



West University

Southside Place

Braeswood Place



STELLA LINK ROAD | 22,031 VPD

S. BRAESWOOD BLVD | 10,396 VPD



±3.028 ACRES

4010 SOUTH BRAESWOOD BOULEVARD | HOUSTON, TEXAS



## The Opportunity

JLL is pleased to offer qualified investors an exceptional opportunity to develop on ±3.028 acres located at 4010 S Braeswood Blvd, Houston, TX 77025 (“the Property”) in Houston, TX. The Property is an unrivaled site due to its size and location near West University, Bellaire, and The Texas Medical Center. The offering represents a tremendous opportunity to acquire a unique site located directly on Brays Bayou that is ideal for multifamily, retail, condominium, hotel, office, medical, senior living, or townhomes.

- » The Property is approximately ±3.028 acres located in a prestigious “inner loop” location with exceptional ingress/egress provided by direct access to S Braeswood Blvd and Stella Link Rd.
- » Unrestricted in terms of zoning, use, height, or density, the Property is the perfect size and shape for a variety of development configurations.
- » Potential for spectacular views in all directions, particularly overlooking Brays Bayou
- » Located in a leading retail and multifamily submarket
- » 4010 S Braeswood Blvd is strategically placed in Braeswood Place neighborhood on the corner of S Braeswood Blvd and Stella Link Rd.
- » The location makes the Property the perfect site for access to Houston’s employment centers, shopping, dining, and entertainment.
- » The location is central to Houston’s key employment centers including downtown (150,000 employed), the Uptown/Galleria and Greenway (200,000 employed), and Texas Medical Center (110,000 employed)
- » The property is located on the Brays Bayou hike and bike trail - a 20-mile, fully-paved trail that cuts through south Houston.

## Property Summary

<b>ADDRESS:</b>	4010 S Braeswood Blvd, Houston, TX 77025
<b>SIZE:</b>	±3.028 Acres
<b>PRIOR USE:</b>	Retail (Bank)
<b>PROPOSED USE:</b>	Multifamily, retail, condominium, hotel, office, medical, senior living, or townhomes



