



SAWYER YARDS

BUFFALO BAYOU PARK

AUTRY PARK

ST. THOMAS
HIGH SCHOOL

BARNABY'S CAFE
smash burgers crumbl
COOKIES

MEMORIAL DRIVE

WASHINGTON AVENUE

Kroger
TARGET Total Wine
PETSMART

Walmart

LUPE
TORTILLA
SINCE 1983

MATTHEW FIRM
LAIFITNESS
SPROUTS
FARMERS MARKET

THE ORIGINAL
CADILLAC
BAR

SHEPHERD DR | 18,928 VPD
DURHAM DR | 18,257 VPD

STARBUCKS

±3.57 Acres on I-10

White Oak Bayou Trail

215,305 VPD
10

NOLDA STREET

3.57 ACRES ON I-10

HOUSTON, TX

The Offering

Jones Lang LaSalle (JLL), on behalf of the owner, is pleased to present two premier tracts combined to 3.57 AC located along Interstate 10, just east of T.C. Jester Blvd. The irreplaceable site is located in one of Houston's most vibrant and happening districts in the city. This prime location, just north of Washington Avenue, puts the site in walkable distance to numerous restaurants, popular bars, and neighborhood grocery stores. With minimal competing future development opportunities due to lack of available sites, the Property has boundless development potential and is well positioned to capitalize on the strength of Houston's growing economy.



Investment Highlights

- Positioned in the center of gravity for Houston's hottest new retail concepts including MKT, Sawyer Yards, and Autry Park.
- Rare opportunity to acquire a development parcel in a prime urban location with access to all Houston's major employers.
- Affluent demographics - \$224,255 average household income in a 1-mile radius.
- Optimally located between Houston's most coveted urban parks & trails, including Memorial Park, a newly renovated 1,500-acre park in the heart of the city.
- Excellent ingress / egress with easy access to Interstate 10, Houston's major East/West freeway.



