

RICE VILLAGE

GALLERIA

GREENWAY PLAZA

RIVER OAKS

MONTROSE



(268,700+ VPD)



(138,990 VPD)

LOUISIANA STREET | (11,016 VPD)  
MILAM STREET | (13,134 VPD)

2217 MILAM

WEBSTER STREET | (7,613 VPD)

MIDTOWN

METRO RAIL

HADLEY STREET | (1,031 VPD)  
TRAVIS STREET | (20,572 VPD)

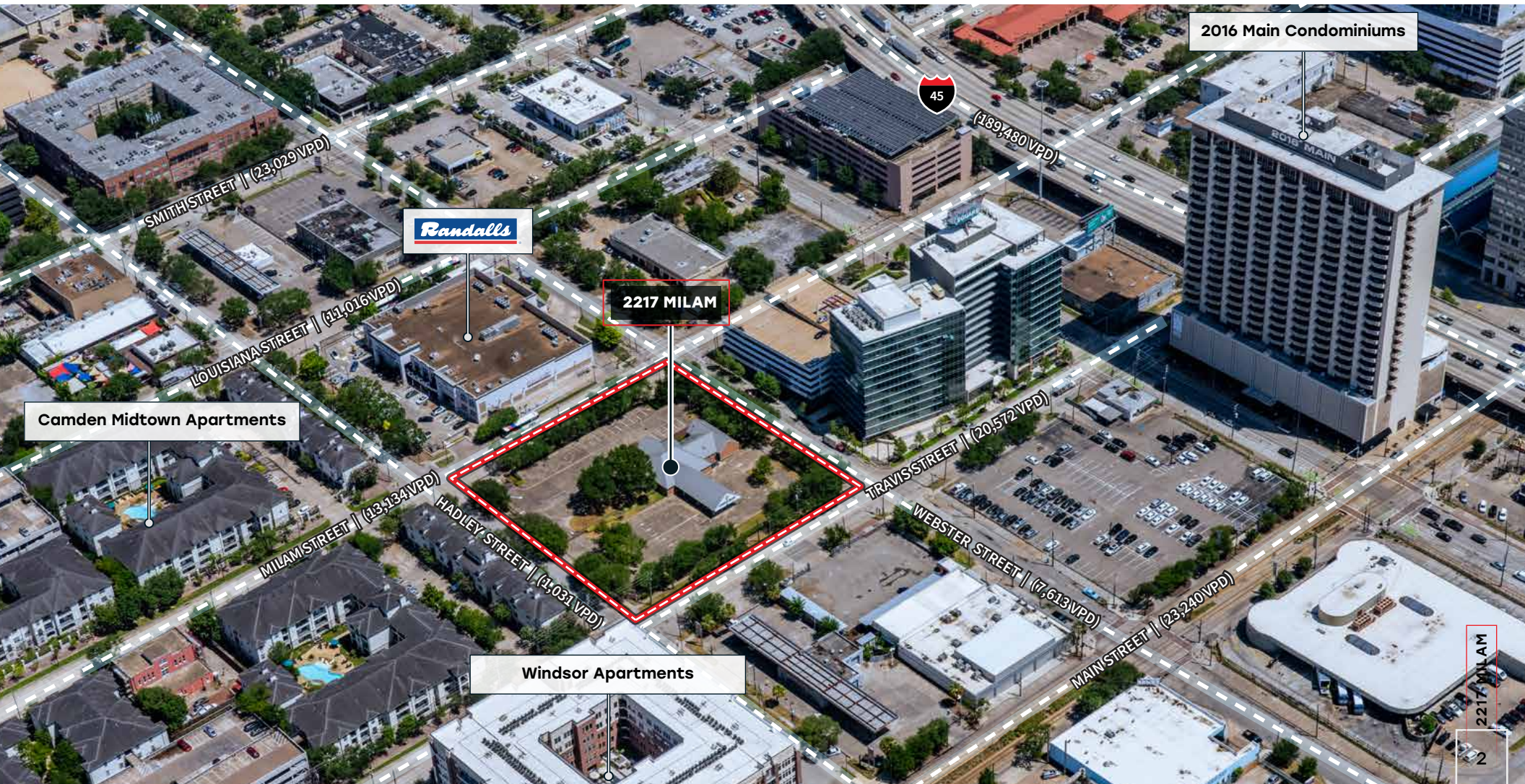
(189,480 VPD)  
45

# 2217 MILAM

MIDTOWN, HOUSTON, TX

# THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a full city block (+/- 1.44 acres) in Houston’s premier Midtown submarket. The Property is on Milam and Travis Street between Hadley and Webster Street and is located near Houston’s Metro Red Line a few blocks from the McGowen stop. Located less than one half mile from Downtown, the Property lies squarely in the middle of Houston’s #1 Live, Work, Play environment with walkability to countless urban amenities including parks, bars, restaurants and grocers. The site sits on an entire block along one of Midtown’s most visible corridors, making it an ideal candidate for a wide variety of development uses.



# INVESTMENT HIGHLIGHTS

## 1.44 acres in the heart of Midtown, Houston's top urban infill submarket, with direct metro rail and park access



2217 Milam Street  
Houston, TX 77002



1.44 Acres



Milam Street - 13,121  
Webster Street - 7,613  
Travis Street - 20,572  
Hadley Street - 1,031



250' on Milam Street  
250' on Webster Street  
250' on Travis Street  
250' on Hadley Street

