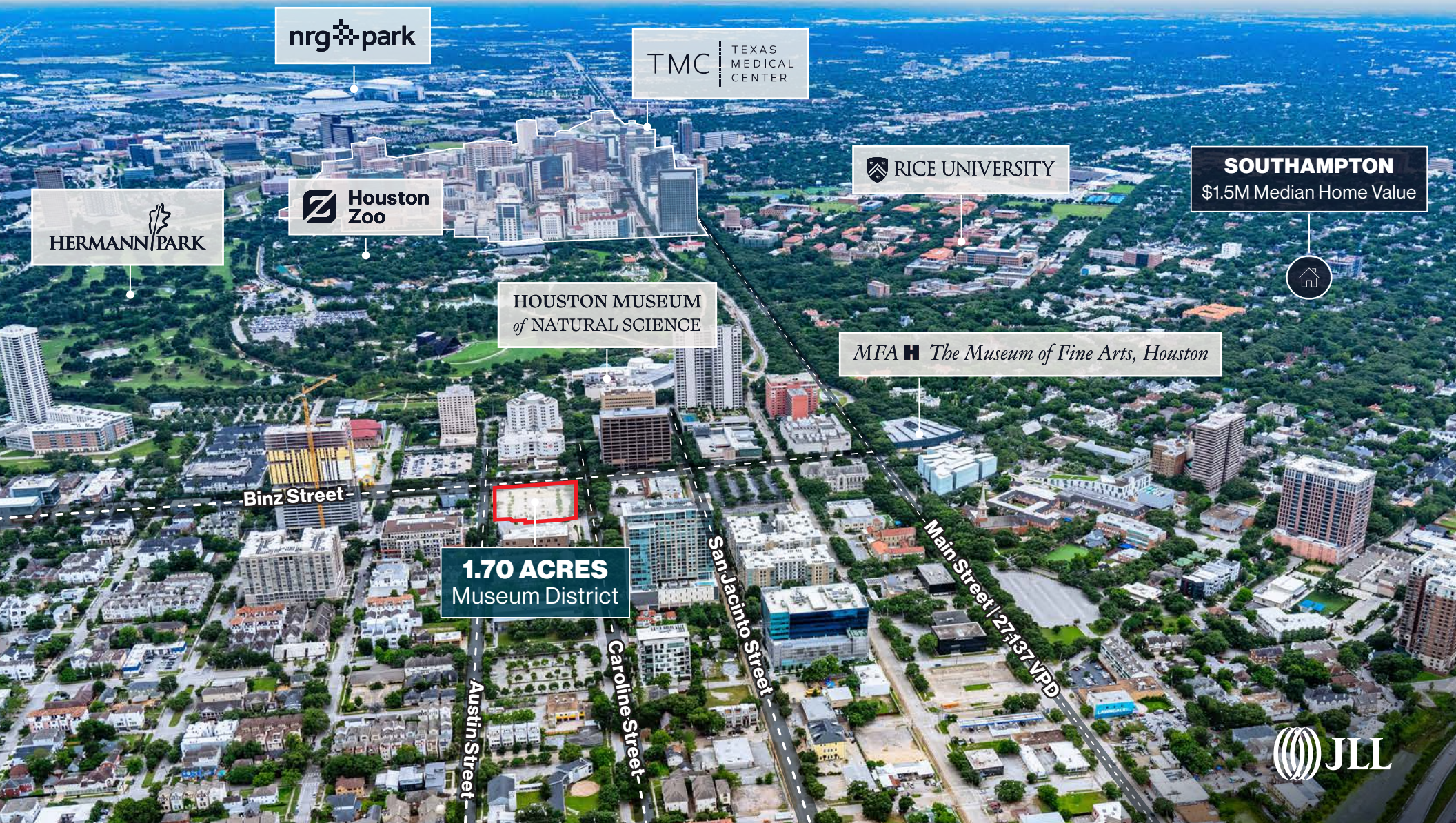


±1.70 Acres Museum District

Houston, Texas



nrg park

TMC
TEXAS
MEDICAL
CENTER

RICE UNIVERSITY

SOUTHAMPTON
\$1.5M Median Home Value

HERMANN PARK

Houston
Zoo

HOUSTON MUSEUM
of NATURAL SCIENCE

MFA H The Museum of Fine Arts, Houston

Binz Street

1.70 ACRES
Museum District

San Jacinto Street

Main Street | 27-137 VPD

Austin Street

Caroline Street

JLL

THE OFFERING

02

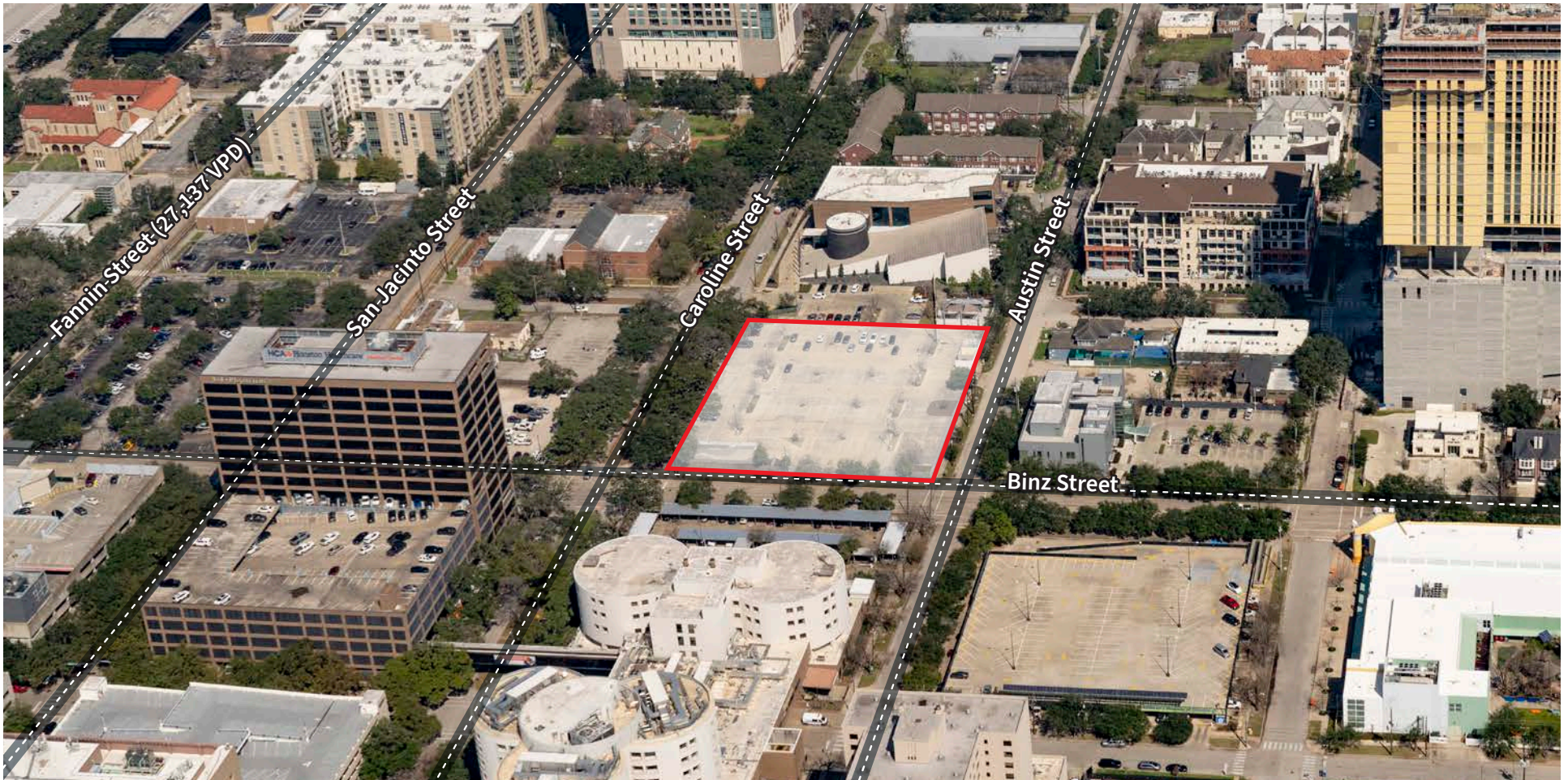
Jones Lang LaSalle (“JLL”), on behalf of the owner, proudly presents an exceptional 1.70-acre parcel in Houston’s Museum District. This site is unique as it is one of the only large sites in one of the city’s most dynamic and bustling areas. The Property is approximately two miles from the world’s largest medical center, which annually serves over 10 million patients. The Property is on Binz Street, between Caroline Street and Austin Street, and is located near Houston’s Metro Red Line, one block from the San Jacinto stop. Two blocks off of Main Street, the site sits in one of the Museum District’s most visible corridors, making it an ideal candidate for a wide variety of development opportunities.