ADDRESS

5240 Nolda Street, Houston, TX 77007

ACRES

Northern Tract - 2.02 AC

Southern Tract - 1.55 AC

T.C. JESTER BLVD

13,250 VPD

INTERSTATE 10

215,305 VPD

FRONTAGE

The Northern Tract has 405' of frontage along I-10

SCHOOLS

Houston Independent School District

- Memorial Elementary
- Hogg Middle School
- Lamar High School

ZONING

The City of Houston does not have zoning laws nor density restrictions

UTILITIES

City of Houston

5240 NOLDA STREET

North Facing Aerial

SHEPHERD DR | 18,928 VPD

DURHAM DR | 18,257 VPD



±3.57 Acres on I-10

215,305 VPD

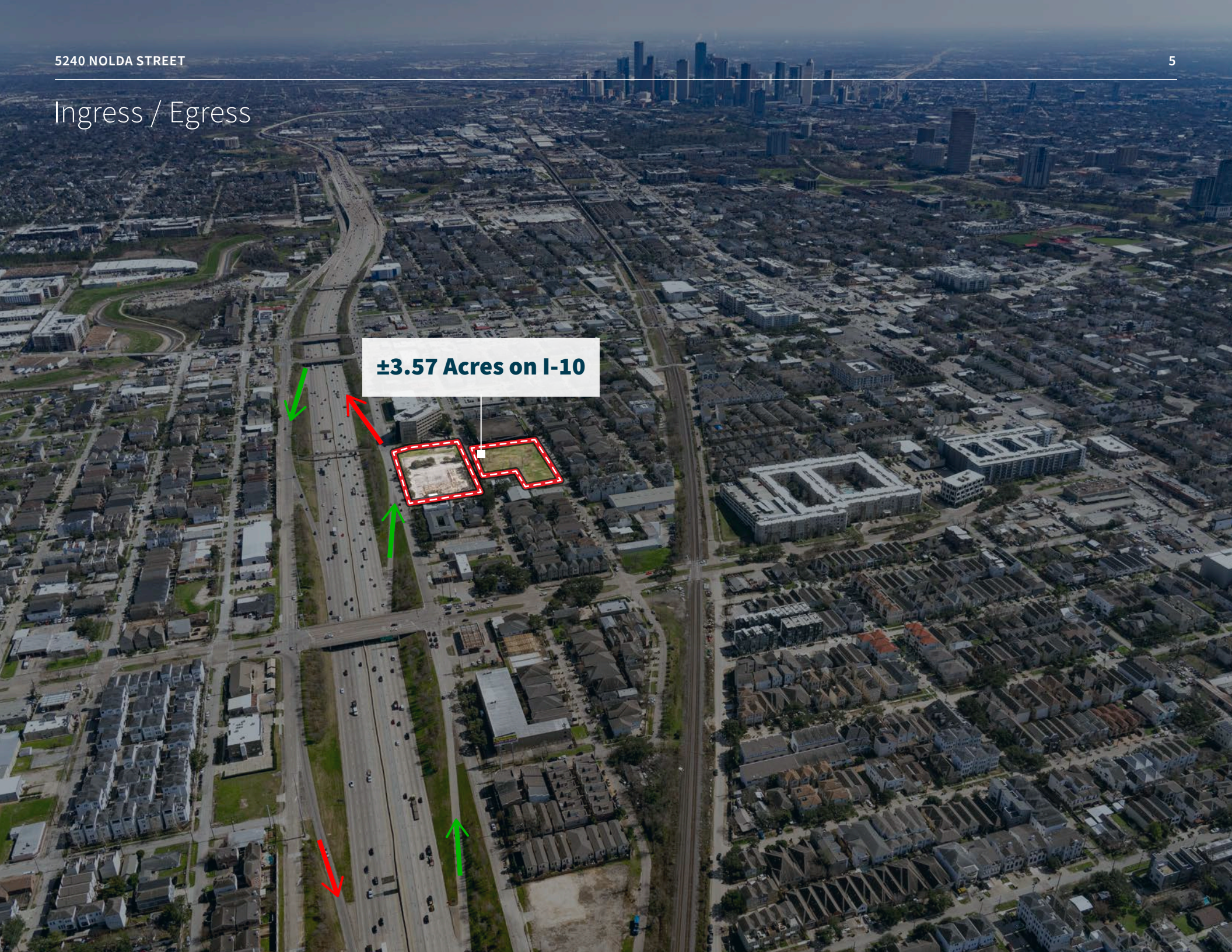


NOLDA STREET

TCLESTER BLVD | 13,250 VPD



Ingress / Egress



±3.57 Acres on I-10

Southwest Facing Aerial

GREENWAY-UPPER KIRBY

RIVER OAKS COUNTRY CLUB

THE GALLERIA

UPTOWN PARK

MEMORIAL PARK

WASHINGTON AVE | 15,840 VPD

±3.57 Acres on I-10

1.55 Acres

TC JESTER BLVD | 13,250 VPD

NOLDA STREET

2.02 Acres



215,305 VPD

DURHAM DR | 18,257 VPD

SHEPHERD DR | 18,928 VPD



5240 NOLDA STREET

7

Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	17,820	129,347	389,087
2024 Population	27,786	180,442	481,189
2029 Projected Population	28,855	192,076	504,250
2024 Median Age	34.6	35.8	36.3
2024 Average Household Income	\$224,255	\$186,398	\$158,752