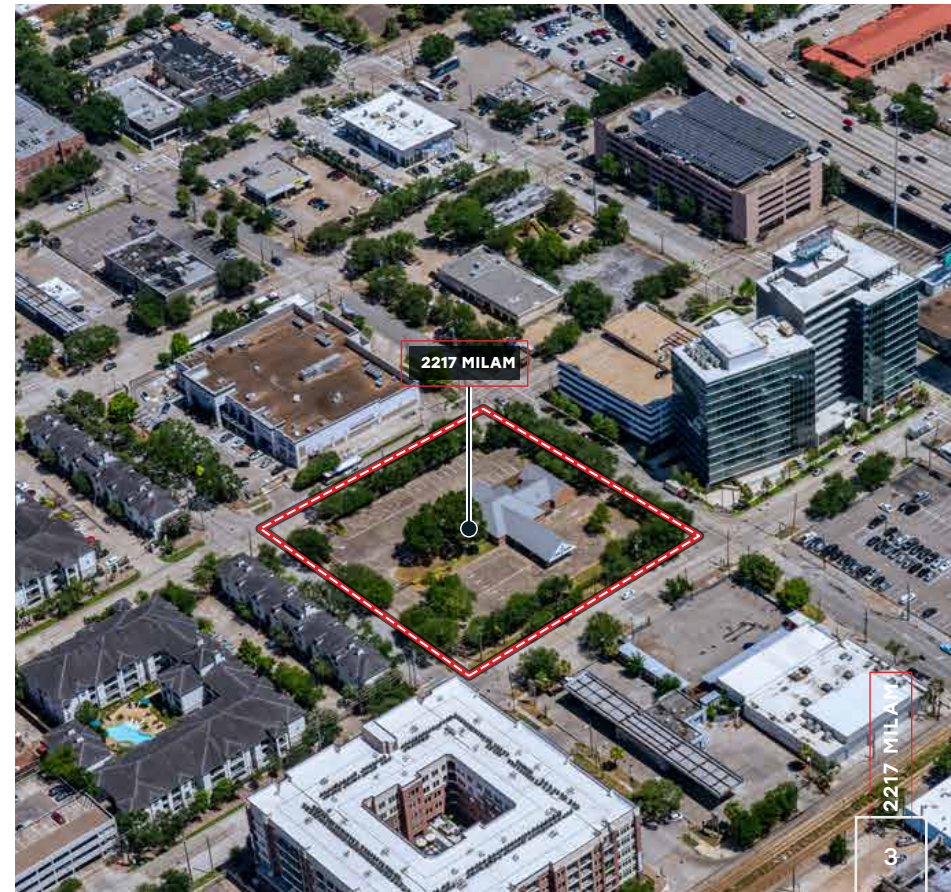


Zoning - the City of  
Houston does not have  
zoning laws



Parking requirements-  
Midtown is exempt from  
any minimum parking  
requirements imposed  
elsewhere in Houston

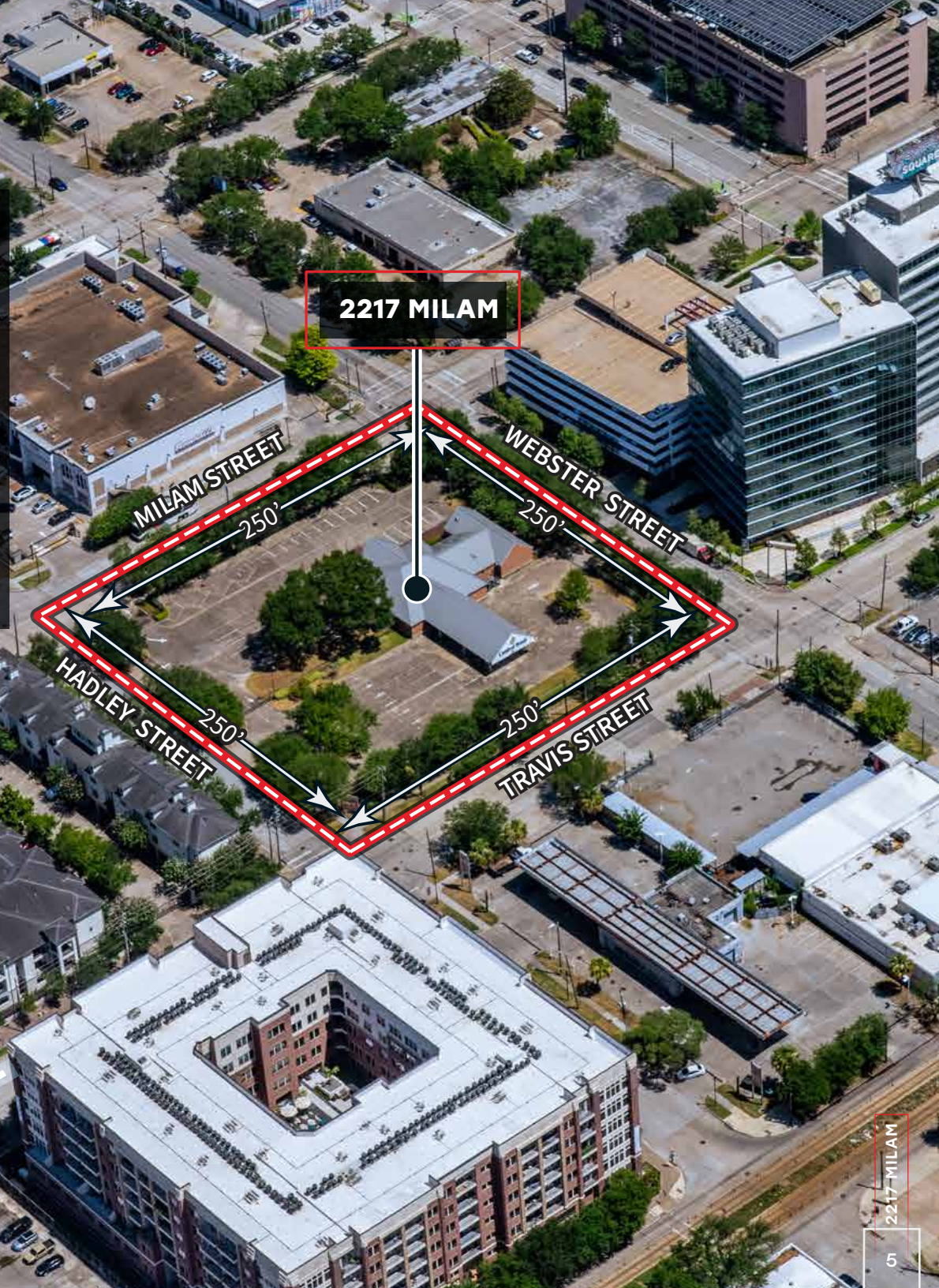
- Located in Midtown, Houston's top live, work, play submarket. Midtown is one of Houston's most walkable neighborhoods and borders the fast growing neighborhoods of EADO and Montrose, both of which have a growing affluent population and increasingly popular entertainment districts.
- No zoning allows for flexible development options across all product types with no pre-determined use.
- Immediate accessibility to Downtown and the Texas Medical Center make Midtown an ideal location to live for employees in a wide variety of industries. For those with longer commutes, Midtown offers easy accessibility to Houston's highway infrastructure with access to I-59, I-45, and Hwy 288.
- Located within short walking distance to the McGowen Metro Red Line stop, the Property offers future users unparalleled access to the city's growing transportation system.
- Located next to Midtown Park, a popular location for a wide variety of festivals including music, food and arts.
- Affluent neighborhood demographics - \$118,000 average household income in a 3-mile radius.
- Dense urban area with 204,000 residents within a 3-mile radius

