

LEGACY AT FALLBROOK

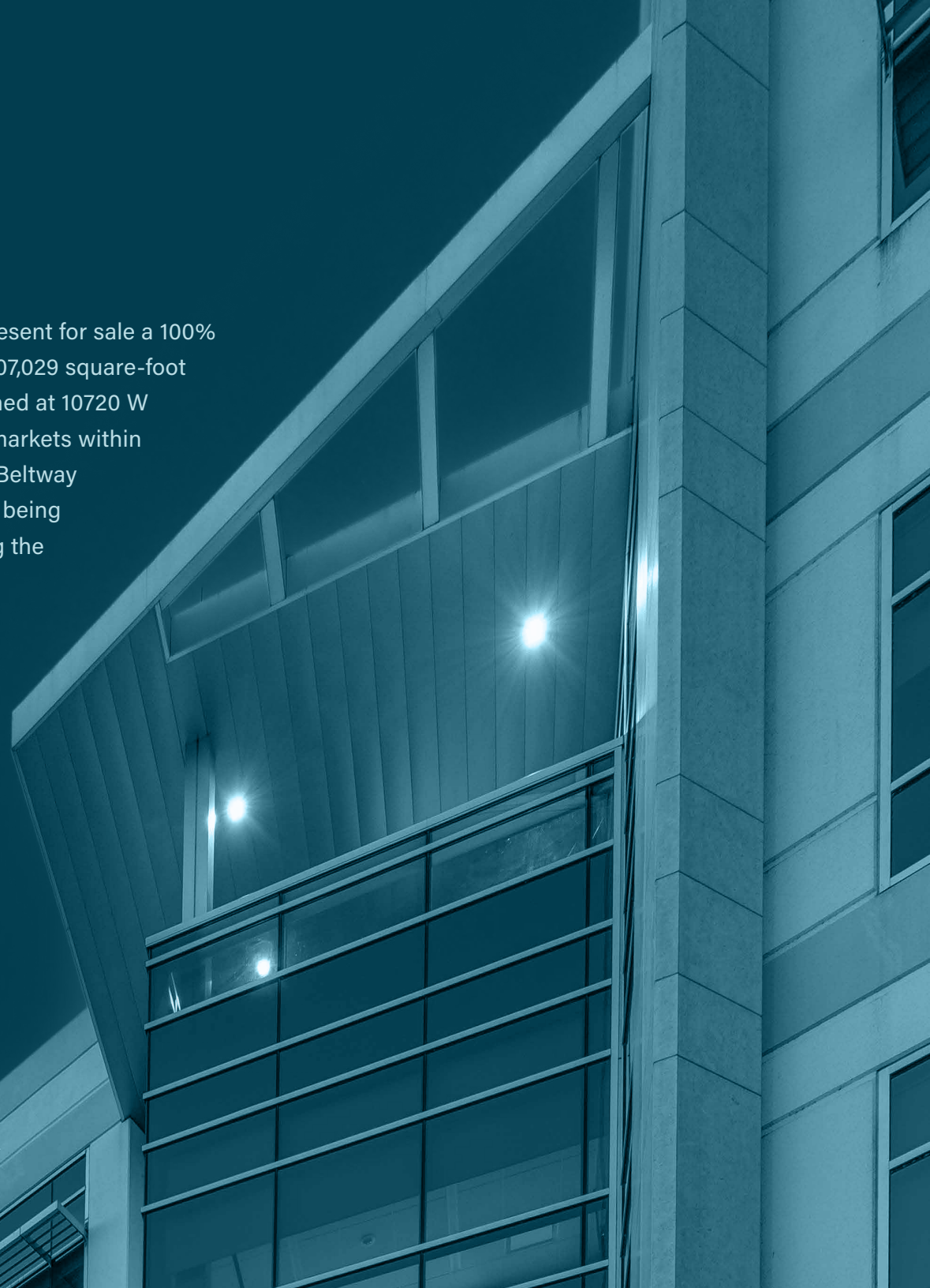
10720 WEST SAM HOUSTON PARKWAY NORTH - HOUSTON, TEXAS



THE OPPORTUNITY

Jones Lang LaSalle ("JLL"), as exclusive advisor, is pleased to present for sale a 100% fee simple interest in **Legacy at Fallbrook** ("The Property"), a 207,029 square-foot Class A LEED Gold certified office building strategically positioned at 10720 W Sam Houston Parkway North in one of the fastest-growing submarkets within Houston. The Property, situated on 7.07 acres, has unparalleled Beltway frontage and visibility, as well as excellent regional accessibility being located between U.S Highway 290 and State Highway 249 along the Sam Houston Parkway. The offering also includes a 12.96 acre development tract perfectly suited for additional phases of office or in-fill industrial. With no zoning in Houston, there are no restrictions on use.

