



288
TEXAS

59

JLL

59

162,428 VPD

San Jacinto St

METRO Rail Red Line

INTERSTATE
45

125,804 VPD

Houston Studios
±1.03 Acres

INTERSTATE
10

144,900 VPD

Wood St

Walnut St

Houston Studios - ±1.03 AC

Houston, TX

THE OPPORTUNITY

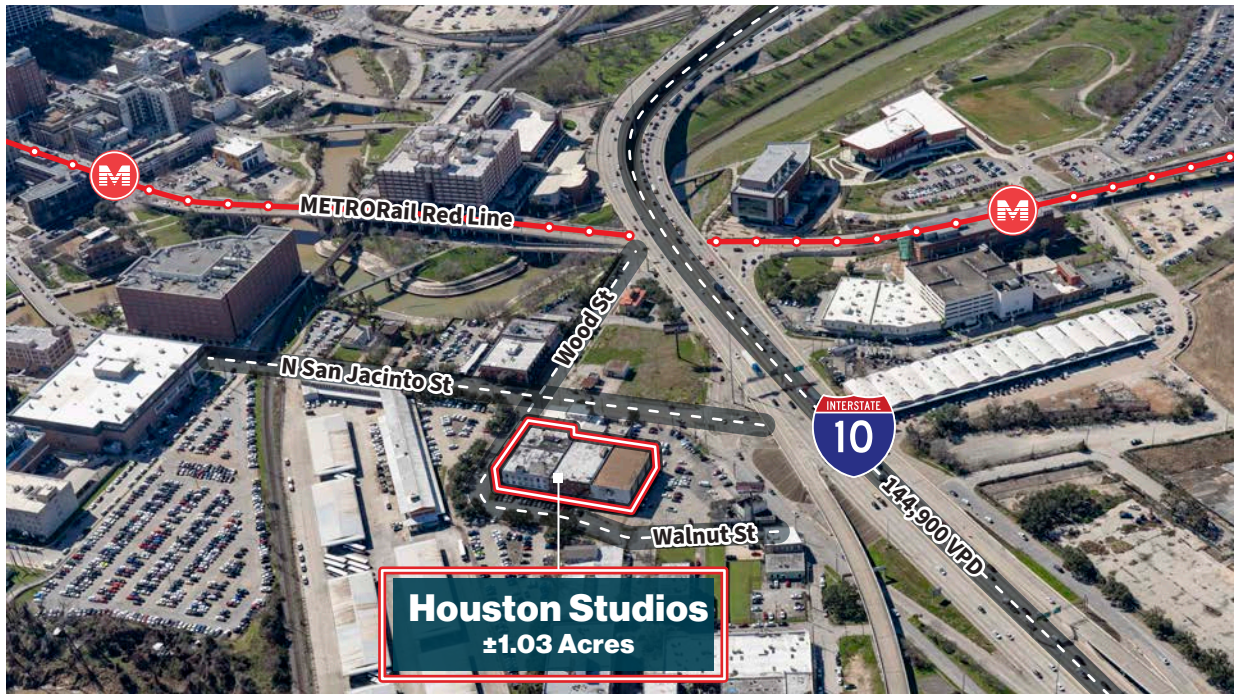
02

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase a great 1.03 acre redevelopment site in Houston's Downtown market. The Property is located at the north end of Houston's Central Business District with unobstructed views across north, west and east Houston. The property is currently improved with a unique older building that was constructed in 1900 and would work well for adaptive reuse. Located between Walnut St and San Jacinto street, the site sits one block from Houston's Metro Red Line Main Street stop.



INVESTMENT HIGHLIGHTS

- Immediate and convenient ingress and egress to all major thoroughfares connecting to the CBD as well as direct access to I-10 and I-45.
- No zoning allows for flexible development options across all product types with no pre-determined use
- ±80K SF building that was built in 1900 and would be ideal for adaptive reuse.
- Immediate accessibility to Downtown, Midtown and the Texas Medical Center make 1.03 Acres Houston Studios 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 I-10
- Located within a short walking distance of the Main St. Metro Red Line stop, the Property offers future users unparalleled access to the city's growing transportation system.
- Affluent demographics - \$144,359 average household income in a 3-mile radius
- Dense urban area with 176,727 residents within a 3-mile radius
- Unmatched view corridors to the north, west and east surrounded by year round live-work-play amenities