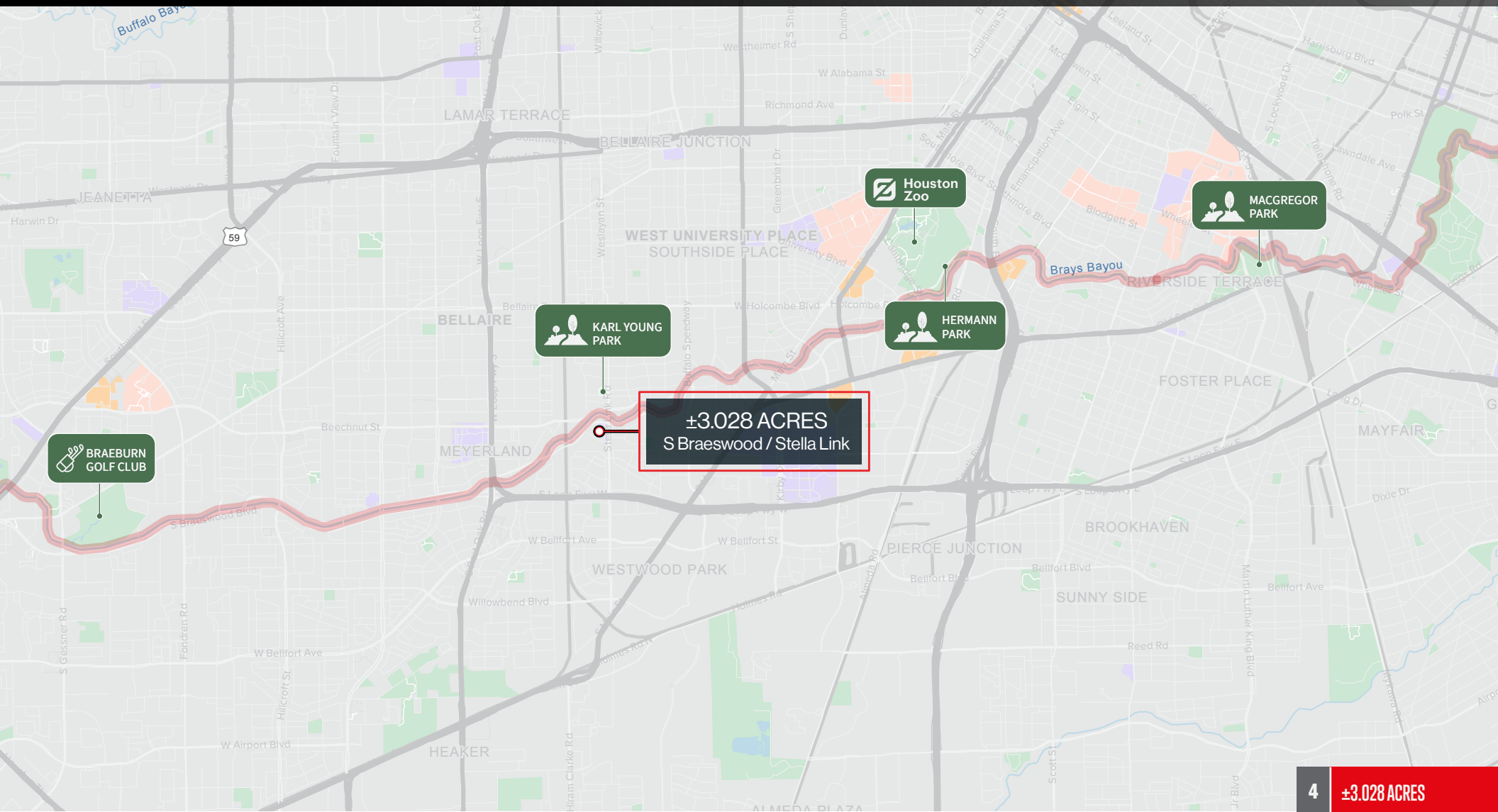
# Location Overview

The area surrounding the Property is located in the midst of Houston's finest schools, universities, neighborhoods, and employment centers. The public schools the Property is zoned to are highly regarded and desirable education options for families living proximate to the Property. Notable private schools nearby include The Post Oak School, Episcopal High School, and St. John's School. In addition, all of Houston's major colleges and universities are within a 10-mile drive of the Property. Within a 5-mile radius of the Property, population growth was 15.5% over the past 10 years. The average household income and home value within 1-mile of the Property is \$171,967 and \$654,008, respectively.



## Brays Bayou - Hike and Bike Trail

The Brays Bayou Greenway Trail winds along the bayou in southwestern Houston, connecting neighborhoods, universities, recreational facilities, and cultural attractions. Roughly mid-trail, Hermann Park offers trail-goers access to the Houston Zoo, beautiful gardens, and the city's