

SPRINGWOOD BUSINESS PARK

Building 1 - ±19,750 SF

*22600 Interstate 45, Suite 140
Spring, TX 77373*



RICHARD QUARLES, SIOR

richard.quarles@jll.com

+1 713 888 4019

JARRET VENGHAUS, SIOR

jarret.venghaus@jll.com

+1 713 888 4035

GEOFF PERROTT

geoff.perrott@jll.com

+1 713 888 4072

ELIZA KLEIN

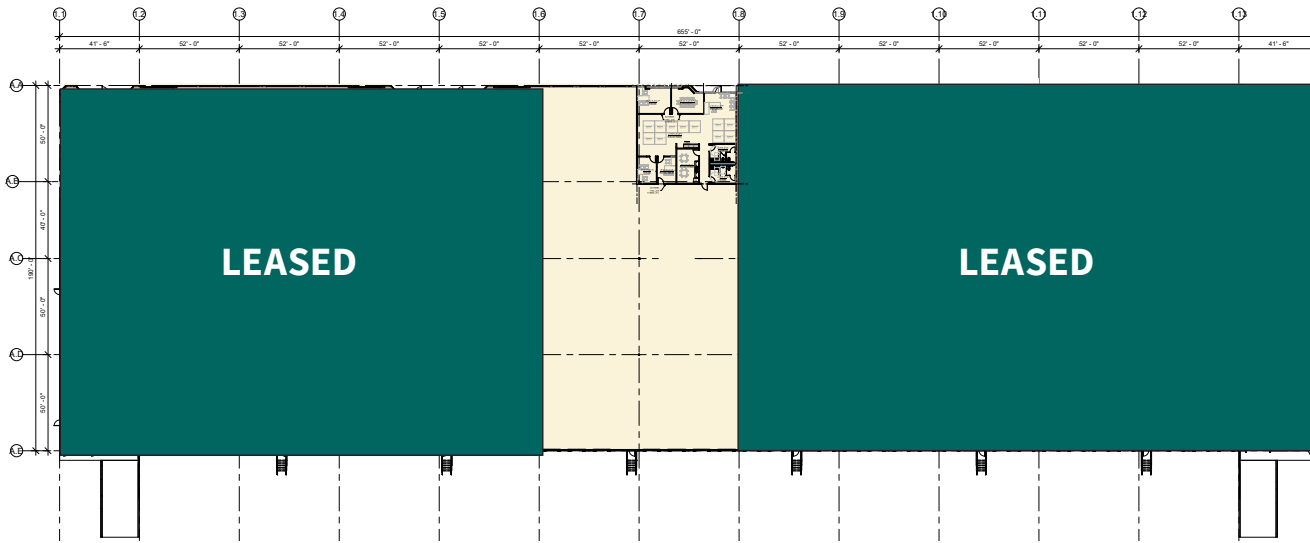
eliza.klein@jll.com

+1 713 425 1816

EASTGROUP
PROPERTIES

JLL
Jones Lang LaSalle Brokerage, Inc.

Springwood Business Park Overview



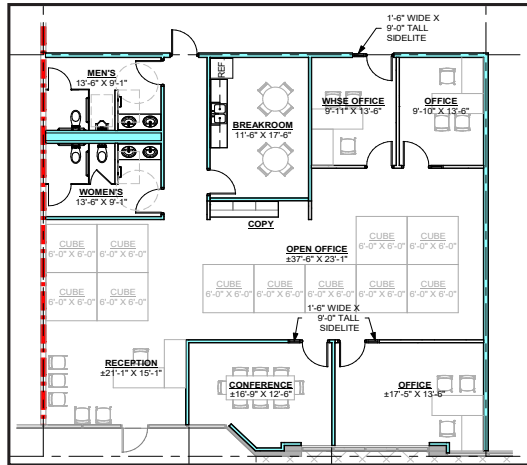
Building 1, Suite 140

- 19,750 SF Available
- 2,496 SF Pre-finish Office Space
- Rear Load Configuration
- Clear Height: 28'
- Dock Doors: (7) 9'x10'
- Truck Court: 180'
- ESFR Sprinkler System
- 2 EV Charging Stations
- LED Lighting



