

5301 KATY FWY

HOUSTON, TX

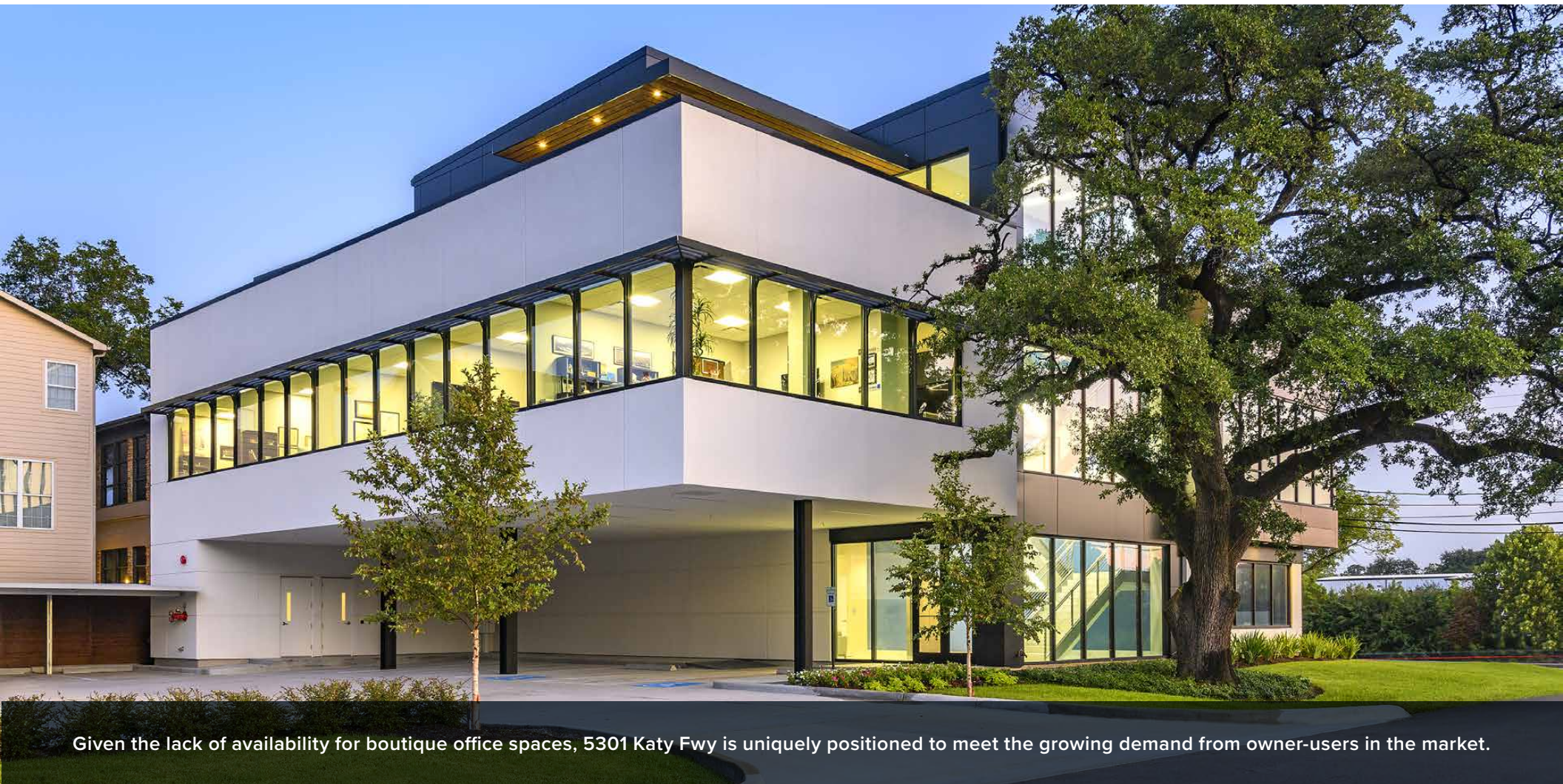
UNIQUE INFILL, NEW CONSTRUCTION USER OPPORTUNITY



Confidential Offering Memorandum

The Offering

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present 5301 Katy Freeway, a 13,452 SF boutique office building located along Interstate 10 just east of T.C. Jester Blvd. The irreplaceable site is located in one of Houston’s most vibrant districts in the city, surrounded by prominent neighborhoods such as the Heights, Rice Military and many more. This prime location just north of Washington Avenue puts the site in walkable distance to numerous restaurants and popular bars. With minimal sites available in the surrounding area and increasing construction costs, 5301 Katy Freeway creates a very unique opportunity for a user looking to control their own real estate in an irreplaceable location. Developed in 2019, 5301 Katy Freeway embodies the prominent flight to quality trend and will allow users to create a unique work atmosphere that will excite their employees to come to work on a daily basis.



Given the lack of availability for boutique office spaces, 5301 Katy Fwy is uniquely positioned to meet the growing demand from owner-users in the market.

ADDRESS

5301 Katy Freeway, Houston, TX 77007

COUNTY

Harris

GSF

13,452 SF

OCCUPANCY

0% Upon Sale

LOT SIZE

.46 acres

YEAR BUILT

2019

PARKING RATIO:

2.23/1,000 SF

PARKING SPACES:

