



Houston Point 290

383,069 SF CLASS A INDUSTRIAL PARK | 100% LEASED WITH 7.9 YEARS OF WALT | NORTHWEST HOUSTON, TX



THE OFFERING

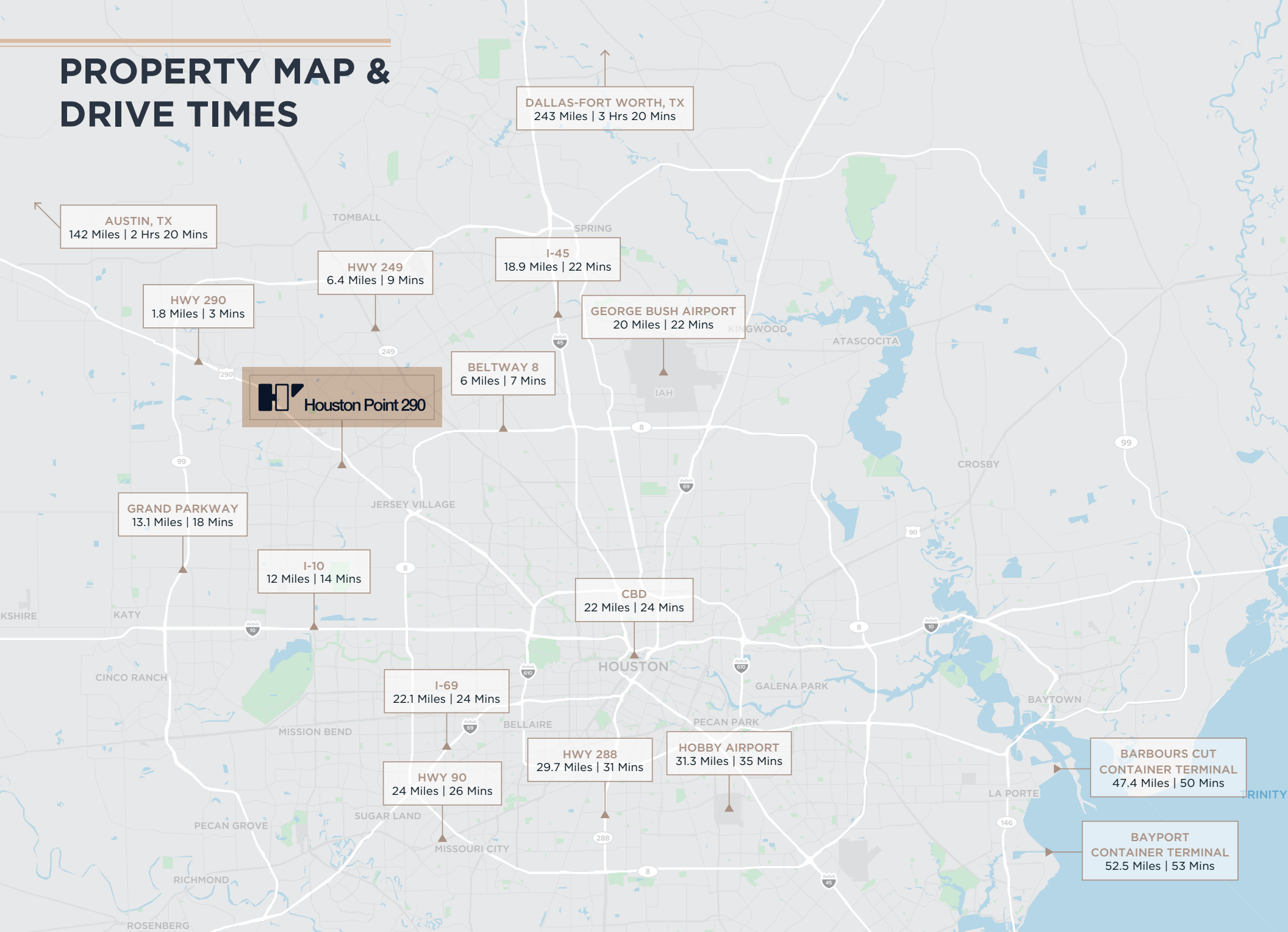
JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Houston Point 290 (the “Property”). Houston Point 290 is a 383,069 square foot, three building, infill industrial business park within the Northwest Houston industrial submarket. The Property sits on 27.2 Acres and features direct frontage on Highway 6, providing unmatched city wide connectivity via Beltway 8 and Highway 290.

The Property is 100% occupied by five unique tenants with 7.9 years of weighted average lease term remaining, offering potential investors strong in-place cash flow supported by stable, long-tenured occupants and an attractive diversified rent roll. The Property is anchored by Goodwill Industries of Houston, which occupies 100% of Building A and represents approximately 40% of total NRA, while Buildings B and C each accommodate two tenants in a diversified configuration. Notably, Gutor recently executed a 12-year lease in September 2025, securing a quarter of the Property’s leasable area and further strengthening the tenant roster with long-term occupancy commitment.