The Property, currently 100% leased, is the benefactor of robust population growth in northwest Houston, providing tenants with attractive drive times to Houston's newest and highly regarded suburban communities. **Legacy at Fallbrook** continues to be a premier option for tenants circling Northwest Houston, offering the ability to accommodate dense tenancy through efficient floor plans and a parking ratio of 5.00/1000. Legacy at Fallbrook offers investors a rare opportunity to purchase a well-located suburban office building at a very attractive basis that is well below replacement cost with significant in-place yield.



PROPERTY SUMMARY

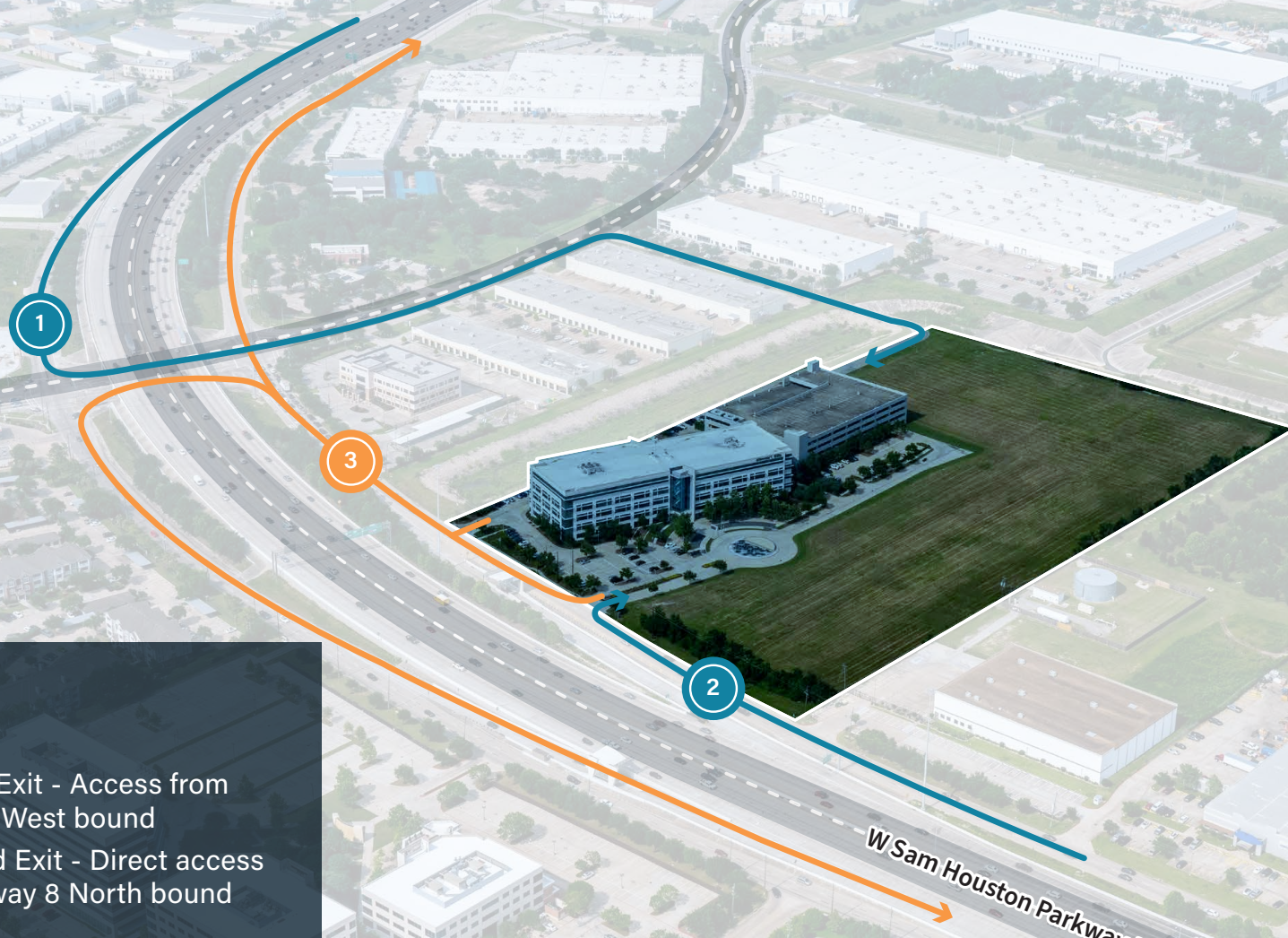
207,029	Total Square Footage
100.0%	Leased
3.1 Years	WALT
2015	Year Built
20.03 AC	Land Area
7.07 AC	Office & Garage
12.96 AC	Developable Land
1,017	Parking Spaces
5.0/1,000	Parking Ratio