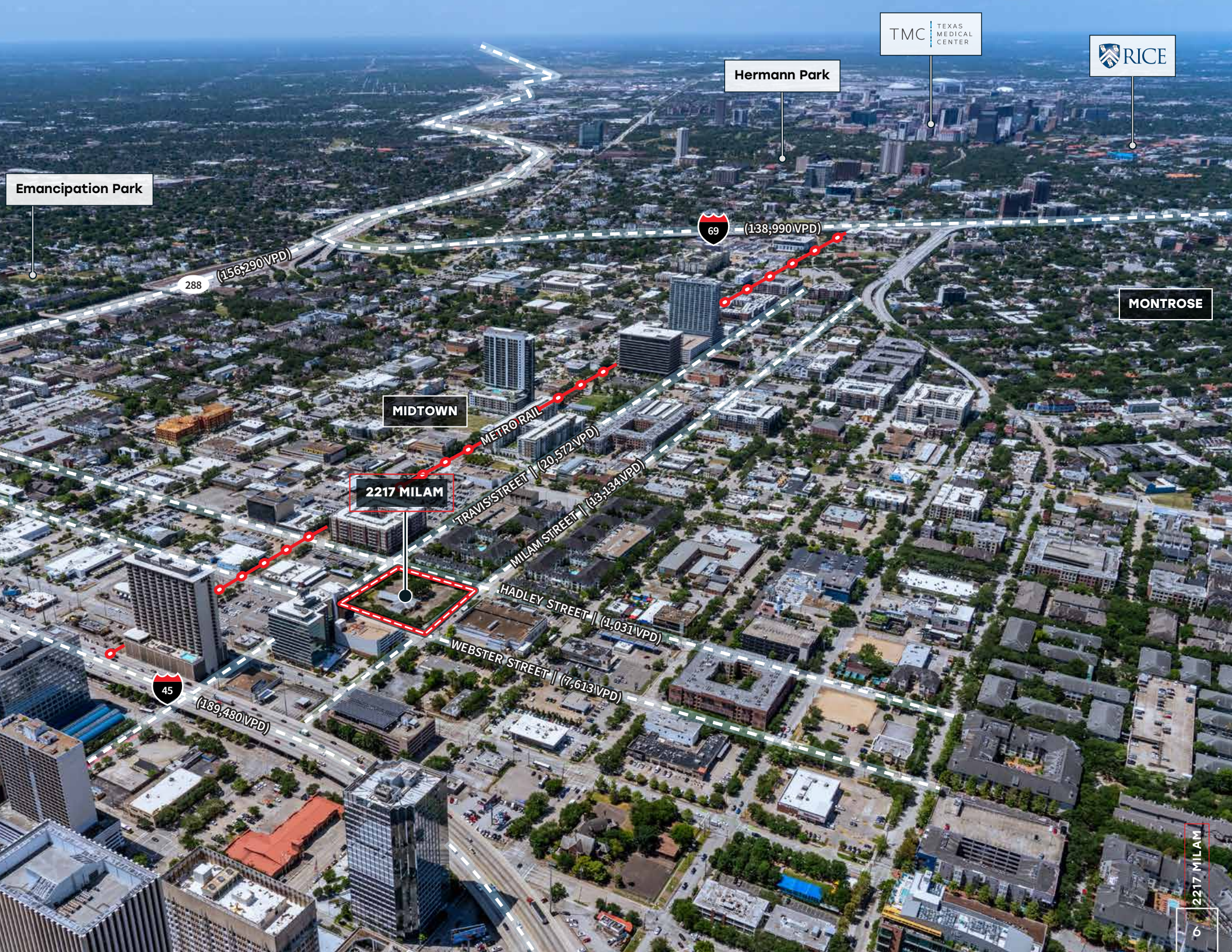




# PROPERTY DESCRIPTION

<b>SITE SIZE</b>	1.44 Acres
<b>FLOOD PLAIN</b>	Not located in the 100 or 500 year flood plain
<b>SCHOOLS</b>	Elementary: Gregory-Lincoln ED Center Middle: Gregory-Lincoln ED Center High: Lamar High School
<b>UTILITIES</b>	City of Houston
<b>ZONING</b>	No zoning in the city of Houston
<b>PARKING</b>	Market-based parking; Site is exempt from citywide minimum parking requirements and ownership has full authority to decide how many off-street parking spaces are necessary





TMC TEXAS MEDICAL CENTER

RICE

Hermann Park

Emancipation Park

288 (156,290VPD)

69 (138,990VPD)

MONTROSE

MIDTOWN

METRO RAIL

2217 MILAM

TRAVIS STREET | (20,572VPD)

