



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



THE OFFERING

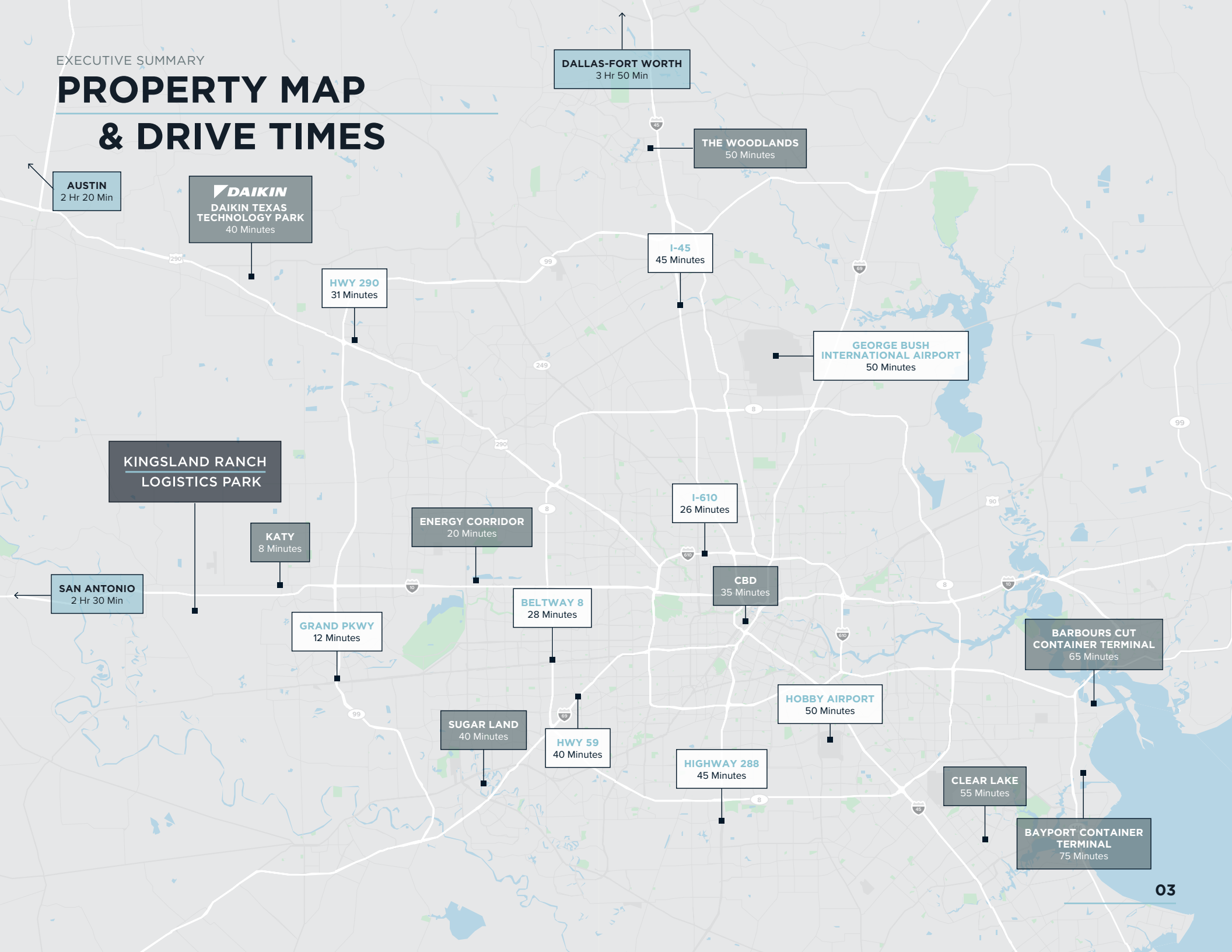
JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Kingsland Ranch Logistics Park (the “Portfolio”). The Portfolio is comprised of three Class A+ logistics buildings totaling 726,426 square feet in Houston, Texas. Strategically 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

