



Houston CBD

Memorial Park

River Oaks

Williams Tower

Tanglewood



BLVD Place

River Oaks District

San Felipe St

Centre at Post Oak



±3.26 Acres Yorktown

Westheimer Road

W Alabama St

Yorktown Street

±3.26 ACRES YORKTOWN

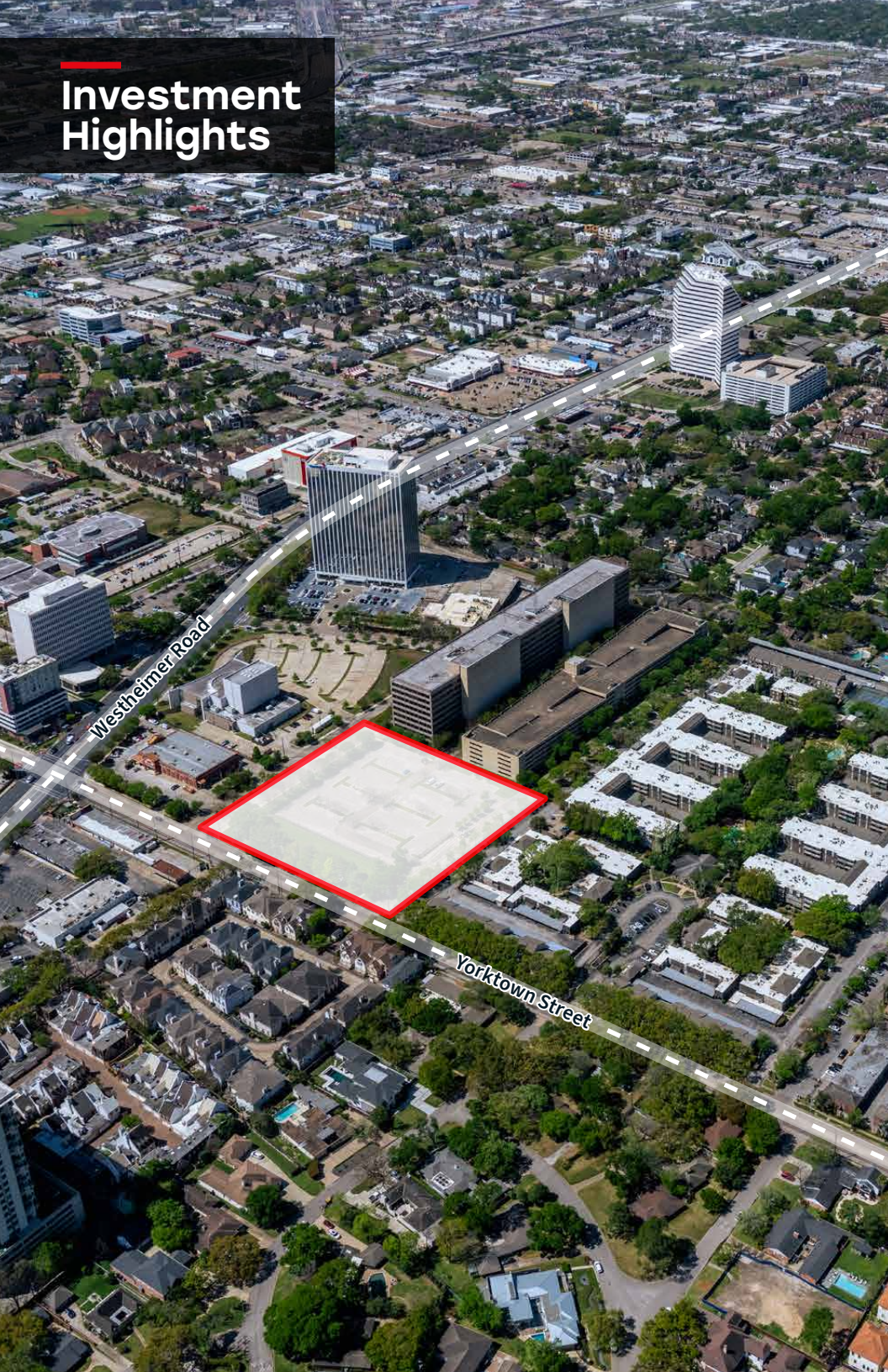
HOUSTON, TX

The Offering

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase +/- 3.26 acres located in Houston’s prestigious Galleria/Uptown submarket. The Property is located on Yorktown, just north of Westheimer. Westheimer is Houston’s largest east/west thoroughfare and is the corridor that features the Galleria Mall, a 2.4 million square foot shopping mall that sees over 30 million annual visitors - driving demand for the surrounding submarket. Additionally, the Property is central to Houston’s premier business districts and affluent population cores. The offering presents the rare opportunity