125 ACRES

ON THE HOUSTON SHIP CHANNEL

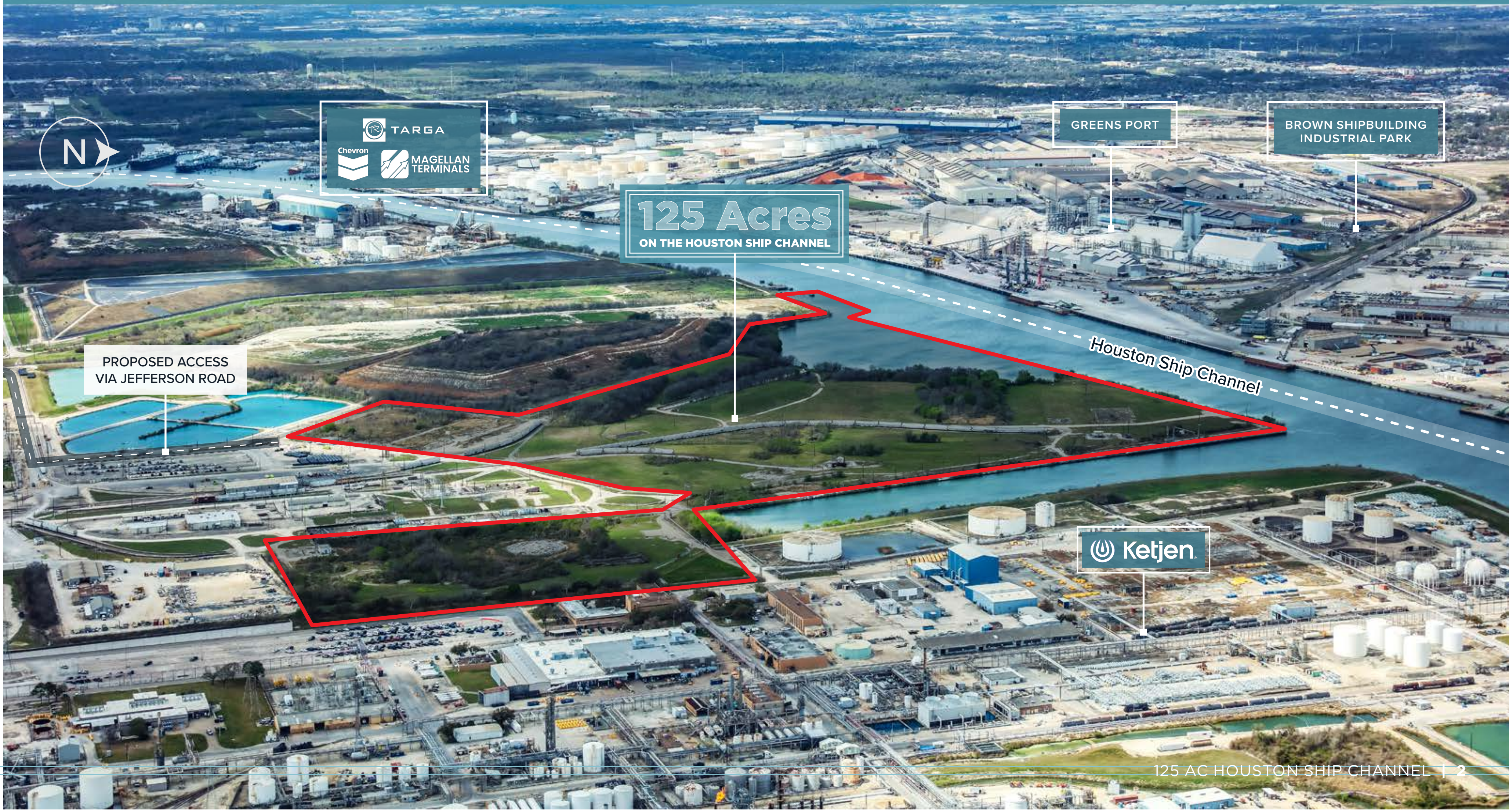
HOUSTON, TEXAS

THE **OFFERING**

JLL is pleased to present a waterfront development opportunity totaling ±125 acres along the Houston Ship Channel, one of the most critical energy and industrial corridors in the world. Located in the heart of the Gulf Coast petrochemical complex, the property offers significant deep water channel frontage, marine access, and potential rail connectivity, providing a unique opportunity for industrial, energy, and infrastructure users seeking strategic access to global shipping routes. With extremely limited remaining waterfront sites along the Houston Ship Channel, opportunities of this scale rarely come to market.

**Kimley-Horn recently completed a site investigation report that can be found in the data room*

Click Here to Execute a Confidentiality Agreement



INVESTMENT **HIGHLIGHTS**

PORT ADJACENT

- The Port of Houston is the fastest growing port in the country, benefitting from the onshoring revolution. It is the #1 port in total tonnage and the 5th largest port in TEU volume.