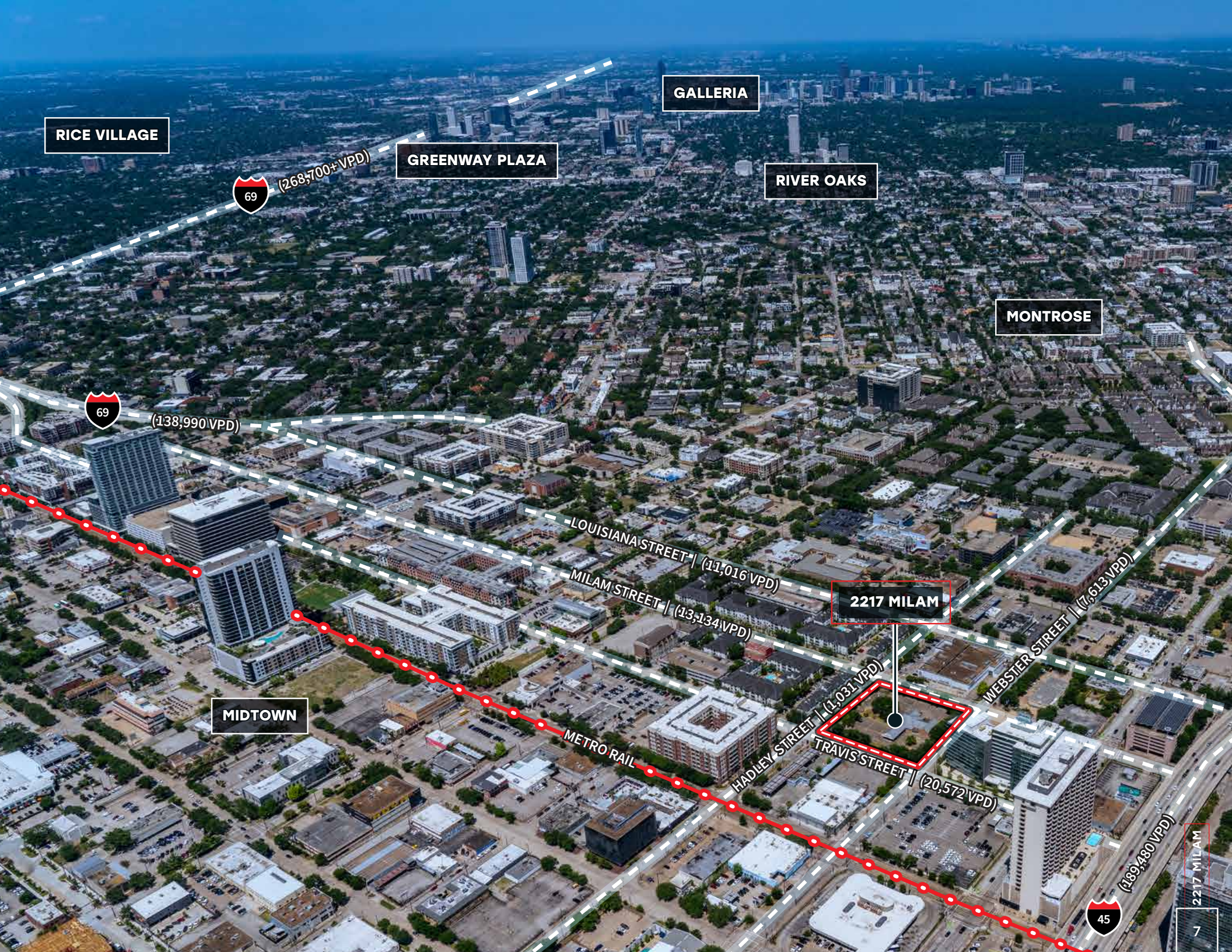
MILAM STREET | (13,134VPD)

HADLEY STREET | (1,031VPD)

WEBSTER STREET | (7,613VPD)

45 (189,480VPD)

2217 MILAM



RICE VILLAGE

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2217 MILAM

69 (268,700+ VPD)

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LOUISIANA STREET\* (11,016 VPD)  
MILAM STREET (13,134 VPD)

WEBSTER STREET (7,613 VPD)

METRO RAIL

HADLEY STREET (1,031 VPD)  
TRAVIS STREET (20,572 VPD)

45 (189,480 VPD)

2217 MILAM  
7



2016 Main Condominiums



(189,480 VPD)

SMITH STREET | (23,029 VPD)



2217 MILAM

LOUISIANA STREET | (11,016 VPD)

Camden Midtown Apartments

TRAVIS STREET | (20,572 VPD)

MILAM STREET | (13,134 VPD)

HADLEY STREET | (1,031 VPD)

