

# the heights

COLLECTION



Portfolio Overview

*Assets can be Purchased Separately*



**72,924 TOTAL SF - 5 PROPERTY PORTFOLIO WITH 6.3% ANNUAL NOI GROWTH - HOUSTON HEIGHTS**

# The Offering

**Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present The Heights Collection (the "Portfolio"), a 72,924 square foot un-anchored retail portfolio consisting of 5 assets located in the Heights submarket of Houston, TX.**

This exceptional investment opportunity presents investors with the ability to acquire a portfolio comprised of a unique aggregation of resilient retail assets, that are otherwise highly-fragmented in ownership. The Property is situated in the major retail node of the Heights, with locations along 19th St, 20th St, and Yale St. The Portfolio benefits from its immediate location along major thoroughfares within the Heights, one of Houston's most historic neighborhoods, with an exceptional consumer base and growing population.

The Heights Collection is currently 90% leased to 24 tenants and presents a unique investment opportunity with an outsized NOI CAGR exceeding 6%. The Portfolio offers secure cash flow and additional upside potential via marking rents to market and lease-up of the existing vacancy. With its highly trafficked location, proven rent growth, and exceptional population increase, The Heights Collection offers scale in one the market's most coveted asset classes.

## PORTFOLIO OVERVIEW

72,924

TOTAL  
SQUARE FEET

5

TOTAL  
PROPERTIES

90%

LEASED

\$214,924

AVERAGE HH  
INCOME (1-MILE)

