INTERWOOD
BUSINESS PARK

15109 HEATHROW FOREST PKWY, HOUSTON, TX 77032

GOVERNMENT ANCHORED RENT ROLL

JLL

JLL Contacts

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Executive Summary

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in Interwood Business Park, located at 15109 Heathrow Forest Parkway (the "Property"), a 63,594-square-foot, two-story office building situated on a 4.26-acre site just south of Houston's George Bush Intercontinental Airport.

Built in 2009, the Property offers a high-quality rent roll predominantly comprised of GSA tenants, providing strong credit and reliable, government-backed income.

The Property benefits from excellent accessibility, with immediate proximity to Beltway 8, Interstate 69, the Hardy Toll Road, and George Bush Intercontinental Airport, allowing efficient connectivity to Kingwood, The Woodlands, Champions, Humble, and Atascocita—surrounding submarkets characterized by strong residential growth, a stable workforce base, and infrastructure supporting Houston's broader industrial and logistics economy.

15109 HEATHROW FOREST PARKWAY
ADDRESS

HOUSTON, TEXAS 77032
LOCATION

63,594
RENTABLE SF

77.5%
OCCUPANCY

7.4 YEARS
WALT

2009
YEAR BUILT

4.72/1000 SF
PARKING RATIO

2
STORIES

4.26 AC
LOT SIZE

INVESTMENT HIGHLIGHTS

Investment Highlights

64% OF THE OCCUPIED AREA ARE THREE GOVERNMENT AGENCIES BOASTING A U.S. AA+ S&P GLOBAL CREDIT RATING

UNPARALLELED ACCESS TO CITY-WIDE CONNECTORS

RECENT LONG TERM DHS RENEWAL OF 15 YEARS, 13 FIRM

ABUNDANT SURFACE PARKING

7.4 YEARS OF WALT AS OF JAN-27

IMMEDIATE OPPORTUNITY FOR LEASING UPSIDE WITH MOVE IN READY SUITES AVAILABLE.

Easy Access to City-Wide Connectors

Interwood Business Park offers exceptional connectivity, with **direct access to George Bush Intercontinental Airport** and close proximity to Houston's primary transportation corridors. The property is located just off of Beltway 8 and minutes from Highway 69, the Hardy Toll Road and surrounding residential neighborhoods. This unrivaled accessibility enhances convenience and long-term desirability within the Northern Houston submarket.

Tenant Overviews

US BUREAU OF MINERAL MANAGEMENT

SF	22,809
Lease Expiration	4/13/31

The Bureau of Land Management's mission is to sustain the health, diversity, and productivity of public lands for the use and enjoyment of present and future generations. This location's use is U.S. Bureau of Mineral Management a division within Bureau of land management.

US DEPARTMENT OF HOMELAND SECURITY

SF	12,041
Lease Expiration	1/25/2041

The U.S. Department of Homeland Security and its homeland security mission are born from the commitment and resolve of Americans across the United States in the wake of the September 11th attacks. In those darkest hours, we witnessed true heroism, self-sacrifice, and unified resolve against evil. We rallied together for our common defense, and we pledged to stand united against the threats attacking our great Nation, fellow Americans, and way of life.

US BUREAU OF INDUSTRY AND SECURITY

SF	5,802
Lease Expiration	12/9/2032

The Bureau of Industry and security is an agency of the United States Department of Commerce that deals with issues involving national security and high technology. A principal goal for the bureau is helping stop the proliferation of weapons of mass destruction, while furthering the growth of United States exports.

PINPOINT REHAB LLC

SF	5,533
Lease Expiration	10/31/36

Pinpoint Rehab is a physical therapy provider specializing in injury rehabilitation, with multiple operating locations, including this Property and a Galleria location. The tenant provides durable, healthcare-oriented income that complements the Property's GSA tenancy. Pinpoint is currently operating under a recently executed 10-year lease, further enhancing the stability of the rent roll.

DT AMERICA CORPORATION

SF	3,109
Lease Expiration	12/31/27

DT America Corporation, also known as DT Project America, is a logistics and freight coordination firm specializing in the handling and transportation of oversized and complex loads on behalf of third-party clients. The Property serves as a strategically located satellite office supporting the tenant's primary Houston warehouse operations.

Abundant Parking

Interwood Business Park is surrounded by an **on-site, surface parking lot with approximately 300 dedicated parking spaces,** a significant advantage for boutique product like Interwood Business Park. This ample parking supply provides convenience and flexibility for a wide range of occupiers, supporting office, medical, or service-oriented users by accommodating employees, customers, and visitors with ease.

