

HOUSTON INDUSTRIAL | SOUTHWEST Submarket Spotlight

Q1 2019

Tight industrial market in southwest Houston.

The Southwest submarket contains 71.6 million sq. ft. of inventory, with Warehouse/Distribution representing 52.0 million sq. ft. of that total, Manufacturing 7.3 million sq. ft., and Flex space 12.3 million sq. ft. **The submarket has posted positive net absorption for 26 consecutive quarters, or Q3 2013.** Vacancies have remained tight, averaging only 5.2% during the past five years. The Southwest submarket has become an impressive distribution corridor for a variety of different users. In the past five years, 80 industrial properties totaling an additional 6 million sq. ft. have been added to the submarket representing 9.2% growth. Development is still booming with almost 2 million sq. ft. under construction.

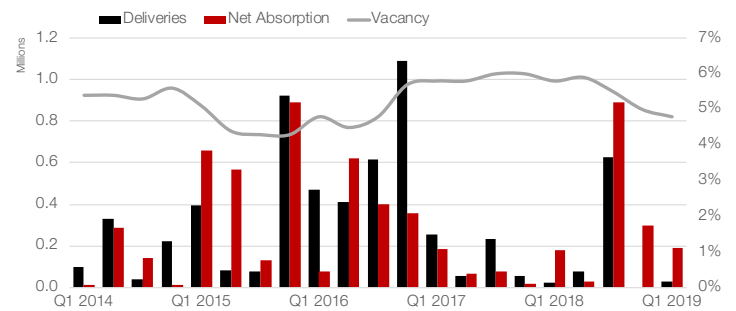
Waypoint Business Park underway. The park is located on over 60 acres at the northwest corner of Beltway 8 and U.S. 90 in Missouri City. At completion, it will be home to over 800,000 sq. ft. of warehouse product in multiple buildings next to Ben E. Keith, Best Buy and FedEx. Phase I consists of four buildings totaling 708,944 sq. ft. scheduled to be finished in the fourth quarter of 2019. Additionally, 14 acres are available for build-to-suit. The largest industrial occupiers in the submarket include ALDI (650,000 sq. ft.), Best Buy (554,500 sq. ft.), and Frito-Lay (544,000 sq. ft.).

Century Oaks Business Park sold. The six-building, 245,860-sq.-ft. industrial park in the Southwest submarket has been acquired by Exeter Property Group from Bearden Investments. Located at 10601 S. Sam Houston Parkway W. on 19 acres, the park is adjacent to a FedEx distribution center and the Stafford (TX) UPS Distribution Center. Tenants at the time of the sale include XPO Last Mile, Sunny Rock, Edvivi, Wetsounds, Holliday Process and Solutions.

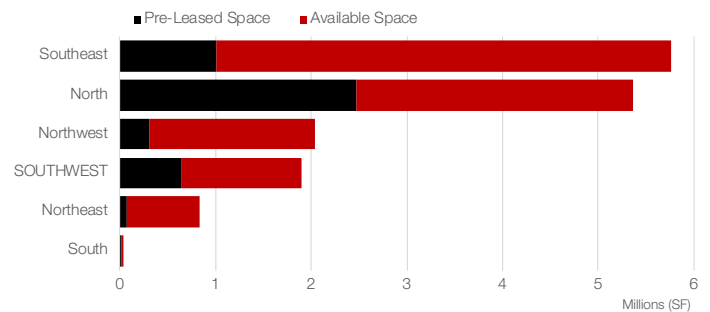
Market Indicators

	Current Qtr Q1 2019	Prior Qtr Q4 2018	Year Ago Q1 2018
Vacancy (%)	4.8	5.0 ↓	5.8 ↓
Net Absorption (SF)	190,190	298,820 ↓	180,048 ↑
Deliveries (SF)	30,040	0 ↑	25,536 ↑
Construction (SF)	1,897,025	1,834,572 ↑	700,387 ↑
Avg Asking Rent/ (MO/NNN)	\$0.67	\$0.66 ↓	\$0.64 ↑
Inventory (SF)	71,676,639	71,646,599 ↑	70,943,014 ↑

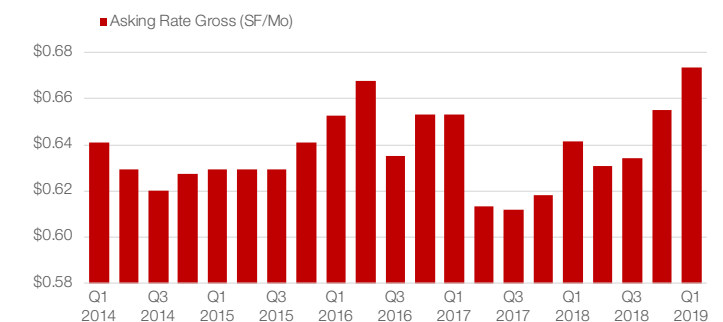
Supply & Demand



Construction by Submarket



Rent



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