

±12 Acres Opportunity Zone

HOUSTON, TEXAS | EXECUTIVE SUMMARY

DOWNTOWN HOUSTON



BBVA
STADIUM



±12 ACRES
COMMERCE & CANAL

COMMERCE STREET

CANAL STREET

DELANO STREET

NAVIGATION BLVD

LOCATION HIGHLIGHTS



**±12 ACRES
COMMERCE & CANAL**

EADO - THE FUTURE OF HOUSTON

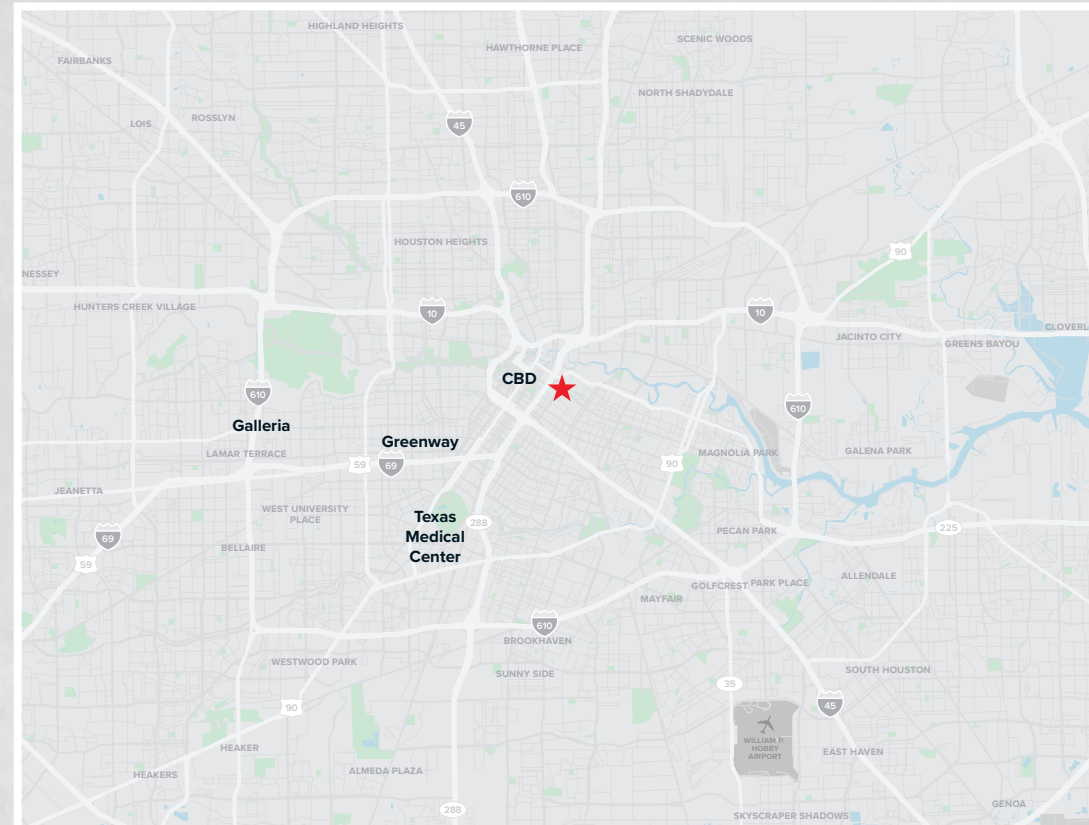
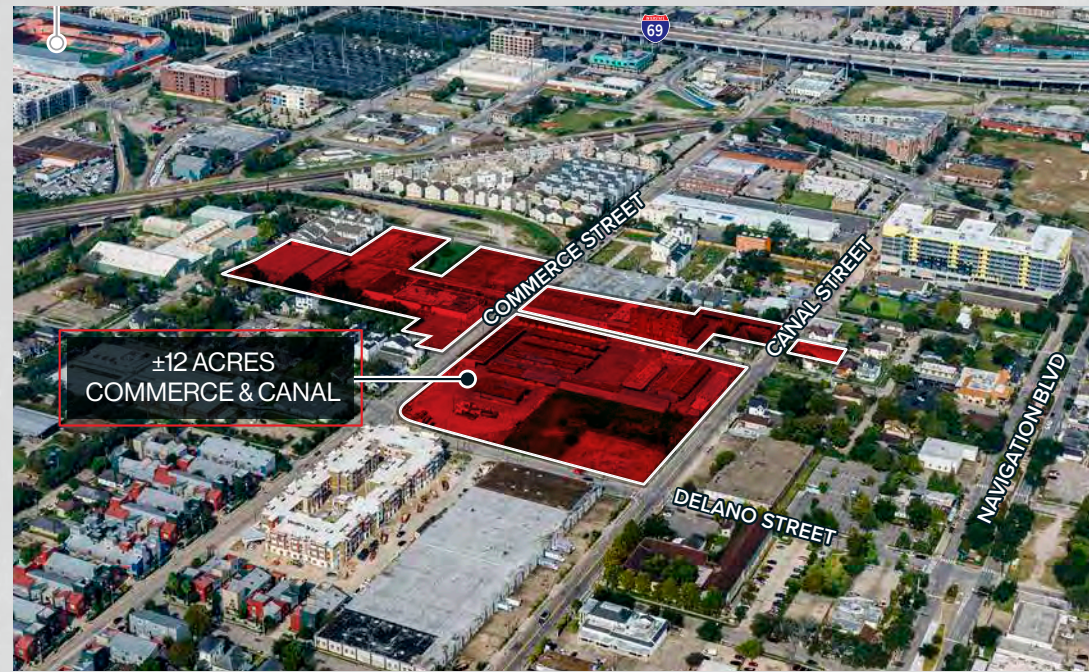
- Proximate to Houston's largest activity centers and universities
- Within a federally designated Qualified Opportunity Zone
- Lack of flood hazards associated with other parts of town
- Proximate to two light rail lines and Settegast Park

