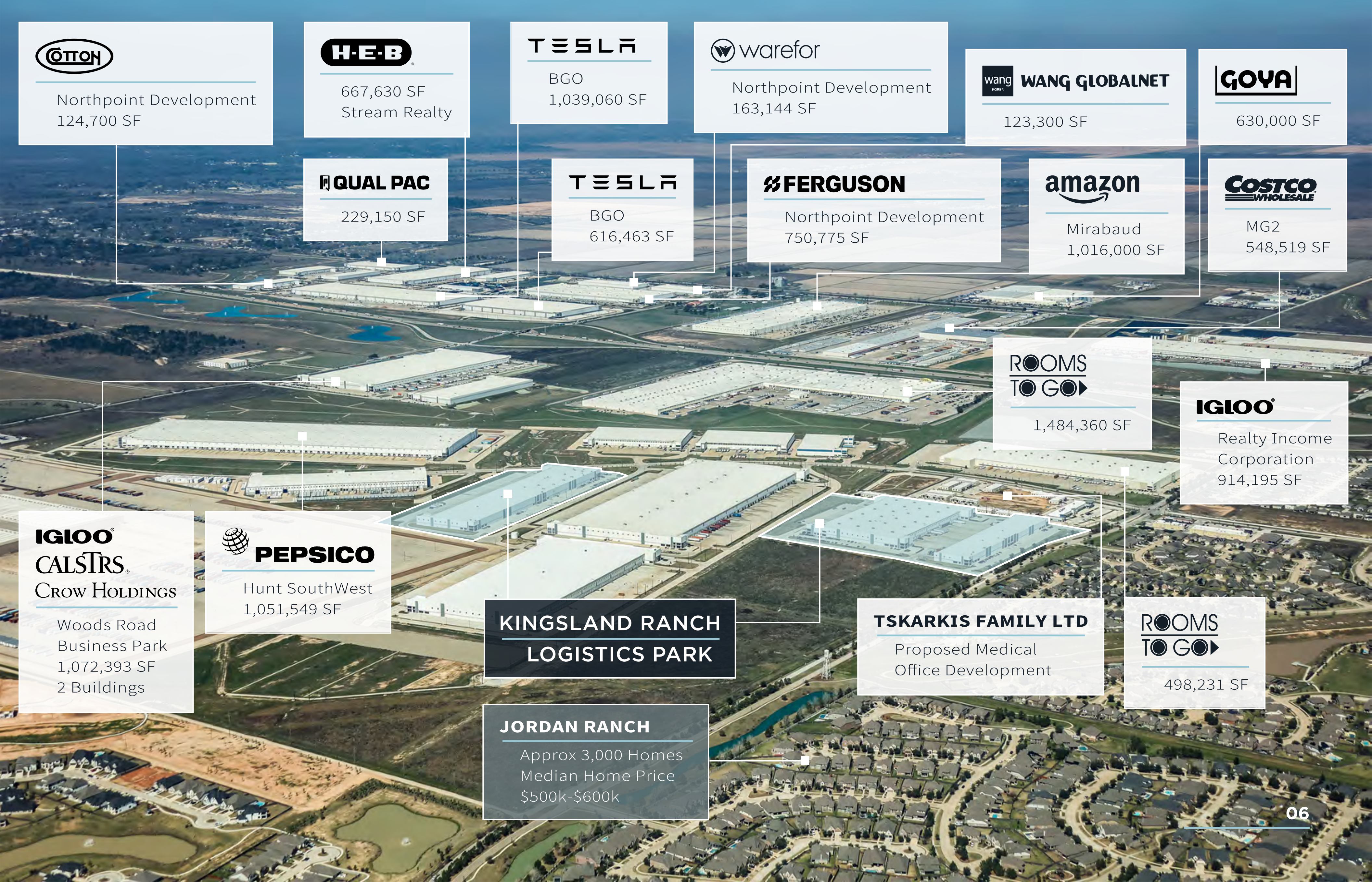


TMEIC

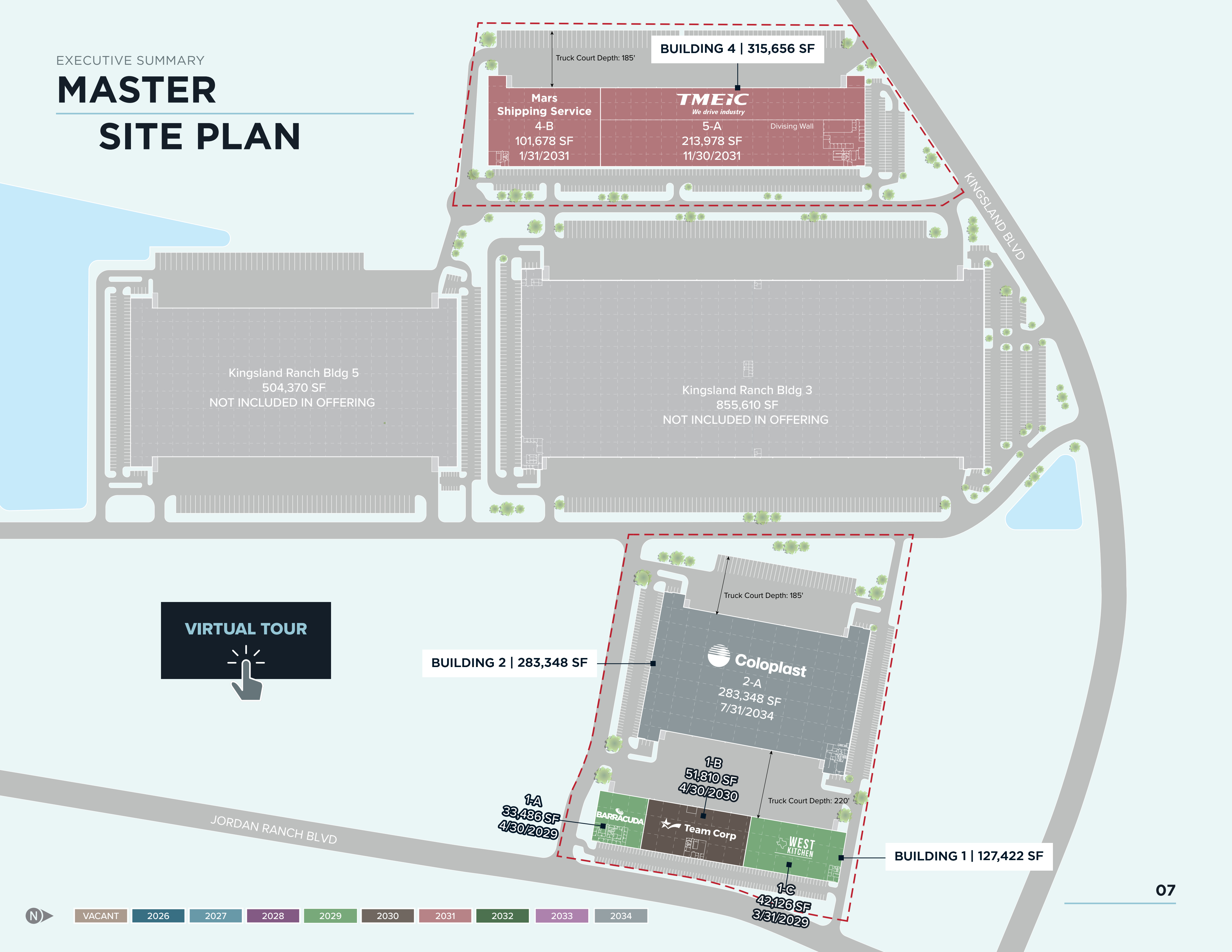
SURROUNDED BY CREDIT USERS

EXECUTIVE SUMMARY

PROXIMATE TO INSTITUTIONAL OWNERS