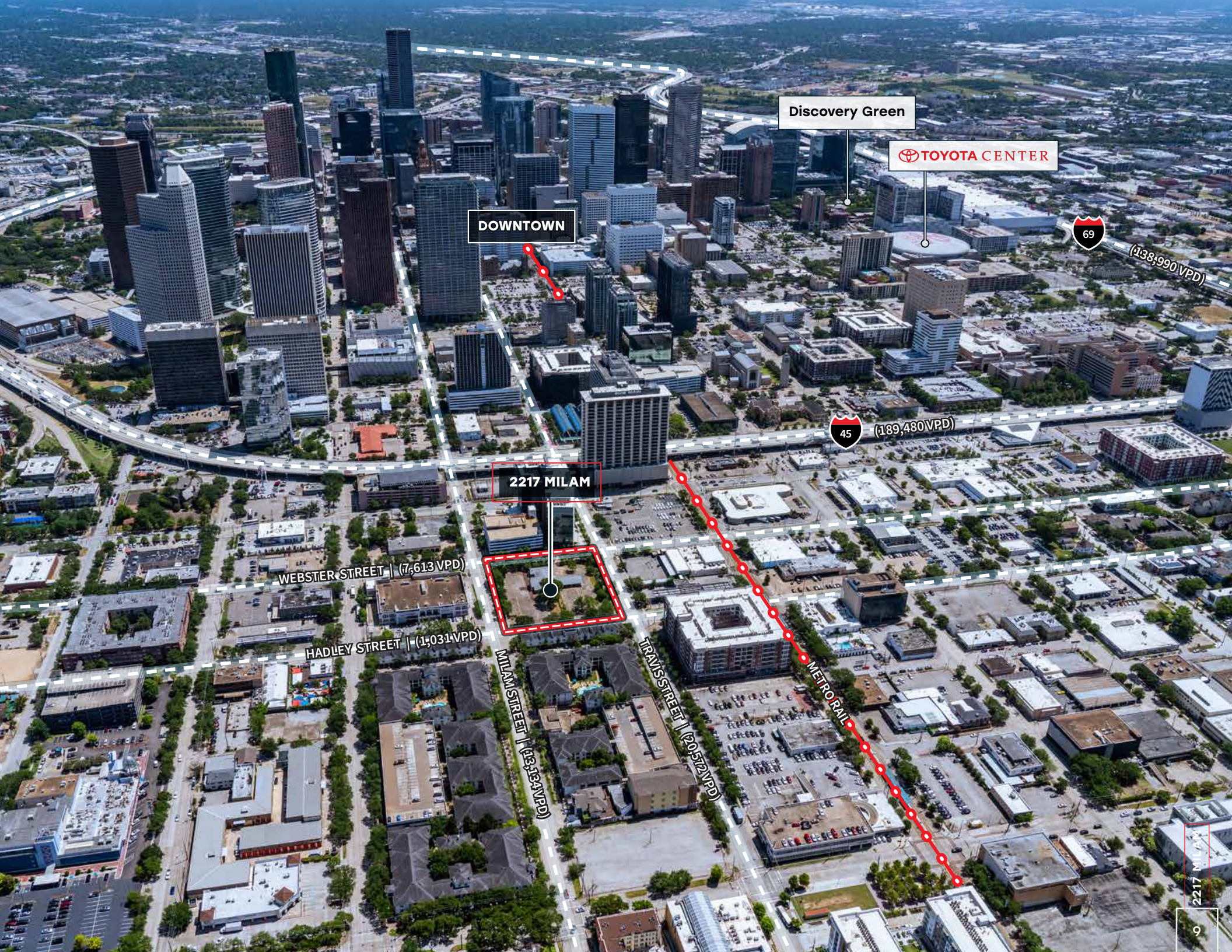
WEBSTER STREET | (7,613 VPD)

Windsor Apartments

MAIN STREET | (23,240 VPD)

2217 MILAM





Discovery Green

TOYOTA CENTER

DOWNTOWN

69

(138,990 VPD)

45

(189,480 VPD)

2217 MILAM

WEBSTER STREET | (7,613 VPD)

HADLEY STREET | (1,031 VPD)

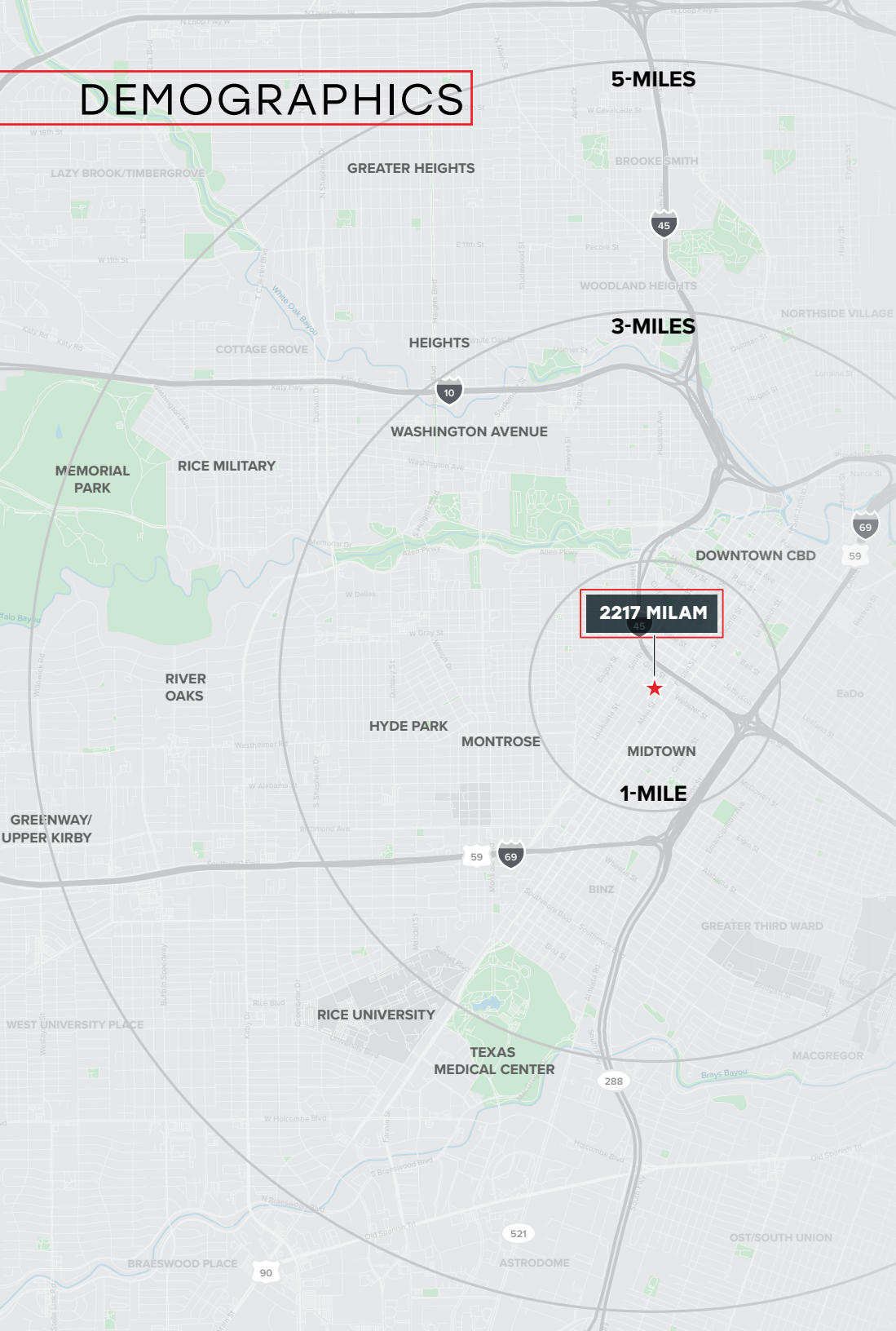
MILAM STREET | (3,134 VPD)