EXECUTIVE SUMMARY

JLL & Lewis Property Company, on behalf of Ownership, is pleased to present the rare opportunity to acquire a premier development opportunity on a ±12.125 acre urban infill site with numerous adaptive reuse buildings in Houston, Texas (“The Property”). The Property is located at the gateway to East Downtown, or EaDo, as it has been branded, a dynamic neighborhood with a rich cultural history and a vibrant arts community that is bustling with new commercial and residential development. Over the last five years, developers have been transforming EaDo into a pedestrian-friendly neighborhood with various entertainment options, retail, hospitality and flexible office. Now that EaDo has been included in a qualified opportunity zone, the submarket’s redevelopment is expected to accelerate even further. The Property is an irreplaceable development opportunity that is well positioned to capitalize on the strength of Houston’s growing economy.

PROPERTY HIGHLIGHTS

- ±12.125 acre urban infill development site in a qualified opportunity zone
- Numerous buildings with tremendous adaptive reuse potential
- Unique opportunity suitable for multiple uses with no zoning
- Located in TIRZ #15 with excellent views and premier Downtown accessibility
- Positioned near multiple new multi-family and single-family residential developments with access to two light rails
- Within walking distance to the BBVA Compass-Dynamo Stadium, Minute Maid Park, Settegast Park, and Buffalo Bayou with quick access to the hike and bike trail



PROPERTY OVERVIEW



TOTAL LAND SIZE

Parcel 1	5,500 SF	0.126 Acres
Parcel 2	61,811 SF	1.419 Acres
Parcel 3	263,787 SF	6.056 Acres
SUB. NORTH OF COMMERCE		7.601 ACRES
Parcel 4	202,829 SF	4.656 Acres
TOTAL	533,927 SF	12.257 ACRES

- Site has numerous buildings readily adaptable for alternative uses (see following “Existing Building Map and List” for reference) including:
 - Building 5: 4-story, ± 43,120 SF, Brick and Concrete Built 1938
 - Building 5A: 2-story, ± 9,800 SF, Brick and Concrete Built 1938
 - Building 6: 1-story, ± 19,602 SF, Metal Steel Built 1974
 - Building 21A/B: 1-story, ± 30,149 SF, Masonry Block Built 1972 added to 1981
 - Building 22: 1-story, 3,795 SF, Open Front Metal Storage Built 1997
 - Building 23: 1-story, 32,721 SF, Hi-Bay Metal Building Built 1980
- The Property has received a certificate of completion, to residential standards, from the TCEQ under the Voluntary Cleanup Program
- Potential to close and acquire North Live Oak Street from city for use as pedestrian thoroughfare

EXISTING BUILDING MAP & LIST



#	NAME	SIZE (SF)*
1	Open Front Metal Storage Bldg.	5,962
2	Metal Overhang	600
3	Metal Building	387
4	Metal Warehouse Bldg.	8,085
5	4-Story Brick and Concrete Bldg.	43,120
5A	2-Story Brick and Concrete Bldg.	9,800
6	1-Story Metal Bldg.	19,602
7	1-Story Vinyl Siding Bldg.	3,885
8	1-Story Concrete Bldg.	978
9	Hi-Bay Metal Bldg.	6,125
10	1-Story Wood Office Bldg.	808
11	Hi-Bay Metal Bldg.	5,014
12	Open Front Metal Storage Bldg.	3,440
13	Open Front Metal Storage Bldg.	2,441
14	Metal Covered Open Storage Bldg.	5,422
15	Metal Covered Open Storage Bldg.	5,133
16	Metal Covered Open Storage Bldg.	5,614
17	Metal Covered Open Storage Bldg.	3,840
18	Hi-Bay Metal Bldg.	7,187
19	Hi-Bay Metal Bldg.	3,506
20	Open Front Metal Storage Bldg.	7,829
21A	1-Story Concrete Bldg.	14,960
21B	1-Story Concrete Bldg.	15,189
22	Open Front Metal Storage Bldg.	3,795
23	Hi-Bay Metal Bldg.	32,721

* SOURCE: HCAD and property survey with adjustments from on-site inspection. Seller does not represent or warrant any building sizes