INVESTMENT HIGHLIGHTS

03

- Highly sought-after walkability in urban Houston located among the city's top museums, parks, healthcare and entertainment.
- Texas Medical Center: located near the largest medical complex in the world which sees over 10 Million patients per year.
- Scarce Site: One of the only large development sites in the Museum District.
- Rare opportunity to acquire a development parcel in a prime urban location with access to all Houston's major employers.
- Affluent demographics: \$133,501 average household income in a 1-mile radius.
- Houston's Metro Red Line is only one block away at the San Jacinto Street Stop, connecting the site to Houston's CBD, Midtown and Texas Medical Center areas.



PROPERTY DESCRIPTION

04

Address

5401 Caroline St
Houston, TX 77004

Size

1.7 Acres

Traffic Count

Binz Street - 11,994

Zoning

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

Flood Plain

Outside of the 100-Yer & 500-YR Floodplain

Schools

Houston Independent School District

- MacGregor Elementary
- Cullen Middle School
- Lamar High School

Utilities

City of Houston

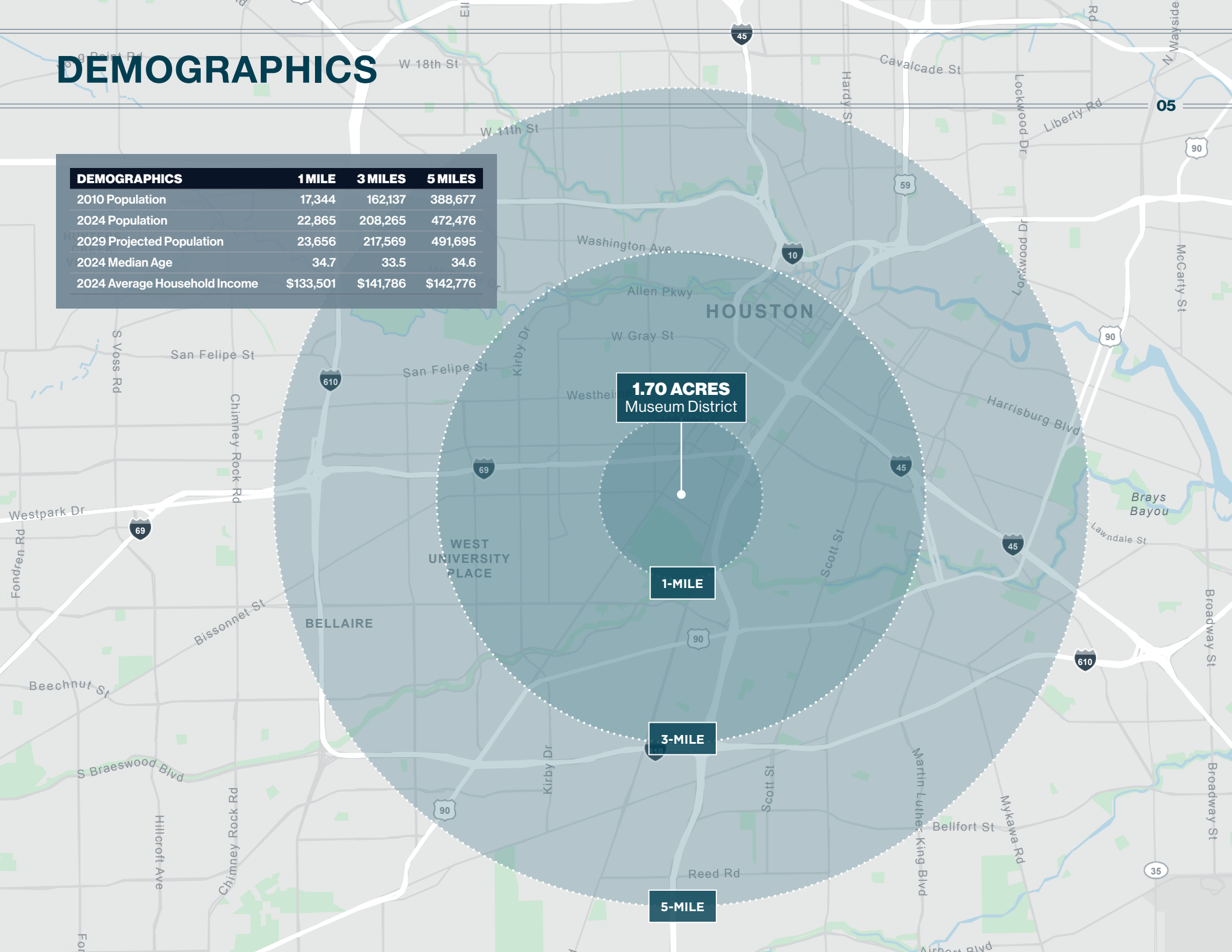
Frontage

- Caroline St - 295'
- Binz St - 250'
- Austin St - 295'



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	17,344	162,137	388,677
2024 Population	22,865	208,265	472,476
2029 Projected Population	23,656	217,569	491,695
2024 Median Age	34.7	33.5	34.6
2024 Average Household Income	\$133,501	\$141,786	\$142,776



HOUSTON'S CULTURAL AND EMPLOYMENT CENTER

06



DOWNTOWN HOUSTON
150,000+ Employees

1.70 ACRES
Museum District

HOUSTON MUSEUM
of NATURAL SCIENCE

RICE UNIVERSITY

MILLER
OUTDOOR
THEATRE
IN HERMANN PARK

HERMANN PARK
CONSERVANCY

HERMANN PARK
GOLF COURSE

Exceptionally located in the heart of Houston's Museum District/Medical Center Submarket