TRAVIS STREET | (20,572 VPD)

METRO RAIL

2217 MILAM

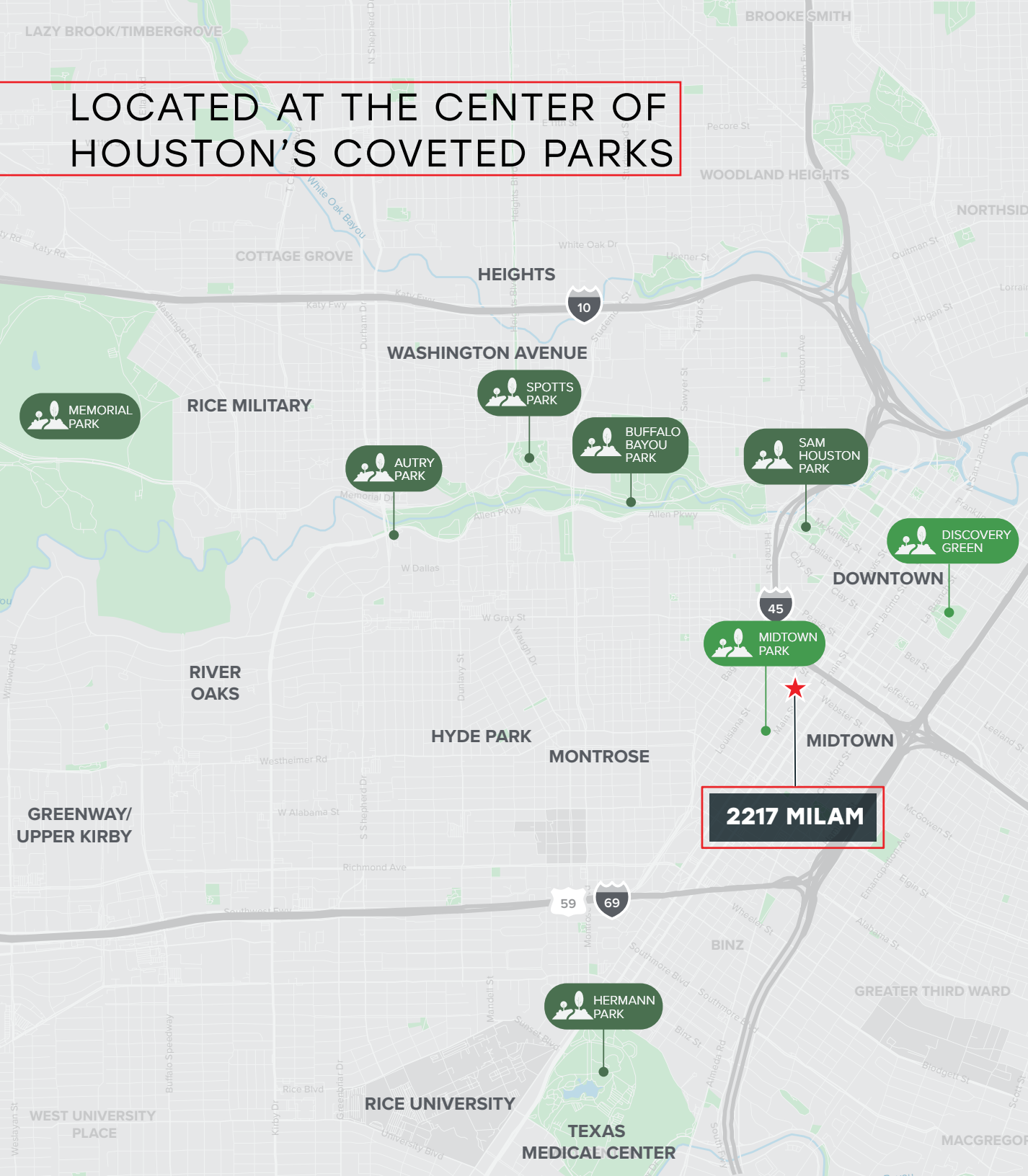
# DEMOGRAPHICS



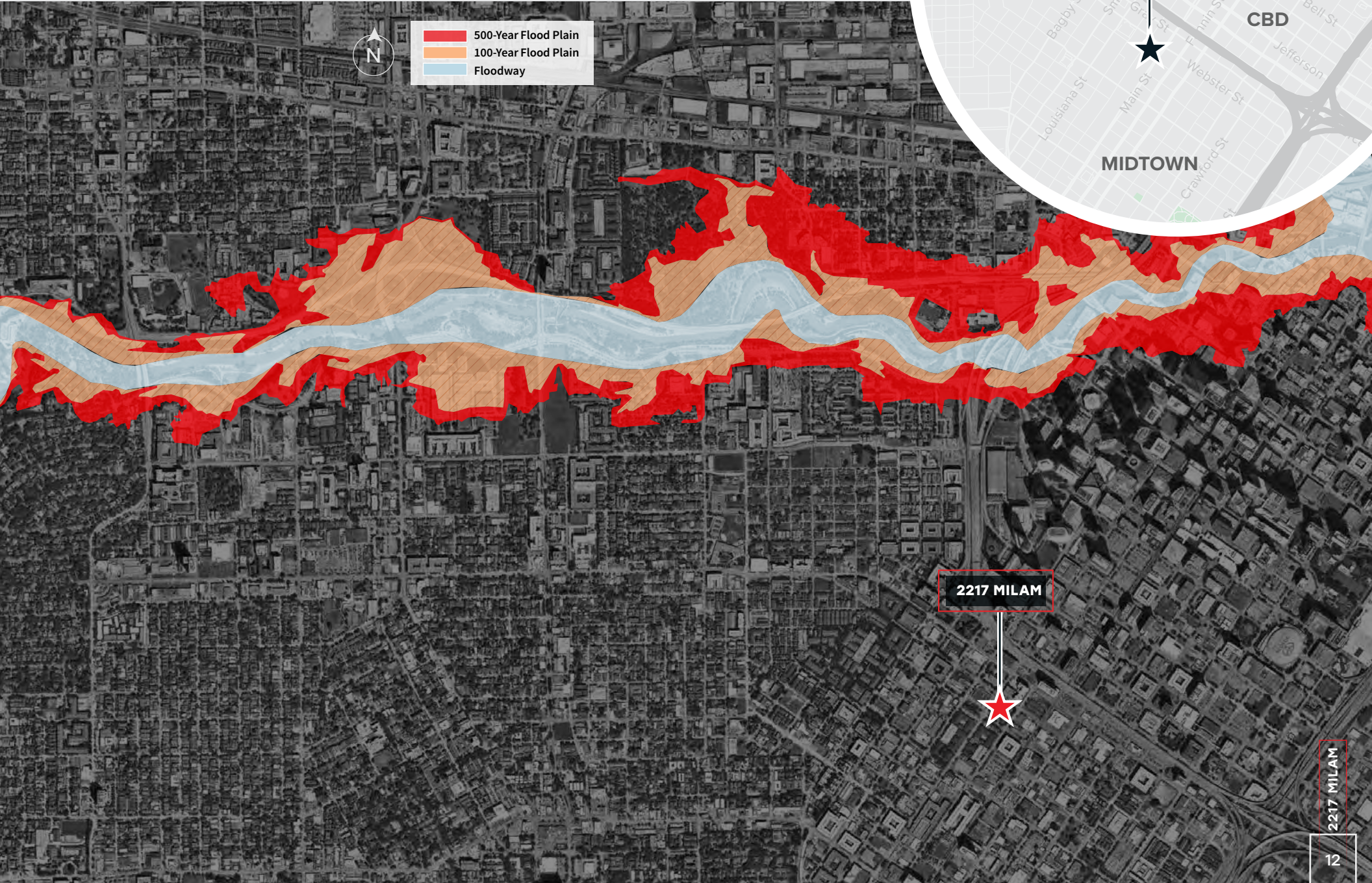
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2000 Population	14,193	149,960	384,720
2010 Population	18,930	166,145	397,229
2022 Population	29,610	207,566	463,343
2022 Median Age	34.7	34.8	35.5
2022 Average Household Income	\$128,917	\$138,076	\$131,322
Educational Attainment - College Degree or Higher	64%	54%	48%

2217 MILAM

# LOCATED AT THE CENTER OF HOUSTON'S COVETED PARKS



# LOCATION OUTSIDE BOTH 100 AND 500 YEAR FLOOD PLAIN



# DEVELOPING INNOVATION DISTRICT

Spearheaded by the Rice Management Corporation, which manages Rice University's \$6.2 Billion endowment fund, the 16-acre Innovation District located on the south side of Midtown is now anchored by its flagship mixed-use development the Ion which delivered in 1Q 2021.

The Ion is a 266,000 SF adaptive re-use project designed to bring Houston's entrepreneurial, corporate and academic communities together into collaborative spaces and programs.

By offering unique programming to local start-ups such as a 12-week aerospace accelerator program, the Ion aims to serve as the center around which the rest of the Innovation District will grow for years to come.

The Ion and Innovation District will introduce a new kind of urbandistrict to Houston, prioritizing street life, public space and a mix of uses that embrace technology, community and sustainability.



