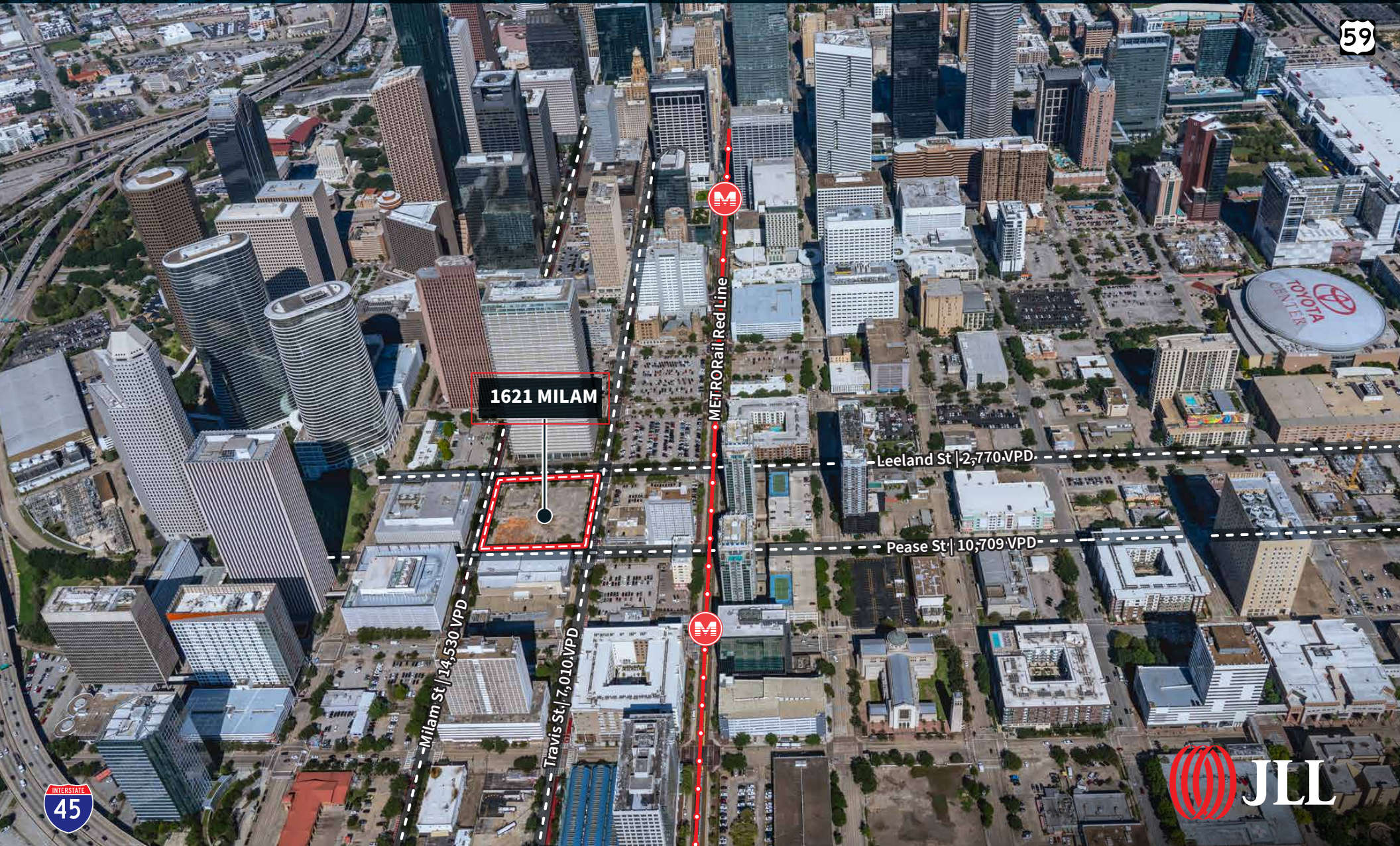


1621 MILAM

DOWNTOWN, HOUSTON, TX
1.47 ACRE DEVELOPMENT SITE

**OFFERS DUE
JUNE 26TH**



1621 MILAM



METRO Rail Red Line

Leeland St | 2,770 VPD

Pease St | 10,709 VPD

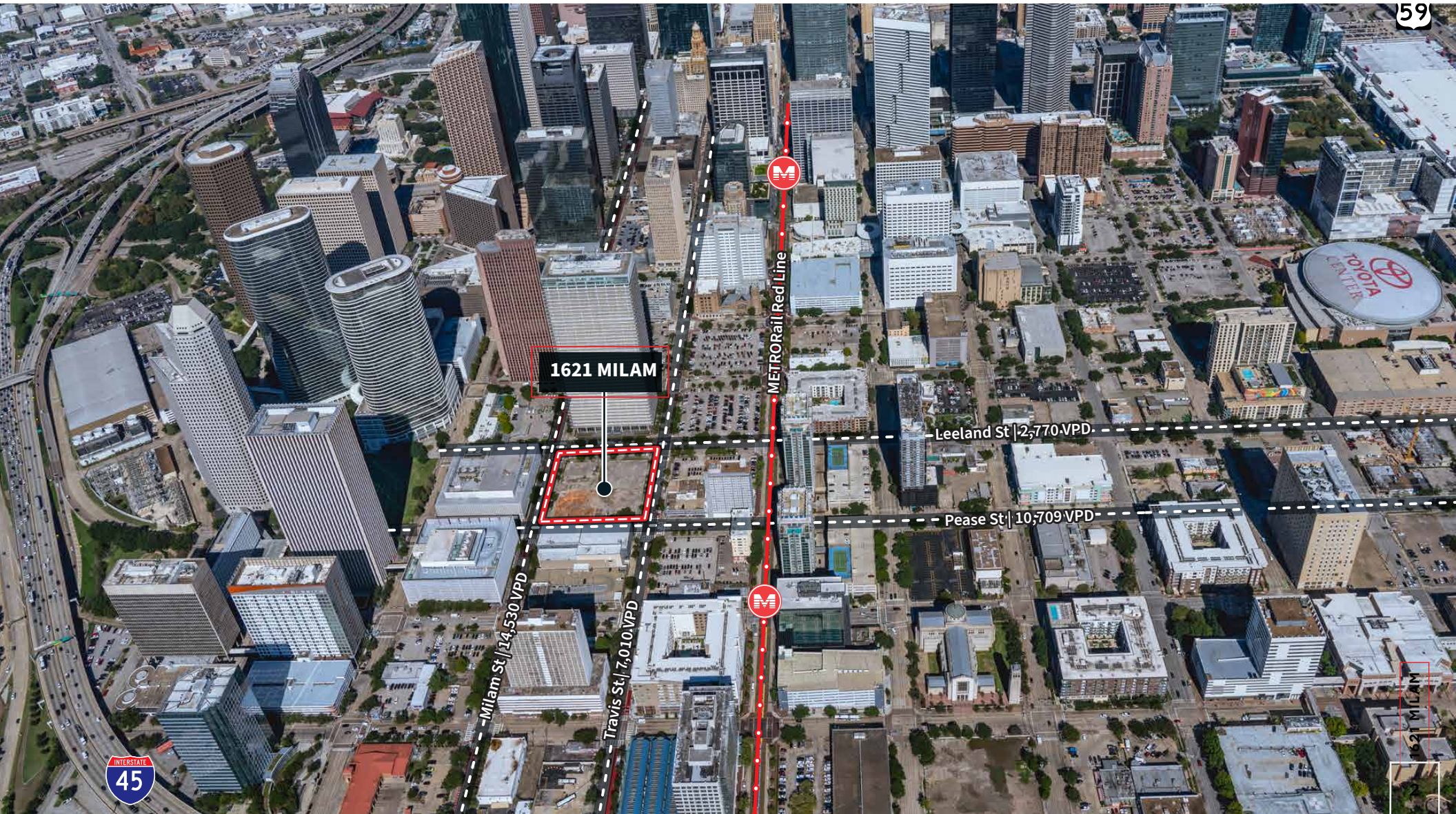
Milam St | 24,530 VPD

Travis St | 7,010 VPD



THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a full city block (+/- 1.47 acres) in Houston’s premier Downtown market. The Property is on Milam and Travis Street between Leeland and Pease Street and is located near Houston’s Metro Red Line a few blocks from the Bell Street stop. One block from Main Street, the site sits on an entire block along one of Downtown’s most visible corridors, making it an ideal candidate for a wide variety of development.



INVESTMENT HIGHLIGHTS



1621 Milam Street
Houston, TX 77002



1.47 Acres



Milam St - 14,530
Travis St - 7,010
Leeland St - 2,770
Pease St - 10,709



Milam St - 256'
Travis St - 256'
Leeland St - 250'
Pease St - 250'