PROPERTY **PHOTOGRAPHY**



Bldg. 1



Bldg. 5A Interior



Bldg. 5 N. Live Oak Elevation



Bldg. 5 Exterior N. Live Oak Elevation



Bldg. 5 Interior 2



Bldg. 5A N. Live Oak Elevation



Bldg. 6 Interior



Bldg 6. Interior (Bldg. 5A Adj. Brick Wall)

PROPERTY **PHOTOGRAPHY**



Bldg. 11 Interior



Bldg. 14-17 Typical Interior



Bldg. 14-17 Exterior



Bldg. 18 Interior



Bldg. 20 Exterior



Bldg. 21 Interior

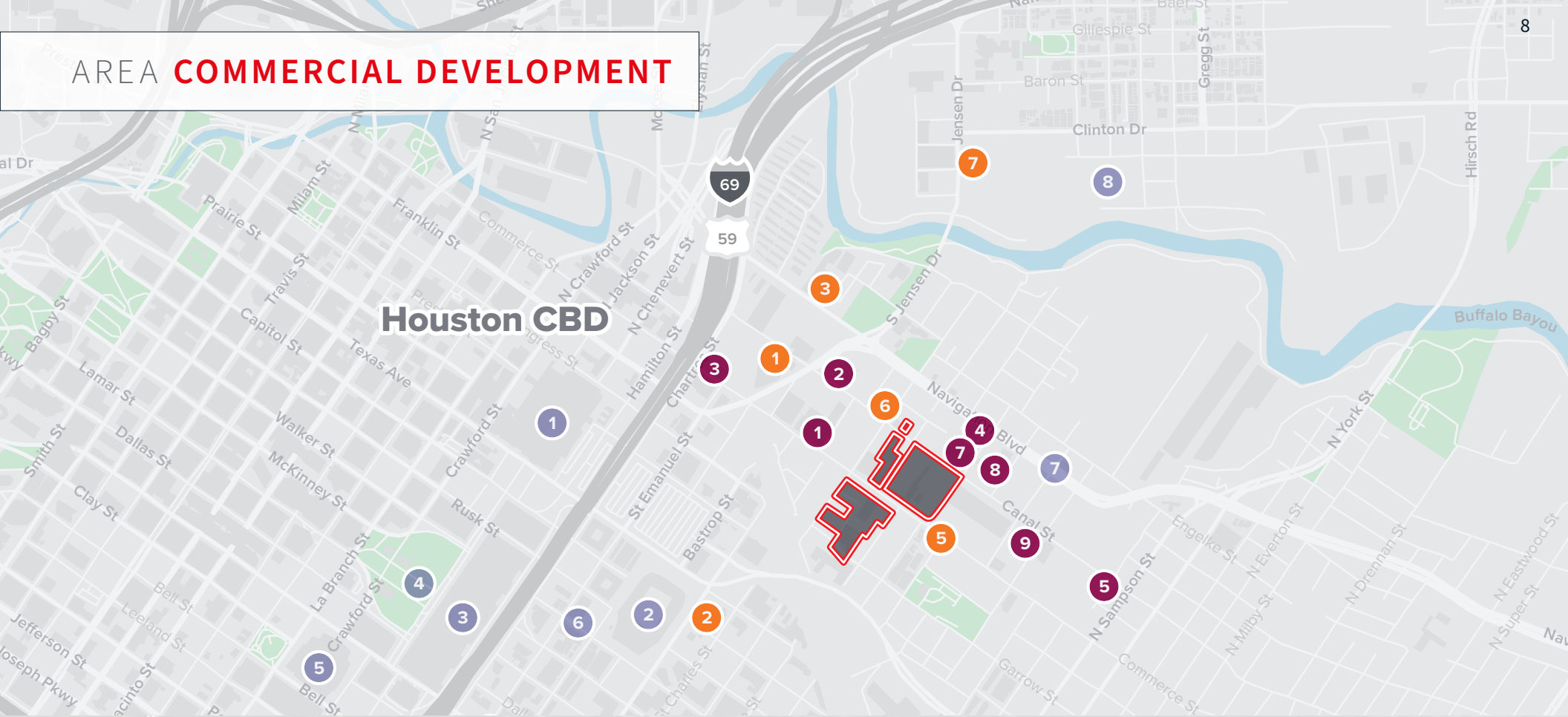


Bldg. 22 Exterior



Bldg. 23 Interior

AREA COMMERCIAL DEVELOPMENT



MAJOR ATTRACTIONS

1.	Minute Maid Park - Astros (Baseball)
2.	BBVA Dynamo Stadium - Dynamo (Soccer)
3.	George R. Brown Convention Center
4.	Discovery Green Park
5.	Toyota Center - Rockets (Basketball)
6.	Warehouse Live
7.	Navigation Esplanade
8.	East River

RESTAURANT / RETAIL / CO-WORKING

1.	The Block - 44,000 SF Retail / Office
2.	Shops on Navigation - 17,953 SF New Retail
3.	The Annex - Co-working Space / Tout Suite
4.	The Original Ninfa's on Navigation
5.	Headquarters 35,000 SF Co-working Office
6.	East Village - Mixed Use Retail / Office Space
7.	2727 Canal—27,000 SF Office
8.	El Tiempo Cantina
9.	Moon Tower Inn
10.	8th Wonder Brewery