BELTWAY FRONTAGE & VISIBILITY WITH EXCELLENT INGRESS/EGRESS

The Property holds direct frontage on Sam Houston Parkway ("Beltway 8"), providing visibility and branding opportunities to the 106,000+ vehicles per day that travel the tollway and 28,615 vehicles per day that travel the service road. The building also provides tenants with exceptional multi-directional regional accessibility through Beltway 8, State Highway 249, U.S. Highway 290, and Interstate 10, linking Legacy at Fallbrook to Houston's newest and most highly regarded residential communities and employment centers. Legacy at Fallbrook also features three exceptional access points of ingress and egress from Beltway 8 & Fallbrook Drive.





INGRESS

- 1 Fallbrook Exit - Access from Beltway 8 West bound
- 2 West Road Exit - Direct access from Beltway 8 North bound

EGRESS

- 3 Direct access to Beltway 8

OPPORTUNITY AT AN ATTRACTIVE BASIS

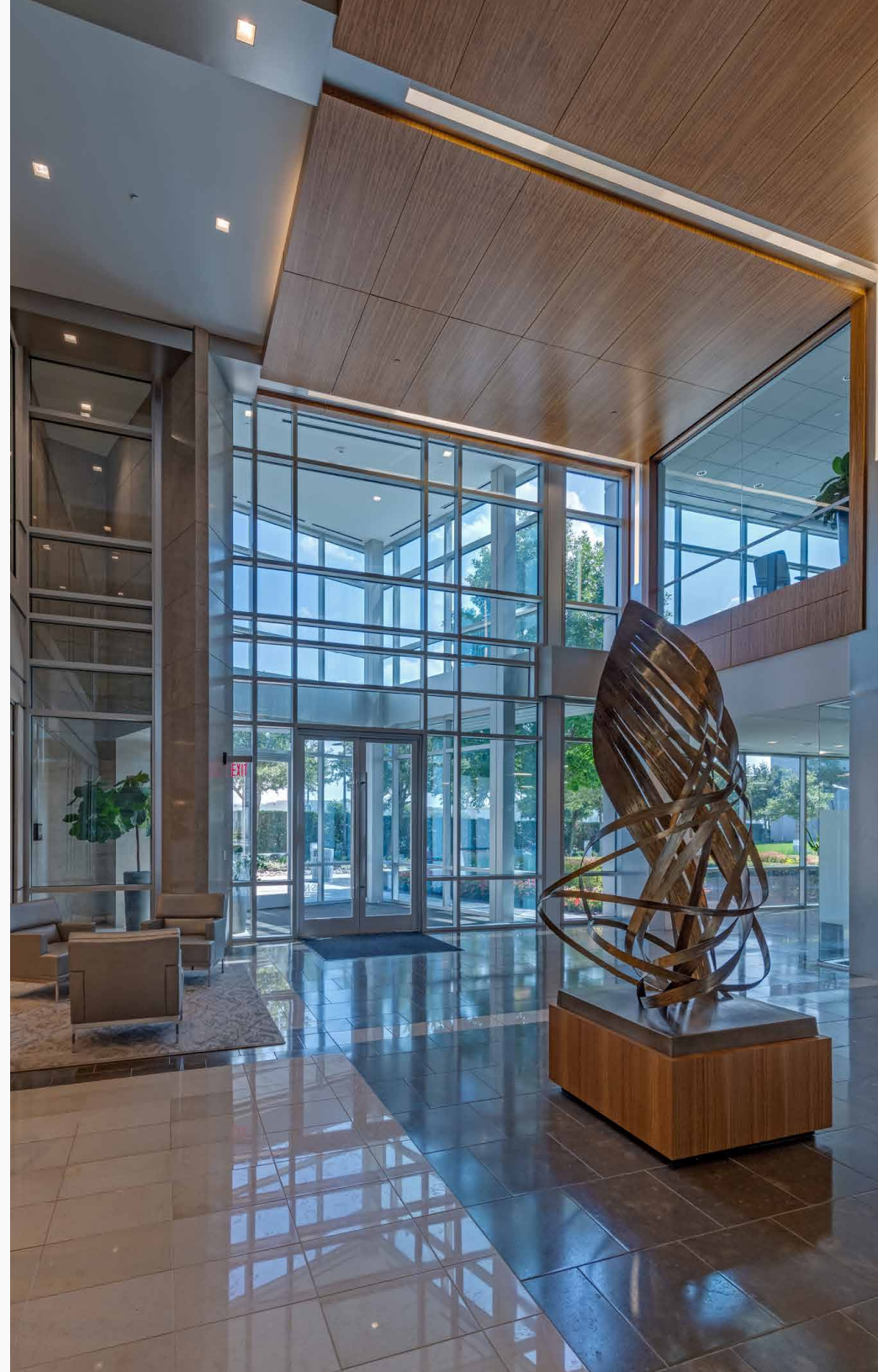
Legacy at Fallbrook allows investors to acquire a recently constructed, fully leased 207,209 SF Class A office building with significant in-place yield and the opportunity to renew tenants that are fully utilizing their space. Additionally, The Property holds a unique competitive leasing advantage by having the ability to accommodate dense tenancy with a 5.00/1000 parking ratio and efficient floor plans. Legacy at Fallbrook offers investors a rare opportunity to purchase an extremely well-located suburban office asset significantly below replacement cost.