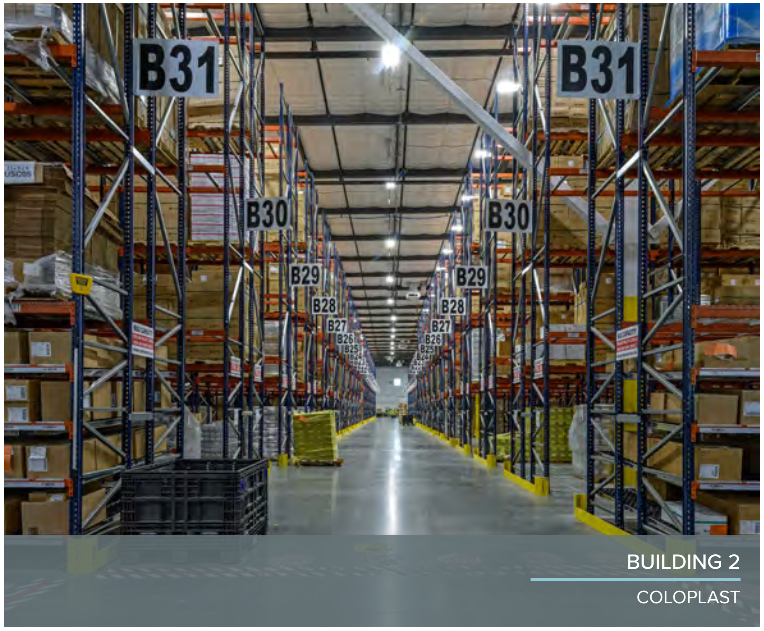


MASTER SITE PLAN

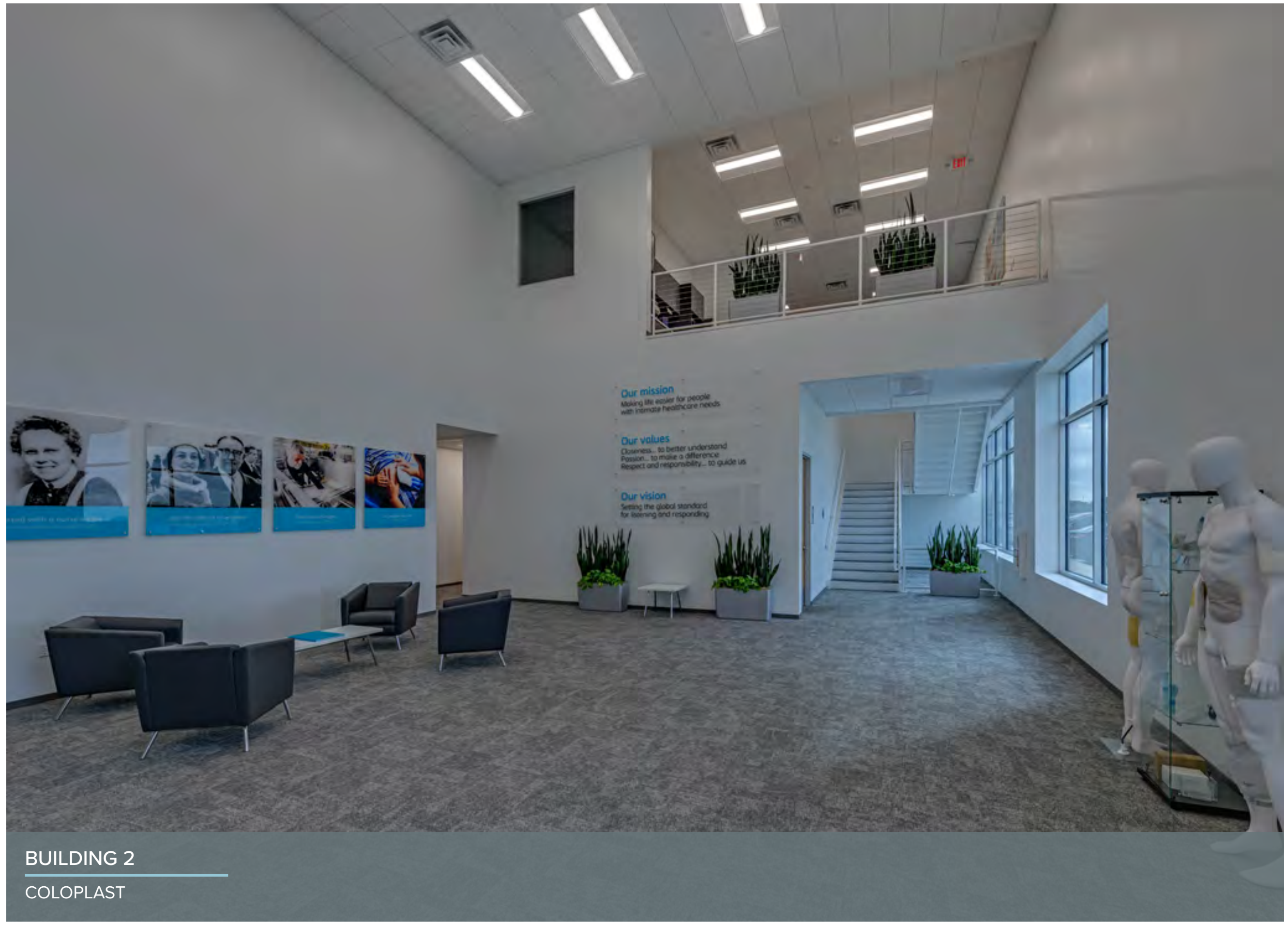


EXECUTIVE SUMMARY

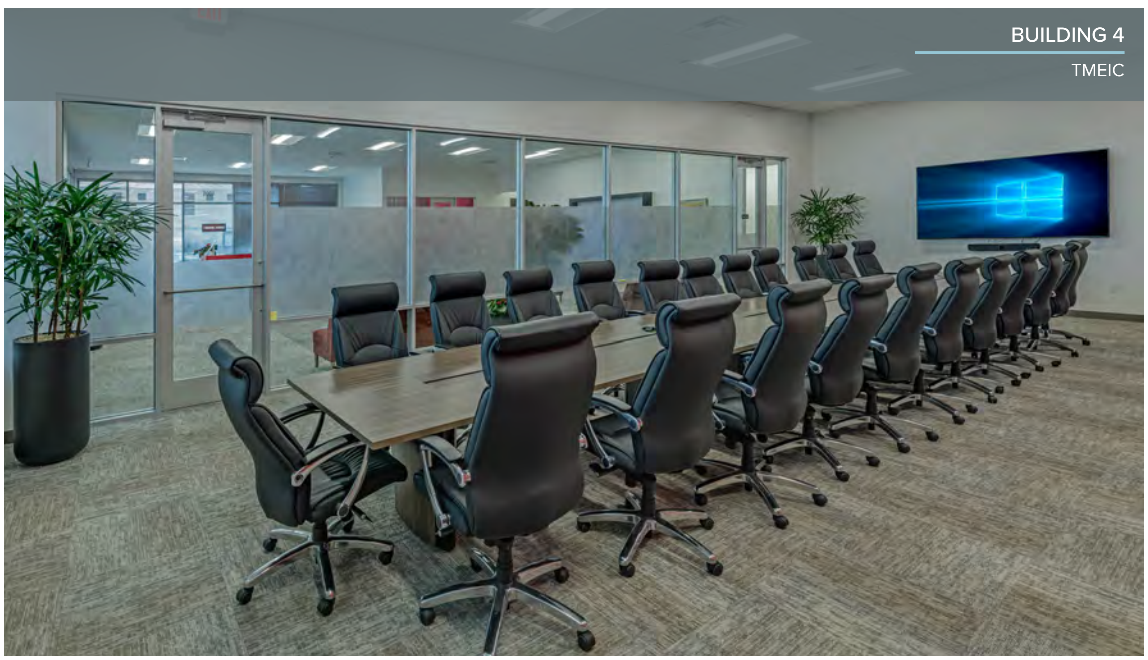