MULTIFAMILY / SENIOR'S HOUSING

1.	Canal Street Flats - 200 Units
2.	Circuit Apartments - 311 Units
3.	East End Lofts - 244 Units
4.	Sampson Lofts - 80 Units
5.	Campanile on Commerce (Seniors)- 120 Units
6.	Forth at Navigation - 300 Units
7.	The Laura (Under Construction) - 360 Units

MILLENNIAL HUB OF HOUSTON

TOTAL POPULATION*

- 1-mile radius 28,042
- 3-mile radius 175,074

AVERAGE HH INCOME*

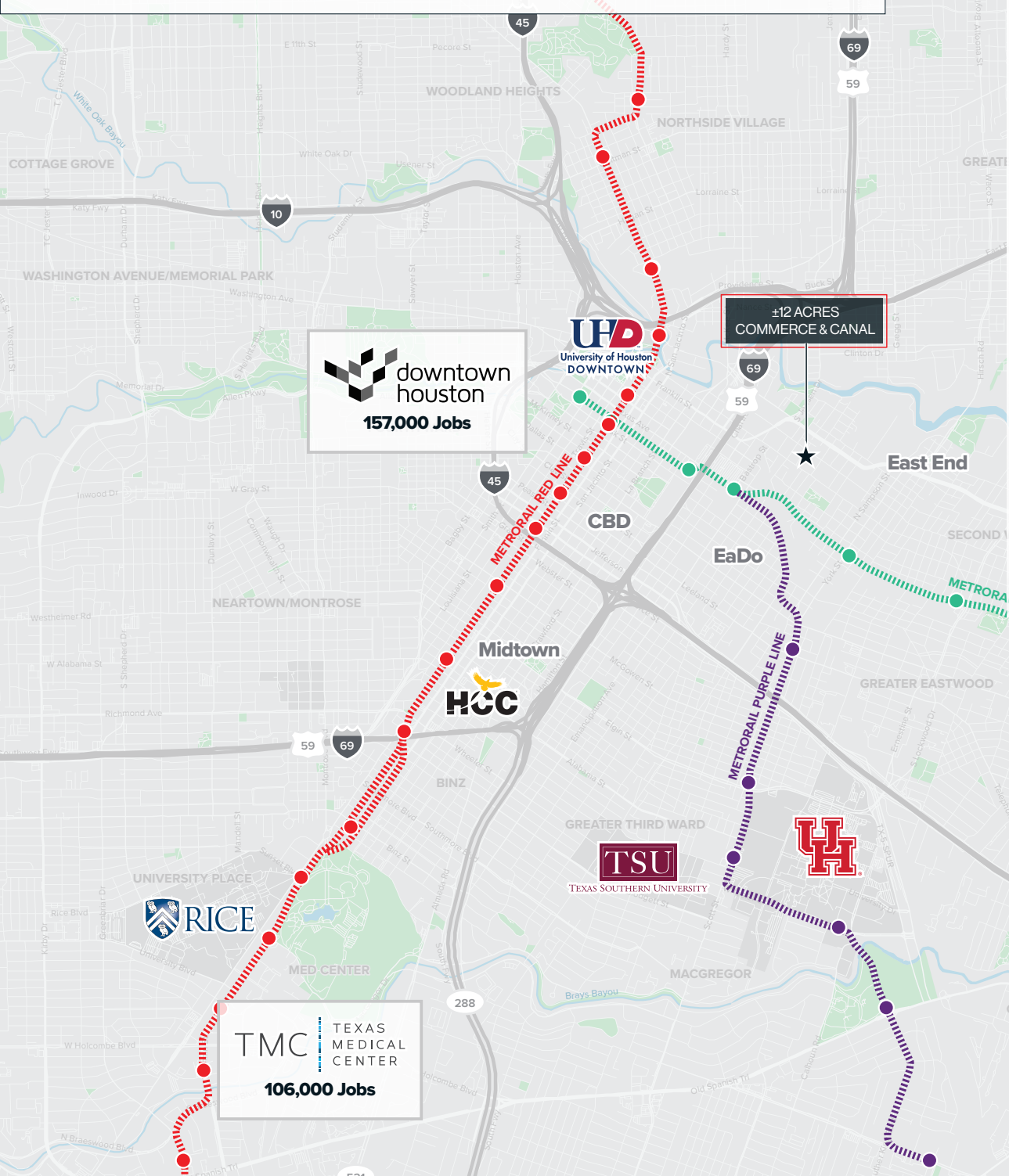
- 1-mile radius \$102,387
- 3-mile radius \$79,546