ABUNDANT WATERFRONT ACCESS

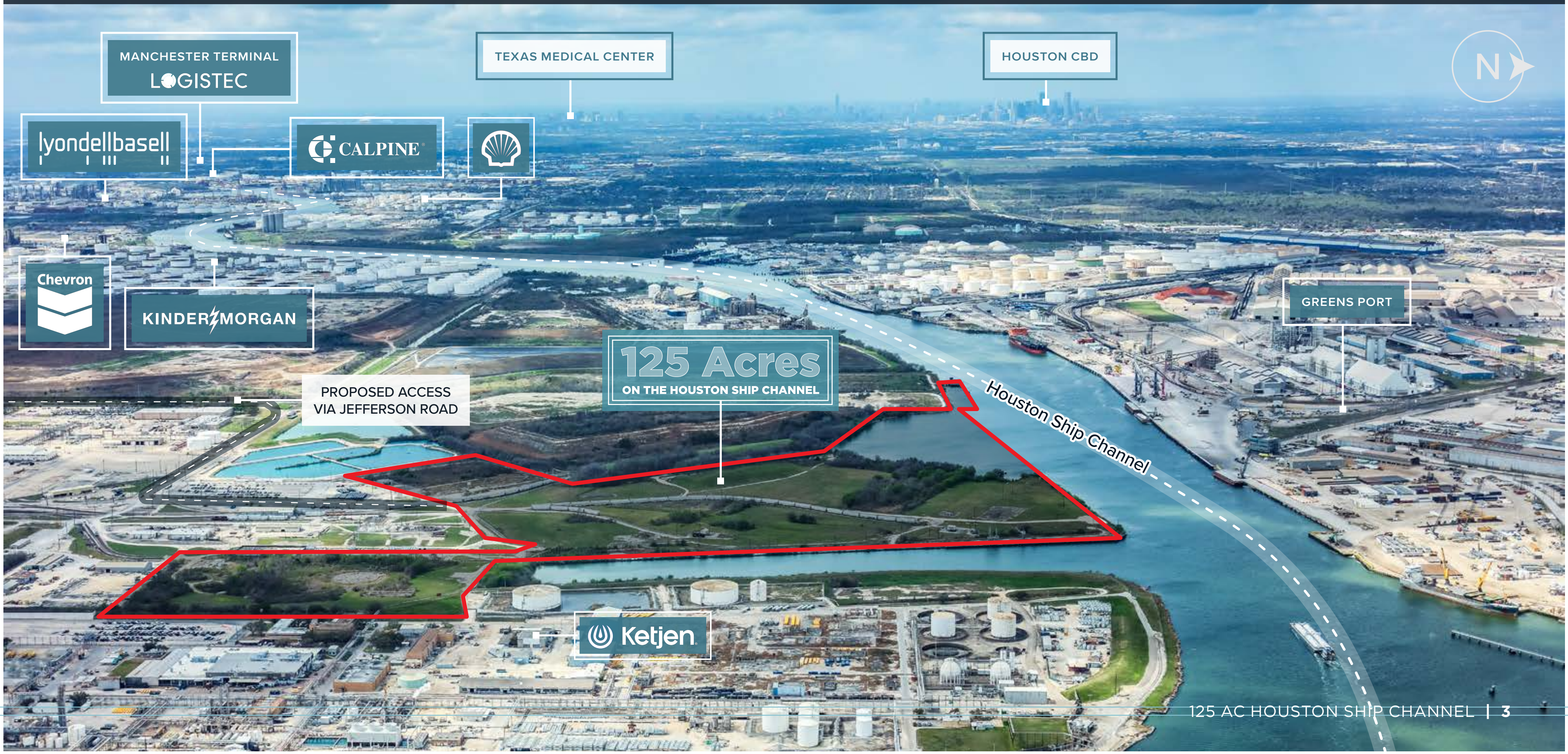
- The Site has a uniquely abundant amount of water-frontage given there is a bayou inlet on the east side of the Site that has the potential of being used for extra docks.