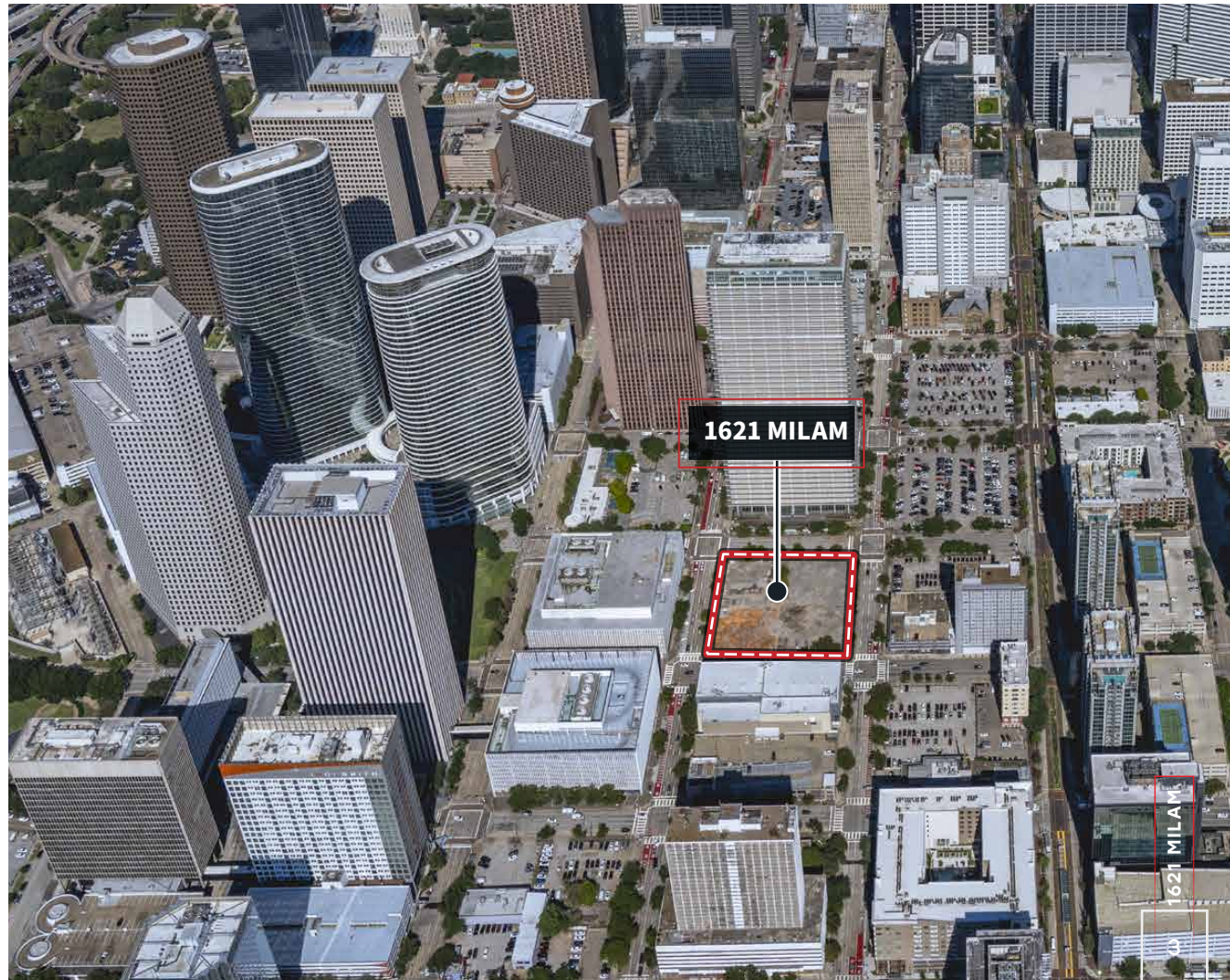


Zoning - the City of
Houston does not have
zoning laws



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

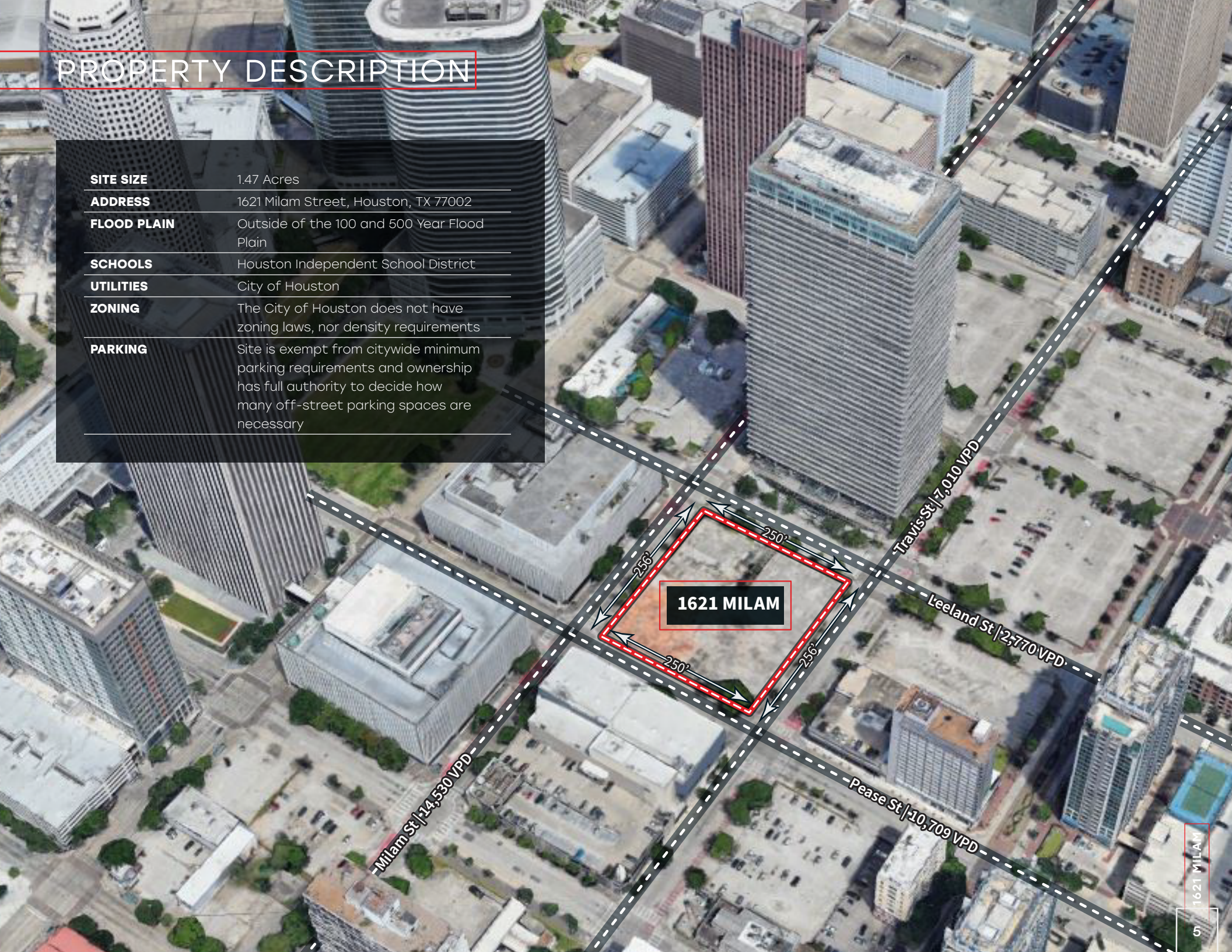
- Immediate and convenient ingress and egress to all major thoroughfares connecting to the CBD.
- No zoning allows for flexible development options across all product types with no pre-determined use
- Immediate accessibility to Downtown, Midtown and the Texas Medical Center makes 1621 Milam an ideal location to live for employees in a wide variety of industries. For those with longer commutes, the location offers easy accessibility to Houston's highway infrastructure with access to I-59, I-45, and Hwy 288
- Located within a short walking distance of the Bell St. Metro Red Line stop, the Property offers future users unparalleled access to the city's growing transportation system.
- Affluent demographics - \$135,926 average household income in a 3-mile radius
- Dense urban area with 210,424 residents within a 3-mile radius