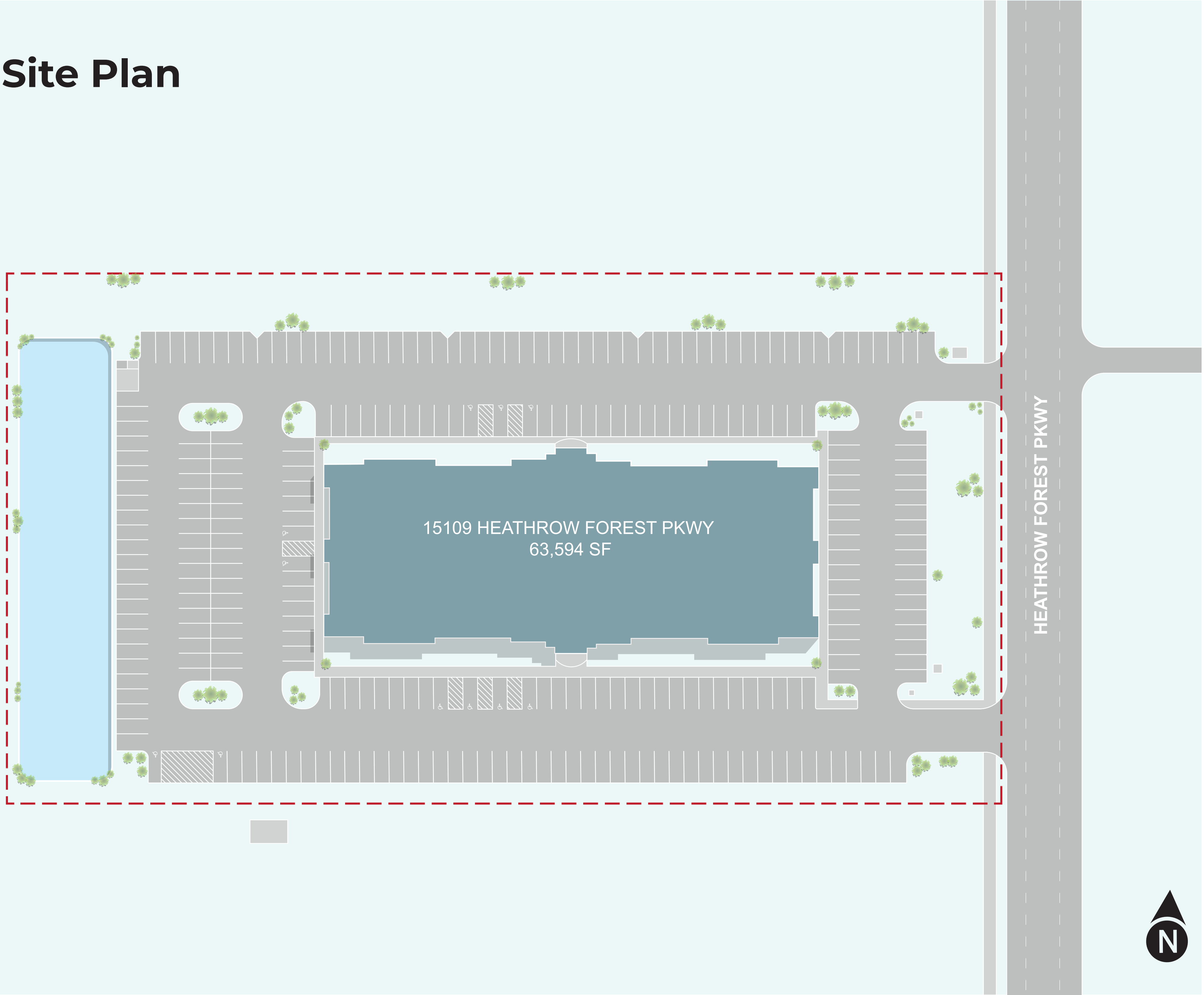
Capital Expenditures

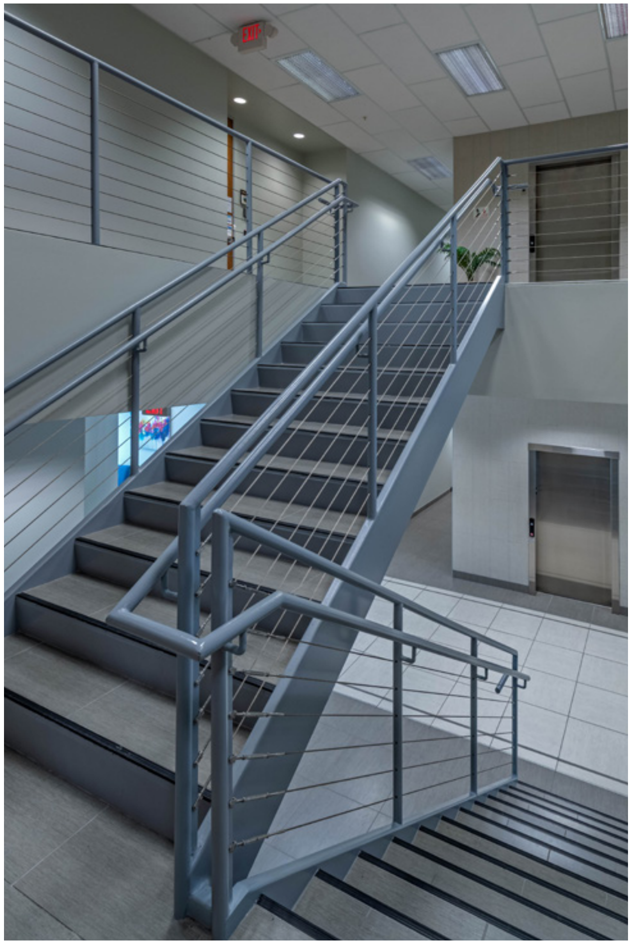
CATEGORY	WORK COMPLETED	$
HVAC RTU Replacement	Replacement/installation of two carrier 60-ton rooftop HVAC units	175,445
HVAC RTU Replacement	Replacement/installation of two carrier 60-ton rooftop HVAC units	196,771
Landscaping	Renovations around building and adjacent parking lot islands	30,187
HVAC Controls	Retrofit of carrier terminal unit controls to distech system	52,528
Roofing	Roof recover/replacement	233,645
Security	Phone accessible security cameras	9,026
Total Capital Expenditures for trailing 5 years		**688,576**