museum district. Farther east is MacGregor Park, a popular neighborhood spot with its community center, playground, and pool. The trail is part of a regional effort called Bayou Greenways, spearheaded by the Houston Parks Board, which aims to have 150 miles of greenway trails running throughout Houston.



±3.028 ACRES  
S Braeswood / Stella Link



## Demographic Summary

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2010 Total Population	17,822	135,293	428,049
2000 - 2010 Population Growth	10.0%	8.1%	8.0%
2020 Total Population	19,485	153,300	494,304
2010 - 2020 Population Growth	9.3%	13.3%	<b>15.5%</b>
2025 Total Population	20,982	163,201	533,951
2020-2025 Estimated Population Growth	7.7%	6.5%	8.0%

HOUSEHOLD INCOME / HOME VALUES	1 MILE	3 MILES	5 MILES
2020 Average Household Income	<b>\$171,967</b>	\$137,810	\$108,201
2020 Average Home Value	<b>\$654,008</b>	\$705,995	\$553,339

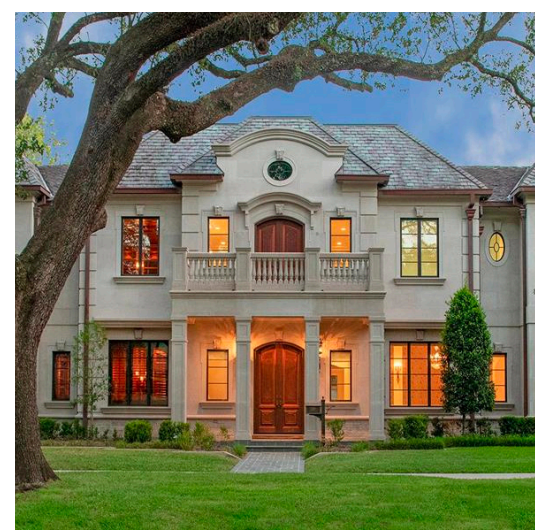
  

EMPLOYMENT BREAKDOWN	1 MILE	3 MILES	5 MILES
White Collar	<b>87.0%</b>	80.4%	68.0%
Services	8.9%	11.0%	16.7%
Blue Collar	4.1%	8.6%	15.4%