30

Infill Location With
Affluent Local
Demographics

Great Accessibility/
Visibility Along I-10

Unique User
Opportunity

Discount To
Replacement Cost



Excelling Building
Quality And Design

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

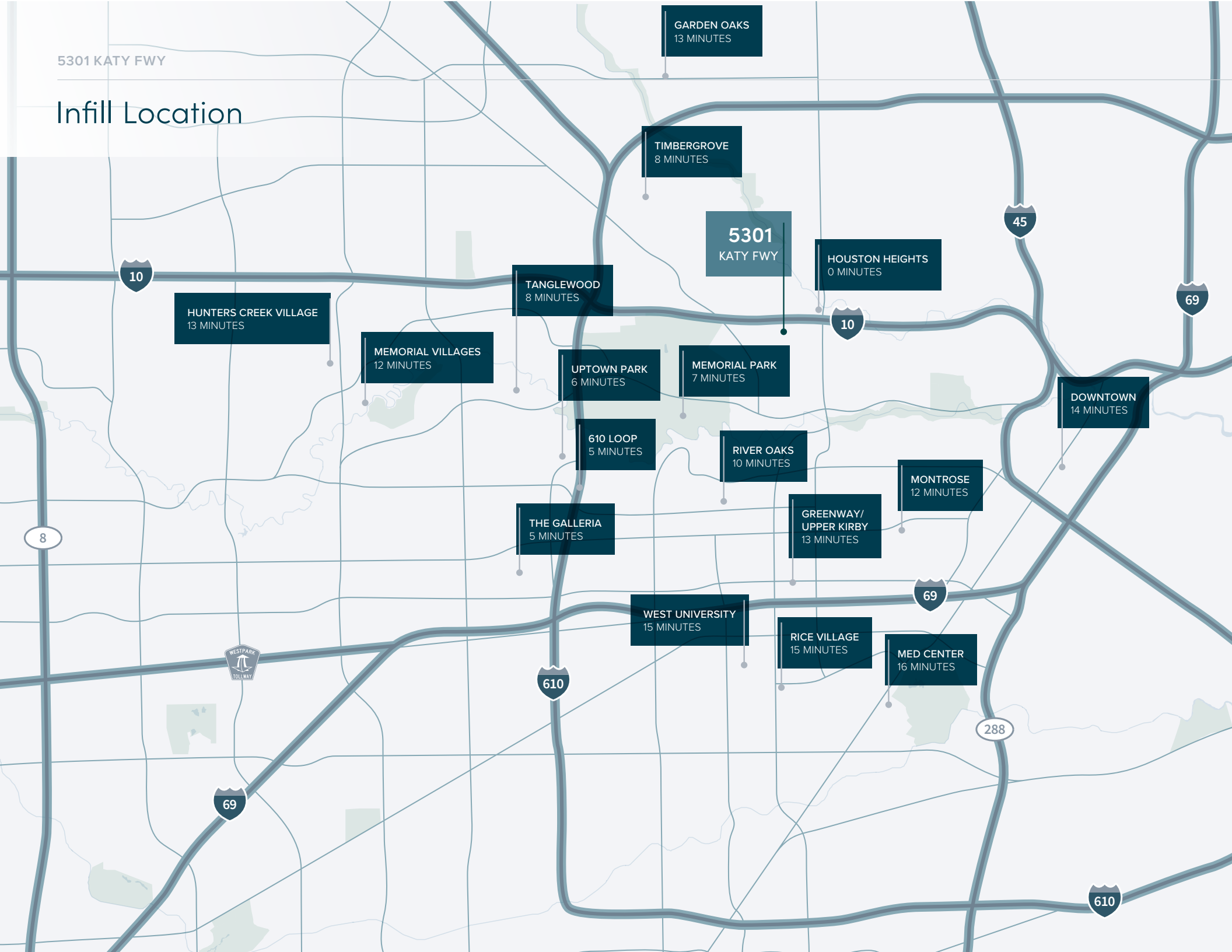
Highly
Amentized Area

Urbanization On
All Sides



5301 KATY FWY

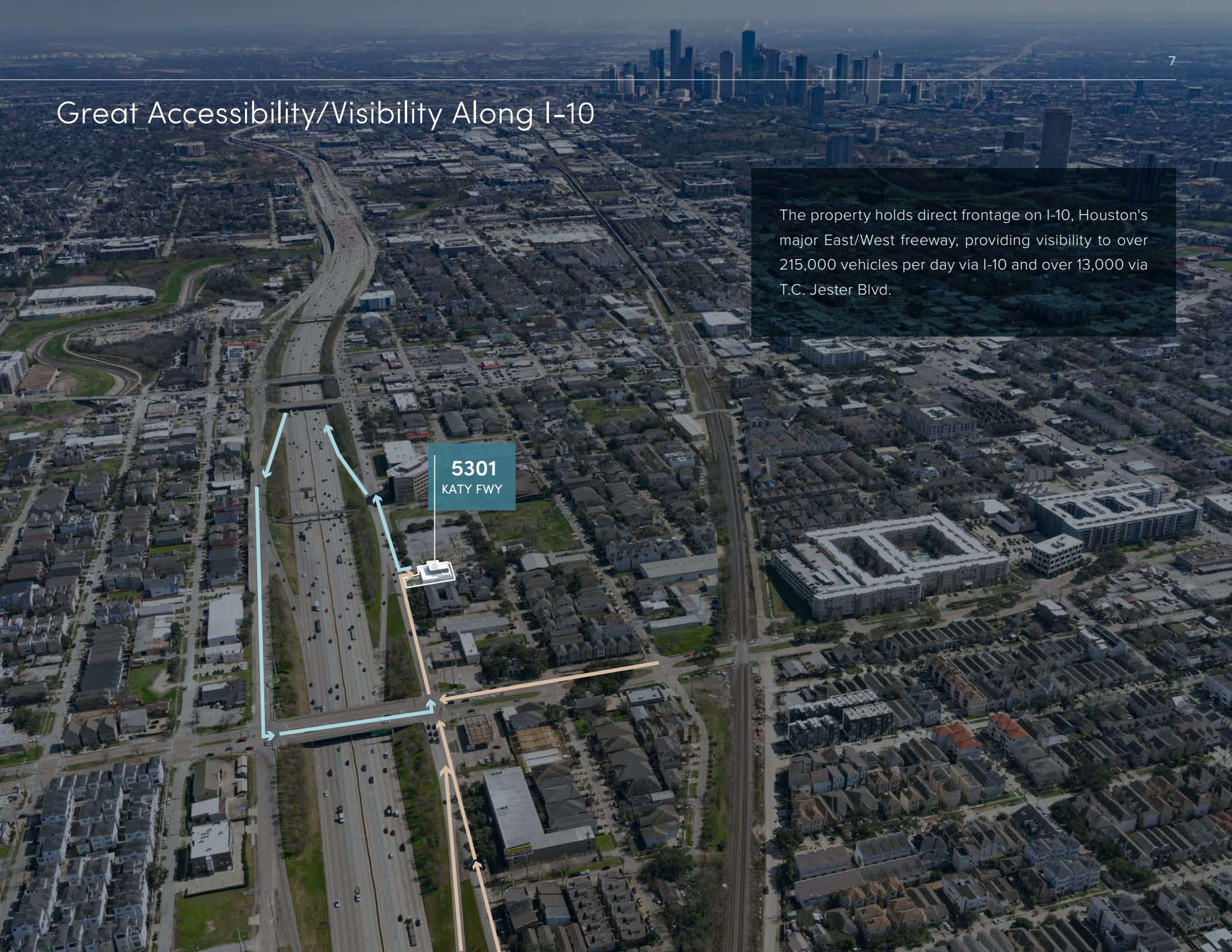
Infill Location



Great Accessibility/Visibility Along I-10

The property holds direct frontage on I-10, Houston's major East/West freeway, providing visibility to over 215,000 vehicles per day via I-10 and over 13,000 via T.C. Jester Blvd.

5301
KATY FWY



Unique Infill User Opportunity

Situated along I-10 and inside the 610 loop, this offering presents the opportunity for a user to own their own building in an irreplaceable location with frontage and visibility. 5301 Katy Freeway is located in close proximity to over 480,000 residents and offers a rare opportunity to purchase in an extraordinary location with regional accessibility for tenants and owners alike.



Unique Signage Opportunity along I-10

This boutique office building provides a unique signage opportunity along I-10, one of Houston's major highways. The prominent location offers tenants increased visibility to a large volume of daily commuters, enhancing exposure and recognition in this Houston submarket.

