

Simi Capital Enters Texas With Acquisition of 359,000-Square-Foot Small-Bay Industrial Portfolio in Northwest Houston

Joint venture with Decker Capital marks the firm's first Texas transaction; financing provided by Sapphire Industrial Lending

MIAMI, FL, UNITED STATES, October 14, 2026 /EINPresswire.com/ -- Simi Capital, a Miami-based real estate investment firm focused on niche asset classes, today announced the acquisition of a three-property, approximately 359,000-square-foot small-bay industrial portfolio in northwest Houston, Texas. The transaction, completed in a joint venture with Decker Capital, marks Simi Capital's and Decker Capital's first acquisition in Texas and expands the firm's presence into one of the country's largest industrial markets.



Beltway Business Park

The portfolio comprises 5829 West Sam Houston Parkway North and 600 Sam Street in Houston, and 18307 West Little York Road in Katy. The three multi-tenant industrial assets are configured primarily as small-bay warehouse suites of approximately 2,500 square feet with functional office finish. The properties serve local and regional users, including trades, distributors, and e-commerce and service businesses that are often underserved by large-format industrial supply.

"Houston has deep, diversified demand drivers and one of the strongest small-bay tenant bases in the country," said Jacob Singer, Director of Acquisitions at Simi Capital. "This portfolio gives us scale in a submarket we know well, alongside a strong partner. Texas is a natural extension of our industrial strategy, and we expect this to be the first of many transactions in the state."

"Houston is a compelling market for small-bay industrial, and this portfolio gives us a strong foundation to build on. We see an opportunity to invest in the properties, enhance the tenant experience, and drive long-term performance. We're excited to partner with Simi Capital on this

opportunity." said Shane Decker, Founder and CEO of Decker Capital.

The joint venture plans to make significant improvements across the portfolio as part of its business plan, alongside leasing available suites and implementing active asset management. Simi Capital will leverage its AI-enabled asset management platform to streamline property operations, support leasing efforts, and enhance the tenant experience. The strategy is designed to improve the properties' functionality and appeal while supporting long-term asset performance.

Sapphire Industrial Lending provided debt financing for the acquisition. Chaim Friedman, Director of Lending Operations, led the financing for Sapphire.

This most recent acquisition builds on Simi Capital's investment activity across the United States and represents another step in the firm's strategy of expanding its small-bay industrial platform into new markets. Founded in 2018, the firm has acquired more than 20 properties across more than eight states, investing through equity and debt structures alongside institutional, family office, and private investors.

About Simi Capital

Simi Capital is a vertically integrated real estate investment firm that owns, operates, develops, and lends across niche asset classes, including small-bay industrial, industrial outdoor storage (IOS), and flex. Founded in 2018 by Andrew Skydell and Jacob Diamond, the firm has acquired more than 20 properties in more than eight states, investing across equity and debt structures alongside institutional, family office, and private investors. Visit simicap.com.

About Decker Capital

Decker Capital is a vertically integrated private equity platform focused on small-bay industrial real estate. The firm acquires, repositions, and manages multi-tenant light industrial parks across the United States, with a portfolio of more than 3.2 million square feet across over 100 buildings. Visit deckercap.com.

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