2020 POP. (25+) BY EDUCATIONAL ATTAINMENT	1 MILE	3 MILES	5 MILES
Bachelor's Degree or Above	<b>75.3%</b>	67.3%	52.3%

## Representative Homes



WEST UNIVERSITY



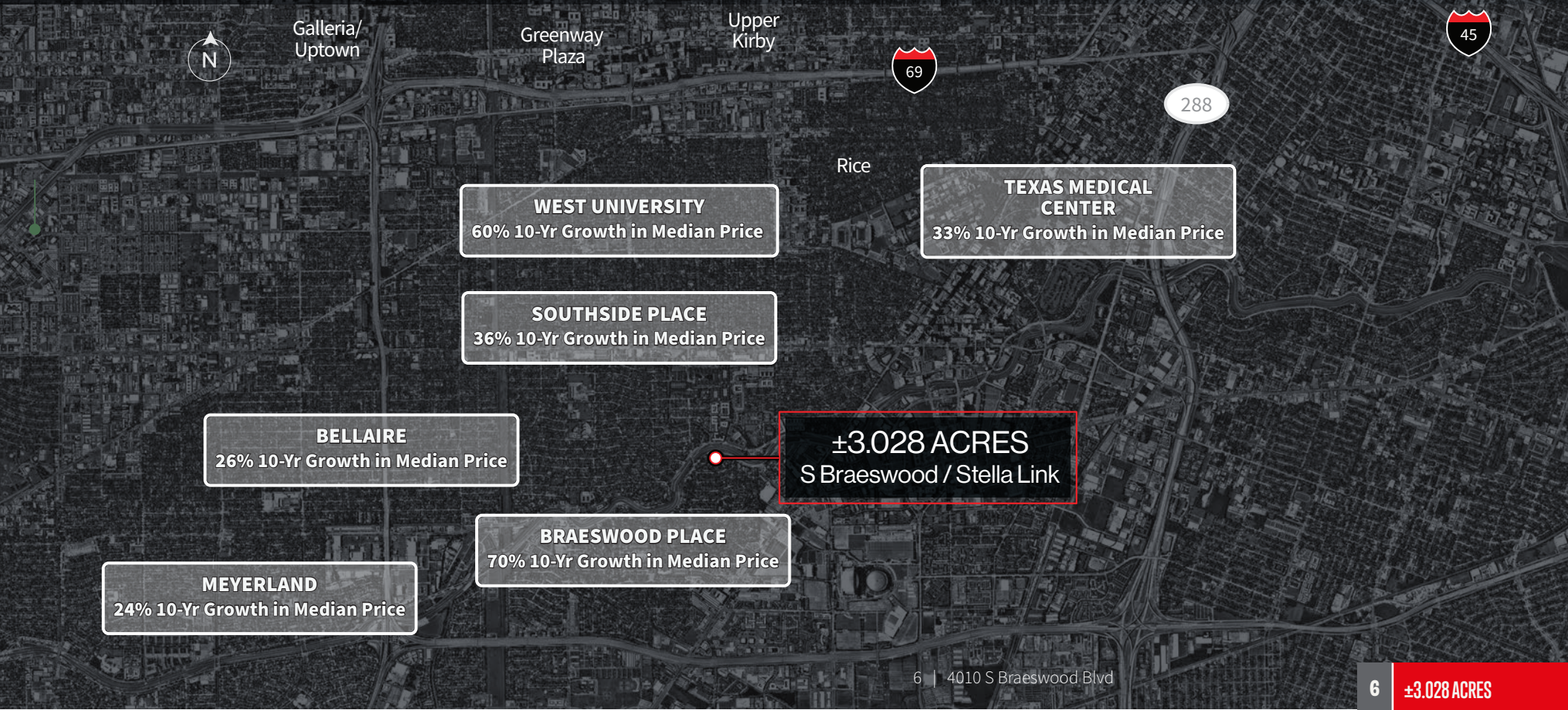
BRAESWOOD PLACE

## Premier Residential Location in the Heart of Houston's Most Desirable Neighborhoods

The inherent value of the land is demonstrated by the healthy appreciation in value that the surrounding neighborhoods have seen in the past 10 years. The neighborhood the Property is located within, Braeswood Place, saw a 70% increase in median home sale prices between 2010 and 2019. Proximity to key employment areas, and well-developed, deed-restricted neighborhoods are two primary factors that have caused the appreciation in these areas.