Houston Point 290 presents investors with the opportunity to acquire a fully stabilized, institutional-quality industrial campus offering exceptional operational functionality and strategic connectivity in one of Northwest Houston’s most sought-after logistics corridors.

	BUILDING A	BUILDING B	BUILDING C	HOUSTON POINT 290
Property Address	9320 Highway 6 N, Houston, TX 77095	9210 Highway 6 N, Houston, TX 77095	9302 Highway 6 N, Houston, TX 77095	Houston Point 290
Size (SF)	149,914	106,183	126,972	383,069
Occupancy	100%	100%	100%	100%
Submarket	Northwest	Northwest	Northwest	Northwest
Year Built	2024	2024	2024	2024
Configuration	Rear Load	Rear Load	Front Load	Varies
Tenants	1	2	2	5
WALT	8.7 Years	10.4 Years	4.9 Years	7.9 Years
Clear Height	32'	32'	32'	32'
Office SF	2,360	20,451	10,510	33,321
Office Finish	1.6%	19.3%	8.3%	9%
Car Parking Spaces	166 Spaces	175 Spaces	99 Spaces	440 Spaces

PROPERTY MAP & DRIVE TIMES



STRATEGIC LOCATION IN THE TEXAS TRIANGLE

Situated directly off Highway 290, Houston Point 290 commands one of the region's most strategic logistics locations with immediate connectivity to the Texas Triangle's superhighway infrastructure. This prime positioning along the 290 corridor, combined with direct access to I-45 for Dallas-Fort Worth connectivity, places occupants within reach of every major metro in the state, delivering unmatched coverage for Texas-wide distribution operations.



SURROUNDED BY INSTITUTIONAL OWNERS AND CREDIT USERS



	1 MILE	3 MILES	5 MILES
Average Household Income			
2026 Average Household Income	\$87,643	\$116,263	\$128,503
Projected % change from 2025 - 2030	10.4%	14.0%	14.4%
2031 Average Household Income	\$96,736	\$132,570	\$147,069

VERSATILE SITE PLAN WITH EXCEPTIONAL ACCESS TO MAJOR THOROUGHFARES



With tenant spaces ranging from 15,660 square feet to 149,914 square feet, Point 290 accommodates a diverse range of users via various configurations. The site plan benefits from multiple points of ingress and egress providing immediate access to Houston's major Northwest thoroughfares including Highway 290 and Beltway 8, ensuring optimal connectivity for tenants.

OVERALL PROPERTY DESCRIPTION

PROPERTY SUMMARY	BUILDING A	BUILDING B	BUILDING C	HOUSTON POINT 290
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Office (SF)	2,360	20,451	10,510	33,321
Office Finish %	1.6%	19.3%	8.3%	9%
Year Built	2024	2024	2024	2024
WALT	9.1 Years	10.9 Years	5.4 Years	7.9 Years
# Of Tenants	1	2	2	5
Tenant(s)	Goodwill	Gutor and Windy City Wire	LINC and ProCraft Cabinetry	Various
Occupancy	100%	100%	100%	100%
Loading Configuration	Rear Load	Rear Load	Front Load	Rear Load and Front Load
Clear Height	32'	32'	32'	32'
Building Depth	210'	145'	170'	175' Avg.
Column Spacing	40' x 40'	40' x 40'	40' x 40'	40' x 40'
Speed Bays	60'	60'	60'	60'
Truck Court	185'	185'	185'	185'
Dock Doors	31 (9' x 10')	42 (9' x 10')	38 (9' x 10')	111 (9' x 10')
Drive-In Doors	4 (14' x 16')	4 (14' x 16')	2 (14' x 16')	10 (12' x 16)
Car Parking	166 Spaces	175 Spaces	99 Spaces	440 Spaces
Trailer Parking	30 Spaces	-	-	30 Spaces
CONSTRUCTION				
Exterior Walls	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall
Roof Type	60 MIL TPO	60 MIL TPO	60 MIL TPO	60 MIL TPO
Warranty (Expiration)	20 Year (2044)	20 Year (2044)	20 Year (2044)	20 Year (2044)
MECHANICAL				
Electrical	750 KVA, 480/277, 3-Phase Service	2500 KVA, 480/277, 3-Phase Service	750 KVA, 480/277 3 Phase Service	Varies
Fire Protection	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System
Warehouse Lighting	LED Lighting	LED Lighting	LED Lighting	LED Lighting
Exterior Lighting	LED Wall Packs	LED Wall Packs	LED Wall Packs	LED Wall Packs

PHOTO GALLERY



| GOODWILL



| BUILDING B



| PROCRAFT CABINETRY



| BUILDING B



| BUILDING A

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