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

Overall Site Plan



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

Strategic Location

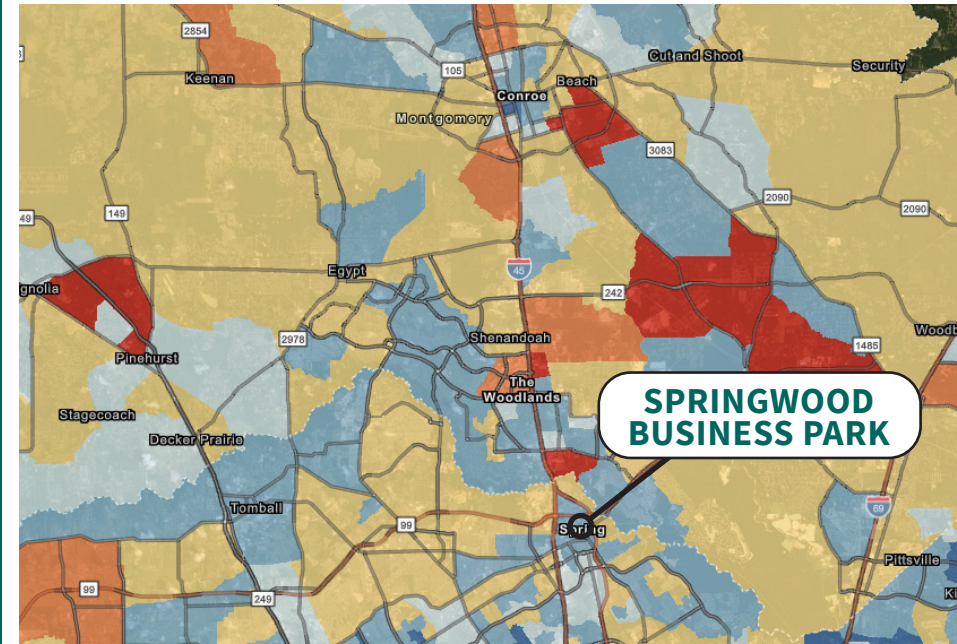


Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

THRIVING WITH OPPORTUNITY

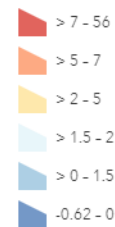
The property is strategically located in North Houston within one of the city's largest active warehouse labor pools. Additionally, Springwood Business Park is just north of the fastest growing area of Houston as indicated by the heat map. The property will also benefit immensely from the rapid housing growth in the surrounding areas due to Houston's continued population growth pushing North of the city.

HOUSTON POPULATION GROWTH MAP



Population Growth 2021_2026

2021-2026 Growth Rate: Population



Source: JLL Research
©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

POPULATION SUMMARY	2 miles	5 miles	10 miles
2022 Total Population	20,221	233,197	535,191
2027 Total Population	21,812	259,471	780,464
2022-2027 Population: Compound Annual Growth Rate	1.6%	2.3%	1.9%
2022 Household Population	7,099	83,915	250,977
2027 Household Population	7,682	93,473	275,498
2022 Retail Goods	\$263,370,714	\$2,990,547,065	\$8,858,282,347
2027 Retail Goods	\$310,118,843	\$3,653,000,772	\$10,654,385,165

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.



Nearby Amenities



LEASING BY:

Richard Quarles
 +1 713 888 4019
richard.quarles@jll.com

Jarret Venghaus
 +1 713 888 4035
jarret.venghaus@jll.com

Geoff Perrott
 +1 713 888 4072
geoff.perrott@jll.com

Eliza Klein
 +1 713 425 1816
eliza.klein@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.