PROPERTY OVERVIEW

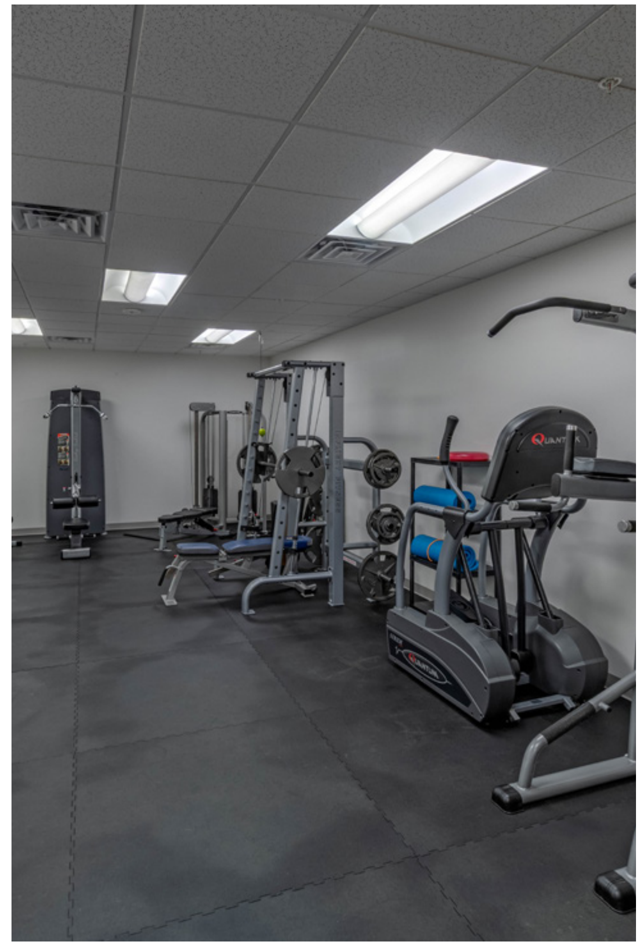

N. HARVEY
UNITED WE
STAND

Site Plan






Windows 11



Property Description

ADDRESS	15109 Heathrow Forest Pkwy, Houston, TX 77032
NET RENTABLE AREA	63594
LAND SIZE	4.26
ARCHITECT	Dennis W. Rainoshek
YEAR BUILT	2009
FLOORS	2
BUILDING STRUCTURE	Structural steel frame (steel joists / wide-flange columns) with pre-cast concrete tilt-up wall panels
PARKING	There are a total of 300 parking spaces. The property is improved with concrete pavers, concrete-paved parking and drive areas.
FOUNDATION	Concrete slab-on-grade over vapor barrier & select fill (per soils report); spread footings; finished floor at grade
INTERIOR FINISHES	Painted GWB walls, carpet/VCT/ceramic floors, suspended acoustical ceiling (per finish schedule)
FAÇADE	Pre-cast concrete tilt-up panels, finished in elastomeric textured coating; field/accent colors per CGI A-1684/A-1888
TENANT FINISH	Varies by leased suite, vacant suites are move-in ready
LOBBY / COMMON AREAS	North & South entrance lobbies, ceramic-tile floors; central core w/ elevator lobbies and corridors (carpet/VCT)
RESTROOM FACILITIES	Ceramic-tile floors & wainscot, plastic-laminate counters, ADA-compliant fixtures
SECURITY SYSTEM	Electric Card Reders & Security Camera System. New ownership is able to lock the building and access the cameras via personal phone.
ROOF	GAF EverGuard low-slope membrane roofing system (re-roofed 2024), liquid-applied/membrane "edge-to-edge" system over rigid insulation; ¼"-per-ft slope to interior roof drains w/ overflow drains.

HVAC	Rooftop package units (RTUs), Carrier — 4 zone RTUs + RTU-5 core unit per mechanical schedule; series fan-powered VAV boxes; gas heat.
ELEVATORS	Passenger elevator(s) in central core (elevator equipment rooms & sump pit shown)
LIFE SAFETY SYSTEMS	100% wet sprinkler system per NFPA 13 & City of Houston amendments; smoke/fire detectors & fire-alarm system; 1-hr rated corridors & stairwells
ELECTRICAL	Reliant Energy (retail) over CenterPoint Energy wires (TDSP). 10-yr fixed-price unbundled contract @ $0.03998/kWh, term 06/01/2021–05/31/2031. ESI ID 1008901023900274120108. (Aggregated deal — see notes)
POTABLE WATER SUPPLY	City of Houston — 1" domestic + 2" irrigation meters