to acquire irreplaceable, infill real estate with the optionality for a wide variety of future development uses within one of Houston’s most affluent and high-growth submarkets.



Investment Highlights



IDEAL DEVELOPMENT SITE WITH TREMENDOUS OPTIONALITY



With an almost perfectly square 3.26 acres, the Property is ideally sized and efficient to accommodate a variety of future development opportunities

CORE INFILL LOCATION WITHIN THE GALLERIA/ UPTOWN SUBMARKET



The Property's position within the Galleria/Uptown submarket benefits the Property by being within one of Houston's premier commercial real estate hubs

HIGH DENSITY AREA WITH STRONG DEMOGRAPHIC BASE



Within a 3-mile radius:

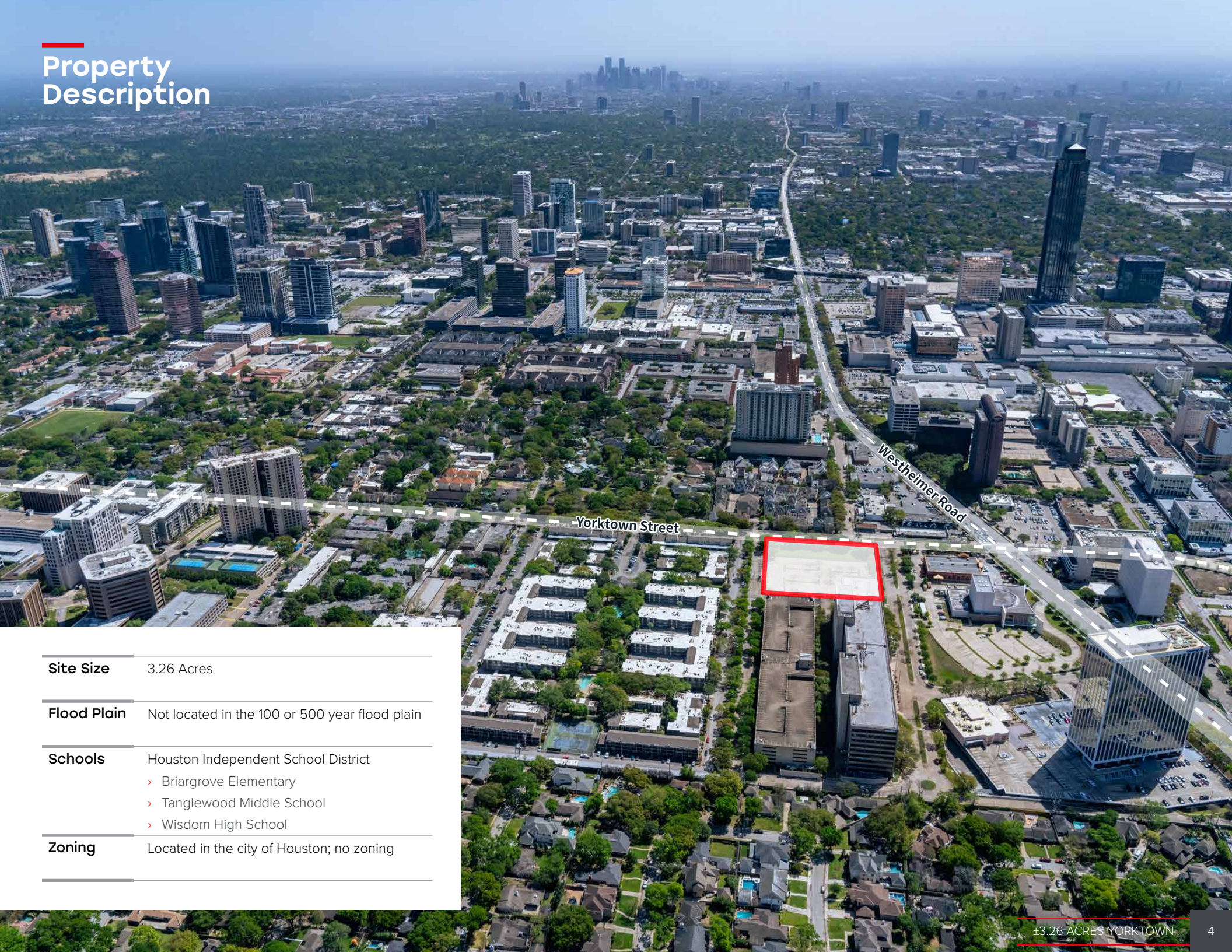
- > 20.1M square feet in retail inventory
- > 52M square feet in office inventory
- > 66,514 multi-family units
- > \$110,400 avg. household income