IMMEDIATE HIGHWAY ACCESS

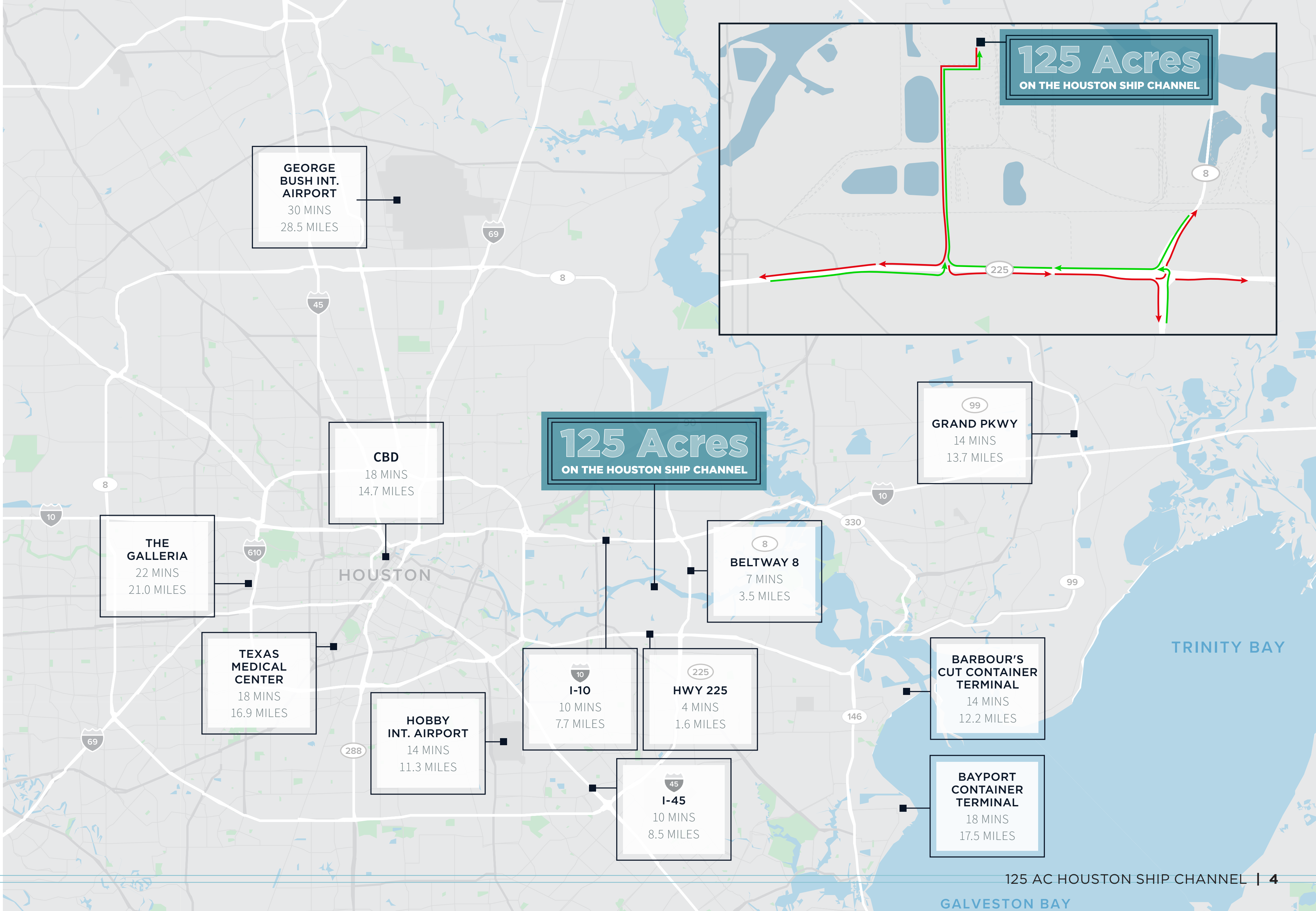
- The Site has direct highway access to Hwy 225 via Jefferson Road that leads directly to Barbours Cut and Bayport Container Terminals. Major highways including I-10, Beltway 8, and Loop 610, are all within a 10 minute drive that connects the Property with the rest of the Houston MSA.

SITE FLEXIBILITY

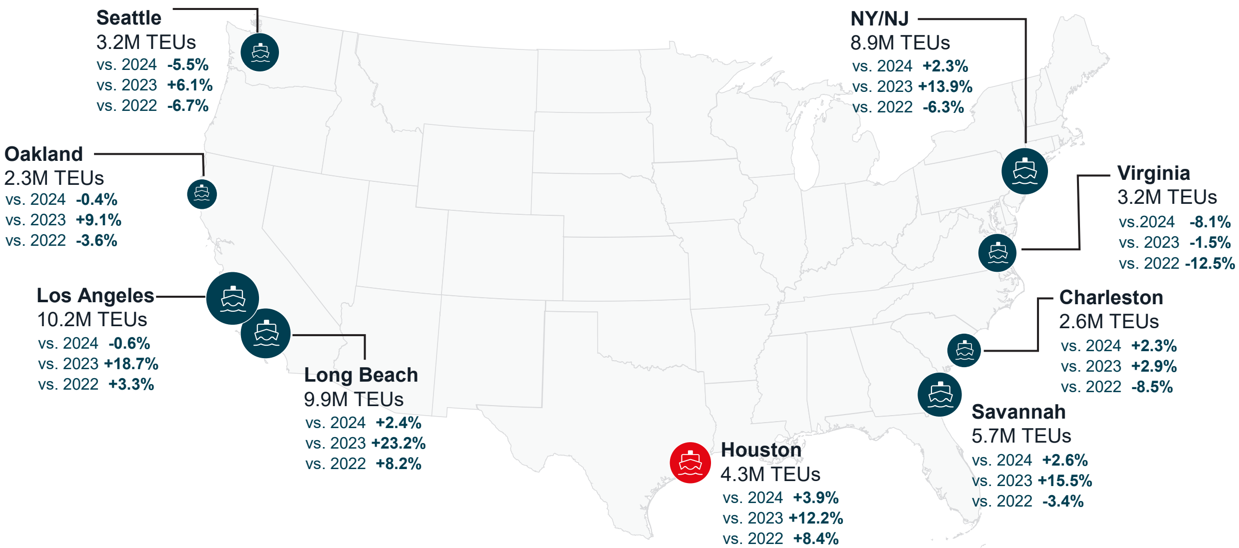
- One of the largest existing sites with frontage on the Houston Ship Channel, this 125 AC site is perfect for any user or investor looking for site that has a wide variety of potential.

