Caliche Partners

FOR IMMEDIATE RELEASE

Caliche Partners Raises Inaugural Fund

Dallas-based development firm closes its first fund and has its first two land sites under contract

DALLAS, Texas — November 6, 2026 — Caliche Partners, a Texas-based industrial development platform, has announced the successful closing of Caliche Partners GP Fund I on September 30, 2026. The fund will provide the co-investment capital for up to $1 billion of speculative, ground-up industrial development over the next four years. The company will align with institutional investors on a project-by-project basis to capitalize its development projects.

Caliche Partners differentiates its projects through functional design, institutional-grade specifications and entrepreneurial execution. The company views each land acquisition as a partnership with the land seller, the local municipality and its tenants.

“We are building Caliche Partners to be a scaled development platform that thinks like a long-term investor,” said Preston Harrell, Co-Founder and Managing Partner. “Our GP Fund enables us to pursue and close on sites with certainty of capital and deliver on our promises. With two land sites under contract and a healthy pursuit pipeline within the first few months of fund launch, we are quickly executing on that plan.”

Sunbelt metros continue to lead the country in population growth, job creation and new manufacturing investment. U.S. warehouse construction, while recovering, remains well below its 2022 record, limiting the supply of modern space available as tenants expand.

“We are bullish on the industrial sector and the leasing fundamentals driving absorption,” said Cullen Aderhold, Co-Founder and Managing Partner. “New supply remains measured, while the demand drivers fueling the growth in our target markets remain diverse and durable. That supply/demand dislocation is attractive for speculative development, and our GP Fund I positions us to deliver Class A product into that demand window.”

About Caliche Partners

Caliche Partners is a Dallas-based industrial development platform focused on developing ground-up, Class A industrial product in high-growth markets throughout Texas and the Southwest U.S. Preston Harrell and Cullen Aderhold founded Caliche Partners in the fourth quarter of 2025, and both serve as Co-Founders and Managing Partners.

Harrell brings a capital markets background and experience across more than 20 ground-up industrial buildings with his previous firm, where he covered Texas, Arizona, Nevada, Utah and Colorado. Aderhold brings more than 19 years of capital markets experience at HFF and JLL, where he closed more than $5 billion in debt and equity transactions.

Caliche Partners is headquartered at 1901 N. Akard St., Dallas, Texas 75201. For more information, please visit https://www.caliche-partners.com.

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