CORNER LOCATION WITH EXCEPTIONAL ACCESS AND VISIBILITY



The Property is located on Yorktown, just north of Westheimer. Yorktown connects Westheimer to San Felipe and is lined with office buildings, condominiums, multi-family complexes and affluent single-family homes. Westheimer Road is considered the golden street of retail in Houston and is the most popular and heavily trafficked local thoroughfare, stretching from Downtown all the way to Katy.

Property Description



Site Size 3.26 Acres

Flood Plain Not located in the 100 or 500 year flood plain

Schools Houston Independent School District

- > Briargrove Elementary
- > Tanglewood Middle School
- > Wisdom High School

Zoning Located in the city of Houston; no zoning

Surrounding High-End Residential

±3.26 Acres Yorktown

Galleria/Uptown

Tanglewood

Memorial Park

Washington Corridor

CBD

River Oaks

Highland Village

Midtown

Montrose

EaDo

Upper Kirby

Greenway Plaza



288

Third Ward



West University

Rice

Bellaire



Medical Center

Braeswood Place

Meyerland

Astrodome



AVERAGE HOUSTON HOME VALUE		
	AVG. LIST PRICE	% OVER HOUSTON MSA
River Oaks	\$3,744,509	1652%
Tanglewood	\$2,746,684	1185%
Highland Village	\$2,349,990	1000%
Memorial	\$2,127,679	896%
West University	\$2,125,596	895%
Memorial Park	\$1,826,880	755%
Upper Kirby /Greenway Plaza	\$1,161,042	443%
The Galleria/Uptown	\$1,088,810	409%
Bellaire	\$983,963	360%
Rice	\$943,474	341%
Medical Center	\$683,000	220%
Montrose	\$676,757	217%
Washington Corridor	\$551,121	158%
CBD	\$444,445	108%
Midtown	\$409,120	91%