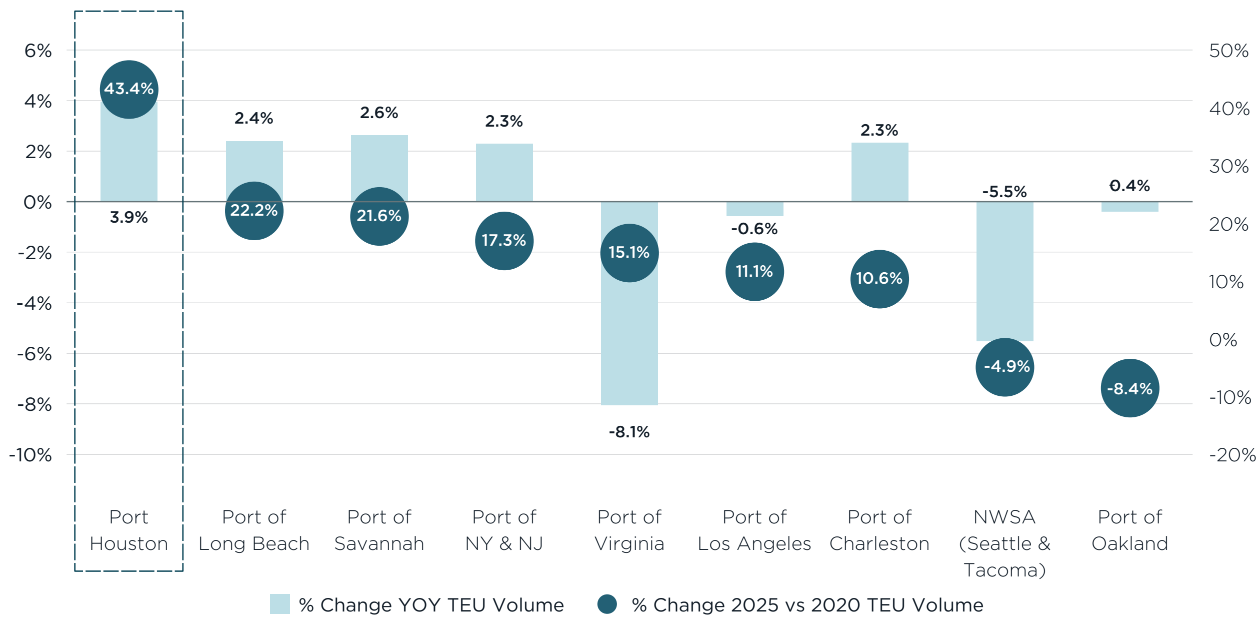


IMMEDIATE ACCESS TO HOUSTON HIGHWAY SYSTEM

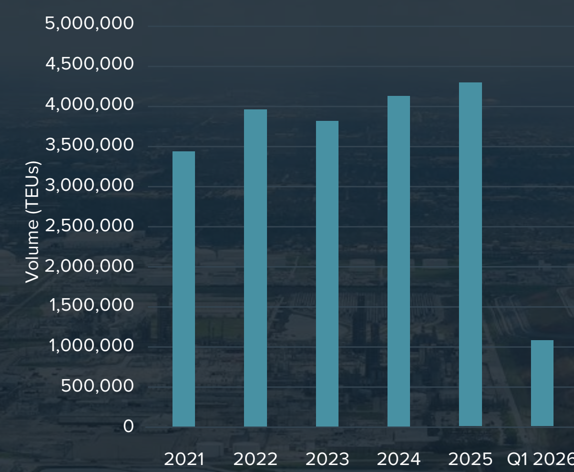


PREMIER PORT OF HOUSTON LOCATION





PORT HOUSTON CONTAINER TRAFFIC UP 1.8% YEAR-TO-DATE IN TEU VOLUME

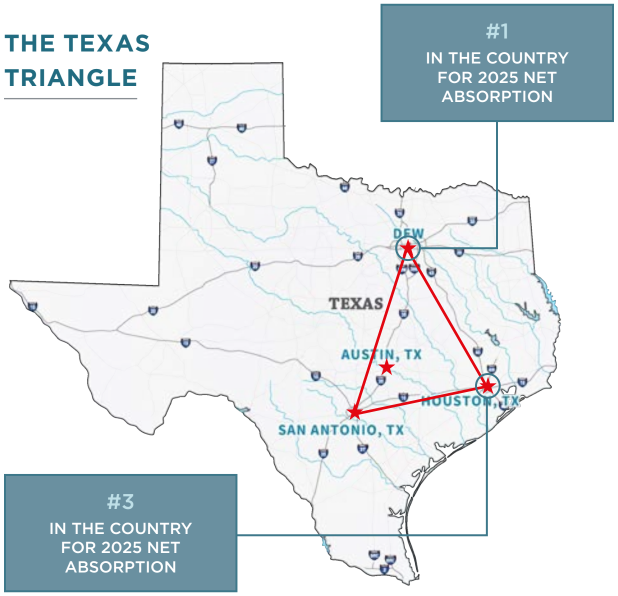


PORT HOUSTON AUTHORITY TONNAGE STATS (SHORT TONS)

