

FOR IMMEDIATE RELEASE



Champion Realty Advisors and Timber Hill Group sell IOS Yard in Ft. Worth Texas

Ft. Worth, Texas (February 7, 2024) – TH Logistics Fund I, a joint venture between Chicago-based Timber Hill Group (Timber Hill), a private equity firm specializing in the acquisition and development of logistics related industrial real estate, and Champion Realty Advisors (Champion), a Chicago based family office, has sold a 40-acre industrial outdoor storage yard located at 5301 Wilbarger Street in Fort Worth, TX. The buyer was a special purpose entity owned by Chicago-based Green Courte Partners. The sale price was undisclosed.

Acquired by TH Logistics Fund I in July of 2021, the purchase of 5301 Wilbarger Street kicked off the JV's fund. Since then, Champion and Timber Hill renovated the site, adding additional access points, installing new exterior and interior fencing, and running power to all parts of the yard. Usable acreage was also expanded by 3.5 acres. Tenants include Premier Trailer Leasing, William Scotsman, Roly's Trucking, and Stealth Towing. It was 88% leased at the time of sale.

Located at the NW corner of Wilbarger and I-820, the property has excellent access to expressways in all directions, including I-820, I-20, I-30, and I-35W.

"The Wilbarger Yard is an excellent example of our value-add strategy which is the foundation for properties owned by TH Logistics Fund I. We were not in sell mode until Green Courte approached us with an offer, but this disposition allowed the Fund to transact two years ahead of schedule at a sale price above proforma" said Champion CEO J.D. Salazar.

Timber Hill, in a joint venture with Champion, launched its TH Logistics Fund I in 2021. The Fund is fully invested in nine assets located in Jacksonville FL, Memphis TN, South FL and Dallas TX.

About Timber Hill

Founded in 2018 by career industrial real estate executive Cary Goldman, Timber Hill Group is a private equity firm specializing in the acquisition and development of logistics related real estate. The firm also offers development, asset, construction and property management services. For more information, please visit www.timberhillgroup.com.

About Champion

www.championre.com

