



Smurfit Westrock Inks 78,683 SF Lease at Newly Developed Industrial Campus at 10326-10330 Veterans Memorial Drive in North Houston Market

Stream Realty Partners Arranges First Major Lease Commitment at Patriot Business Park

HOUSTON – April 16, 2026 – Standard Real Estate Investments (SREI) and Investment & Development Ventures, LLC (IDV) today announced the completion of the first major lease commitment at Patriot Business Park, a newly developed three-building industrial campus in North Houston, located at 10326-10330 Veterans Memorial Drive. Smurfit Westrock, a Fortune 200 company and a global leader in sustainable paper-based packaging, has inked a 78,683-sq.-ft. lease at the complex that will serve to support its operations in the Houston market.

The Stream Realty Partners team of Tyler Maner, Natalie Gilbert, and Jeremy Lumbreras spearhead the leasing campaign for Patriot Business Park and represented SREI and IDV in the negotiations. Paul Dominique and Hayden Dominique of Colliers acted on behalf of Smurfit Westrock.

Delivered in 1Q 2026, Patriot Business Park is strategically located in the North Houston submarket, offering direct access to Veterans Memorial Drive and immediate proximity to Beltway 8 and Interstate 45, providing efficient regional connectivity.

The development totals 462,591 square feet across three buildings and is designed to accommodate modern distribution and logistics users. Building 2, where Smurfit Westrock will occupy space, spans 219,218 square feet and features 58 dock-high doors and four drive-in ramps. Building 1 totals 92,758 square feet with 22 dock-high doors and two drive-in ramps, while Building 3 offers 150,615 square feet with 36 dock-high doors and two drive-in ramps. All buildings feature front-load configurations, 32-foot clear heights, and ample parking.

“We’re excited to announce the first lease at Patriot Business Park with a globally recognized tenant like Smurfit Westrock,” said Lindsay Louie, Principal of SREI. “This transaction underscores not only our commitment to providing the best-in-class industrial space in the market, but also the strength of the North Houston industrial corridor.”

“The ability to secure a Fortune 200 tenant immediately upon delivery validates the development’s strategic positioning within the market and reflects the continued flight to quality among institutional users,” continued Cole Mueller, Director at IDV.

About IDV

Headquartered in Houston, IDV was formed in 2013 with a focus on developing institutional quality industrial projects in key growth markets across Texas and the United States. Now celebrating over a decade of excellence, the IDV team has grown from three to eighteen people

with over 200 years of combined real estate experience. Since its formation, IDV has developed over 13 million square feet of projects equating to over \$1.6B in total capitalization. IDV has a current pipeline of 15.3 million square feet and controls over 1,400 acres of land sites for future development in 2026 and beyond. For more information, visit www.idvllc.net and follow IDV on [LinkedIn](#).

About Standard Real Estate Investments

Standard Real Estate Investments (Standard) is a diversified middle market investment manager. The company operates across property sectors in markets throughout the United States with a current focus on the development of industrial facilities and the acquisition of multifamily communities. The firm maintains offices in Los Angeles, California and Washington, D.C. For more information, visit www.standardrei.com.

About Stream Realty Partners

Stream Realty Partners is a national commercial real estate firm offering an integrated platform of leasing, investment and development services. This includes tenant and landlord representation, Legendary CX property management, capital markets, investment management and sales, construction, construction management, national program management, workplace strategies, strategic marketing, and dedicated research. The company is headquartered in Dallas with operations in core markets coast to coast. Since 1996, Stream has grown to more than 1,550 professionals and now completes annual transactions valued at more than \$11.5 billion in office, industrial, retail, healthcare, land, and data center properties. For information, visit www.streamrealty.com and follow Stream on [LinkedIn](#), [Instagram](#), [X](#), and [Facebook](#).

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