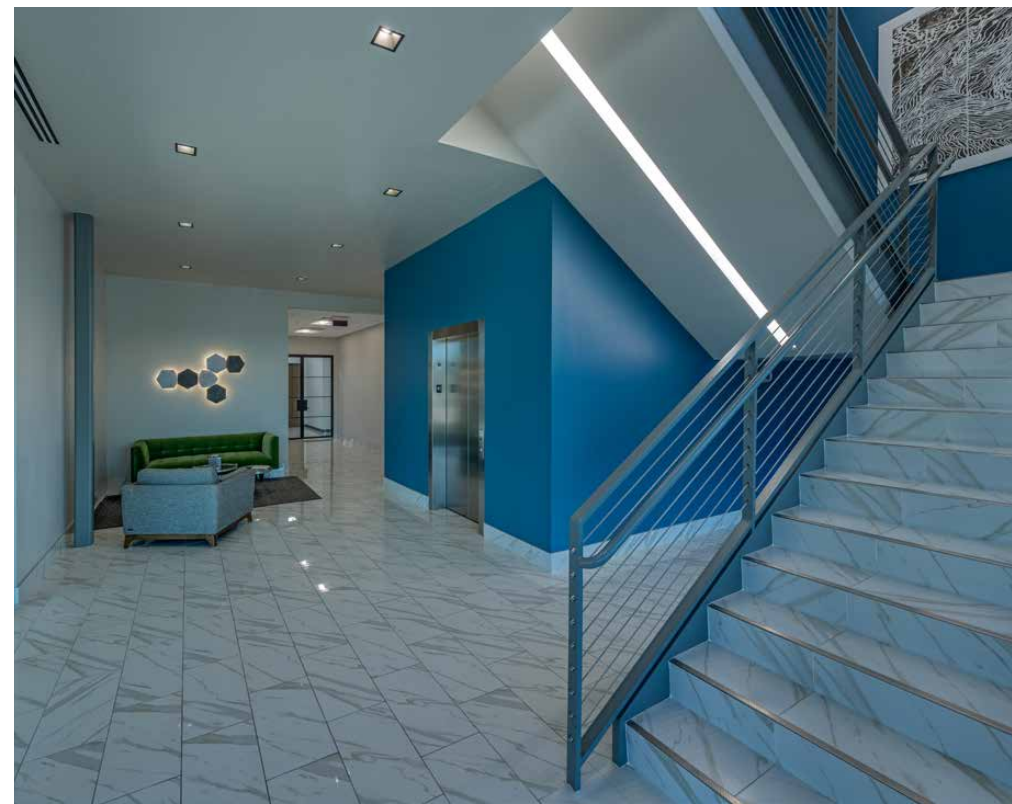


5301 KATY FWY

Superior Building Quality and Design

5301 Katy Freeway is a best-in-class boutique office building within its submarket, with architectural features and design that differentiates the property from the broader marketplace. Given it's newer vintage, the boutique office building provides tenants with lower capital expenditure needs and the aesthetic appeal of more modern design.





High Growth Location with Affluent Demographics

The regional profile showcases a population that is well-educated, occupationally diverse, above average in income and below state average in unemployment. 5301 Katy Fwy has a residential base of 481,189 people with an average household income of \$158,752 within a 5-mile radius. There has been a 24% increase in population within a 5-mile radius since 2010, and an estimated increase of 5% by 2029.



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

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

COTTAGE GROVE PARK | 0.7 MILES



WHITE OAK BAYOU TRAIL | 1.4 MILES



MEMORIAL PARK | 1.5 MILES



SPOTTS PARK | 1.9 MILES



AUTRY PARK | 2.0 MILES



HEIGHTS HIKE & BIKE TRAIL | 2.2 MILES



STUDE PARK | 2.5 MILES



BUFFALO BAYOU PARK | 3.8 MILES



5301 KATY FWY

Robust Amenity Base

5301
KATY FWY

45

10

RESTAURANTS & BARS

- IHOP
- McDonald's
- Canyon Creek Cafe Bar & Grill
- Pacific Coast Tacos
- Knockouts Sports Bar
- Starbucks
- Memorial Trail Ice House
- Shipley Do-Nuts
- Rush Bowls
- The Blue Fish
- Axis Sports Bar
- El Tiempo Cantina - Washington
- Ladybirds
- Clutch Bar
- Kung Fu Saloon
- Concrete Cowboy
- HandleBar
- The Sporting Club
- Daisy Dukes
- Subway
- Bottled Blonde
- Überrito
- Cyclone Anaya's Tex-Mex Kitchen
- Saltgrass Steak House
- Cadillac Bar
- Pizzitola's Bar-B-Cue
- Ginger & Fork
- Lupe Tortilla
- Pluckers Wing Bar
- NettBar
- Mary's Mediterranean Cuisine
- Three Brothers Bakery
- Miyako
- Pollo Campero
- El Rey Taqueria
- MAX's Wine Dive
- FM Kitchen & Bar
- Zalat Pizza
- Soma Sushi
- Velvet Taco
- Margaritas To-Go
- Little Woodrow's
- Surya India
- Lorenzo's
- The Cookshack
- Buffalo Wild Wings
- Voodoo Doughnut
- Schlotzsky's
- Luna Pizzeria
- Chipotle Mexican Grill
- Smoothie King
- Pearl Bar
- Killen's
- Underdogs Pub
- Luce Coffee Roasters
- Chick-fil-A
- MOD Pizza
- Sonic Drive-In
- Freebirds World Burrito
- Southwell's
- Star Pizza
- Gus's World Famous Fried Chicken
- Buffalo Bayou Brewing Co
- Blue Sushi Sake Grill
- Buttermilk Baby
- Casa Nomad
- Da Gama Canteen
- Highline Park
- Homestead Kitchen & Bar
- Honeychild's Sweet Creams
- Hui Lau Shan
- La La Land Kind Cafe
- Mala Sichuan Bistro
- Mendocino Farms
- RAKKAN Ramen
- Sweetgreen
- Tight Squeeze Juice Bar
- Doña Leti's
- Down The Street
- Elliot's Table
- Patterson Park
- Space City Bagels
- Better Luck Tomorrow
- Mamaka

GROCERY OPTIONS

- CVS
- H-E-B
- Kroger
- Sprouts Farmers Market
- Walmart Supercenter
- Walgreens
- Target
- Total Wine & More



Amenity Rich Environment With A Premier Location

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.



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.



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.



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.