SEWAGE	City of Houston — 8" sanitary sewer (Pardoe Dr.)
ELECTRICITY PROVIDER	CenterPoint Energy (TDSP/distribution). Retail provider: Reliant Energy Retail Services, LLC (NRG)
GAS	N/A
WINDOWS	Low-E green-tinted fixed glass in aluminum framing; spandrel glass to match
ENTRY DOORS	Aluminum & glass entries at North & South lobbies
FLOOD ZONE	Zone X (unshaded) — outside 100-yr floodplain. FIRM Community-Panel 48201C0490L, eff. 6/18/2007

Bureau of Land Management

NATIONAL SYSTEM OF PUBLIC LANDS
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

ORGANIZATION OVERVIEW

The Bureau of Land Management (BLM) manages approximately 700 million acres of federal subsurface mineral estate and oversees development of onshore energy and mineral resources, including oil, natural gas, coal, critical minerals, and renewable energy projects on public lands and Indian trust lands.

700 MILLION
Acres of mineral estate

$936.1 MILLION
Budget

$827.4 MILLION
AUM

AA+
CREDIT RATING

MISSION

Sustain the health, diversity, and productivity of public lands for the use and enjoyment of present and future generations.

VISION

Maximize responsible development of federal energy and mineral resources while strengthening U.S. energy independence, national security, and economic growth through multiple-use land management.

FY 2026 STRATEGIC PRIORITIES

- American Energy Dominance
- Oil and Gas Development
- Coal Management
- Critical Minerals and Other Mineral Resources
- Renewable Energy Development
- Alaska Resource Development
- Faster Permitting and Approvals
- Resource Stewardship
- Public Access and Recreation
- Grazing and Land Management Efficiency

FY 2026 BUDGET REQUEST

Total BLM Budget: $936.1 million

Management of Lands and Resources: $827.4 million (primary operating account covering energy and minerals management activities including oil and gas management, inspection activities, coal management, other mineral resources, and renewable energy management)

The FY 2026 program emphasizes expanding domestic oil, gas, coal, and mineral production through streamlined permitting and accelerated resource development on federal lands while maintaining oversight of renewable energy projects and federal mineral revenues.