## 10 Year Median Home Sales Price Appreciation

NEIGHBORHOOD	2010 MEDIAN SALE PSF	2019 MEDIAN SALE PSF	% GROWTH IN MEDIAN PRICE
Braeswood Place	\$430,000	\$730,000	70%
West University	\$788,500	\$1,263,700	60%
Southside Place	\$1,233,150	\$1,675,000	36%
Medical Center	\$202,500	\$268,500	33%
Bellaire	\$735,000	\$925,000	26%
Meyerland	\$305,000	\$379,000	24%



**WEST UNIVERSITY**  
60% 10-Yr Growth in Median Price

**TEXAS MEDICAL CENTER**  
33% 10-Yr Growth in Median Price

**SOUTHSIDE PLACE**  
36% 10-Yr Growth in Median Price

**BELLAIRE**  
26% 10-Yr Growth in Median Price

**±3.028 ACRES**  
S Braeswood / Stella Link

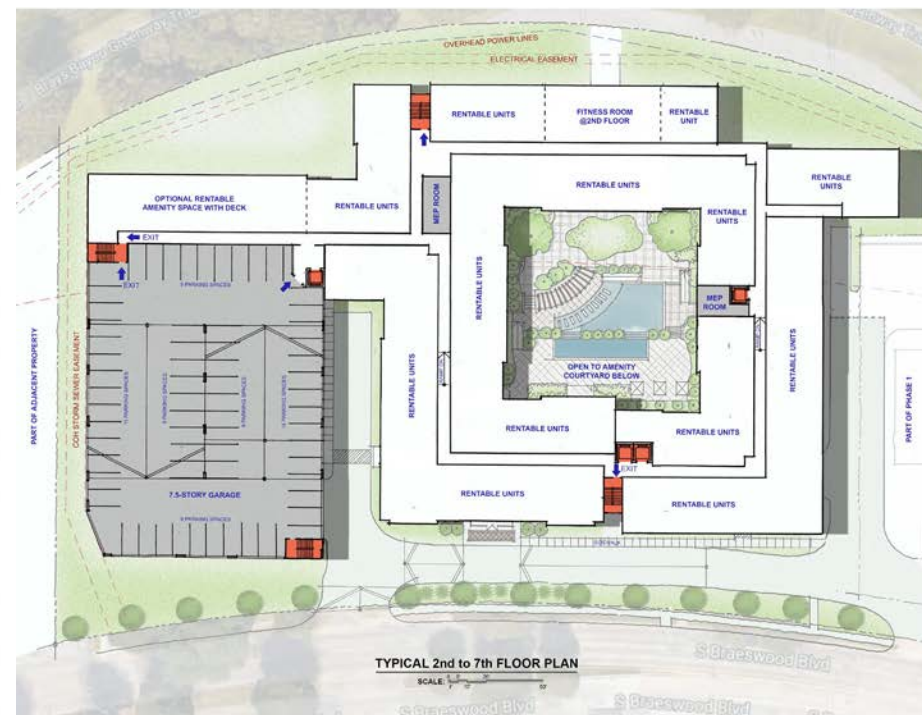
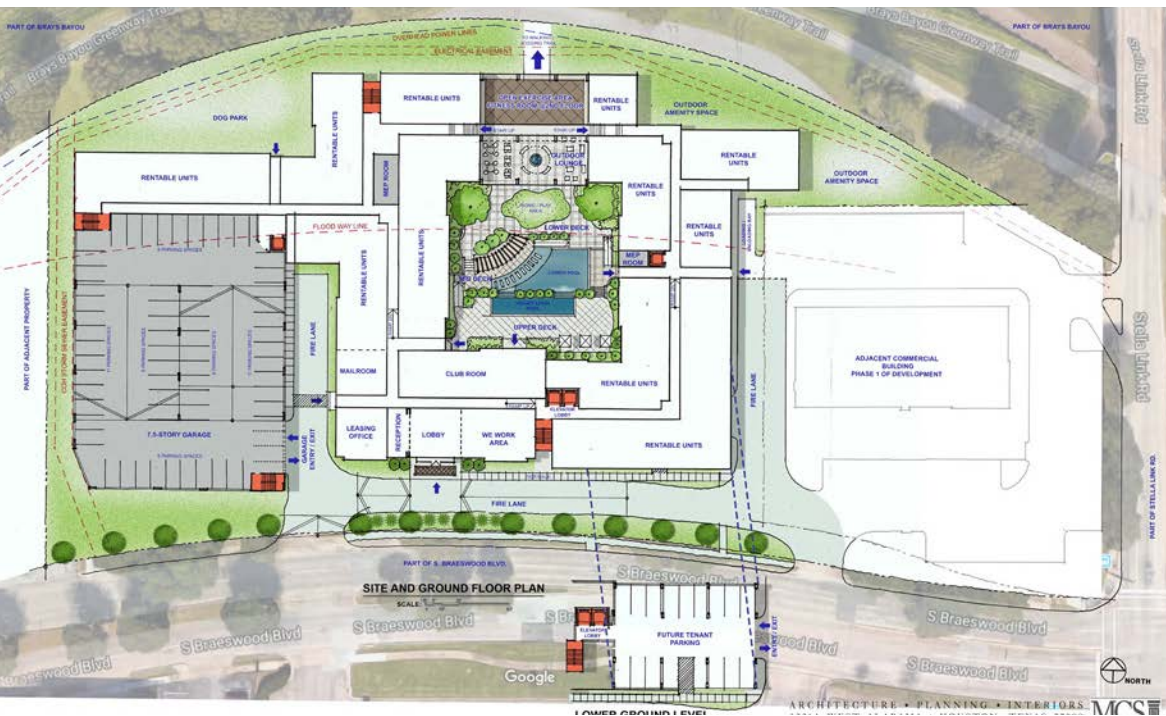
**BRAESWOOD PLACE**  
70% 10-Yr Growth in Median Price