Source: HAR.com, ESRI Business Analyst

North East Facing Aerial



±3.26 Acres Yorktown

±3.26 ACRES YORKTOWN

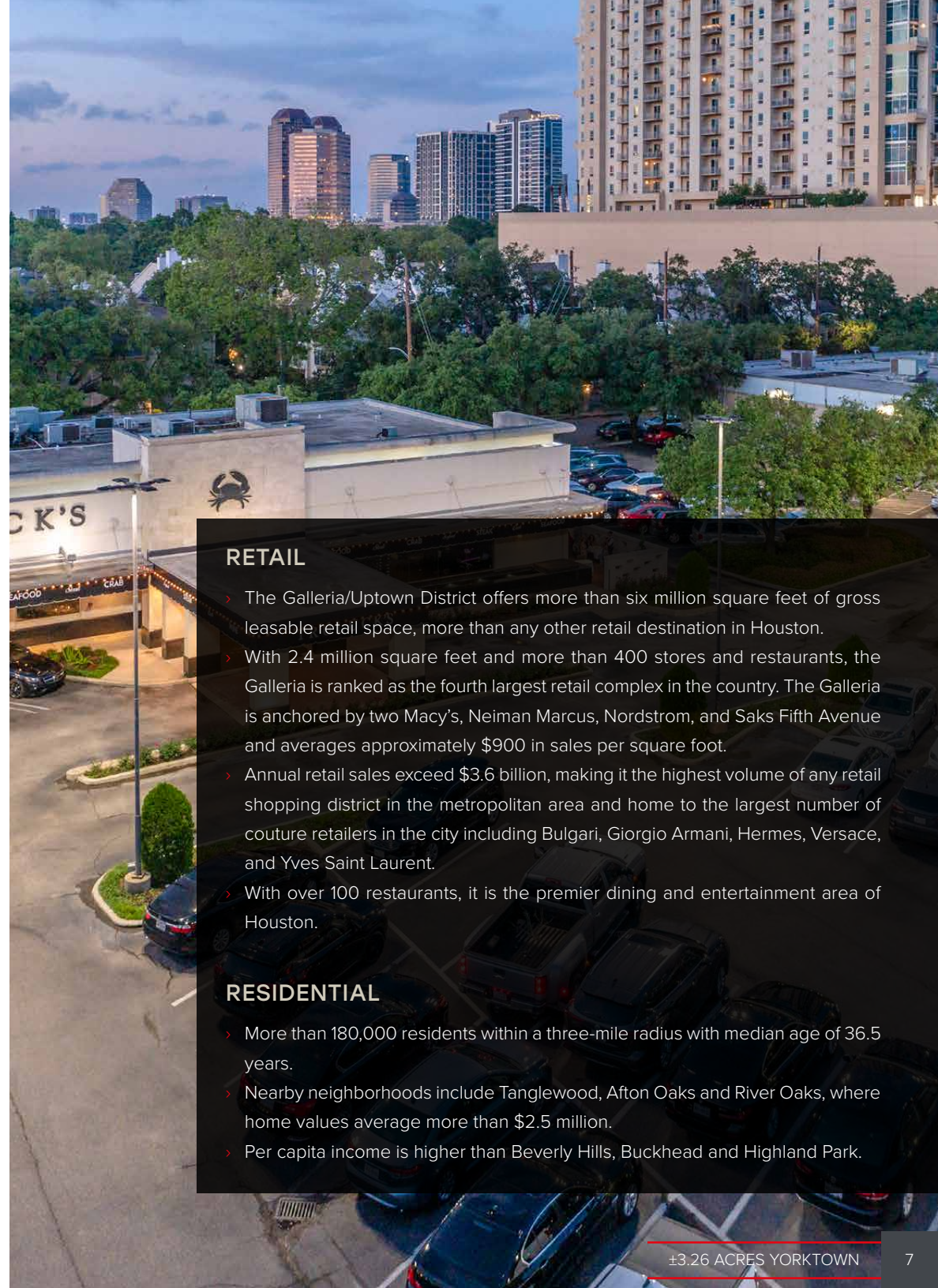
Location Overview

GALLERIA/UPTOWN DISTRICT OVERVIEW

Centrally located and spanning approximately 500 acres, the Galleria/Uptown District is approximately ten miles west of downtown Houston. Anchored by Post Oak Boulevard, alongside Memorial Park, and flanked by the world-famous Galleria, the Galleria/Uptown District is home to over 30 million square feet of commercial office space, six million square feet of retail space, 8,100 hotel rooms, more than 100 restaurants, and a booming residential market. More than 200,000 international business professionals, fashionistas, city dwellers and tourists from around the globe converge in the area daily. Defined by its unique blending of prestigious business and residential addresses with the best in shopping, dining, and entertainment, the Galleria/Uptown District is one of the world's leading urban districts and hosts more than 30 million visitors annually.