# LOCATION OVERVIEW

## Nighborhood and Employment Center Overview

Bordering Downtown Houston, Midtown is Houston's most accessible neighborhood. It benefits from dozens of highly rated restaurants, bars, and outdoor spaces. The Property has a **Walk Score of 92**, far exceeding Houston's citywide average of 48. It also has a **Transit Score of 94**, due to its close location to the Downtown Transit Center and McGowen Stations on the METRORail's Red Line. Midtown's proximity to Houston's largest employment base, affluent neighborhoods and cultural centers have led it to be known as Houston's urban oasis.

Tanglewood  
15 Min

Galleria  
10 Min

Bellaire  
14 Min

Rice Military  
9 Min

River Oaks  
10 Min

Greenway Plaza  
7 Min

West University  
8 Min

The Heights  
8 Min

**2217 MILAM**

Montrose  
Walking Distance

Museum District  
6 Min

Texas Medical Center  
8 Min

East Downtown  
3 Min

2217 MILAM

# HOUSTON ECONOMIC OVERVIEW

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong; the cultures are many; and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born.

Houston offers a well-developed suite of key global industries including energy, life sciences, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



# THE HOUSTON STORY



## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



## FAVORABLE TAX CLIMATE

0% State & local income tax



## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



## GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation  
1<sup>st</sup> in domestic & foreign waterborne tonnage  
1,700 foreign owned firms



## CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



## LARGEST MEDICAL COMPLEX IN THE WORLD

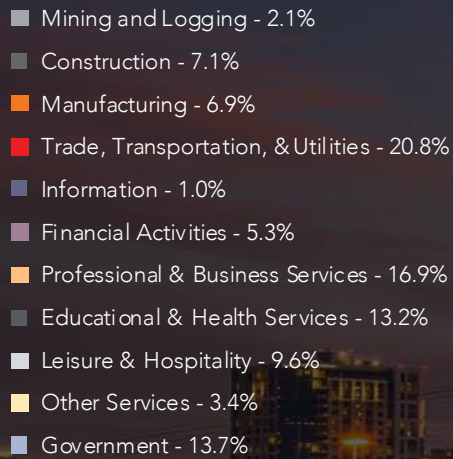
\$25 billion in local GDP  
8<sup>th</sup> largest business district in the U.S.  
10 million patient encounters per year