**MEYERLAND**  
24% 10-Yr Growth in Median Price

Potential Multifamily Architectural Plan:



# Potential Multifamily Architectural Plan:





# Nearby Employment / Attractions:

1 NRG Park



2 Texas Medical Center



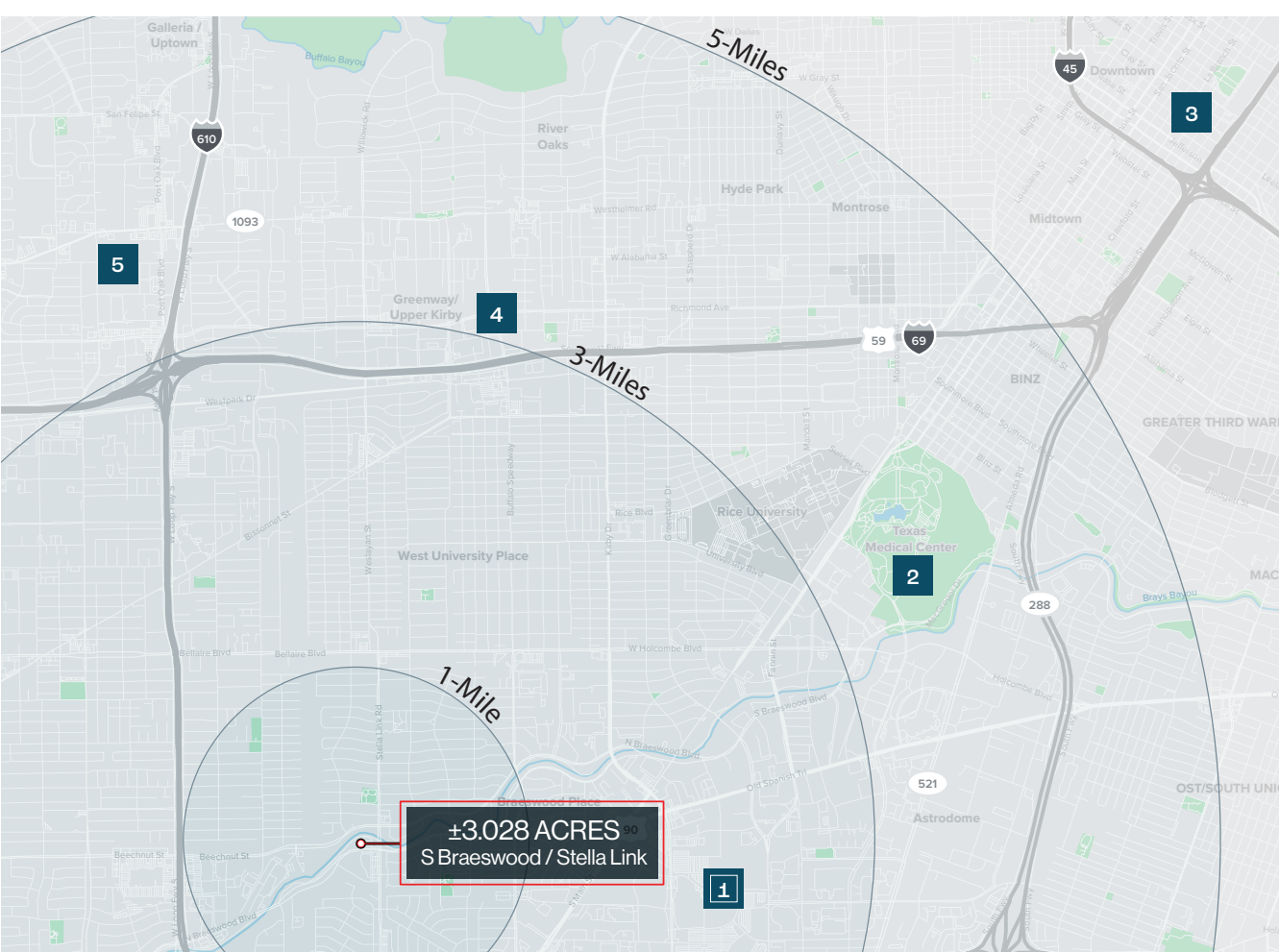
3 Downtown



4 Greenway Plaza



5 Galleria Uptown



**±3.028 ACRES**  
S Braeswood / Stella Link

**School Zoning** **Drive Length**

Elementary School: Longfellow Elementary School	0.9 Miles
Middle School: Pershing Middle School	1.0 Mile
High School: Bellaire High School	2.3 Miles

**Notable Private Schools in the Area** **Drive Length**

St. Mark's Episcopal School	1.5 Miles
The Emery/Weiner School	1.6 Miles
St. Thomas' Episcopal School	1.8 Miles
St. Vincent de Paul School	1.9 Miles
Trafton Academy	2.1 Miles
Episcopal High School	3.0 Miles
The Post Oak School	3.1 Miles
Southampton Montessori School	3.6 Miles
St. John's School	4.1 Miles
River Oaks Baptist	4.1 Miles

**17+ University Campuses within 10 Mile Drive** **Drive Length**

Houston Community College - Coleman Campus	2.8 Miles
TAMU Health Science Center (IBT)	3.0 Miles
Texas Woman's University Institute of Health Sciences	3.5 Miles
The University of Texas MD Anderson	3.6 Miles
UT Health Science Center McGovern Medical School	3.6 Miles
Baylor College of Medicine	3.7 Miles
Rice University	3.9 Miles
Houston Community College - West Loop Campus	4.0 Miles
Houston Community College - Gulfport Campus	4.7 Miles
Houston Baptist University	5.1 Miles
University of St. Thomas	5.1 Miles
Houston Community College - Central Campus	5.6 Miles
Houston Community College - Brays Oaks Campus	6.7 Miles
South Texas College of Law Houston	7.0 Miles
Houston Community College - South Campus	7.1 Miles
University of Houston	8.1 Miles
Texas Southern University	8.3 Miles

## NRG Park

### NRG Park (1.5-Mile Drive):

NRG Park is Houston's premier event venue. The entirety of NRG Park includes NRG Stadium (home to the Houston Texans and Houston Rodeo), NRG Center, (706,000 square foot conference center), NRG Arena, (350,000 square foot event center), and Houston's historic Astrodome. The Houston Livestock Show and Rodeo is the biggest livestock exhibition and rodeo in the world, gathering over 2.4 million attendees each year. For Texans' games, NRG Stadium typically brings in 71,793 fans per home game.