TEXAS LEADING U.S. INDUSTRIAL **ABSORPTION & POPULATION GROWTH**

THE FOUR MAJOR TEXAS MARKETS ACCOUNTED FOR 25% OF U.S. NET ABSORPTION IN 2025, DESPITE REPRESENTING ONLY 11% OF THE NATIONAL INVENTORY

THE TEXAS TRIANGLE

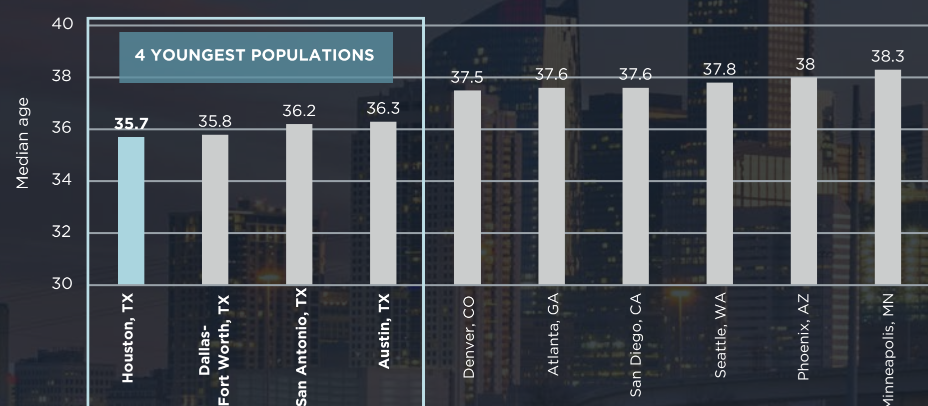


DALLAS - FORT WORTH	HOUSTON	SAN ANTONIO	AUSTIN
922.2 MILLION SF Inventory	**579.2 MILLION** SF Inventory	**121.0 MILLION** SF Inventory	**98.5 MILLION** SF Inventory
24.6 MILLION SF 2025 Net Absorption	**14.6 MILLION SF** 2025 Net Absorption	**(629,158) SF** 2025 Net Absorption	**3.1 MILLION SF** 2025 Net Absorption
8.3 MILLION MSA Population	**7.8 MILLION** MSA Population	**2.8 MILLION** MSA Population	**2.6 MILLION** MSA Population
4TH LARGEST MSA in the Nation	**5TH LARGEST** MSA in the Nation	**24TH LARGEST** MSA in the Nation	**25TH LARGEST** MSA in the Nation

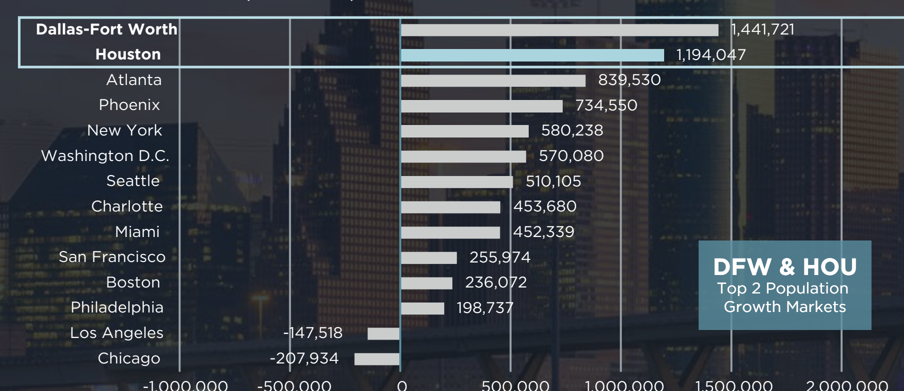
1.7 BILLION	**41.7 MILLION**	**23.5 MILLION**
Total TX Triangle Industrial Inventory	Total TX Triangle 2025 Net Absorption	Total TX Triangle Population

THE TEXAS TRIANGLE: THE YOUNGEST AND FASTEST GROWING REGION IN THE NATION FUELING REMARKABLE NET ABSORPTION & GROWTH

TEN YOUNGEST MAJOR U.S. MARKETS



POPULATION GROWTH (2015-2025)



HOUSTON INDUSTRIAL MARKET OVERVIEW

Q1 2026 HIGHLIGHTS

- Houston industrial was bolstered by tandem demand to start the year, with both leasing activity and owner-user sales driving Q1 occupancy gains up to nearly 4.6 million s.f.
- Leasing volume totaled 8.2 million s.f. as companies in data center support, along with advanced manufacturing, continued to grow across the market.
- Developers responded to strong leading indicators, such as elevated tenants in the market activity, by securing new sites and pushing the market's construction volume to 21.8 million s.f.