% POPULATION AGED 20-34*

- 1-mile radius 38.9%
- 3-mile radius 30.6%
- Harris Co. Total 23.5%



PROXIMITY TO HIGHER EDUCATION & JOBS

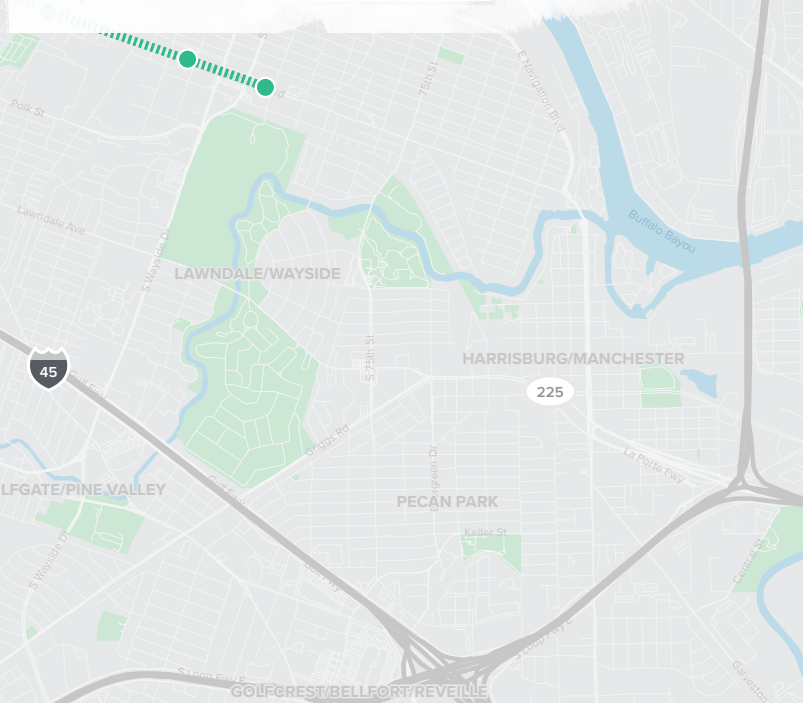


OVER 82,000 STUDENTS ENROLLED IN FOUR UNIVERSITIES WITHIN 4.5 MILES OF THE PROPERTY

SCHOOL	BICYCLE	RAIL	CAR (UBER)
UNIVERSITY OF HOUSTON	20 Minutes	22 Minutes	8 Minutes \$9.35
UNIVERSITY OF HOUSTON DOWNTOWN	9 Minutes	20 Minutes	6 Minutes \$8.41
TEXAS SOUTHERN	20 Minutes	23 Minutes	12 Minutes \$9.80
RICE UNIVERSITY	35 Minutes	45 Minutes	19 Minutes \$13.28
HOUSTON COMMUNITY COLLEGE	18 Minutes	32 Minutes	13 Minutes \$8.41

+/- 319,000 JOBS WITHIN 4.5 MILES OF THE PROPERTY IN MAJOR ACTIVITY CENTERS ALONE

ACTIVITY CENTER	BICYCLE	RAIL	CAR (UBER)
DOWNTOWN HOUSTON	6 Minutes	3 Minutes	5 Minutes \$3.97
TEXAS MEDICAL CENTER	33 Minutes	42 Minutes	10 Minutes \$11.22
PORT OF HOUSTON	23 Minutes	25 Minutes	12 Minutes



GOVERNMENT INFLUENCE

- East Downtown and Harrisburg TIRZ
- East End Management District and EaDo Management District
- **Subject property located in Qualified Opportunity Zone (QOZ).**
- Two light rail lines
- Multiple sports stadiums (Minute Maid Park, Toyota Center, BBVA Compass Stadium)
- George R Brown Convention Center
- Navigation Esplanade (pictured) and EaDo Promenade
- I-45 Relocation / US-59 Reconstruction
- Discovery Green Park
- Settegast Park
- Columbia Tap Rail Trail (Bike) and Buffalo Bayou Park






