



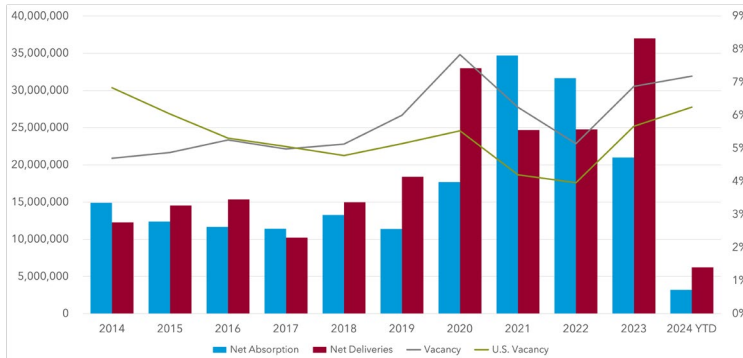
INDUSTRIAL MARKET OVERVIEW

C.E. "TREY" ERWIN, III SIOR, *Principal*

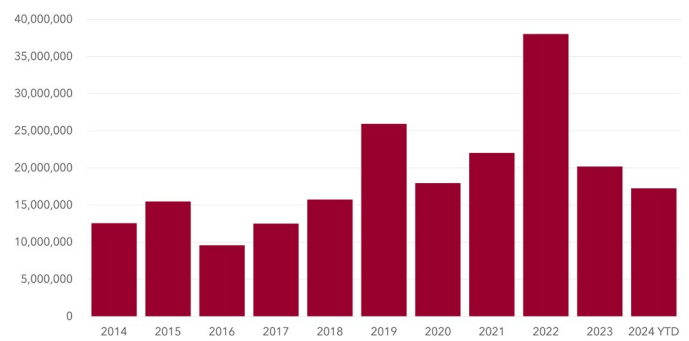
Q1 2024 leasing activity returned to a more typical pace, marking a departure from the unprecedented levels observed in the preceding four year. The surge in activity during this previous period can largely be attributed to the heightened reliance on online consumerism throughout the pandemic and the remarkable trade volumes accrued at Port Houston. Vacancy has seen a slight increase; this is substantiated by the significant influx of space delivered in 2023. Upon analyzing the closing statistics of Q1 2024, a notable takeaway emerges: rent growth continues unabated, underscoring the market's enduring health despite an overall activity deceleration.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	17,177,228	20,980,616	24,445,703	25,142,442	32,729,184
▲ Vacancy Rate	7.3%	6.9%	6.6%	6.1%	5.4%
◀▶ Avg NNN Asking Rate PSF	\$8.99	\$8.99	\$8.88	\$8.74	\$8.66
▼ SF Under Construction	16,499,390	20,196,032	24,680,760	34,564,815	36,679,448
▲ Inventory SF	820,530,649	814,293,122	807,290,449	795,021,283	785,878,982

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Great 290 Distribution Center Waller, TX	500,840 SF	Undisclosed	Sealy & Company Pagewood	Class A
Northwest Logistics Center Houston, TX	411,460 SF	Undisclosed	Sterling Investors Gear Houston NW Logistics	Class A
Port Crossing Commerce Center #A5 LaPorte, TX	251,516 SF	Undisclosed	Triten Real Estate Holdings ARES Management	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
TGS Cedar Port Industrial Park Humble, TX	1,218,956 SF	Trans-Global Solutions	Astroenergy	Solar Electric Power Generation
Roberts Ranch Business Park Hockley, TX	1,200,000 SF	Hines Interests	Grainger	Industrial Supplies Merchant Wholesalers
59 Logistics Humble, TX	509,600 SF	Hunt SW Real Estate Development	United Airlines	Transportation & Warehousing

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