Houston industrial kicked off 2026 with a healthy 8.2 million s.f. of leasing activity, including three deals over 500,000 s.f. in size, two of which were new-to-market tenants. In fact, new-to-Houston companies comprised five of the 10 largest leases signed in Q1 and overall accounted for 30.7% of Q1 deal activity. Along with robust leasing volume, owner-user building acquisitions totaled 1.4 million s.f., driving 30.3% of Q1's 4.6 million s.f. of occupancy gains. This was led by a two-building purchase from a company in the data center infrastructure industry in the Southwest submarket, underscoring the impact of this demand segment in Houston.

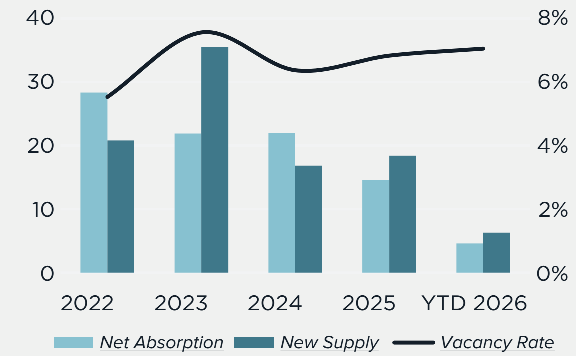
Construction activity climbed 7.1% quarter-over-quarter to 21.8 million s.f. underway, of which 23.6% is preleased. Notably, eight of the 12 largest buildings under development are fully committed to and will convert to net absorption upon delivery. The largest project in the pipeline is the Grainger Distribution Center in Hockley, which is expected to complete in Q2, adding 1.3 million s.f. of occupied space to the market.

Deliveries reached 6.3 million s.f., with a 597,000-s.f. build-to-suit project for US Merchants in the Northwest submarket topping the list. With supply ahead of absorption to start the year, vacancy ticked up 20 basis points to 7.0% - the West and Southwest submarkets had the lowest total vacancy at 5.1% and 5.2%, respectively.

OUTLOOK

Looking ahead, new groundbreakings will remain active across all size segments in support of the demand pipeline. At current pace, the market is well on track to meet or exceed the 20 million s.f. of net absorption projected for 2026. With tenants in the market activity at record levels, starting rent growth is likely to keep pace with 2025, climbing another 5% this year, and strong overall performance is expected for Houston in 2026.

HISTORICAL TRENDS (SF IN MILLIONS)

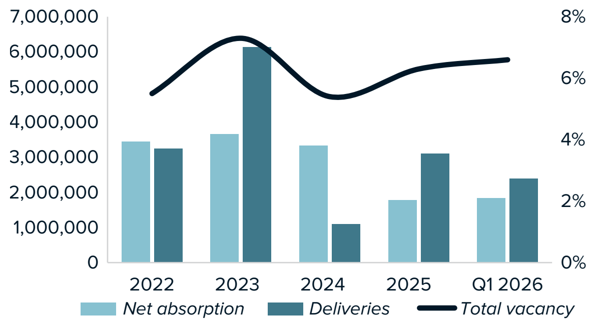


FUNDAMENTALS

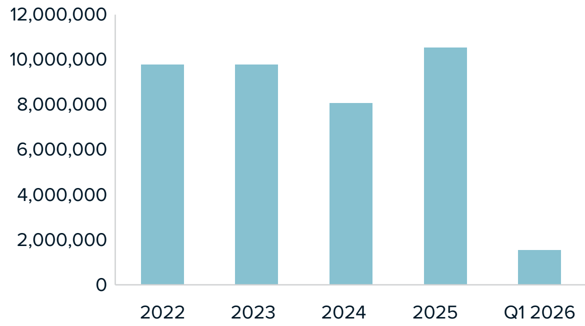
YTD Net Absorption	—	4.6 million s.f.	▲	Total Vacancy	—	7.0%	►
Under Development	—	21.8 million s.f.	▲	Total Availability	—	12.0%	►
Pre-Leased	—	23.6%	▲	Average Asking Rent	—	$0.65 p.s.f.	▲
YTD Deliveries	—	6.3 million s.f.	▲	Concessions	—	Stable	►

SOUTHEAST HOUSTON INDUSTRIAL SUBMARKET OVERVIEW

SUPPLY, DEMAND & VACANCY



LEASING ACTIVITY



Q1 2026 FUNDAMENTALS

125.8 million SF	Inventory
8.8%	Total vacancy
428,311 SF	Q1 net absorption
2.5 million SF	YTD net absorption
4.9 million SF	Under construction
$0.60 per PSF (NNN)	Direct asking rent
2.5 million SF	Q1 leasing activity