SUPERIOR DEMOGRAPHICS & RESIDENTIAL BASE

The regional profile showcases a population that is well-educated, occupationally diverse, above state average in income and below state average in unemployment. Legacy at Fallbrook has a residential base of 273,622 people with an average household income of \$97,854 within a five-mile radius. The 5-mile radius surrounding the portfolio added 20,000+ new residents over the last decade and is expected to increase average household income by 16% over the next five years. Houston's population continues to primarily grow to the north and northwest, the Portfolio's regional accessibility is well-positioned to benefit from outsized tenant demand.

DEVELOPMENT OPPORTUNITY

Along with the purchase of the building, investors have the rare opportunity to acquire approximately 12.96 acres of developable land among one of Houston's fastest growing submarkets. No zoning in the city of Houston allows for flexible development options across all product types, and the ability to capitalize on the success of Legacy at Fallbrook and the submarket as a whole.





DEMOGRAPHIC SUMMARY

2010 SUMMARY	1-MILE	3-MILE	5-MILE
Population	11,139	97,665	253,114
Households	3,781	34,883	89,292
Median Age	33.8	32.9	32.9

2022 SUMMARY	1-MILE	3-MILE	5-MILE
Population	11,649	103,864	273,622
Households	4,005	37,284	97,212
Median Age	34.9	34.8	34.7
Median Household Income	\$77,669	\$70,529	\$70,059
Average Household Income	\$91,559	\$97,416	\$97,854

2027 SUMMARY	1-MILE	3-MILE	5-MILE
Population	15,306	115,135	324,029
Households	3,992	37,742	98,693
Median Age	35.2	35.1	35.4
Median Household Income	\$85,182	\$80,520	\$80,058
Average Household Income	\$105,488	\$113,522	\$113,522

ROBUST SUBURBAN AMENITY BASE

Legacy at Fallbrook's strategic location provides its tenants with the distinct advantage of convenience. Northwest Houston has experienced significant development and population growth over the last 10 years, creating more demand for office product. The area has an "urban-suburban" feel with over 16.3 million square feet of retail space within a 4-mile radius and is surrounded by both executive and employee housing options for tenants.