OFFICE

- > One of the largest business districts in the nation, ranked 15th overall in the US in terms of office space, comparable in size to the downtowns of Pittsburgh and Denver.
- > 30.6 million square feet of commercial office space, of which 19.6 million square feet is Class A.
- > Signature buildings designed by the world's leading architects including Post Oak Central, San Felipe Plaza, Four Oaks Place, Four Leaf Towers, the Galleria and the 64-story Williams Tower are among Houston's most famous architectural landmarks.
- > Home to approximately 2,000 companies with 83,000 employees, representing a variety of diverse industries including prominent energy, financial, information technology, real estate and professional services companies.



RETAIL

- > The Galleria/Uptown District offers more than six million square feet of gross leasable retail space, more than any other retail destination in Houston.
- > With 2.4 million square feet and more than 400 stores and restaurants, the Galleria is ranked as the fourth largest retail complex in the country. The Galleria is anchored by two Macy's, Neiman Marcus, Nordstrom, and Saks Fifth Avenue and averages approximately \$900 in sales per square foot.
- > Annual retail sales exceed \$3.6 billion, making it the highest volume of any retail shopping district in the metropolitan area and home to the largest number of couture retailers in the city including Bulgari, Giorgio Armani, Hermes, Versace, and Yves Saint Laurent.
- > With over 100 restaurants, it is the premier dining and entertainment area of Houston.

RESIDENTIAL

- > More than 180,000 residents within a three-mile radius with median age of 36.5 years.
- > Nearby neighborhoods include Tanglewood, Afton Oaks and River Oaks, where home values average more than \$2.5 million.
- > Per capita income is higher than Beverly Hills, Buckhead and Highland Park.

Location Overview

THE GALLERIA MALL

Spanning 2.4 million square feet of space, housing 400 fine stores and restaurants, two high-rise hotels, and three office towers, The Galleria is Houston's most popular retail and tourist destination. More than 30 million annual visitors (10 million tourists) each year seek the dynamic & fine shopping environment uniquely offered by The Galleria. Simply stated, The Galleria is not only the 4th largest retail shopping complex in the U.S., the largest in the State of Texas, but it is one of only a handful of the world's destination shopping experiences that generate in excess of \$1 billion in annual retail sales.

In 2017, The Galleria completed a renovation project that allowed for the incorporation of additional high-end retailers and restaurants to the complex. The Galleria III building was demolished to make room for the new, more pedestrian-friendly space that fronts Westheimer and provides room for 35 new luxury stores. A new flagship Saks Fifth Avenue opened in 2016 along with recently opened luxury tenants including Bottega Veneta, Celine, Christian Louboutin, Faberge, Fendi, John Varvatos, Loro Piana, and more.