# COST OF LIVING INDEX

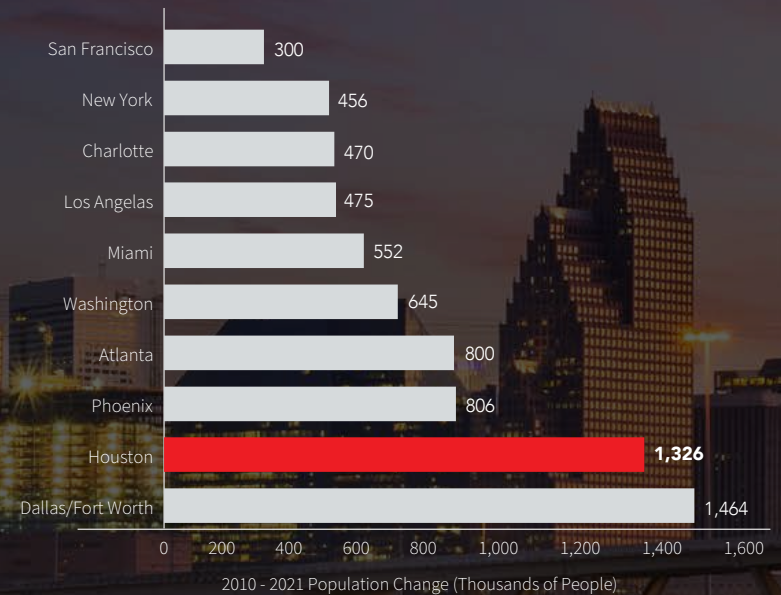


## HOUSTON EMPLOYMENT BY INDUSTRY (2021)



Source: Houston Economic Partnership

## #2 METRO FOR POPULATION GROWTH



# TOP-RANKED POPULATION GROWTH



## 265 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



## 20.8% POPULATION GROWTH

from 2010 – 2020 outpacing the U.S. average

Source: US Census Bureau



## 1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

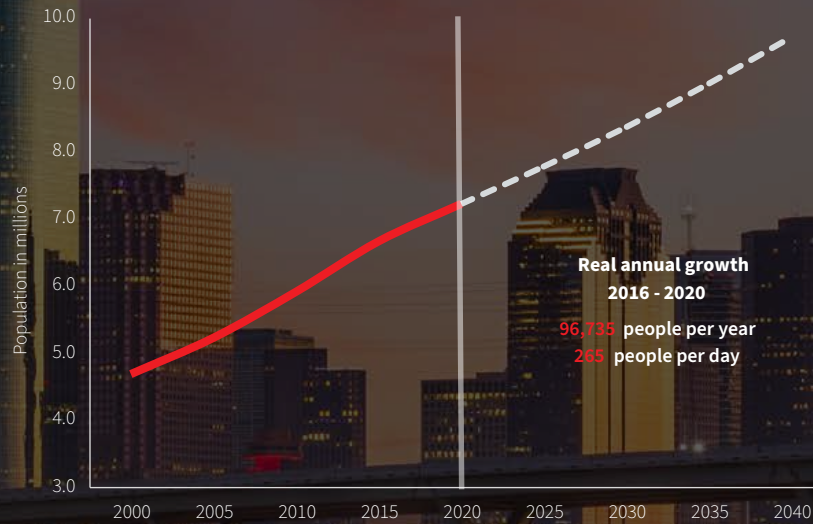


## TOP 5 IN THE COUNTRY FOR TOTAL JOB GROWTH

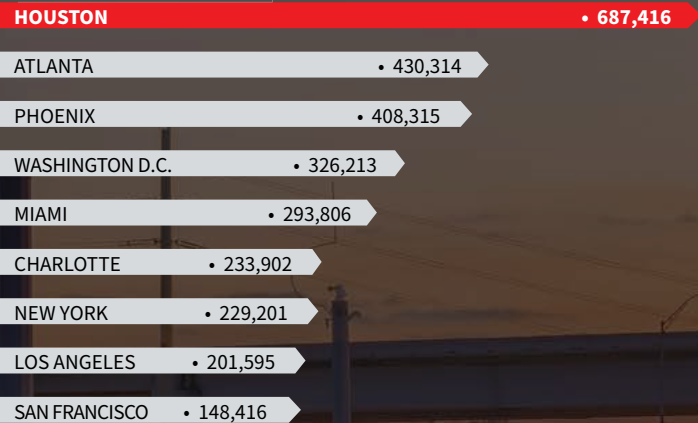
2020

Source: U.S. Bureau of Labor Statistics

## HOUSTON'S ROBUST POPULATION GROWTH RATES



## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Projected Population Growth (2021-2026)

100,000 200,000 300,000 400,000 500,000 600,000 700,000 800,000

# NATION-LEADING EMPLOYMENT GROWTH



**158,000**

New jobs added in 2021



**+174,000**

Net change in total non-farm employment

*(From Jan 2021 to Oct 2021)*



**3,500,000**

Person workforce, nearing all time high for Houston



**79%**

Of Houston higher education graduates stay and work in the region

*The sixth highest retention rate in the U.S.*



**#7**

In the country for percent job growth (*5.1% in 2021*)



**#1**

In the nation in office re-entry levels in the country

# NATION-LEADING EMPLOYMENT GROWTH

**#2 MSA**

FOR PROJECTED POPULATION  
GROWTH

HOUSTON IS HOME TO

**25** FORTUNE 500 COMPANIES &  
**40** FORTUNE 1000 COMPANIES

**50+**

CORPORATE HEADQUARTER  
RELOCATIONS TO HOUSTON SINCE  
2017

**5**

NEW FORTUNE 500 RELOCATIONS  
IN 2021

Hewlett Packard Enterprise, NRG Energy,  
KBR, Academy Sports & Outdoors,  
Exxon Mobil

**LEADING**

PRO BUSINESS ENVIRONMENT



# CONTACTS

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