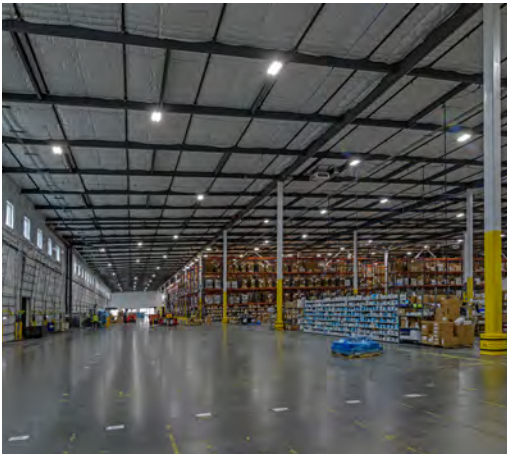
	BUILDING 1	BUILDING 2	BUILDING 4	TOTAL/AVERAGES
Address	1164 Jordan Ranch Blvd	4008 Heritage Dr	4006 Westport Dr	Kingsland Ranch Logistics Park
Size (SF)	127,422	283,348	315,656	726,426
Occupancy	100%	100%	100%	100%
Loading Configuration	Rear-Load	Cross-Dock	Rear-Load	Rear-Load & Cross-Dock
Land Area	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%