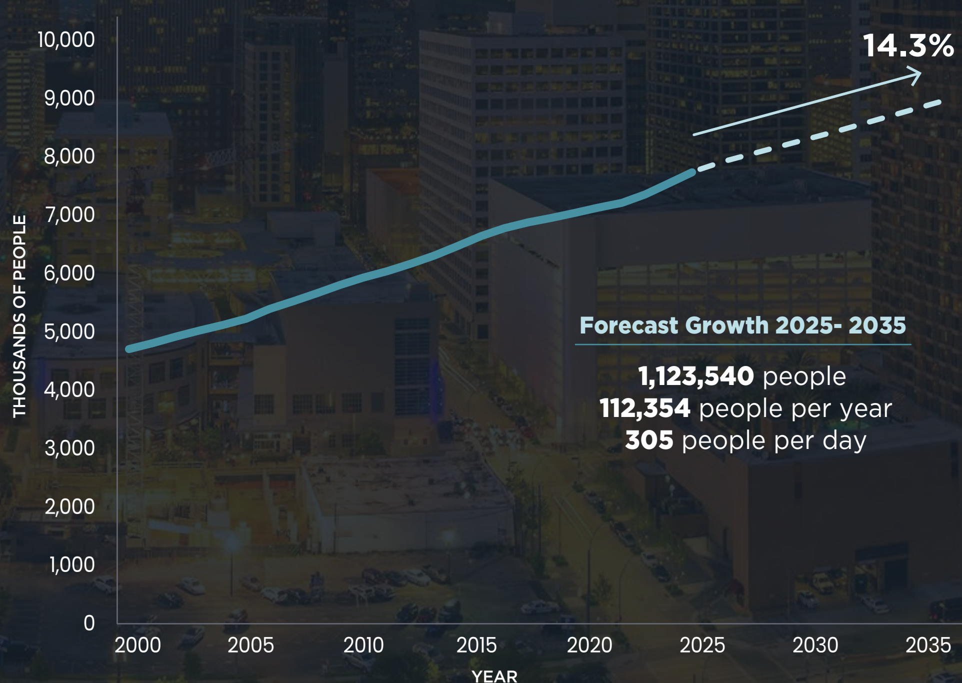
KEY TAKEAWAYS

- Southeast fundamentals remained stable quarter-over quarter as absorption and deliveries were largely in alignment.
- The submarket started the year with a bang, capturing nearly 30% of Q1 leasing activity for a total of 2.5 million s.f. The two largest deals of the quarter (T1 Energy and Port Jersey Logistics) inked in the same building at Port 99 Logistics Center, which was just vacated at the end of last year. This was followed by two deals for TRIAD Electric & Controls at GreensPORT Logistics Park and Bishop Lifting Products at Port 225 Commerce Center.
- Net absorption totaled 428,311 s.f. in Q1, led by Supply Chain Management’s move-in for 420,510 s.f. at TGS Cedar Port DC 9 and Port Jersey Logistics, mentioned above, occupying 400,360 s.f. at Port 99 Logistics Center.
- Construction activity climbed to 4.9 million s.f. and comprised 22.6% of the total Houston pipeline. Notable groundbreakings were spread across the Southeast’s micromarkets, including Goose Creek Commerce Center in Baytown, SouthPort 45 near the Beltway and I-45, and Baywood Logistics on Red Bluff Rd.
- Strong leasing and tenants-in-the-market activity will continue converting into net absorption, and healthy market conditions are expected in 2026.

HOUSTON'S **BOOMING POPULATION GROWTH**

NATION LEADER IN DOMESTIC NET MIGRATION WHILE GATEWAY MARKETS SAW NET-LOSSES

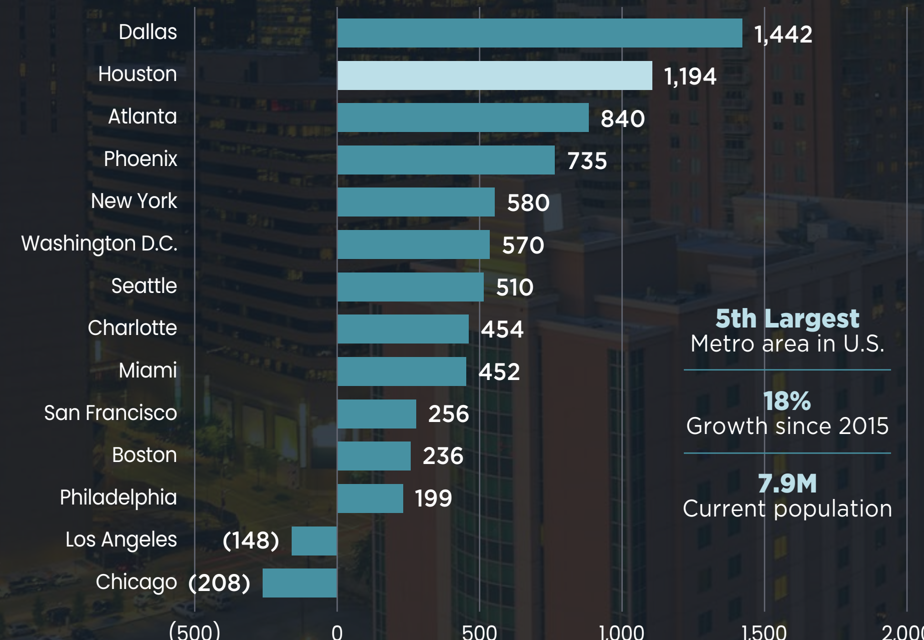
HOUSTON MSA TOTAL POPULATION



Forecast Growth 2025- 2035

1,123,540 people
112,354 people per year
305 people per day

POPULATION GROWTH (2015-2025)



5th Largest
Metro area in U.S.