RIVER OAKS DISTRICT

The high-end River Oaks District by developer Oliver McMillan – and designed by the Houston and LA offices of Gensler – is a 14-acre mixed-use center that is near the Galleria between Westheimer and San Felipe, just east of the 610 West Loop. It opened in the fourth quarter of 2015 and includes 252,000 square feet of high-street retail, restaurants, outdoor cafes, a luxury 560-seat iPic cinema, Equinox luxury fitness club, 92,000 square feet of boutique office space – more than a third of which is leased to U.S. Capital Advisors – and 279 ultra-luxury residential units. Retailers include: Baanou, Bonobos, Burnello Cucinelli, Canali, Cartier, Chopard, COS, Dior, Diptyque, Dolce & Gabbana, Etro, Giuseppe Zanotti Design, Hermes, Intermix, John Lobb, Kiton, L'Occitance, Les Copains, Moncler, Patek Philippe at deBouille, Planet Blue, Roberto Cavalli, St. Nicola, Stella McCartney, Tom Ford, Van Cleef & Arpels, and Vilebrequin. Other stores include Alice + Olivia, Akris, Anne Fontaine, Davidoff of Geneva, Harry Winston, Saint Bernard, Nars Cosmetics, and Roberta Roller Rabbit. Restaurants and bars include Steak 48, Le Colonial, Taverna, Hopdoddy Burger Bar, SumoMaya Mexican-Asian Kitchen, Thirteen Pies, Toulouse Café and Bar, American Food and Beverage, and the Tuck Room (speakeasy).

BLVD PLACE

BLVD Place is a high-end mixed-use development that offers a number of upscale shops, boutiques, restaurants, office space and housing. This unique center has a 48,000 square foot Whole Foods Market and a 53,000 square foot Frost Bank regional headquarters.



HIGHLAND VILLAGE

Highland Village is situated along Westheimer Road on 15 acres and includes some of the most coveted high-end retail space in Houston. The walkable, luxury outdoor shopping center is lined with double rows of tall palms and includes Houston's only Apple flagship store, the No. 1 grossing Restoration Hardware in the country, home to Houston's first Starbucks Coffee location, which opened in 1994, and is shadow-anchored by an H-E-B Central Market grocery store. Other key tenants include: Anthropologie, Crate & Barrel, Pottery Barn, Williams-Sonoma, J.Crew, Cole Haan, Lucchese, Jos. A. Bank Clothiers, Vineyard Vines, Kiehl's, Tommy Bahama, Chico's, L'Occitane, Calypso St. Barth, Lululemon, Lucky Brand Dungarees, Kate Spade, Sprinkles, West Elm, Banana Republic, Design within Reach, and more.