SAWYER YARDS

📍 2.7 MILES

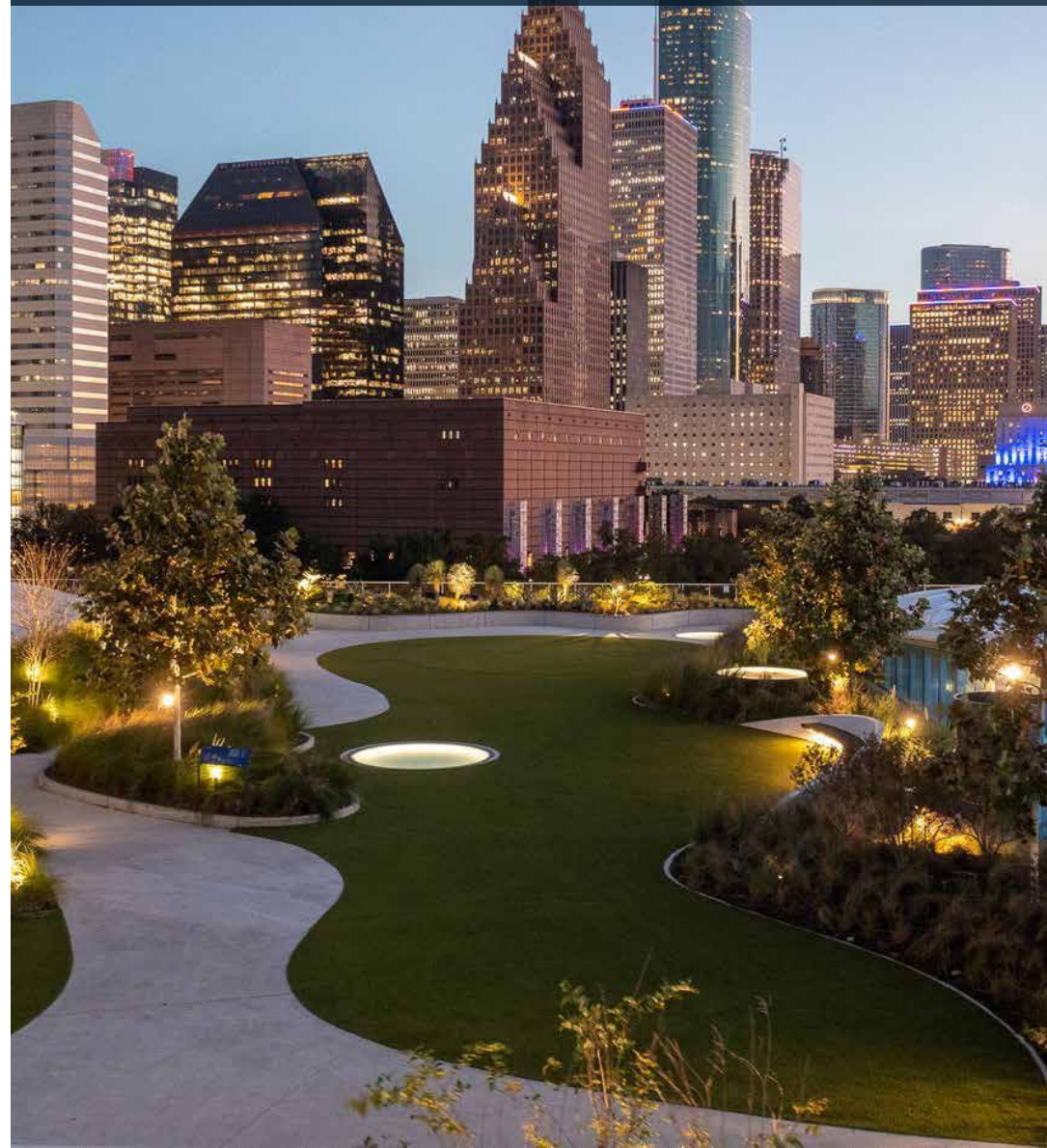
Eight city blocks of industrial warehouses, revived and reimagined to include art studios, public galleries, restaurants, boutique shopping and even a rock-climbing gym.



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.



Urbanization On All Sides

BLVD PLACE

Luxury Retail and Office Space available in the heart of the Galleria submarket. Anchored by Whole Foods, the center is home to an impressive list of high-end dining, retail and professional services

THE GALLERIA

Developed by Gerald Hines in 1970, the Galleria has been a Houston landmark ever since. With over 3 million square feet of space the Galleria is the largest mall in Texas and the seventh largest shopping mall in the United States

RIVER OAKS DISTRICT

Houston's most successful and distinguished mixed-use retail development consisting of "high-street" retail, upscale restaurants, a luxury cinema, boutique office space, and 279 Class-A residential units. River Oaks District has been called the "Rodeo Drive of Houston"

HIGHLAND VILLAGE

Highland Village is one of Houston's most established and trafficked shopping destinations. The high-end, outdoor shopping center features Houston's only Apple flagship store and is recognized by the 400 yards of palm trees that line both sides of Westheimer

MEMORIAL PARK

One of the largest urban parks in the United States, the park covers approximately 1,466 acres and features miles of hike-and-bike trails, facilities for tennis, softball, swimming, croquet, and volleyball. Memorial Park Municipal Golf Course is home to the PGA Tour's Houston Open

RICE MILITARY

A residential hotspot for young professionals, Rice Military is situated around Washington Avenue - one of Houston's most popular nightlife destinations

HERMANN PARK

Hermann Park is a 445 acre urban park including a municipal golf course, the world famous Houston Zoo, an outdoor theatre, and numerous gardens

MONTROSE

The Montrose neighborhood stands at the forefront of Houston's culture. Known for its vibrant art scene and internationally acclaimed cuisine, Montrose has been called the "Heart of Houston"

MIDTOWN

Midtown is Houston's premier nightlife scene and a popular residential destination for employees who work Downtown

THE HEIGHTS

The Heights is one of the first planned communities in Texas. The shops, restaurants, and historic homes have made The Heights the preferred residential destination for young professionals

DOWNTOWN

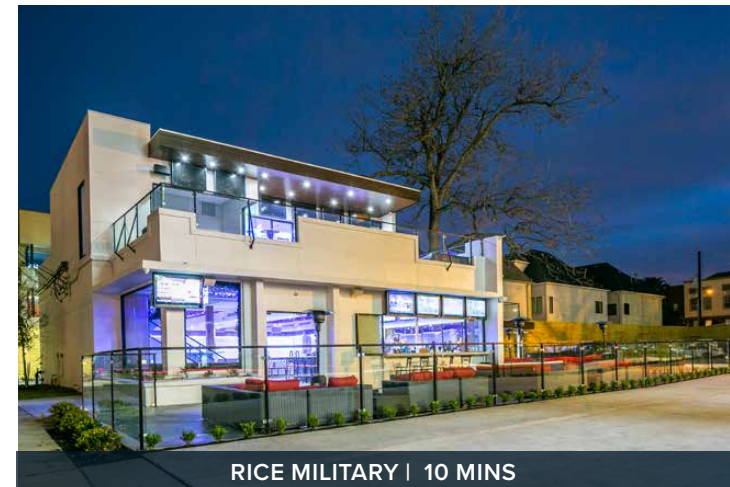
Downtown Houston is home to ten Fortune 500 companies, the Houston Astros, the Houston Rockets, and nine major performing arts organizations