## TEXAS MEDICAL CENTER

## TMC

### Texas Medical Center (3.3-Mile Drive):

Texas Medical Center is the largest medical center in the world and the 8th largest CBD in the nation, spanning 1,345 acres and encompassing 50 million gross square feet with 110,000 direct employees and 72,000 students. Each year, the Texas Medical Center generates \$25 billion in GDP. The massive employment and research hub has over 10 million patient encounters per year and over 180,000 annual surgeries. Currently, there are over \$3 billion in construction projects underway, including TMC3. TMC3 will be a 1.5 million square foot research campus and will generate \$5.2 billion into the local economy and will create more than 25,000 jobs.

## GREENWAY PLAZA

### Greenway Plaza (3.4-Mile Drive):

The Greenway Office submarket represents one of the few areas within Houston that offers a thriving environment for living and working underpinned by an abundance of walkable dining, retail, and entertainment amenities. Situated on Highway 59, the master-planned, mixed-use development, encompassing nearly 4.3 million square feet of Class A office space in ten buildings. The ten office buildings include 755 businesses and 22,100 employees.

## THE GALLERIA A SIMON MALL

### Galleria/Uptown (5.7-Mile Drive):

The Galleria area contains over 32 million square feet of office space and is home to approximately 2,000 companies comprising a diverse mix of financial, information technology, and professional services firms. The area contains over 13% of the Houston area's office space and more than 15% of its Class A office buildings. The district is anchored by the Galleria Mall, the nation's fourth highest grossing mall in the United States

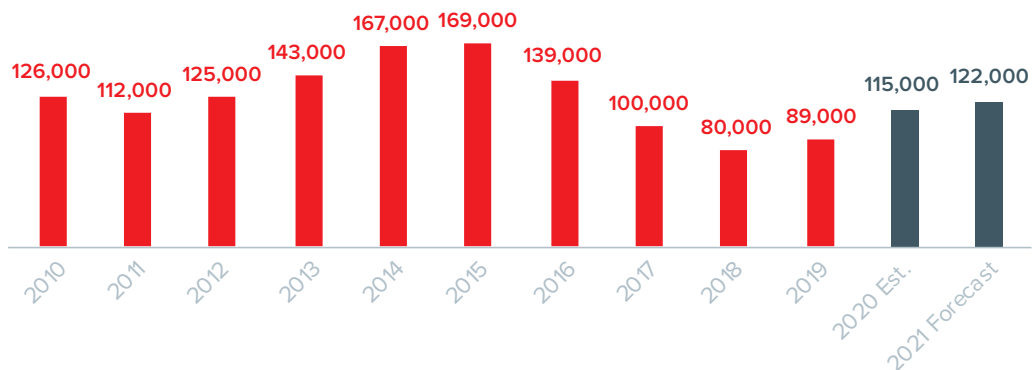
## downtown houston

### Downtown (10-Mile Drive):

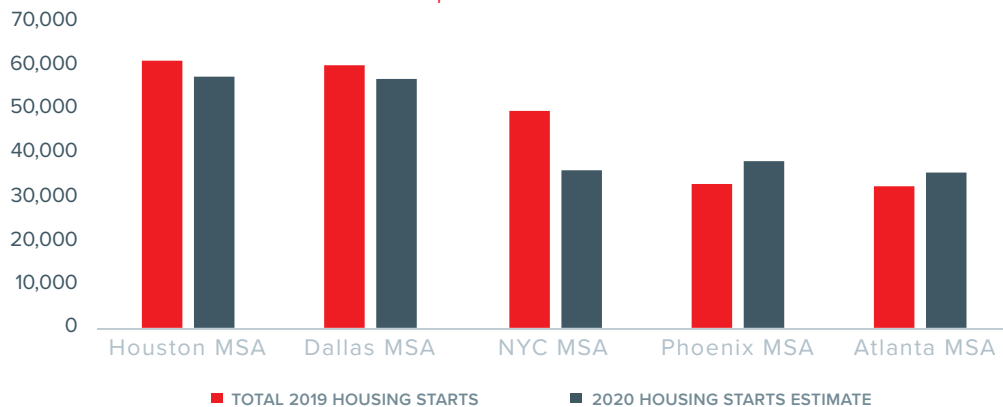
Downtown Houston is the city's largest employment center, spanning 1.84 square miles, where over 3,000 companies employ over 150,000 personnel in 92 office buildings totaling over 50 million square feet. Nine of Houston's twenty-one Fortune 500 company headquarters are located Downtown. Bounded by I-10 on the north, US-69 on the east and I-45 on the south and west, Downtown Houston is easily accessible and offers convenient access to and from Midtown. Since 2000, approximately \$8.2 billion in public and private investments have been made in Downtown Houston, transforming the urban core into a dynamic employment hub.