±3.57 Acres on I-10

1-MILE

3-MILE

5-MILE

HOUSTON

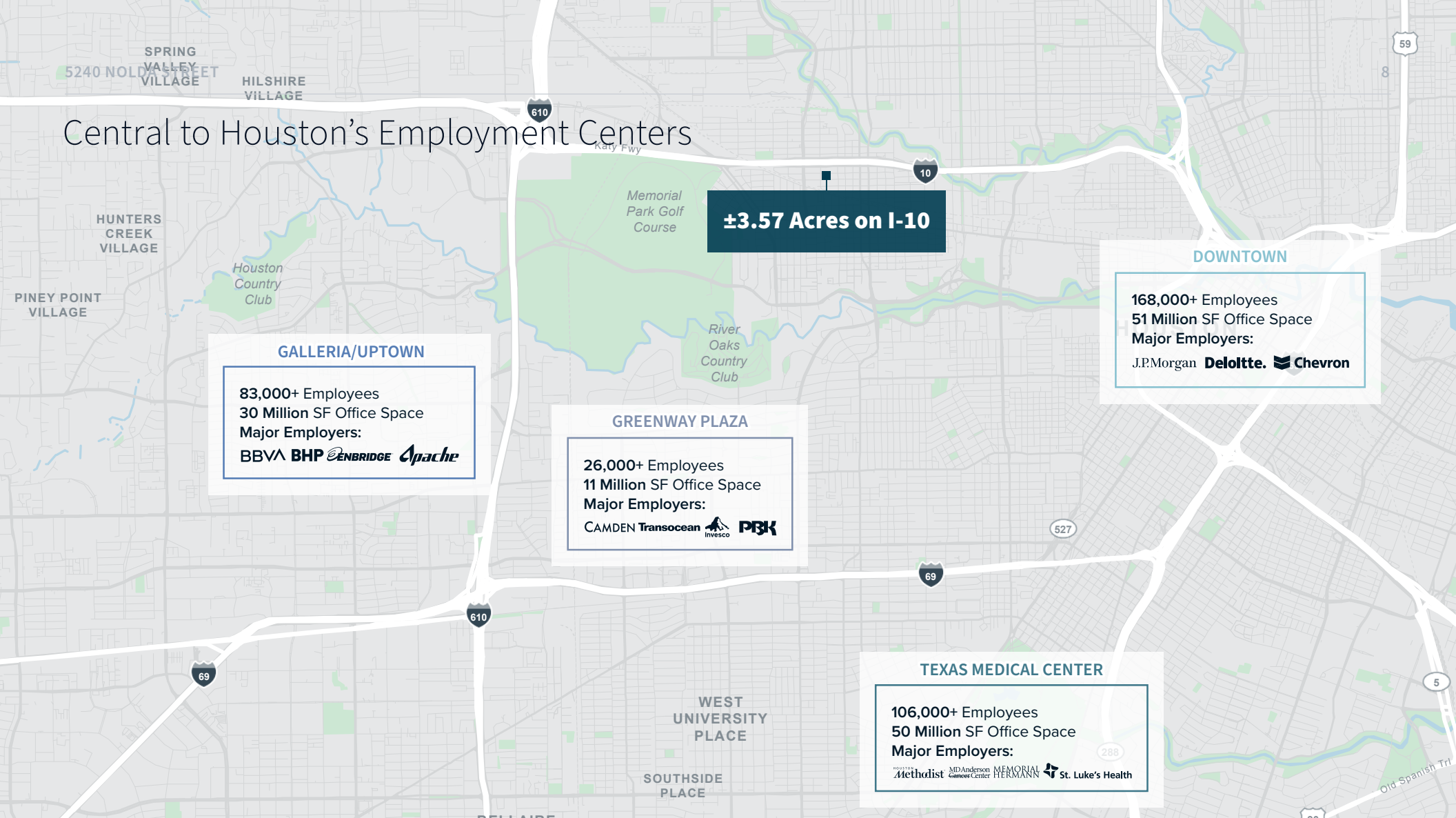
BELLAIRE

HUNTERS
CREEK
VILLAGE

WEST
UNIVERSITY
PLACE

Brays
Bayou

Central to Houston's Employment Centers



GALLERIA / UPTOWN

The Galleria/Uptown District is the city's preeminent shopping district, tourist destination, and the 15th largest central business district in the U.S. It has over 200,000 daily visitors and features 6 million square feet of high end retail space.

GREENWAY PLAZA

Greenway Plaza is a pioneering example of mixed-use development and the first infill business district in Houston. The area is anchored by its 52-acre, 11-building, 5 million square foot namesake.

TEXAS MEDICAL CENTER

TMC is the largest medical center in the world and the 8th largest business district in the nation. It consists of 60+ medical institutions across 50 million square feet and generates \$25 billion in GDP annually. Significant development pipeline including TMC3 and Levit Green.

DOWNTOWN

Downtown Houston is the city's largest employment center and center of commerce. It is home to 10 of Houston's 25 Fortune 500 companies. Over \$8.6 billion has been spent on new development since 2000.