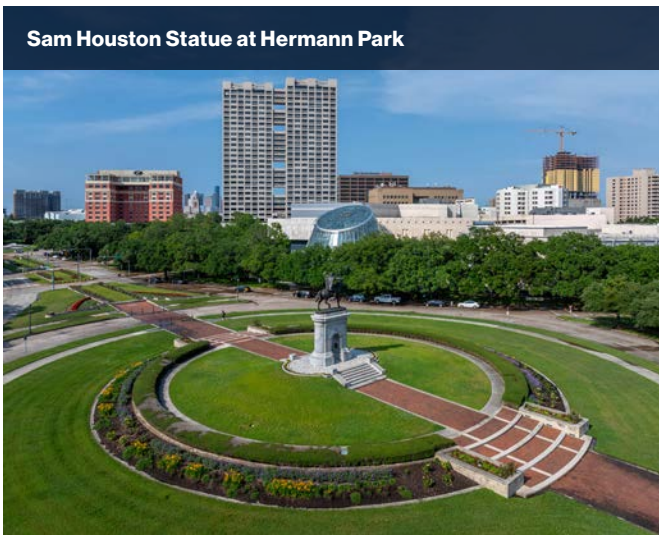
HOUSTON'S MUSEUM DISTRICT

07

Home to Hermann Park, the Houston Zoo and 19 world-class museums, Houston's Museum District is a cultural destination welcoming millions of visitors every year. The beautiful, tree-lined neighborhood is walkable and easily accessible by METRORail, making it easy for visitors and locals to explore its many attractions with ease. The Property is uniquely situated in a premier location within Houston's cultural center.



The Commons | A 26-Acre Park Located in Hermann Park



Sam Houston Statue at Hermann Park



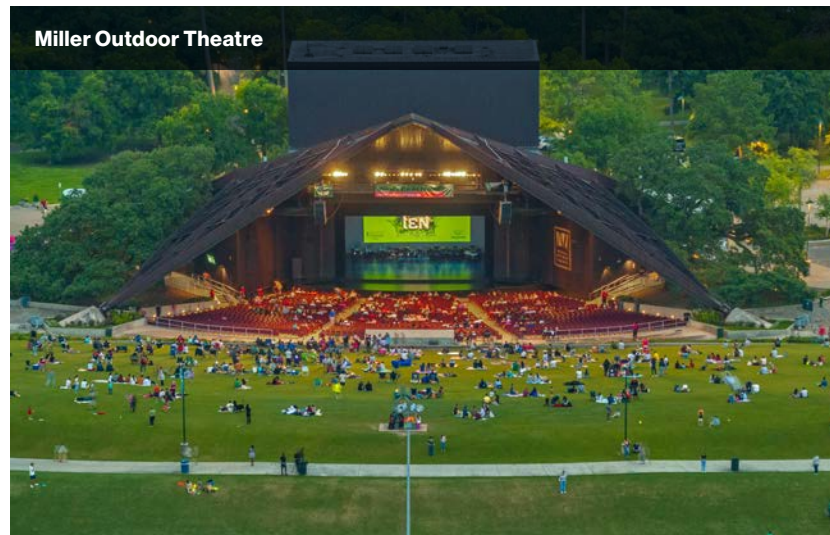
Museum of Fine Arts Houston



The Holocaust Museum



Houston Children's Museum



Miller Outdoor Theatre

TEXAS MEDICAL CENTER

08

The Texas Medical Center (TMC) - the largest medical complex in the world - was founded in 1914 and is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation collectively pushing the limits of what is possible in modern medicine.

Beyond the global medical impact stemming from the work done at TMC, the center serves as the life blood and strength of the economic foundation for Houston and the larger region. The TMC provides economic resiliency, job growth, employment opportunities, and demand for ancillary real estate development.

