PARTNERS CAPITAL

Introducing

Land Fund II

A $25 million fund built to acquire, entitle and position land in the highest-growth corridors of Texas and the Sun Belt.

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THE STRATEGY

Value Creation Before the Buildings Go Up

Land Fund II targets raw and lightly improved tracts in markets where population growth and logistics demand are pushing development outward.

$25M	Target equity raise
Institutional Scale	Tracts sized for the developers and users who drive growth corridors
Development Ready	Targeted Outcome – deliver entitled, platted and infrastructure-served land at the exit

We target assets where the assembly and entitlement work is hardest, because that’s where the value is created.”

Dan Moody
Partner and Managing Director
Partners Land Fund

PROVEN BY LAND FUND I

A Thesis Already Tested

Launched in 2022, Land Fund I recently sold its final Phase I tracts at North Houston Commerce Park.

189

Acres at North Houston Commerce Park, FM 1960 & Aldine Westfield

4

Developers drawn to Phase I and Phase II

153

Acres at Waco Gateway Park

77

Acres along SH 249 and FM 1774

THE PLATFORM BEHIND IT

Backed by a Decade of Execution

$1B+

In transactions completed over the past decade

9

Investment funds sponsored across three strategies

2.28M+

Sq. ft. in the portfolio across Texas and the Southeast

Accredited investors can invest in Land Fund II through Partners Finance.

Contact Investor Relations at
InvestorRelations@PartnersRealEstate.com

Investments in land involve risks, including entitlement, zoning and platting approvals that may be delayed or denied, the absence of current income, illiquidity, changes in local market conditions, and reliance on infrastructure and third-party development. Past performance is not indicative of future results. This is not an offer to sell or solicitation to buy securities. Any offering is made only through official offering materials, which include detailed risk disclosures. Certain statements herein are forward-looking and actual results may differ materially.

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