Optimally Located Between Houston's Most Coveted Urban Parks & Trails

MEMORIAL PARK | 1.5 MILES



COTTAGE GROVE PARK | 0.7 MILES



WHITE OAK BAYOU TRAIL | 1.4 MILES



BUFFALO BAYOU PARK | 3.8 MILES



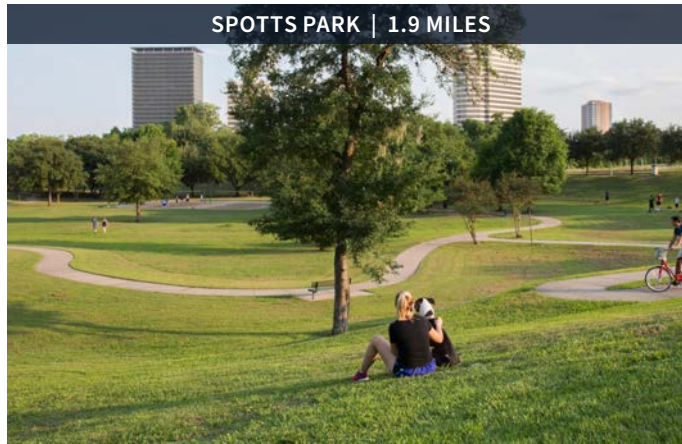
AUTRY PARK | 2.0 MILES



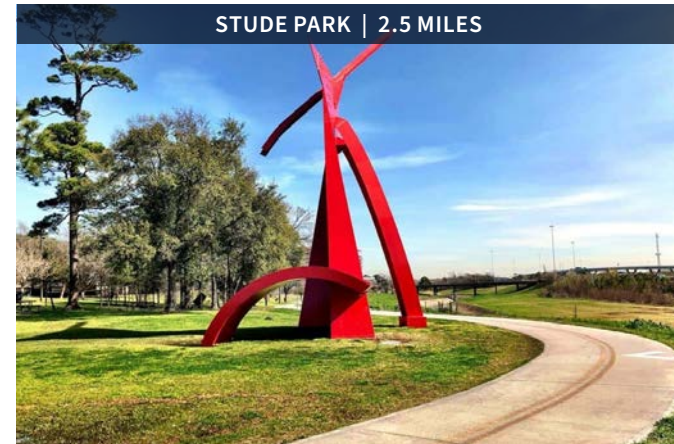
HEIGHTS HIKE & BIKE TAIL | 2.2 MILES



SPOTTS PARK | 1.9 MILES



STUDE PARK | 2.5 MILES



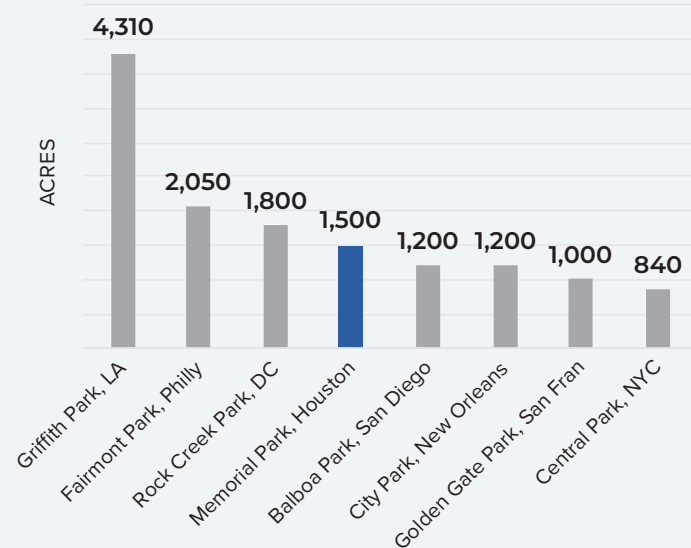
Memorial Park

MEMORIAL PARK IS IN THE MIDST OF A TEN-YEAR \$205 MILLION RENOVATION, TRANSFORMING THE 1,500-ACRE PARK INTO AN URBAN OASIS.

The renovation will include:

- Creating a new 1,500-acre park with a food truck hub, a 5.5-acre central lawn, 2.5 miles of trails, and a 5.5-acre lake – a \$35 Million project that was completed in 2020
- Renovating the 18-hole championship golf course which is now home to the PGA Tour's Houston Open – completed in 2020
- Adding additional hike and bike trails
- Creating a sports complex that will include a rugby pitch, 2 volleyball courts, a baseball field, 5 soccer fields, and 2 croquet courts
- Adding a new fitness area with indoor swimming facility and tennis courts

NATIONAL URBAN PARK COMPARISONS



- 1 Connectivity: Trails & Bridges
- 2 Eastern Glades
- 3 Land Bridge & Prairie
- 4 Memorial Groves
- 5 Outer Loop Trail
- 6 Running Complex
- 7 Southern Arc Trail
- 8 Sports Complex Phase 1

Center of Gravity for Houston's Hottest New Retail Concepts

M-K-T

📍 0.7 MILES

This one-of-a-kind adaptive re-use development features creative office, experiential retail and popular dining options totaling 230k SF.