BLVD PLACE | 1 MIN



MEMORIAL PARK | 7 MINS



RICE MILITARY | 10 MINS



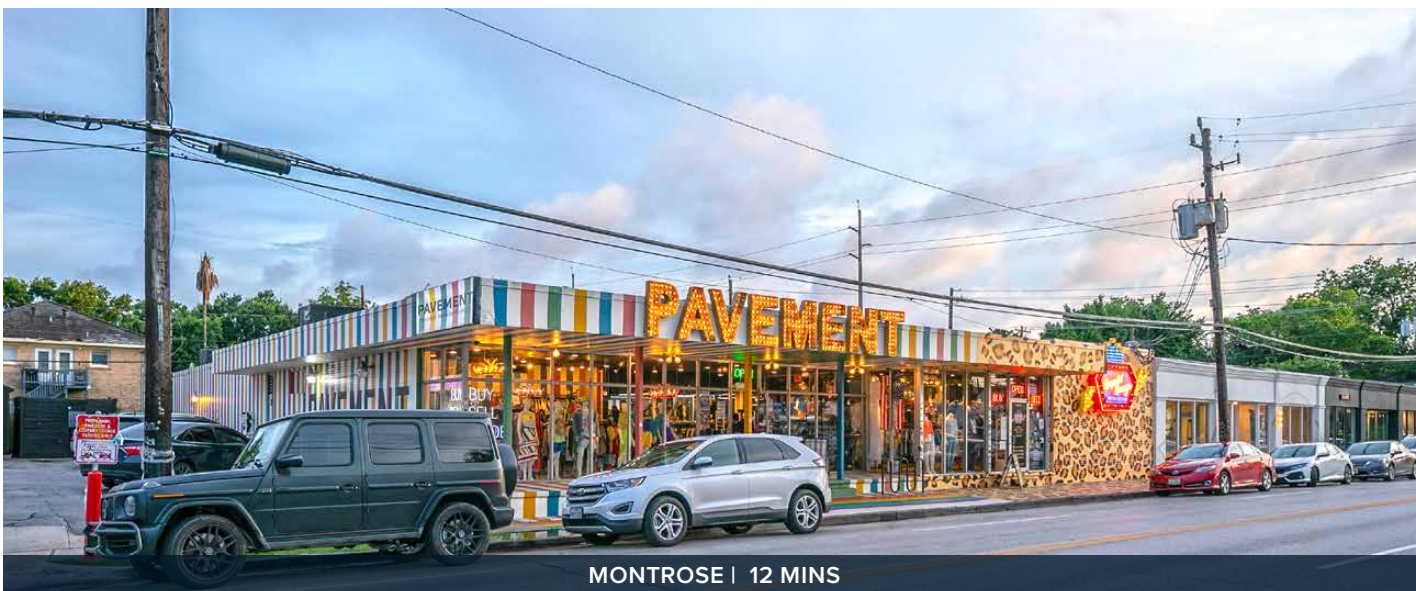
GALLERIA | 3 MINS



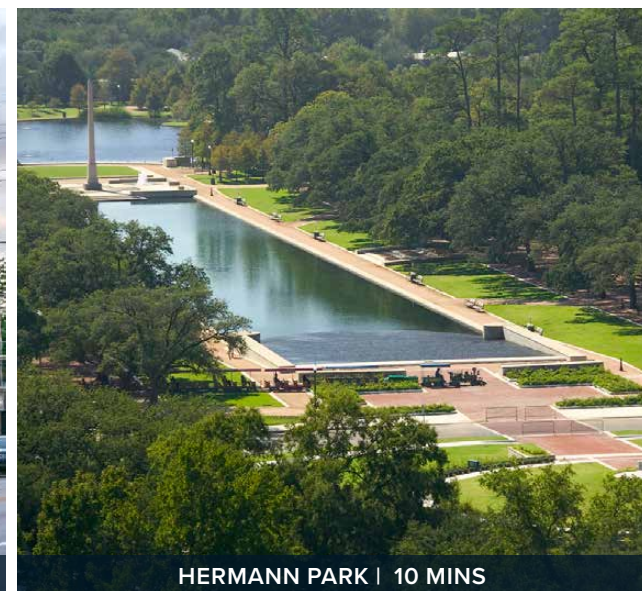
RIVER OAKS DISTRICT | 5 MINS



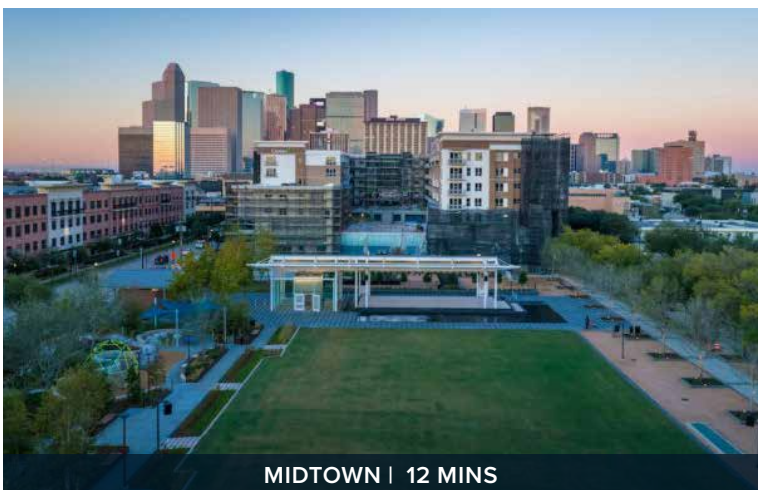
HIGHLAND VILLAGE | 5 MINS



MONTROSE | 12 MINS



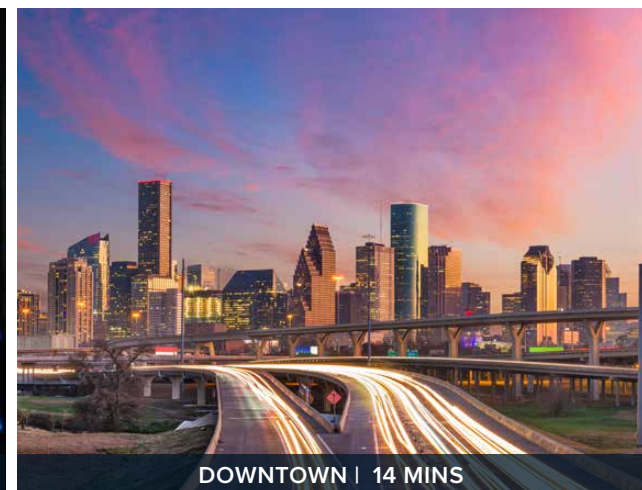
HERMANN PARK | 10 MINS



MIDTOWN | 12 MINS



THE HEIGHTS | 12 MINS



DOWNTOWN | 14 MINS

Property Description

YEAR BUILT	2019
GSF	13,452 SF
AREA	.4554 Acres
FOUNDATION	Steel reinforced concrete slab of adequate thickness
ROOF	60 mil TPO with 20 year warranty.
EXTERIOR WALLS	Metal and stucco exterior façade with glass store fronts on the front of the building.
DOORS	Glass doors in aluminum frames.
INTERIOR FINISH	The suites have and will have different interior finishes to fit the needs of the specific business in the center. Typically the finish is characterized by painted sheetrock wall panels, tile, carpet, and or wood floor coverings, dropped acoustical tile ceilings, and fluorescent lighting. Adequate lighting is and will be provided throughout the finished areas by fluorescent fixtures mounted on the ceiling throughout the building.
RESTROOMS	The restrooms in the suites are and will be adequate for office use with a toilet and lavatory.
HEATING/COOLING	Roof Top Units, individual and specific to each space..
DRAINAGE	Drainage of the site is via internal site drainage to the curb and gutter drainage and open ditch drainage along the roadway. rights of way. Drainage of the subject site appears adequate as evidence by the existing improvements in the surrounding area. In addition, drainage of the subject and of the surrounding area in governed by Harris County Flood Control District in conjunction with the City of Houston
FLOODPLAIN	Not in floodplain.
UTILITIES	Utilities available to the site include electricity and natural gas from CenterPoint Energy and telephone service from several national providers. Water and sewer services are provided to the site from the City of Houston. Cable television and high speed internet services are also readily available through a variety of providers.
PARKING	30 spaces Ratio: 2.23/1,000 SF