RESTAURANTS

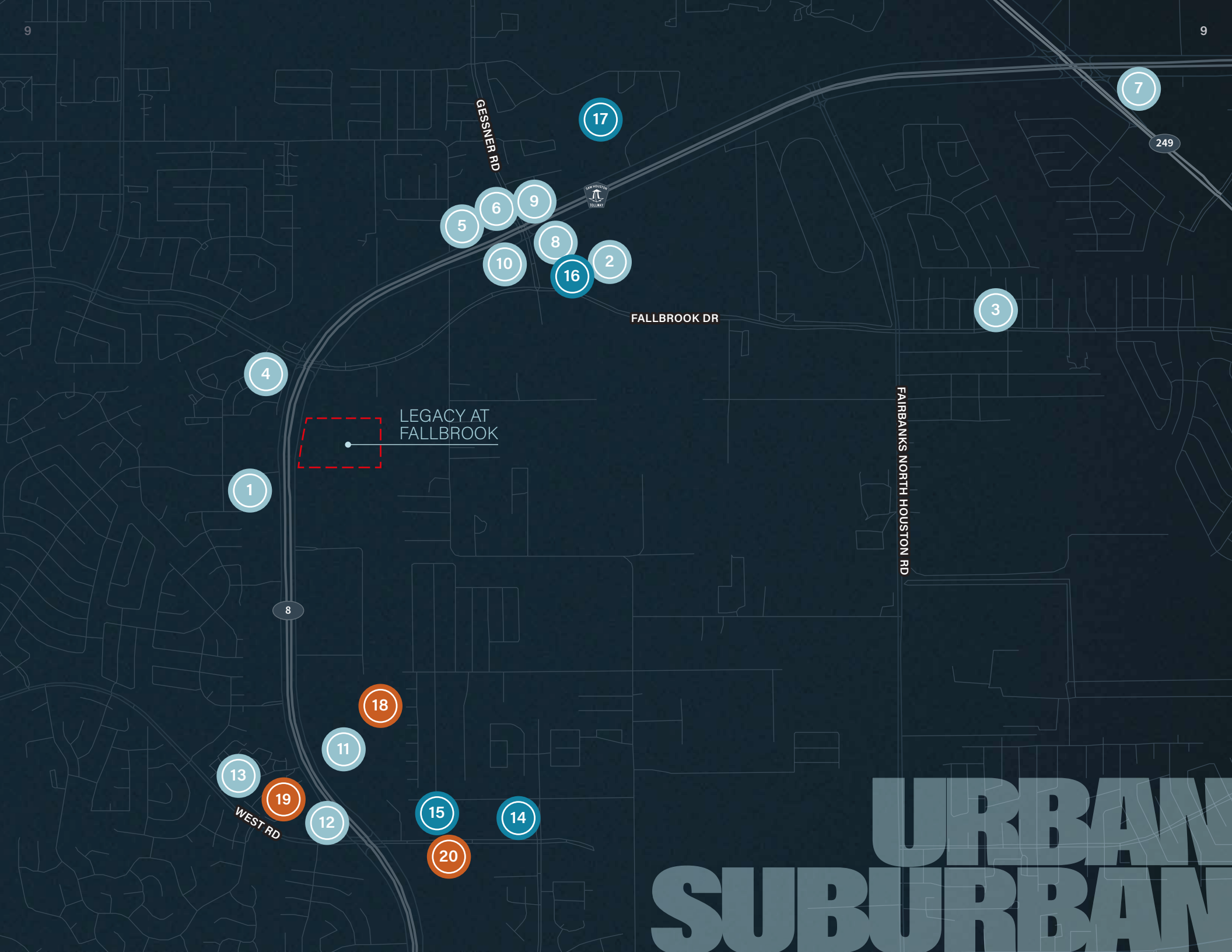
- 1 Egg & I Restaurants
- 2 Steamboat House Restaurant
- 3 Hickory Hollow Restaurants and Catering
- 4 Sarpino's Fallbrook
- 5 Popeyes Louisiana Kitchen
- 6 Frenchy's Chicken
- 7 Murphy's Deli
- 8 Jack in the Box
- 9 Pho Hoang Vietnamese Cuisine, Kawa Sushi
- 10 Carnitas Mexican Grill
- 11 Chick-fil-A, Wataburger, Potbelly, Chipotle, Salata
- 12 Wendy's, Taco Bell, KFC
- 13 Starbucks

HOTEL

- 14 Holiday Inn Express & Suites
- 15 La Quinta Inn & Suites
- 16 Best Western Plus
- 17 Staybridge Suites