FLOOD PLAIN



±12 ACRES
COMMERCE & CANAL

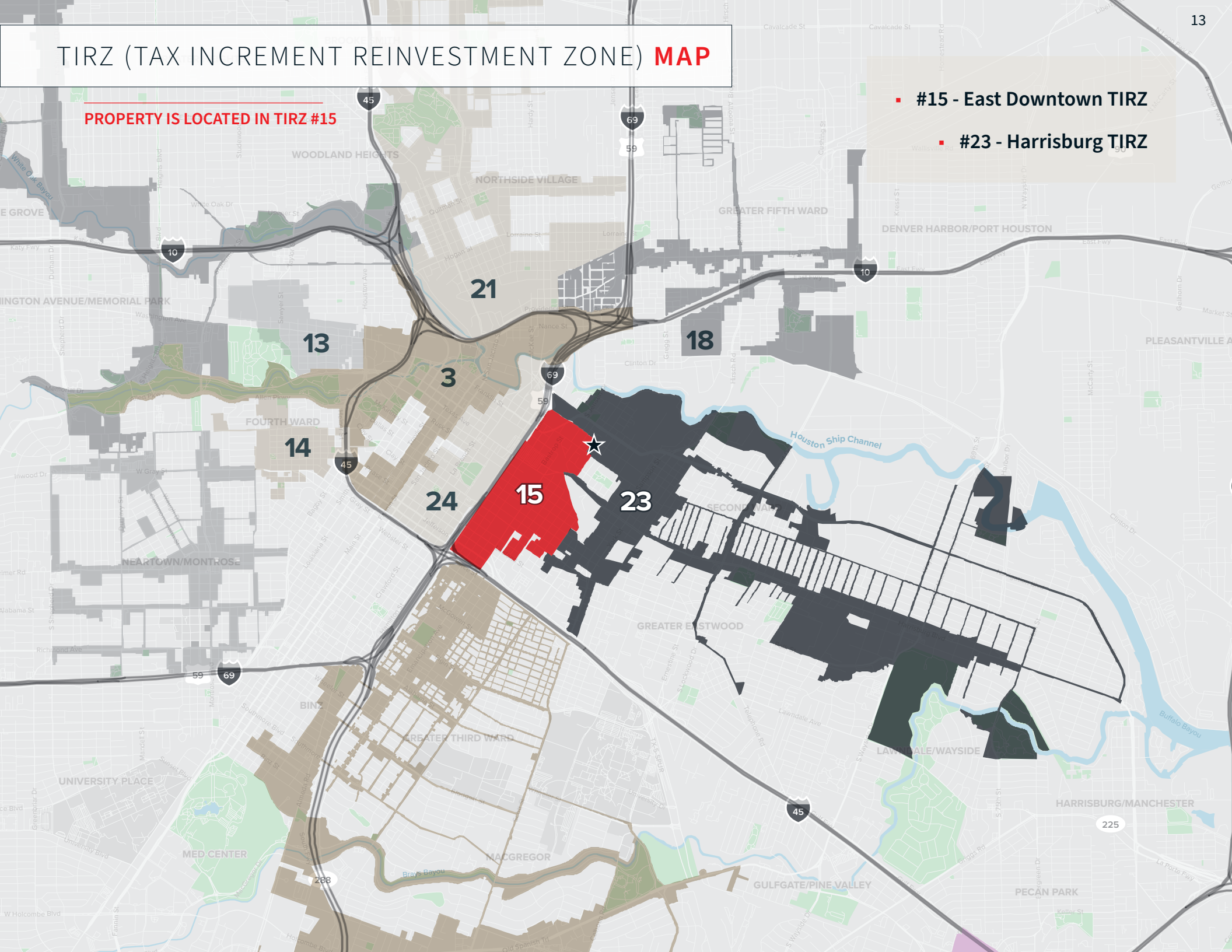
**THE SUBJECT PROPERTY, ALONG WITH
THE VAST MAJORITY OF THE EAST END,
IS UNAFFECTED BY FLOOD PLAIN**

-  FLOODWAY
-  1% ANNUAL CHANCE (100-YEAR)
-  0.2% ANNUAL CHANCE (500-YEAR)

TIRZ (TAX INCREMENT REINVESTMENT ZONE) MAP

PROPERTY IS LOCATED IN TIRZ #15

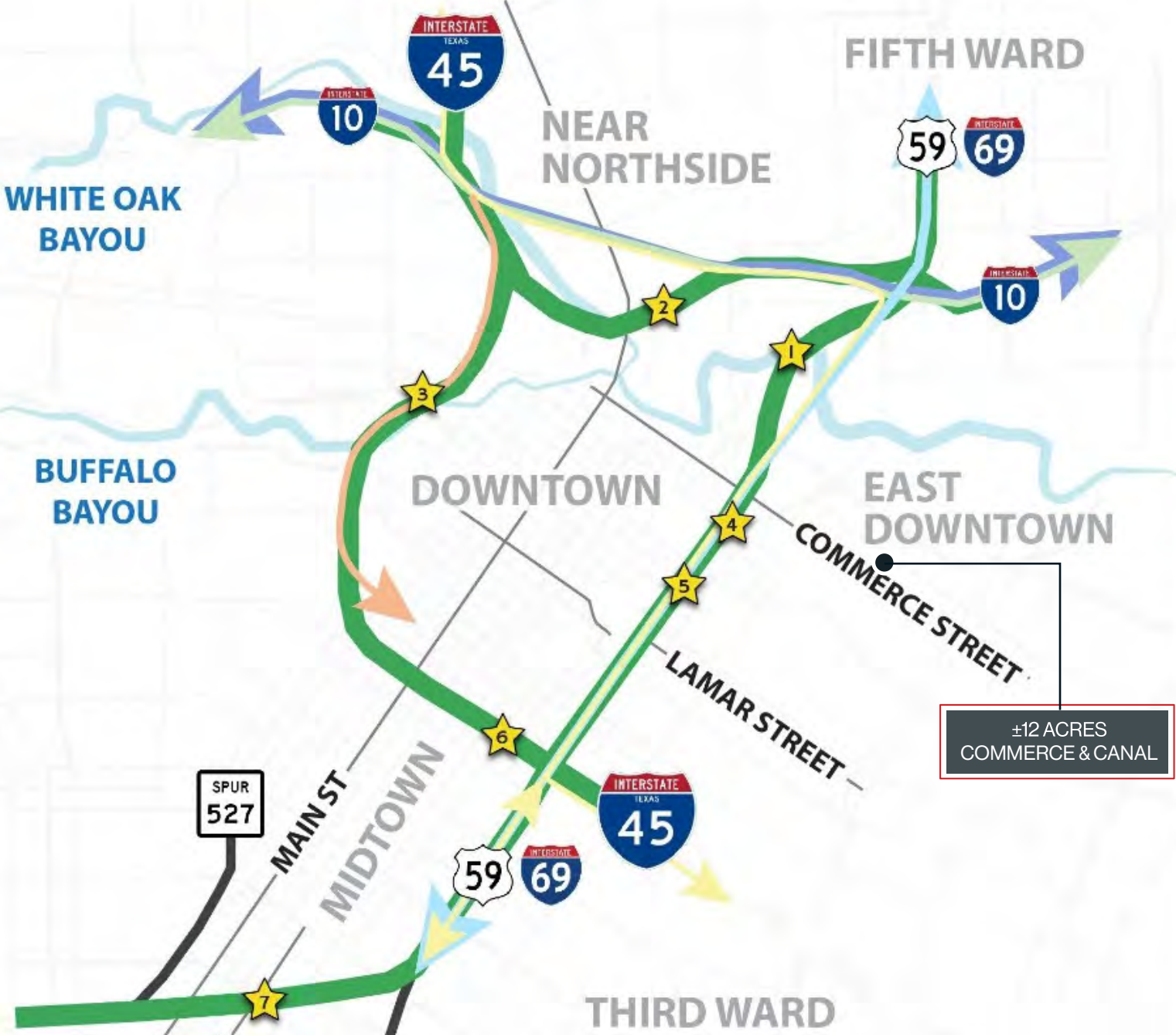
- #15 - East Downtown TIRZ
- #23 - Harrisburg TIRZ



NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT

SEGMENT 3: I-45 RELOCATION / US 59 RECONSTRUCTION

- Commerce will be the last street to cross over below grade section of the freeway



SEGMENT 3 LEGEND

- SEGMENT 3
- I-45
- I-10
- US 59/I-69
- DOWNTOWN CONNECTOR
- I-10 EXPRESS LANES
- KEY INFORMATION

- Straighten I-69 and widen from 8 to 10 or 12 lanes in each direction.
- Straighten and add two Express Lanes in each direction with motorists will use to travel through Downtown.
- Downtown Connector replaces Pierce Elevated.
- Access between Downtown and East Downtown increased by construction of new southbound street between Commerce St and Leeland St.
- Structural cap built over I-69 depressed section from Lamar St to Commerce St next to the George R. Brown Convention Center (GRB) could be developed by others.
- Pierce Elevated no longer needed.
- Structural cap built over I-69 depressed section from Main St to Caroline St could be developed by others.

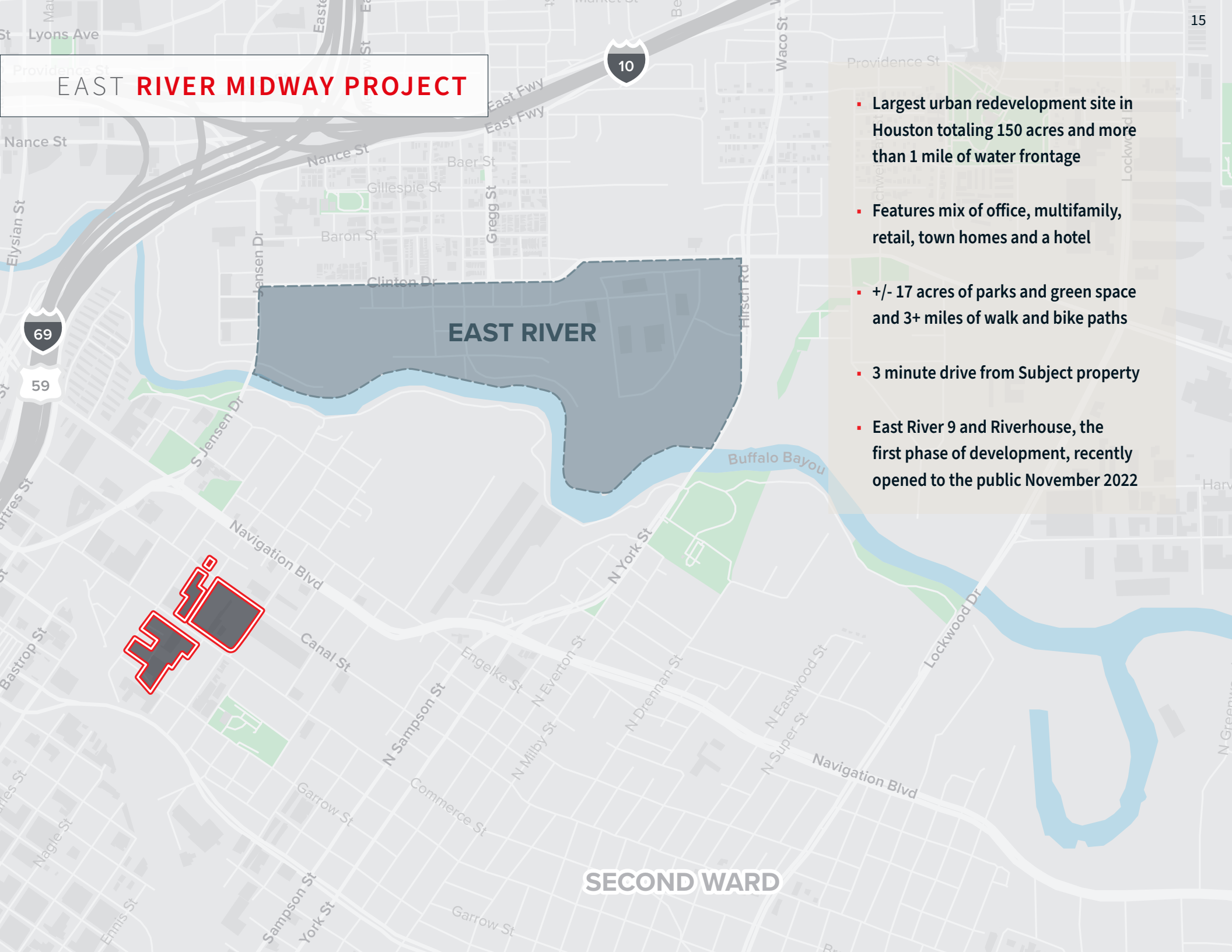
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EAST RIVER MIDWAY PROJECT