## Houston Growth Story

Houston MSA Population Growth Year over Year



2019 & 2020 - Top 5 Metros for Home Starts



### Houston Population Growth:

#### 7.1 million residents

Houston has established itself as a top city for consistent population growth proven by its more than double national population growth average and addition of 89,000 people from July 2018 to July 2019.

### #1 MSA for Housing Starts:

#### Houston, Texas

Houston was the #1 MSA for Housing Starts in 2019 and is projected to take the #1 spot again in 2020. Houston also registered as the No.1 U.S. destination City for U-Hauls in America in 2019 for the 11th consecutive year.

## Annual Employment Growth

	2015	2016	2017	2018	2019
<b>Houston Total Jobs</b>	3,012,600	3,010,200	3,064,400	3,147,300	3,209,500
<b>Absolute Growth</b>	-2,500	-2,400	54,200	82,900	62,200
<b>Percentage Growth</b>	-0.10%	-0.10%	1.80%	2.60%	1.90%

Source: U.S. Bureau of Labor Statistics



**EMPLOYMENT**



**3.2 MILLION JOBS IN THE HOUSTON MSA**  
more than 35 states and nearly a quarter of Texas' entire employment base

**2<sup>ND</sup> LARGEST NUMBER OF JOBS CREATED IN 2018 OUT OF ANY MSA IN THE NATION**

**64,400 NEW JOBS CREATED IN 2019**



**POPULATION & DEMOS**

**7 MILLION** residents in the Houston MSA      **2.3 MILLION** residents in the city of Houston



**1 IN 4** Houstonians are foreign-born

**5<sup>TH</sup> MOST POPULOUS MSA IN THE NATION 4<sup>TH</sup> MOST POPULOUS CITY IN THE NATION**



**CLUTCH CITY**



**GATEWAY TO THE WORLD**

**4<sup>TH</sup> LARGEST MULTI-AIRPORT SYSTEM IN THE U.S.**

**58.3 MILLION PASSENGERS**

**GLOBAL HUB FOR AEROSPACE TECHNOLOGY**



**ECONOMY**

**26<sup>TH</sup> LARGEST** economy in the world if Houston were an independent nation

**7<sup>TH</sup> LARGEST** U.S. metro economy in the nation

**\$480 BILLION GDP**



**GLOBAL TRADE CITY LARGEST GULF COAST CONTAINER PORT**

**73 FOREIGN-OWNED FIRMS**

**1<sup>ST</sup> IN FOREIGN WATERBORNE TONNAGE**

**1<sup>ST</sup> IN IMPORT AND EXPORT 1<sup>ST</sup> GULF COAST CONTAINER PORT**



**CORPORATE HEADQUARTERS**

**22 FORTUNE 500** companies call Houston home

**3<sup>RD</sup> LARGEST NUMBER OF FORTUNE 1000** companies in the nation

**4<sup>TH</sup> LARGEST NUMBER OF FORTUNE 500** companies in the nation



**GEOGRAPHY**

**10,000 SQUARE MILES** larger than the state of NJ

**9 COUNTIES** in the Houston MSA



**THE TEXAS MEDICAL CENTER LARGEST MEDICAL COMPLEX IN THE WORLD**



**\$25 billion** IN LOCAL GDP

**8<sup>TH</sup> largest** BUSINESS DISTRICT IN THE U.S.

**10 million** PATIENT ENCOUNTERS PER YEAR

**106,000+** EMPLOYEES AT TMC

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