PHOTOGRAPHY GALLERY



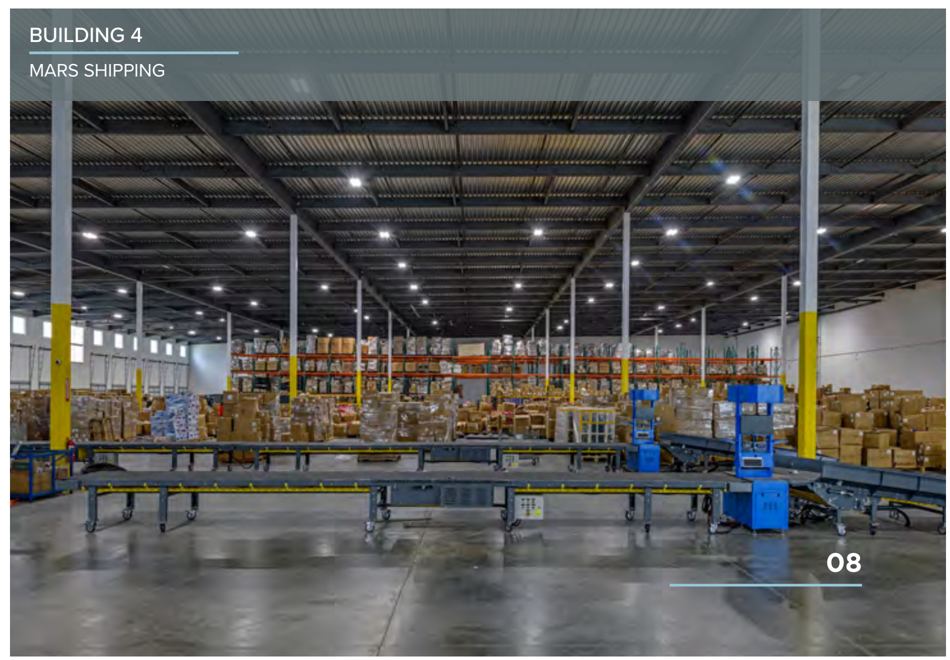
BUILDING 2
COLOPLAST



BUILDING 2
COLOPLAST



BUILDING 4
TMEIC



BUILDING 4
MARS SHIPPING

EXECUTIVE SUMMARY

PHOTOGRAPHY GALLERY

BUILDING 1

BARRACUDA

BUILDING 2

COLOPLAST

BUILDING 1

BARRACUDA

CONTACT INFORMATION

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