US Bureau of Industry and Security

ORGANIZATION OVERVIEW

The Bureau of Industry and Security (BIS) is a Department of Commerce agency responsible for advancing U.S. national security, foreign policy, and economic objectives through export controls, technology protection, supply chain security, and enforcement activities.

$303 MILLION

Budget

$122 MILLION
(>50% INCREASE FROM PRIOR LEVELS)

Proposed increase

AA+

CREDIT RATING

MISSION

Advance U.S. national security, foreign policy, and economic objectives by ensuring an effective export control and treaty compliance system and promoting continued U.S. strategic technology leadership.

VISION

Advancing national security through technology leadership and vigilant export controls.

FY 2026 STRATEGIC PRIORITIES

- **Export Control Modernization:** Strengthening controls on artificial intelligence, advanced semiconductors, high-performance computing, quantum technologies, and emerging foundational technologies
- **Technology Protection:** Preventing sensitive U.S. technology acquisition by foreign adversaries through enhanced licensing reviews, Entity List restrictions, and end-use controls
- **Strategic Competitor Controls:** Focused restrictions on semiconductor exports, AI chip controls, and technology transfers involving China and other entities of concern
- **Enforcement and Compliance Expansion:** Increasing investigations, compliance monitoring, overseas enforcement operations, and industry outreach programs
- **Supply Chain Security:** Protecting critical supply chains, reducing vulnerabilities in strategic sectors, and securing access to critical technologies
- **Artificial Intelligence Leadership:** Maintaining U.S. leadership in AI technologies while restricting adversary access

FY 2026 BUDGET REQUEST

Total Budget: Approximately $303 million

Proposed Increase: $122 million (more than 50% increase from prior levels)

Investment Focus: Additional resources directed toward export control enforcement personnel, compliance and investigative capabilities, advanced semiconductor and AI export oversight, and monitoring of high-risk destinations and entities.

BIS export control decisions directly impact semiconductor manufacturers, AI companies, defense contractors, cloud providers, quantum technology firms, and global supply chains, making it increasingly influential in shaping U.S. technology and trade policy.

Department of Homeland Security

ORGANIZATION OVERVIEW

The U.S. Customs and Border Protection (CBP) is the Department of Homeland Security's largest federal law enforcement agency with over 69,000 employees. CBP unifies customs, immigration, border security, and agricultural protection into a single coordinated operation.

AA+

CREDIT RATING

MISSION

Protect the American people, safeguard our borders, and enhance the nation's economic prosperity.

STRATEGIC PRIORITIES

- Counter terrorism and prevent weapons entry
- Combat transnational crime and illicit trafficking
- Secure borders through comprehensive management
- Facilitate lawful trade and protect economic interests
- Protect customs revenue and ensure trade compliance
- Process legitimate international travelers efficiently

FY 2026 BUDGET REQUEST

The President's Budget requests approximately **$23.0 billion** for CBP, supporting 69,874 positions and 67,964 FTEs. This includes:

$18.2 billion for operations and support (personnel, core operations)

$766 million for procurement, construction, and improvements.

Additional multi-year supplemental funding of **$22–26 billion** for border security infrastructure, technology, and personnel expansion

CBP's funding prioritizes hiring additional officers, technology upgrades, surveillance systems, and aircraft/maritime capabilities while balancing security with efficient trade and travel facilitation.


CTPAT
YOUR SUPPLY CHAIN'S STRONGEST LINK.
U.S. Customs and
Border Protection
Houston, Texas

HOUSTON OVERVIEW

The Houston Economy

OVER THE LAST 2 DECADES, THERE HAS BEEN A REMARKABLE TRANSFORMATION IN HOUSTON.

Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2022, Houston added 1.23 million residents, a 20.8% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.

LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | #1 in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 200K people from 2023 to 2024

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year

INTERWOOD BUSINESS PARK

Nation-Leading Employment Growth

58,000

New Jobs Added in 2024

3.4M

Total Non-farm Employment

3,500,000

Person Workforce, Nearing All-Time High for Houston

79%

Of Houston's Higher Education Grads Stay & Work in the Region

The 6th highest retention rate in the U.S.

#1

In the Country for Percent Job Growth

#2

In the Nation in Office Re-entry Levels After the Pandemic

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