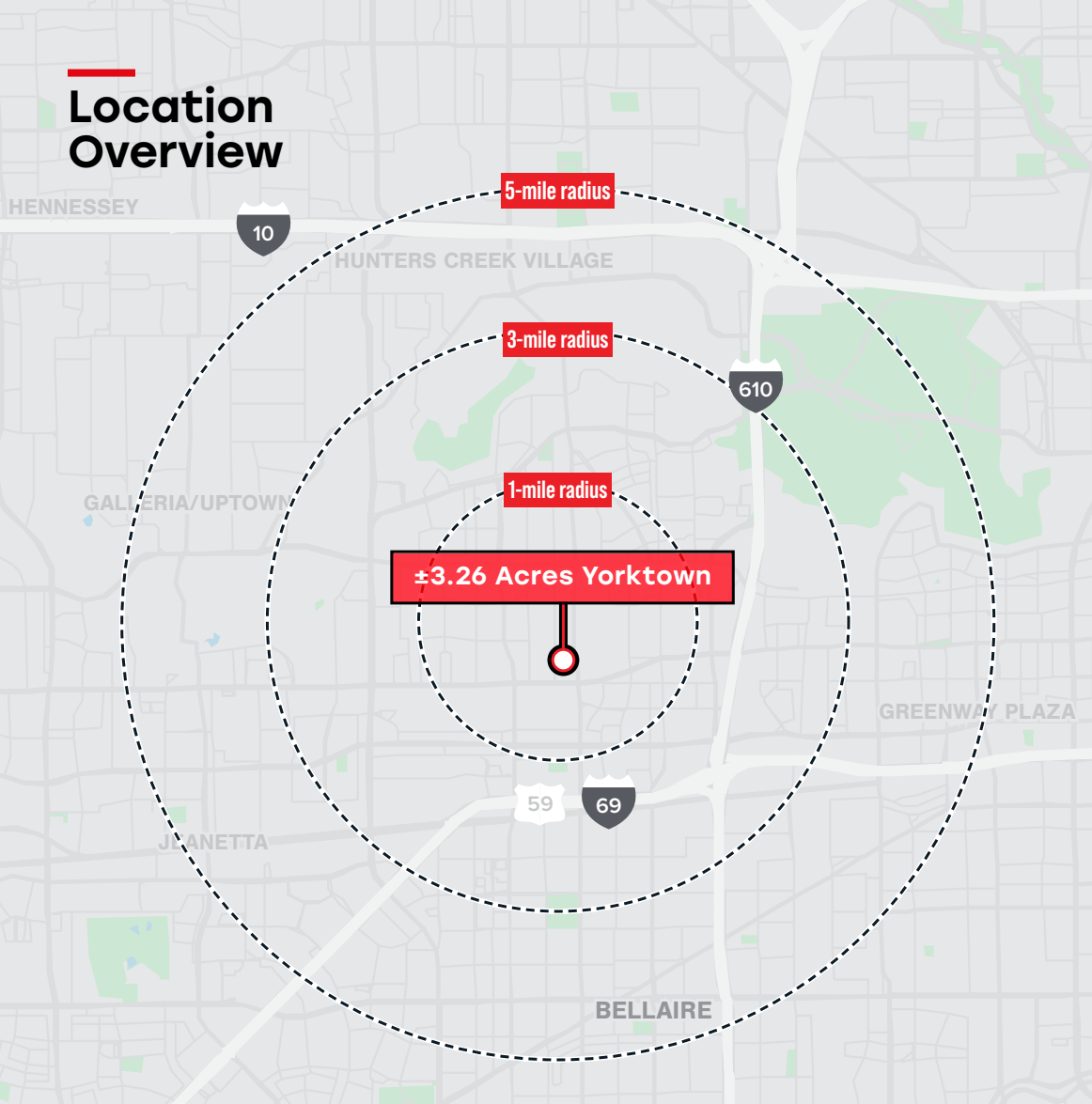
POST OAK PLAZA

Post Oak Plaza is a prime retail center with ample parking. Current tenants include: FedEx Express, Five Guys, tasti Di-lite, UPS, Panera Bread, Berryhill Baha Grill, Pinto Ranch, The Arrangement, Brucettes, Madison Lily, The Little Bird, Kid-to-Kid, Luby's, Zadok Jewelers, Town & Country Leather, and Meredith O'Donnell Fine Furniture, Accessories & Rugs.

SAGE PLAZA RETAIL CENTER

Tenants include: Randalls Food & Drugs, Jimmy John's, Adair Kitchen, Los Tios, Perfect 10 Nail Salon, Natural Pawz, Smoothie King, Rain Tree Boutique, Vanna's Tailors, Erawan Thai Restaurant, Parcel Plus, Esquire Cleaners, Salon Vendome, and Sculpt Fitness.

Location Overview



SUBMARKET QUICK FACTS



20.1M

square feet in retail inventory within 3-mile radius



66,514

multi-family units within a 3-mile radius of the Property



52M

square feet in office inventory within 3-mile radius



\$110,000

household income within a 3-mile radius



DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
2022 Population	31,223	204,491	526,491
2027 Population Est.	32,803	211,012	542,808
2022 Median Age	38	36	37

HOUSEHOLDS

2022	17,690	95,327	234,306
2027 Estimate	18,649	98,850	242,681
Median Home Value	\$474,115	\$655,008	\$499,570

INCOME

2022 Avg. Household Income	\$119,930	\$109,457	\$114,683
2022 Median Household Income	\$97,700	\$74,899	\$77,947

Contacts

DAVIS ADAMS

Managing Director
+1 (713) 852 3558
davis.adams@am.jll.com

JEFF CAIRNS

Executive Vice President
+1 (512) 695 5563
jeff.cairns@am.jll.com

BAILEY BLACK

Analyst
+1 (713) 852 3436
bailey.black@am.jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

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