OTHER

- 18 LA Fitness
- 19 Kroger
- 20 Walgreens



GESSNER RD

FALLBROOK DR

FAIRBANKS NORTH HOUSTON RD

249

8

WEST RD

LEGACY AT FALLBROOK

URBAN
SUBURBAN

4

1

13

19

12

11

18

15

20

14

5

6

9

8

10

16

2

17

3

7

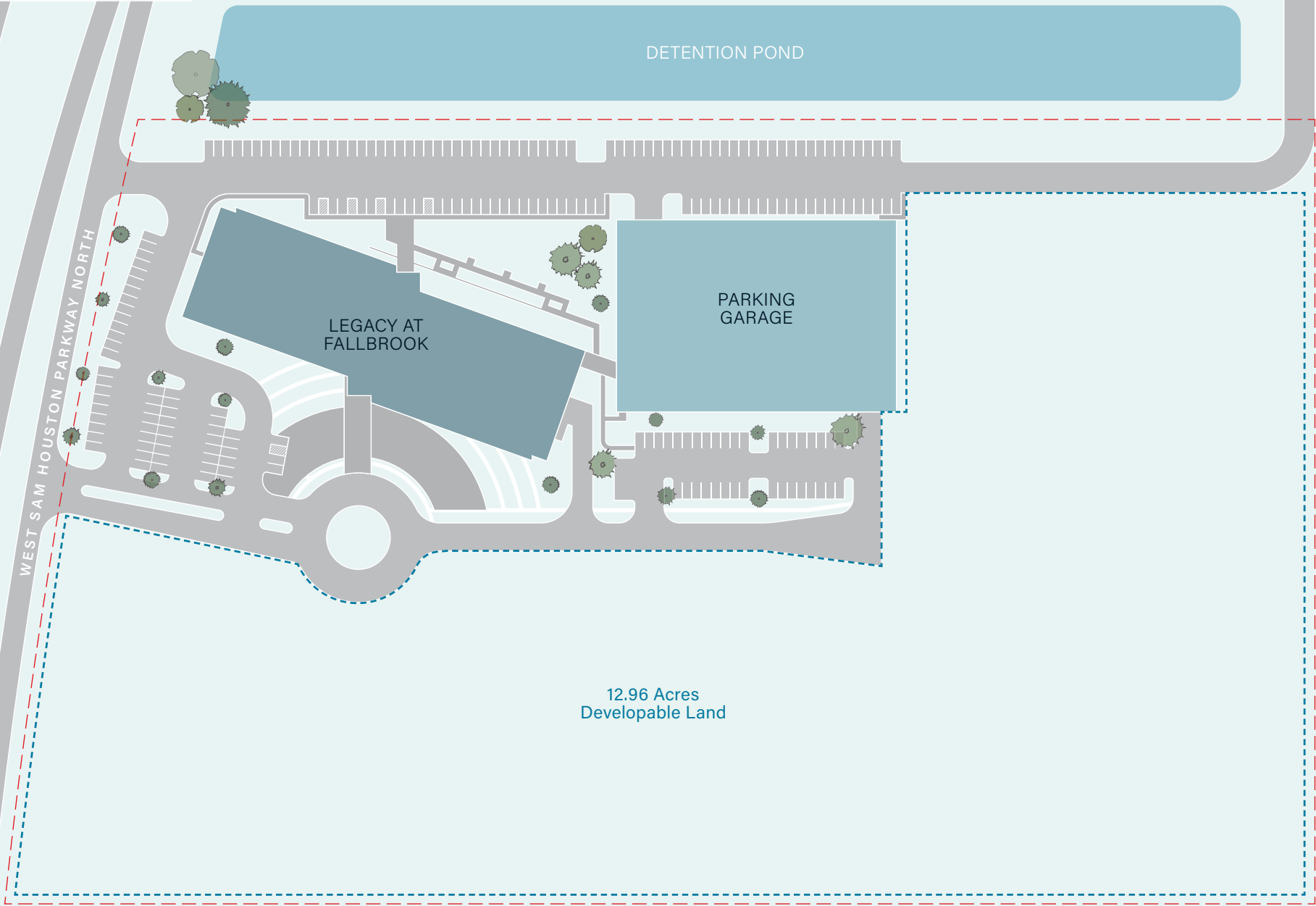
RECENT CAPITAL INVESTMENT

Ownership has invested in the well-being of building tenants by adding brand new amenities, opened together in 2019. Amenities include a full-service Murphy's deli serving both breakfast & lunch during the week, a 3,175 SF fitness room decorated with state of the art equipment & dedicated men's / women's locker rooms with showers, and an additional conference room big enough for 32 employees. The conference room is free of charge to every tenant & audio/visual equipment is included.





SITE PLAN



- - - Property Boundary
- - - Development Opportunity

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