EAST RIVER

SECOND WARD

- Largest urban redevelopment site in Houston totaling 150 acres and more than 1 mile of water frontage
- Features mix of office, multifamily, retail, town homes and a hotel
- +/- 17 acres of parks and green space and 3+ miles of walk and bike paths
- 3 minute drive from Subject property
- East River 9 and Riverhouse, the first phase of development, recently opened to the public November 2022





“Nestled against Buffalo Bayou on the East End, (2nd Ward) the historically Hispanic neighborhood has seen a wave of home renovations and new builds that have proven attractive to DINK - dual income, no kids - Houstonians who appreciate its location right in the heart of the city.”

Houstonia The Top 10 Hottest Neighborhoods in Houston in 2018, February 2018

“East Downtown just may be Bayou City’s next boomtown. The area is going through a culinary renaissance, blending longtime favorites with shiny new concepts and making it a bona fide foodie destination.”

Houstonia Magazine July 2018

“Even though the oil industry isn’t the king it once was, health care, construction, education, and tourism are bringing people to Houston by the tens of thousands. With them have come new sports stadiums, new neighborhoods like the artsy EaDo...”

Thrillist February 2017

“East End/EaDo: Houston’s rising neighborhood is a mecca of hip food and drink”

Houston Chronicle June 15, 2020

“EaDo, which is located within walking distance of downtown, is also home to the Dynamo soccer stadium as well as some of the city’s hottest restaurants and watering holes, including a nationally-acclaimed restaurant and a bar decked out with a backyard Ferris wheel.”

Houston Chronicle September 10, 2019

HOUSTON ECONOMIC OVERVIEW

GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000
square miles
larger than the state of NJ

POPULATION & DEMOS

7.2 MILLION
residents in the Houston MSA

2.5 MILLION
residents in the city of Houston



1 IN 4 Houstonians are foreign-born

5TH MOST POPULOUS MSA IN THE NATION
4TH MOST POPULOUS CITY IN THE NATION

CLUTCH CITY



INTERNATIONAL HUB

4TH LARGEST
MULTI-AIRPORT SYSTEM
IN THE U.S.

58.3 MILLION
PASSENGERS

GLOBAL HUB FOR
AEROSPACE
TECHNOLOGY

ECONOMY

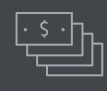
26th
LARGEST
economy in the world if Houston
were an independent nation



7th
LARGEST
U.S. metro economy in the nation



\$472.1
BILLION GDP [2019]



EMPLOYMENT



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

168,400
RECOVERED AS OF MARCH

140,000
NEW JOBS CREATED YEAR-OVER-YEAR
(MAY 2021)

80,000
NEW JOBS FORECASTED IN 2021

CORPORATE HEADQUARTERS

24 FORTUNE 500
companies call Houston home

3RD LARGEST
NUMBER OF FORTUNE 1000
companies in the nation

3RD LARGEST
NUMBER OF FORTUNE 500
companies in the nation

GLOBAL TRADE CITY

**LARGEST GULF COAST
CONTAINER PORT**

73
FOREIGN-OWNED FIRMS



1ST IN IMPORT AND EXPORT

1ST GULF COAST CONTAINER PORT

1st
IN FOREIGN
WATERBORNE
TONNAGE

TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion
IN LOCAL GDP

8th largest
BUSINESS DISTRICT IN THE U.S.

10 million
PATIENT ENCOUNTERS PER YEAR

106,000+
EMPLOYEES AT TMC



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