5301 KATY FWY

Site Plan

NOLDA ST

KATY FWY SERVICE RD

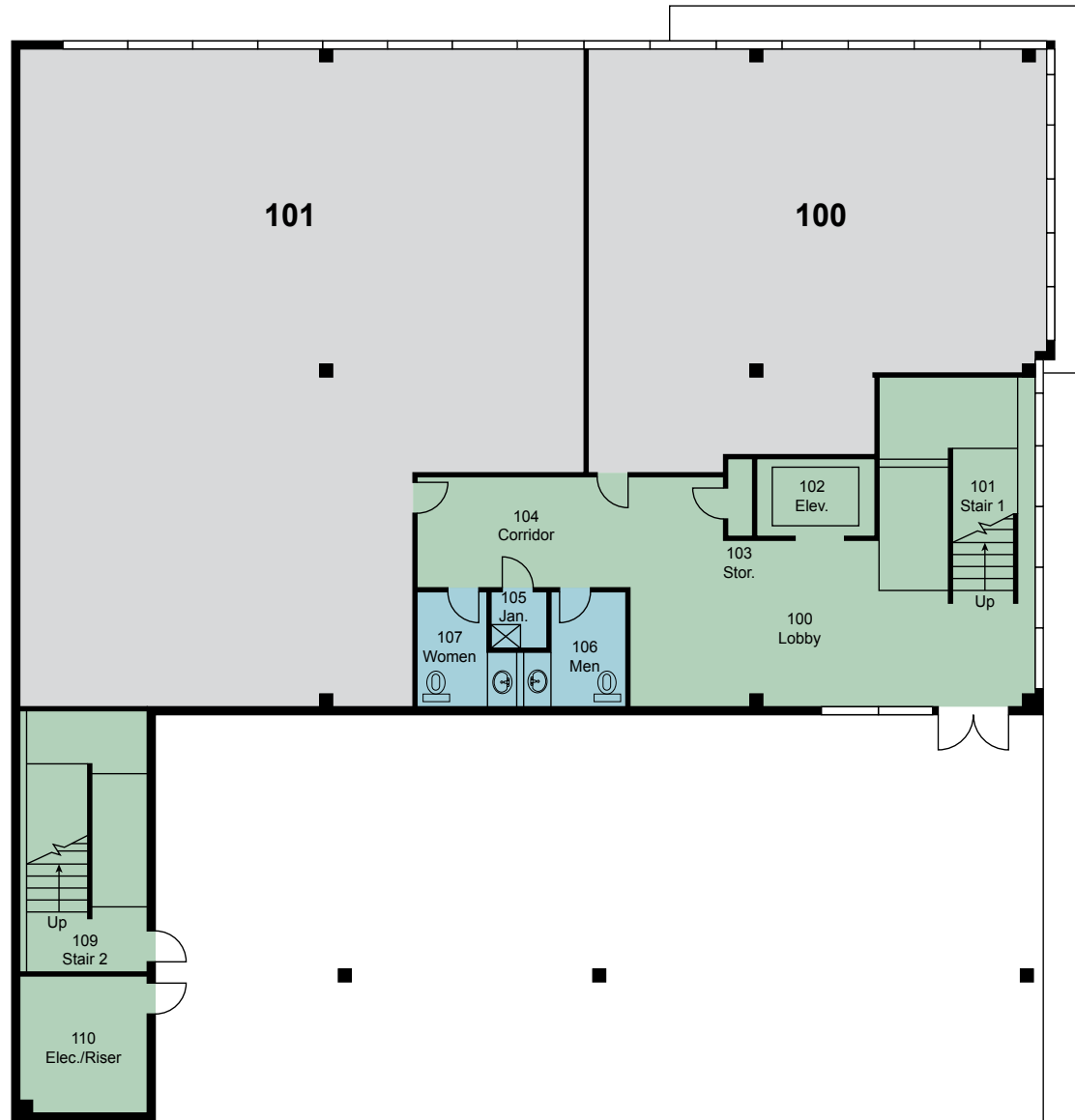
DETERING ST

5301
Katy Fwy
13,452 NRA



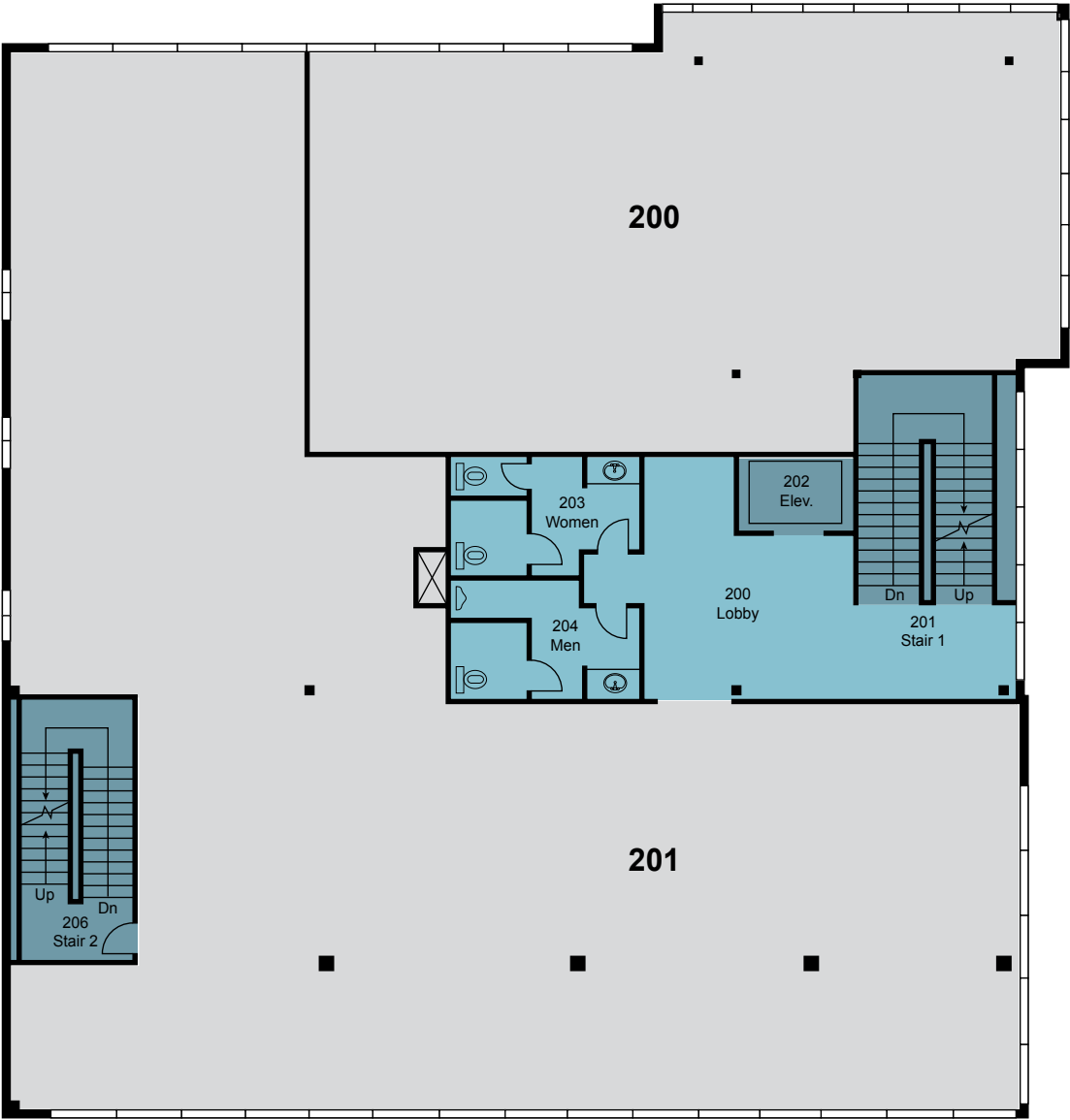
Floor Plans

FLOOR 01



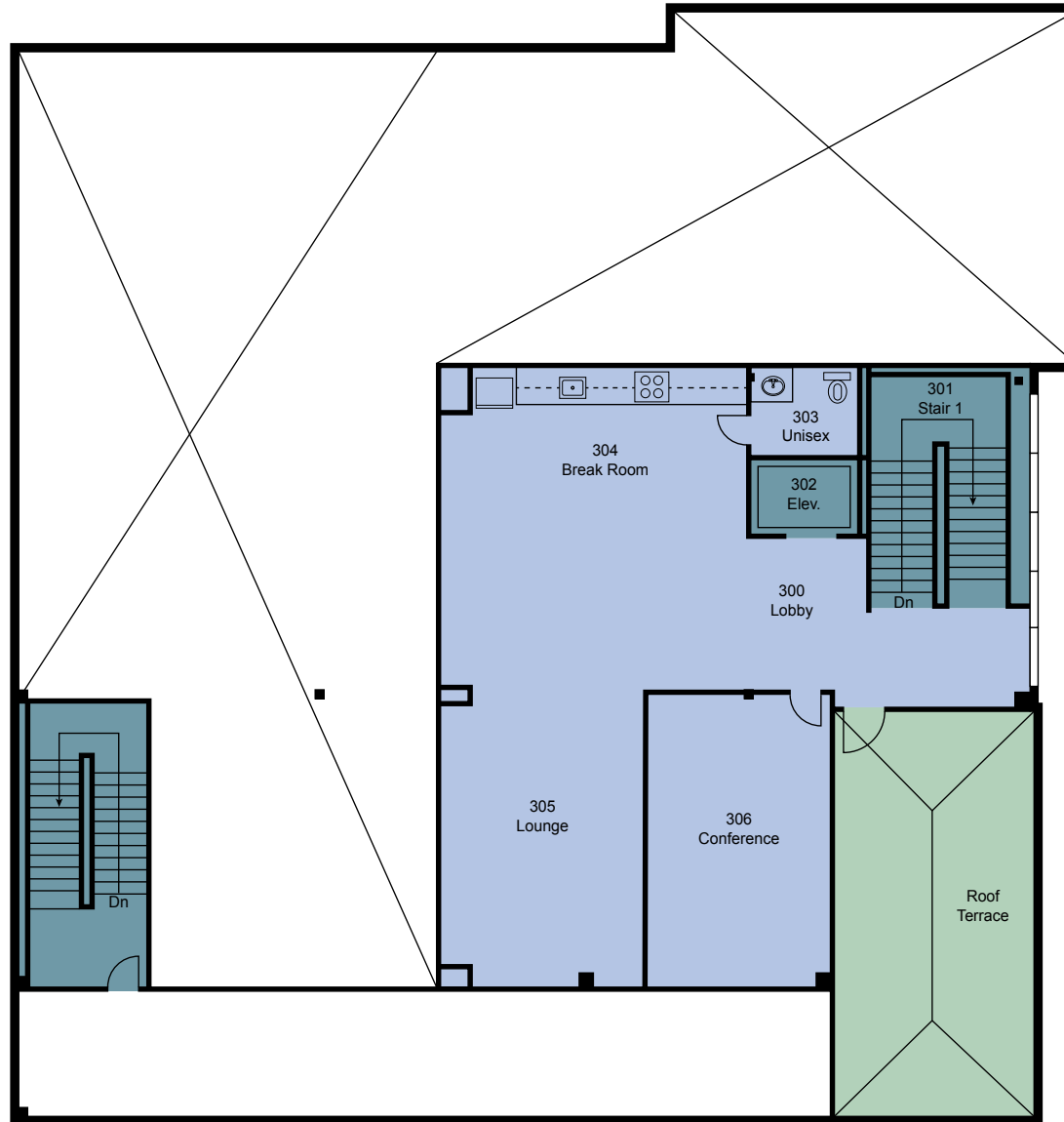
Floor Plans

FLOOR 02



Floor Plans

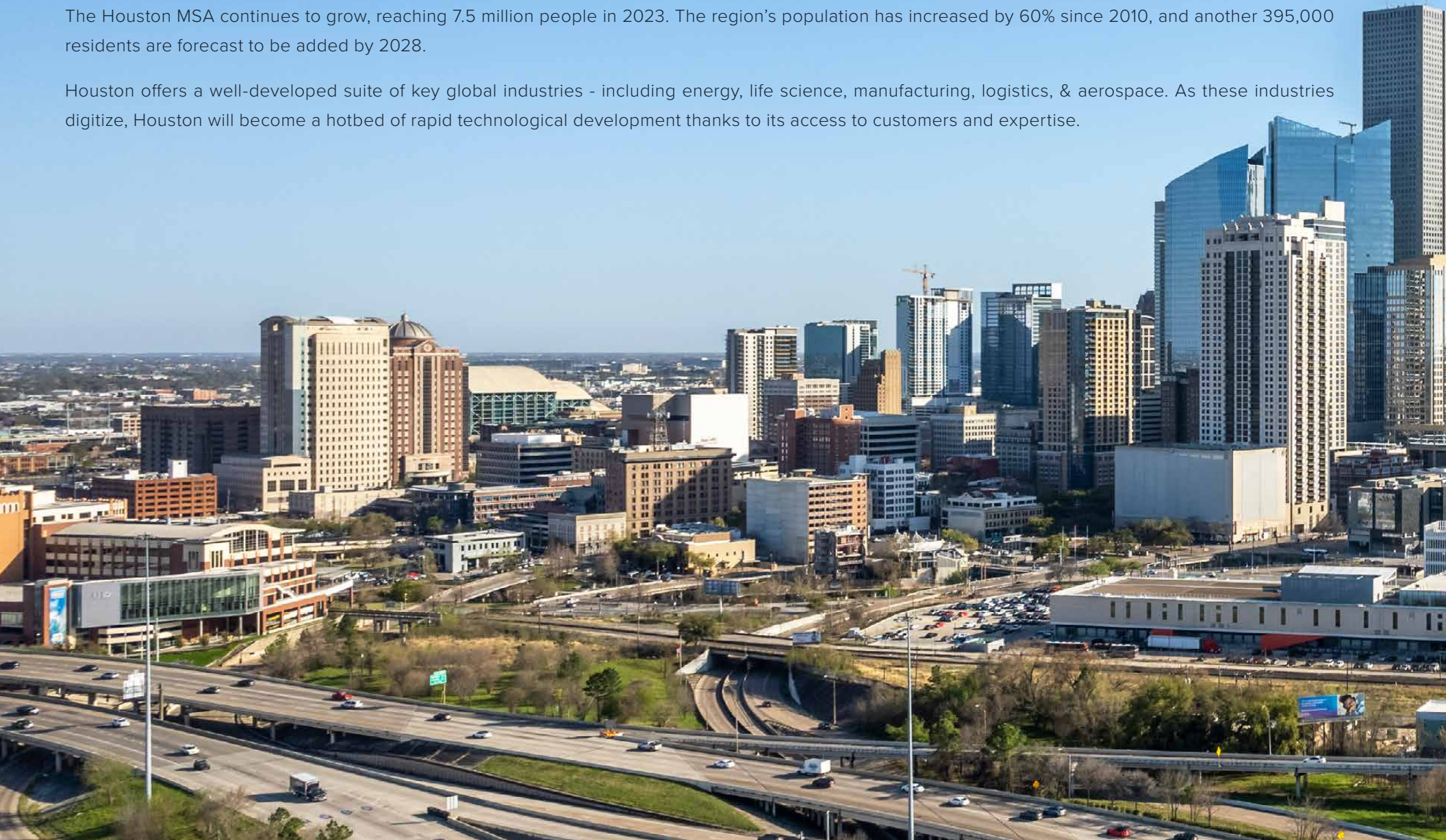
FLOOR 03



The Houston Story

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 7.5 million residents is foreign born. The Houston MSA continues to grow, reaching 7.5 million people in 2023. The region's population has increased by 60% since 2010, and another 395,000 residents are forecast to be added by 2028.