THE SILOS

📍 2.7 MILES

Located in one of the nation's largest art communities, featuring 97 workspaces for over 100 artists, and retail, gallery, and office space for artists and other creative individuals.



TEJAS BREWERY

📍 2.6 MILES

Tejas Brewery is a brewery that serves its flagship beers, Clara, Negra, IPA and Hefeweizen. The brewery also offers a wide selection of delicious foods, cocktails, and coffee.



AUTRY PARK

📍 2.0 MILES

This bespoke urban village located along Buffalo Bayou is a dynamic, luxurious, mixed-use development positioned across 14 acres in the heart of Houston.



SAWYER YARDS

📍 2.7 MILES

Eight city blocks of industrial warehouses, revived and reimagined to include art studios, public galleries, restaurants, boutique shopping and even a rock-climbing gym.



THE POST

📍 4.1 MILES

Situated on 16 acres of land, the former Barbara Jordan Post Office is Downtown Houston's newest mixed-use redevelopment that bridges the gap between Downtown and Lower Washington.



The Houston Story

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

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

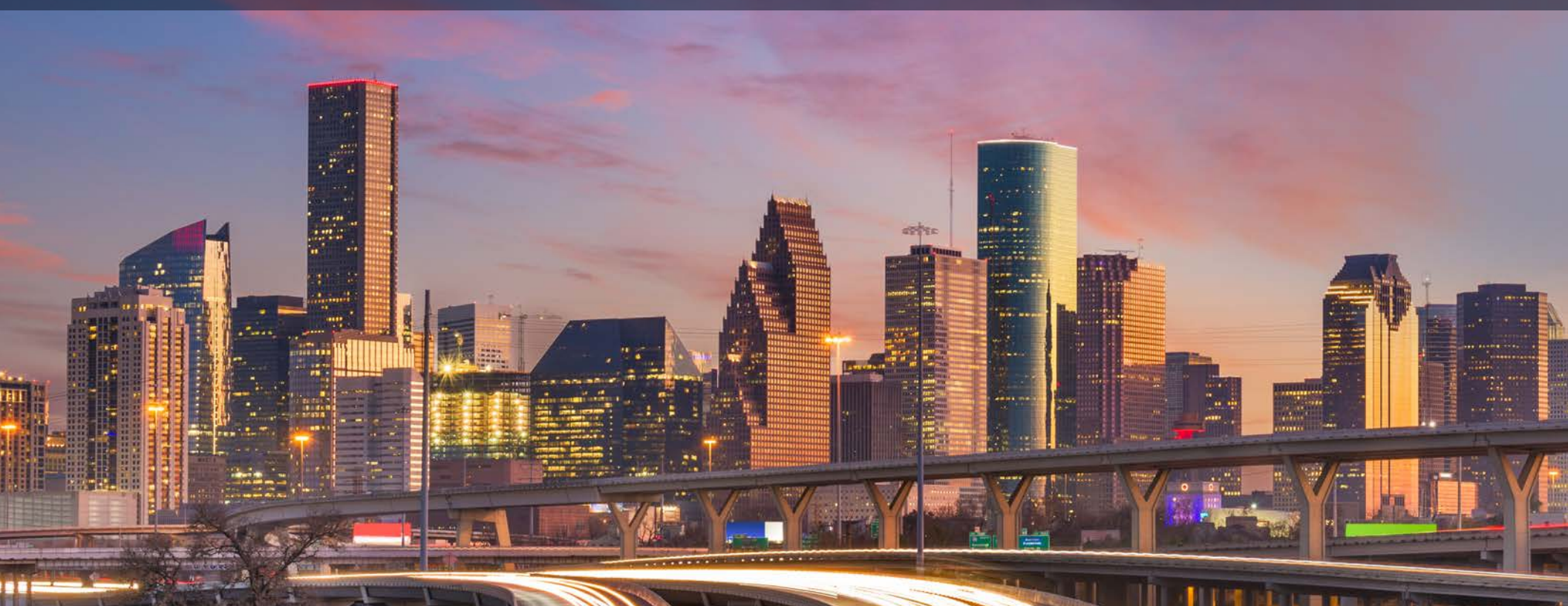
50+ corporate headquarters relocations since 2017

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

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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