18%
Growth since 2015

7.9M
Current population

HOUSTON RESILIENCY

Houston is home to 26 Fortune 500 companies, ranking 3rd nationally for corporate headquarters in 2025.

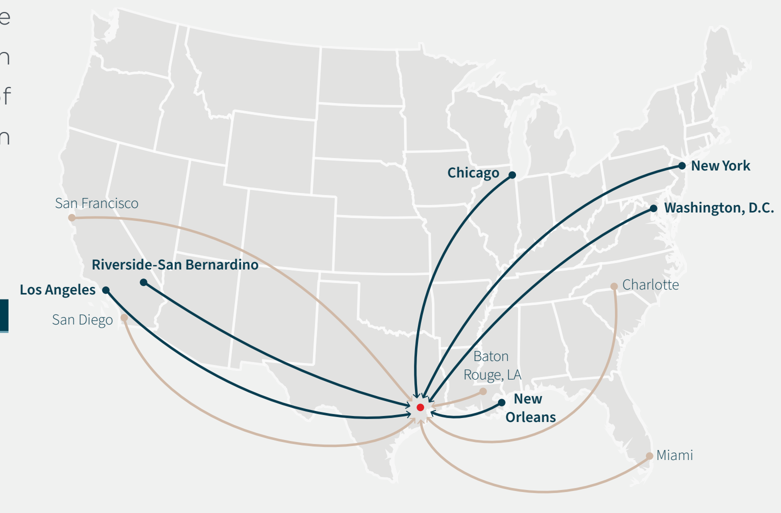
RANKING	COMPANY NAME
8	ExxonMobil
16	Chevron
28	Phillips 66
56	Sysco
75	ConocoPhillips
78	Enterprise Products Partners
92	Plains GP Holdings
143	Hewlett Packard Enterprise
153	NRG Energy
155	Baker Hughes
159	Occidental Petroleum
183	EOG Resources
184	Quanta Services

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

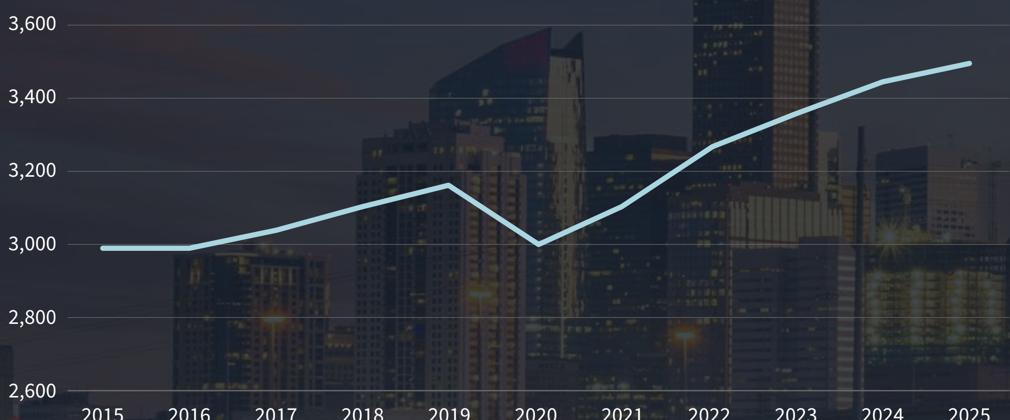
Texas was the top state for population growth in 2024, with 65% of growth coming from in-migration.

TOP 5 METROS FOR IN- MIGRATION

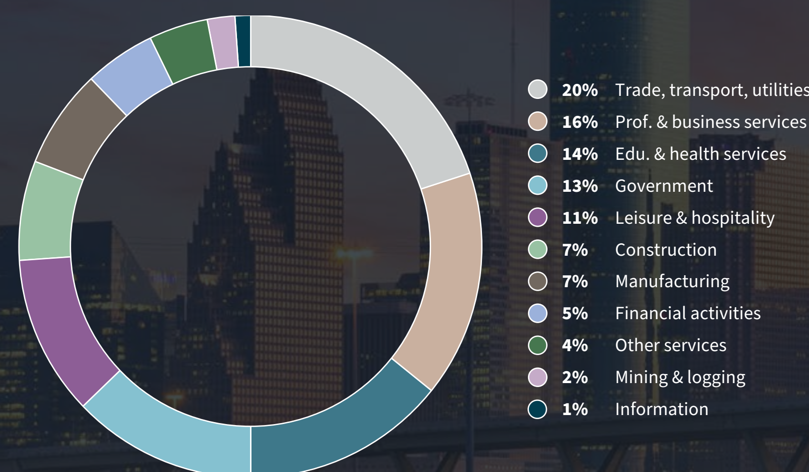
RANKING	MSA
1	New York
2	Los Angeles
3	Chicago
4	New Orleans
5	Riverside



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



HOUSTON'S INDUSTRY DIVERSITY



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