03

Address

717 Walnut Street
Houston, TX 77002

Size

1.03 AC

Traffic Count

Interstate 10 - 144,900 VPD
N San Jacinto St - 15,496

Zoning

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

Flood Plain

Outside of the 100-Yr & 500-Yr Floodplain

Schools

Houston Independent School District

- Bruce Elementary
- Marshall Middle School
- Northside High School

Utilities

City of Houston



PROPERTY HIGHLIGHTS

Total Square Feet

±80K

Building A

1 Story (±35FT Ceiling)

±9,093 SF Floorplate

Building B

3 Stories (±12FT Ceiling)

±11,000 SF Floorplate

Building C

3 Stories + Basement (±12FT Ceiling)

±13,330 SF Floorplate

Year Built

±1900

Total Acreage

±1.03 AC

SOUTH FACING AERIAL



GEORGE R. BROWN
CONVENTION CENTER



Houston Studios
±1.03 Acres

THE
HOBBY
CENTER
FOR THE PERFORMING ARTS

Wortham
THEATER CENTER

THE HOUSTON
AQUARIUM

POST



162,428 VPD

144,900 VPD

125,804 VPD

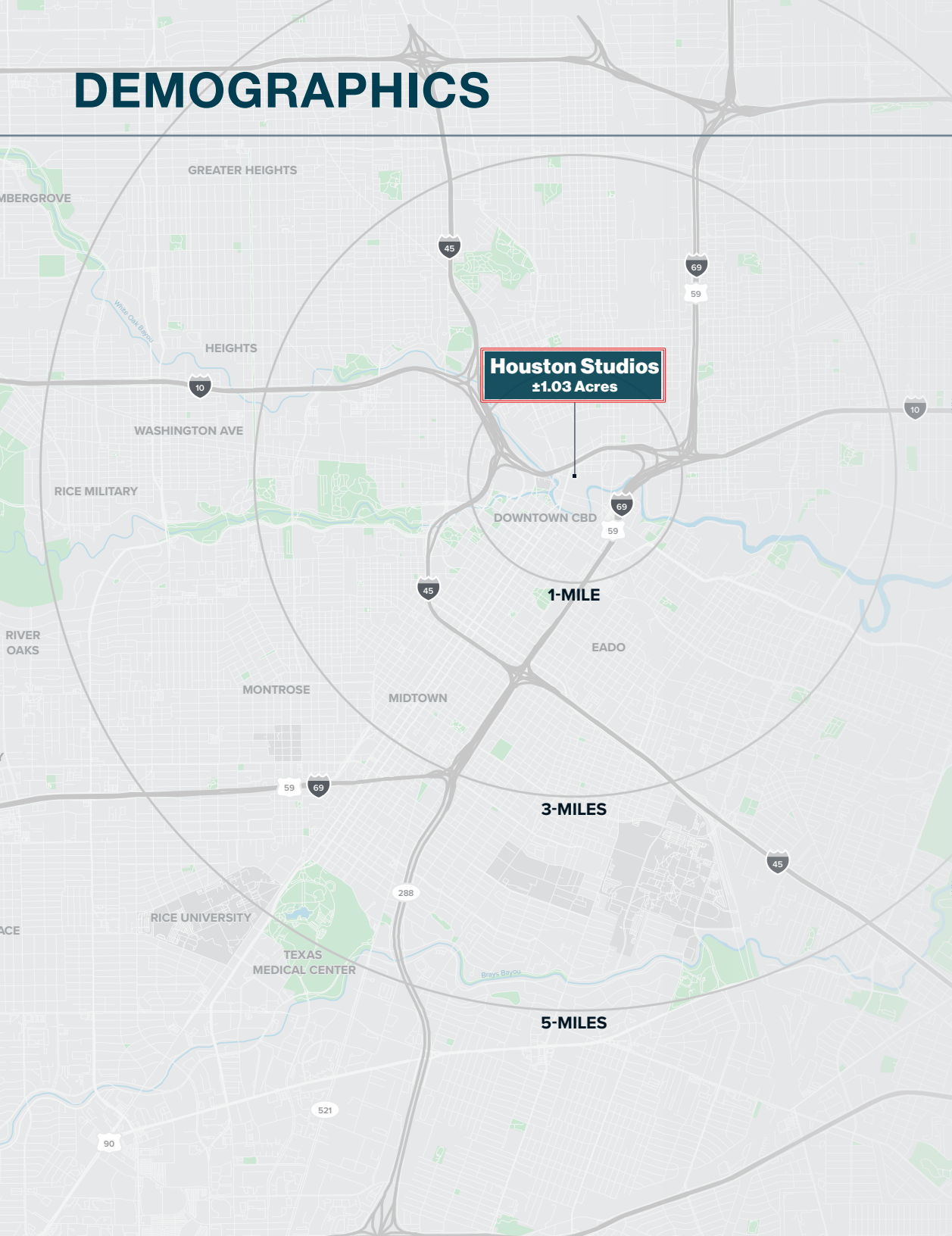
N San Jacinto St

Wood St

Walnut St

METRO Rail Red Line

DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	22,774	150,675	363,578
2024 Population	25,391	176,727	425,042
2029 Projected Population	27,869	187,799	443,662
2024 Median Age	34.7	34.9	34.9
2024 Average Household Income	\$129,946	\$144,359	\$154,786

PROXIMITY TO MAJOR DEMAND GENERATORS

07

Within a 10-Minute Drive



DAIKIN PARK

📍 4 Mins



POST HOUSTON

📍 5 Mins



HOUSE OF BLUES

📍 5 Mins



MAIN ST. METRO STATION

📍 6 Mins



TOYOTA CENTER

📍 3 Mins



BUFFALO BAYOU PARK

📍 9 Mins

THE HOUSTON STORY

08

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



JLL CONTACTS

Davis Adams

Managing Director
+1 713 852 3558
Davis.Adams@jll.com

Jeff Holliden

Senior Managing Director
+1 713 852 3514
Jeff.Holliden@jll.com

Ryan Olive

Analyst
+1 713 212 6552
Ryan.Olive@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYS. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.