PROPERTY DESCRIPTION

SITE SIZE	1.47 Acres
ADDRESS	1621 Milam Street, Houston, TX 77002
FLOOD PLAIN	Outside of the 100 and 500 Year Flood Plain
SCHOOLS	Houston Independent School District
UTILITIES	City of Houston
ZONING	The City of Houston does not have zoning laws, nor density requirements
PARKING	Site is exempt from citywide minimum parking requirements and ownership has full authority to decide how many off-street parking spaces are necessary



1621 MILAM



EAST DOWNTOWN (EADO)

1500 LOUISIANA

ALLEN CENTER

FOUR ALLEN

1415 LOUISIANA

800 BELL

SODO ON MAIN (NORTH TOWER)

1711 CAROLINE APARTMENTS

BLOCK 334 APARTMENTS

SODO ON MAIN (SOUTH TOWER)

EIGHTEEN 25 APARTMENTS

JEFFERSON TOWERS

1600 SMITH

1621 MILAM

1810 MAIN APARTMENTS

MIDTOWN

METRO Rail Red Line

Pease St

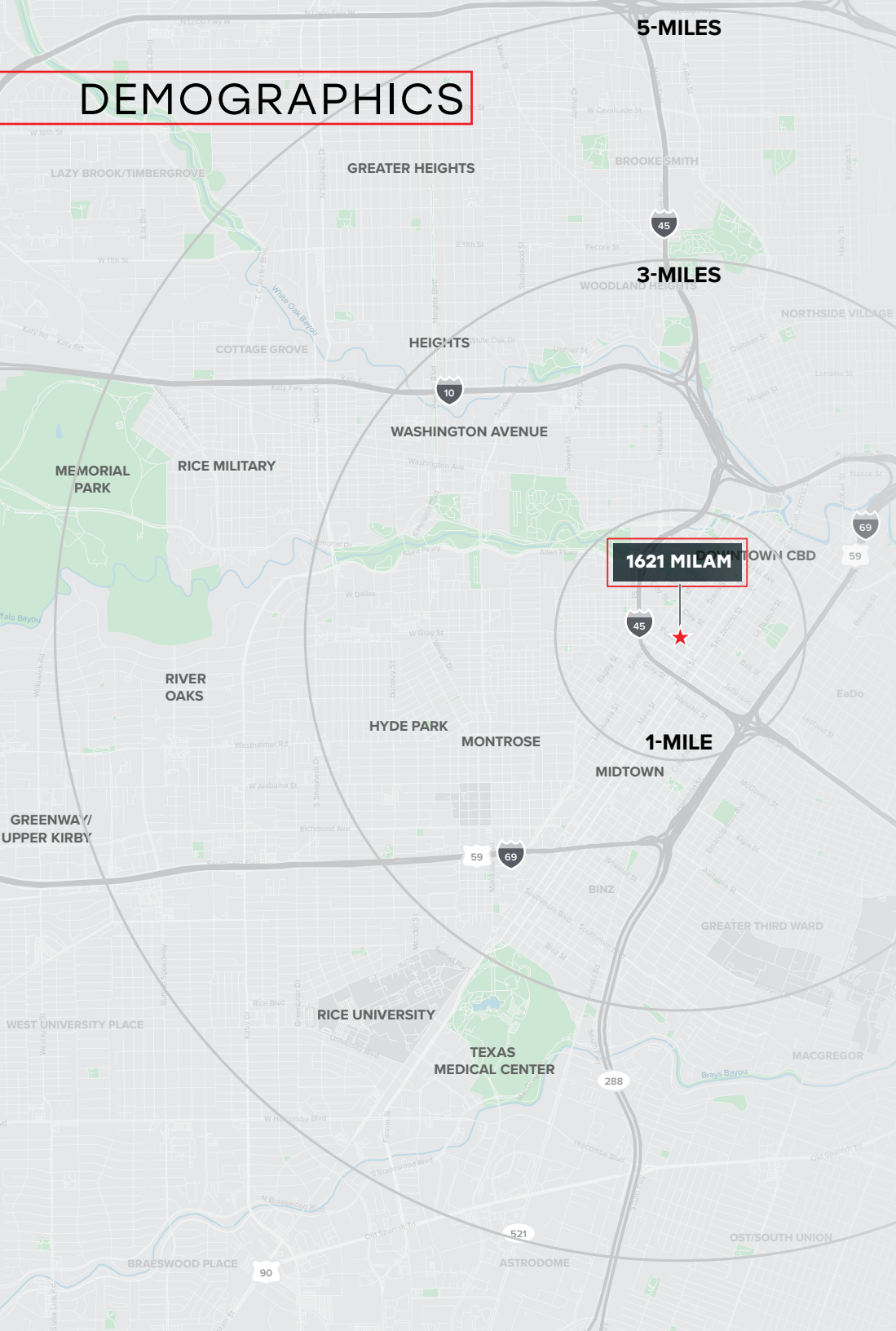
Travis St

Milam St

1621 MILAM

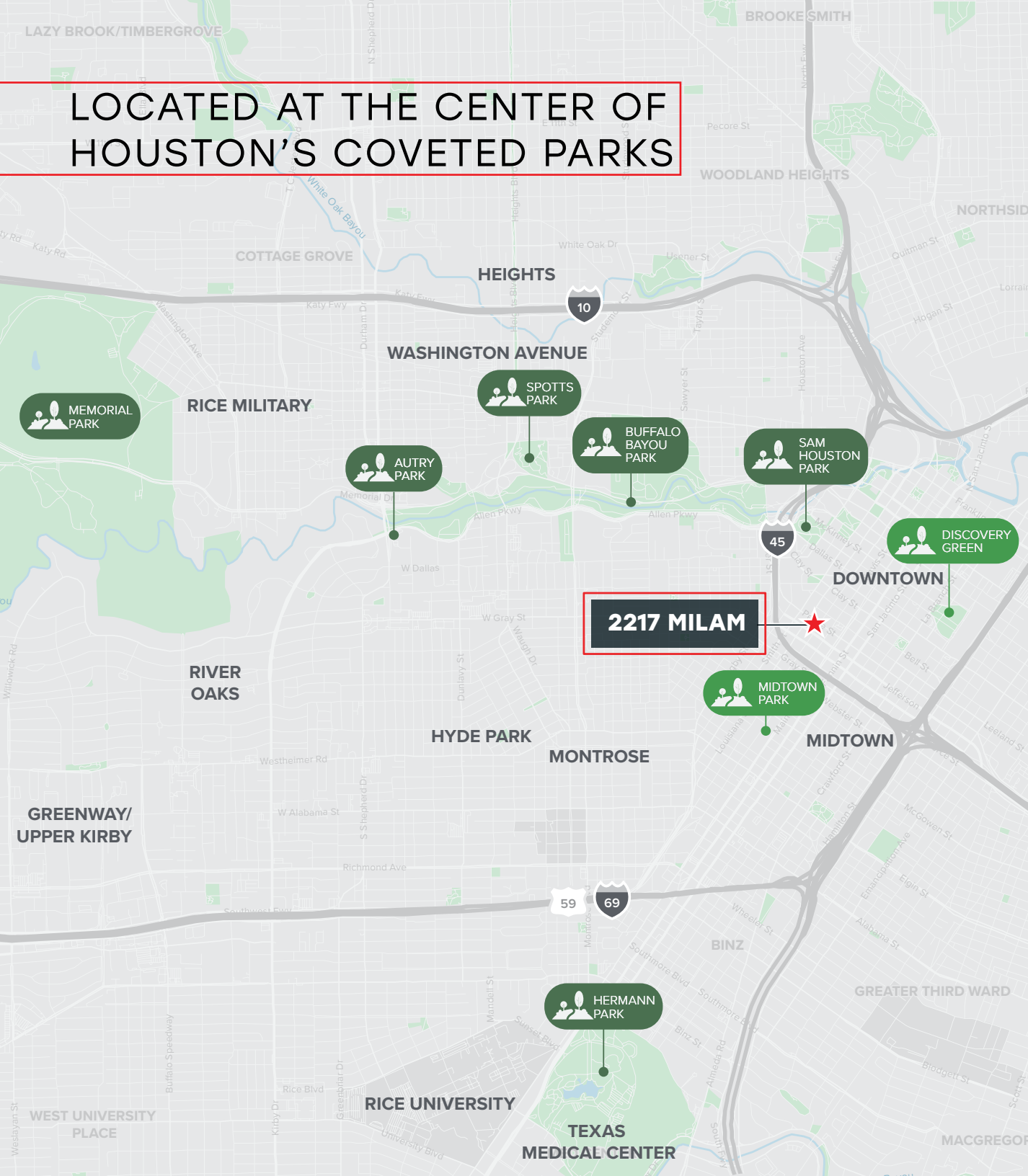
06

DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	16,284	166,963	397,575
2023 Population	27,669	210,424	447,066
2028 Projected Population	29,387	225,016	470,478
2023 Median Age	34.5	34.9	35.6
2023 Average Household Income	\$131,636	\$135,926	\$133,674

LOCATED AT THE CENTER OF HOUSTON'S COVETED PARKS



NATIONAL LEADING EMPLOYMENT GROWTH



70,100

New jobs added in
2023



3.4M

Total non-farm
employment



3,500,000

Person workforce,
nearing all time high
for Houston



79%

Of Houston's higher
education graduates
stay and work in the
region;

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



#2

In the country for
percent job growth
(6.1% in 2022)



#2

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

#2 MSA

FOR PROJECTED
POPULATION GROWTH

HOUSTON IS HOME TO

23 FORTUNE 500 COMPANIES &
48 FORTUNE 1000 COMPANIES

50+

CORPORATE HEADQUARTER
RELOCATIONS TO HOUSTON
SINCE 2017

#3

IN MOST FORTUNE 500
HEADQUARTERS

LEADING

PRO BUSINESS ENVIRONMENT

THE HOUSTON ECONOMY

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. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

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



THE HOUSTON ECONOMY



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's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS & 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 | 8th largest business district in the U.S. | 10 million patient encounters per year

JLL

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