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.



An aerial photograph of the Houston skyline, featuring several prominent skyscrapers, including the green-tinted Bank of America Tower. In the foreground, a multi-lane highway with traffic is visible, curving through the city. The sky is clear and blue.

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 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

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

Nation-Leading Employment Growth

57,600

New jobs added in 2024

3.5M

Non-farm employment

3,500,000

Person workforce, nearing all-time
high for Houston

79%

Of Houston's higher education
grads stay & work in the region

The sixth highest retention rate in the U.S.

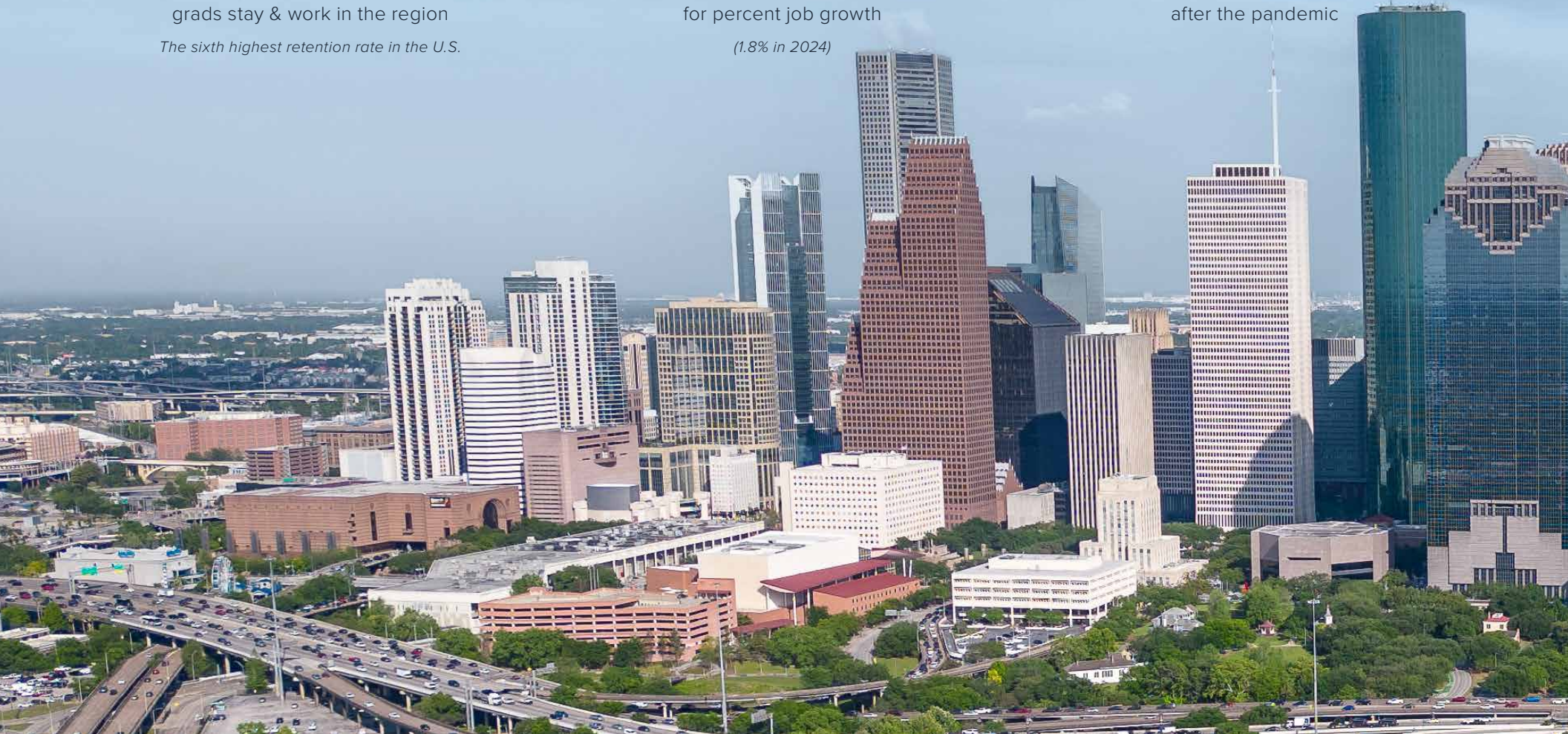
#2

In the country
for percent job growth

(1.8% in 2024)

#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

24 Fortune 500 Companies &
44 Fortune 1000 Companies

#1

Most Fortune 500
Headquarters In Texas in 2024

50+

Corporate Headquarters Relocations
To Houston Since 2017

286

Residents move to Houston daily with one new
resident moving to Houston every 7 minutes

Source: US Census Bureau

54,000

New residents in Harris County - ranking #1 among
the nation's 3,144 counties

Source: US Census Bureau



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