10 Million

- Patient Encounters Per Year

8th

- Largest Business District in the United States

\$3 Billion

- In Construction Projects Underway

9,200

- Total Patient Beds

20

- Universities and Colleges

60+

- Member Institutions

50 Million+

- Developed Square Feet

\$25 Billion

- Annual Budget

106,000+

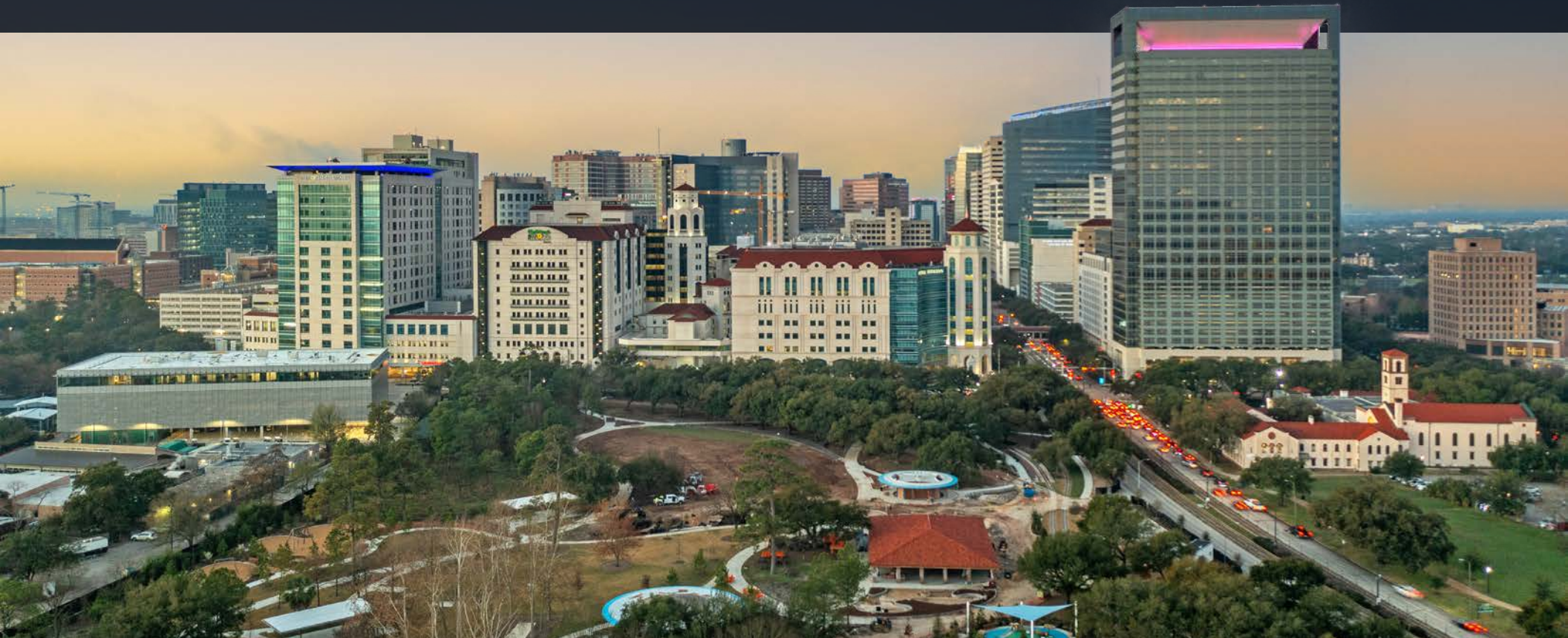
- Jobs in Healthcare & Life Sciences

1,400

- Acres of TMC & Member Institution Campuses

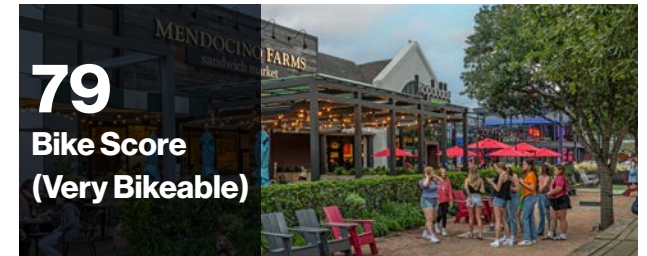
300+

- Research Labs



HIGHLY-SOUGHT AFTER WALKABILITY IN URBAN HOUSTON

09



Distance from The Property

0.1 mi

Houston Museum of Fine Arts



0.1 mi

Children's Museum



0.2 mi

Hermann Park



0.2 mi

Houston Museum of Natural Science



0.6 mi

Houston Zoo



0.5 mi

Rice University



1.5 mi

Texas Children's Hospital



1.5 mi

MD Anderson Cancer Center



THE HOUSTON STORY

10

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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