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



498,231 SF



Texas Heritage Marketplace
750,000 SF Retail Center
Under Construction

JORDAN RANCH

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



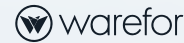
Northpoint Development
124,700 SF



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

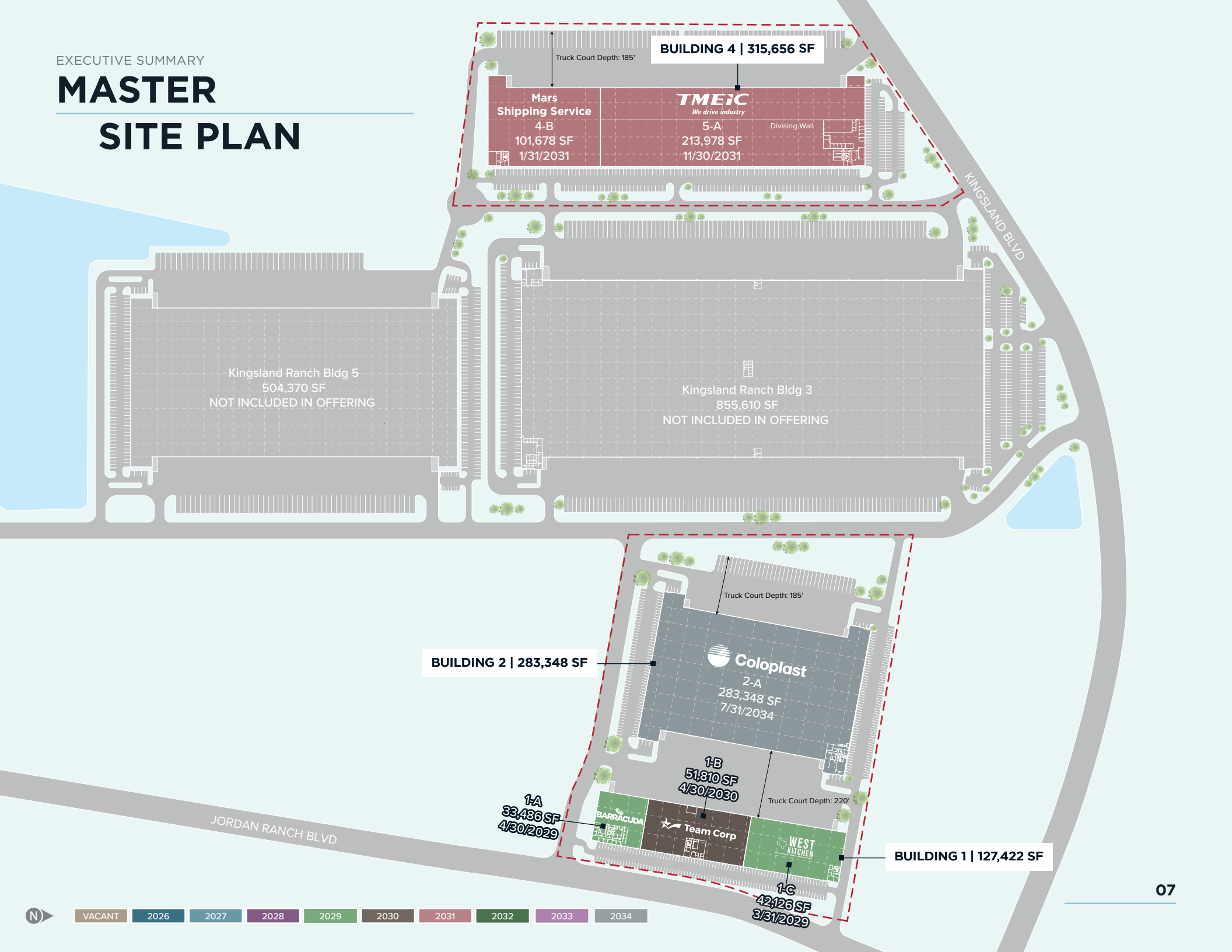
TSKARKIS FAMILY LTD

Proposed Medical
Office Development



498,231 SF

MASTER SITE PLAN



PHOTOGRAPHY GALLERY



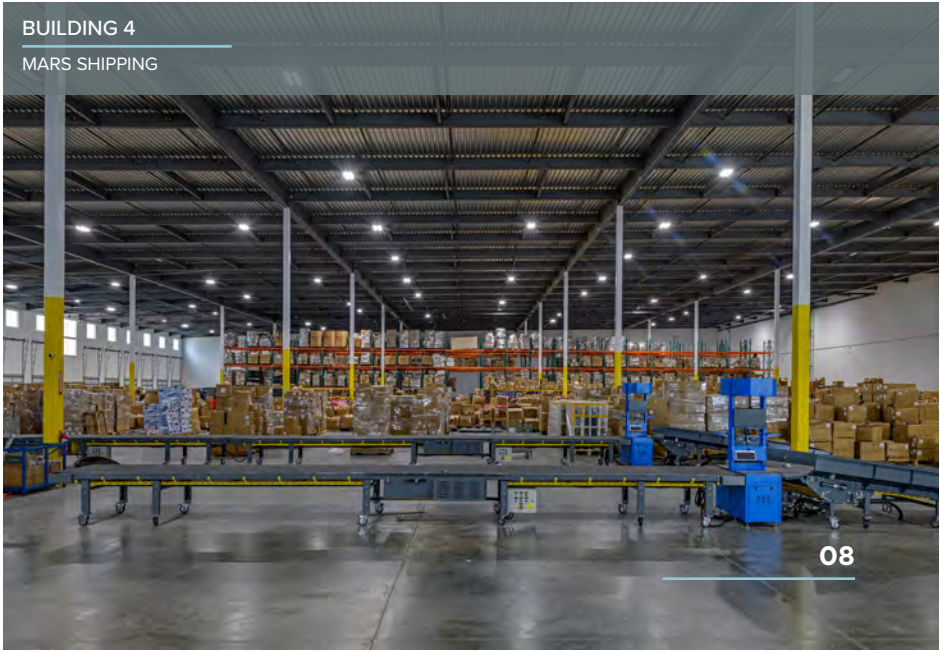
BUILDING 2
COLOPLAST



BUILDING 2
COLOPLAST



BUILDING 4
TMEIC



BUILDING 4
MARS SHIPPING

PHOTOGRAPHY GALLERY

BUILDING 1
BARRACUDA



BUILDING 2
COLOPLAST

BUILDING 1
BARRACUDA



CONTACT INFORMATION

Houston Team

Trent Agnew, SIOR

Industrial Group Leader,
Senior Managing Director
+1 713 852 3431
trent.agnew@jll.com

Charlie Strauss, SIOR

Managing Director
+1 713 212 6574
charles.strauss@jll.com

Lance Young

Senior Director
+1 713 852 3544
lance.young@jll.com

Brooke Petzold

Associate
+1 713 212 6546
brooke.petzold@jll.com

Hudson McLeroy

Analyst
+1 713 243 3373
hudson.mcleroy@jll.com

Texas Team

Tom Weber

Senior Director
+1 713 852 3495
tom.weber@jll.com

Pauli Kerr

Senior Director
+1 214 692 4733
pauli.kerr@jll.com

Witt Westbrook

Senior Director
+1 254 595 1407
witt.westbrook@jll.com

Kyle Mueller

Senior Director
+1 830 556 1270
kyle.mueller@jll.com

Rob Ellwood

Director
+1 210 867 4882
rob.ellwood@jll.com

Financing Team

Michael Johnson

Managing Director
+1 713 852 3474
michael.johnson@jll.com

Jack Britton

Senior Director
+1 713 212 6575
jack.britton@jll.com

Leasing Contacts

Cape Bell

+1 713 577 1737
cape.bell@cbre.com

Billy Gold

+1 713 577 1709
billy.gold@cbre.com

Joseph Smith

+1 713 577 1847
joseph.smith@cbre.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2026. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.