24

TOTAL  
TENANTS

3,131

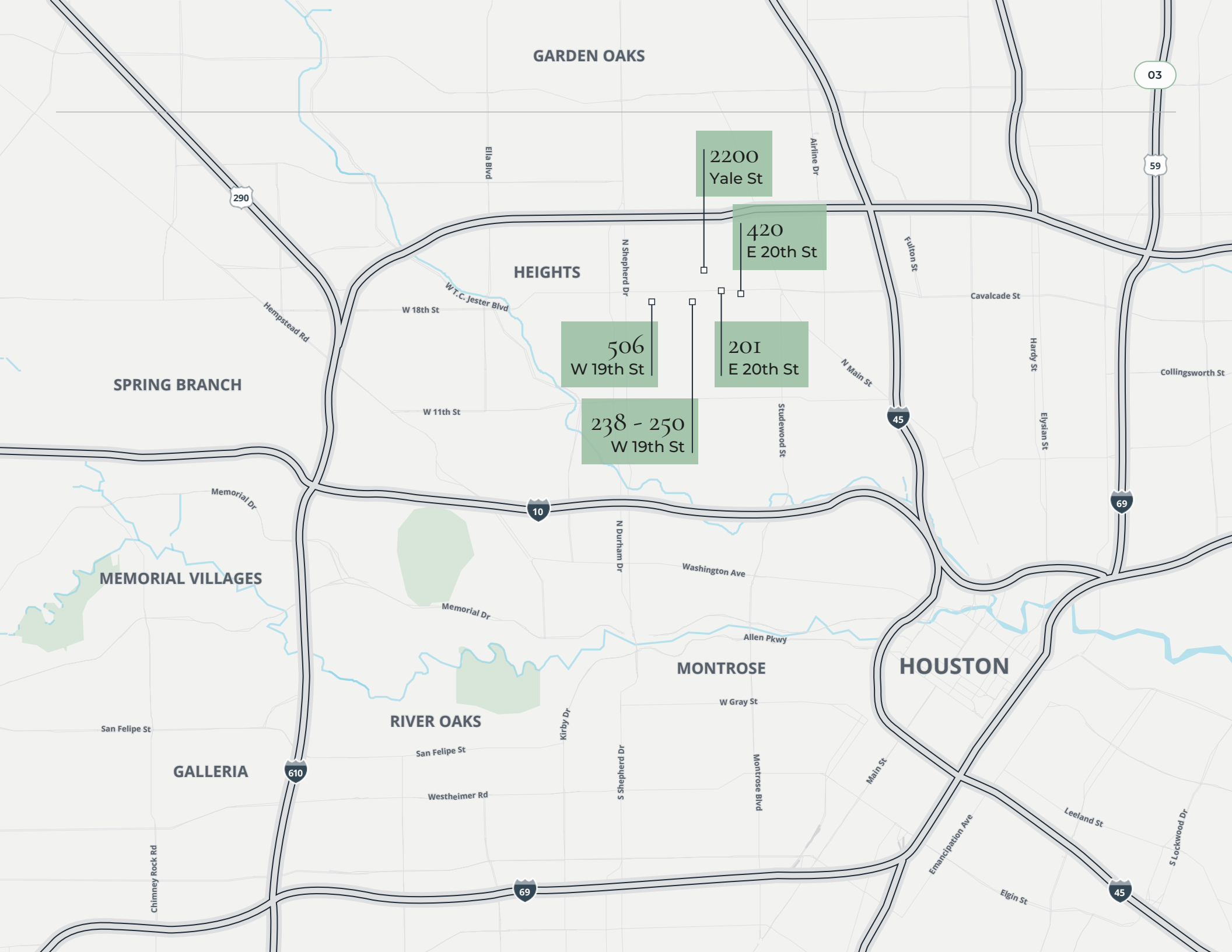
AVERAGE  
SUITE SIZE

6.3

YEARS  
WALT

6.3%

5-YR NOI  
CAGR



GARDEN OAKS

03

59

2200  
Yale St

420  
E 20th St

HEIGHTS

506  
W 19th St

201  
E 20th St

238 - 250  
W 19th St

SPRING BRANCH

MEMORIAL VILLAGES

RIVER OAKS

GALLERIA

MONTROSE

HOUSTON

69

10

45

610

69

45



# Investment Highlights

04







420 E 20TH ST

Retail Hub of  
Houston Heights

Houston's Most Walkable  
Neighborhood



506 W 19TH ST

Exceptional Surrounding  
Demographics

Benefits from Robust  
Retail Fundamentals

Located in an  
Expanding Residential Base



# Located in the Heart of the Heights

ENERGY CORRIDOR

GREATER HEIGHTS

\$650,000 Median Home Sale Price

RIVER OAKS / GALLERIA / MONTROSE

DOWNTOWN HOUSTON

FOUNDRY  
ON 19<sup>th</sup>

Built 2021 | 284 Units

ELLISON  
HEIGHTS

Built 2021 | 152 Units

506  
W 19th St

238 - 250  
W 19th St

HEIGHTS  
WATERWORKS  
hopdoddy SURGER BAR 啤 JINYA RAREN BAR  
COMMON BOND

420  
E 20th St

06





Shepherd Dr

610

07

**10X HEIGHTS  
WATERWORKS**  
*Built 2019 | 309 Units*

**H-E-B**

**THE  
HOME  
DEPOT**

**THE  
HEIGHTS  
HOSPITAL**

Holden  
Heights

Yale St

201  
E 20th St

2200  
Yale St

20th St | 13,433 VPD

22nd St



# Benefits from Robust Retail Fundamentals

08

## THE PROPERTY IS POSITIONED TO BENEFIT AND CAPITALIZE ON THE STRONG RETAIL FUNDAMENTALS IN HOUSTON AND ACROSS THE NATION.

The Houston Metro ranked #2 for new housing starts in the U.S. in 2024, and this steady rooftop expansion will play a key factor in the continued success of the retail market. **Infill locations with strong competition for space commanded \$60-\$75 p.s.f. NNN. Sustained low vacancy has propelled these higher rent gains.**

Retail construction fell for the fifth consecutive quarter in Q4 of 2024, reaching 2.4 million square feet for the year. In addition, ground-breakings totaled less than 400,000 s.f. in Q4, further compounding the scarcity of new supply. **The lack of new supply will further increase the ability for well located and highly desired space to continue experiencing outsized rent growth and occupancy gains.**

## HEIGHTS RETAIL STATISTICS

6.4

MILLION SF  
INVENTORY

1.8

MILLION SF 2024  
NET ABSORPTION

4.2%

TOTAL  
VACANCY

147.8%

12 MONTH SALES  
VOLUME GROWTH

6.10%

HOUSTON  
RENT GROWTH

97.8

THOUSAND SF UNDER  
CONSTRUCTION





# Exceptional Surrounding Demographics

09

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	17,643	139,121	365,332
2024 Population	24,482	173,705	435,091
2010 - 2024 Population Growth	38.76%	24.86%	19.09%
2029 Population	25,988	182,415	454,901
Projected Population Growth	6.15%	5.01%	4.55%
2024 Median Age	37.9	36.0	35.8

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	8,261	59,430	146,980
2024 Households	11,646	80,157	192,469
2010 - 2024 Households Growth	40.98%	34.88%	30.95%
2029 Households	12,557	85,692	205,793
Projected Household Growth	7.82%	6.91%	6.92%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$214,924	\$165,295	\$141,048
2029 Average Household Income	\$244,160	\$186,239	\$159,591
Projected Average Household Income Growth	13.60%	12.67%	13.15%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2024 Per Capita Income	\$103,460	\$76,301	\$62,575
2029 Per Capita Income	\$119,303	\$87,506	\$73,467
Projected Per Capita Income Growth	15.31%	14.69%	17.41%

HOUSING	1 MILE	3 MILES	5 MILES
2010 Total Housing Units	9,301	66,365	167,084
2024 Total Housing Units	12,798	89,089	217,226
2029 Total Housing Units	13,693	94,674	230,713

## WITHIN A 1-MILE RADIUS

38.8%

POPULATION  
GROWTH

2010 - 2024

41.0%

HOUSEHOLDS  
GROWTH

2010 - 2024

13.6%

AVG. HH INCOME  
GROWTH

2024 - 2029

238 - 250  
W 19th St

506  
W 19th St

201  
E 20th St

2200  
Yale St

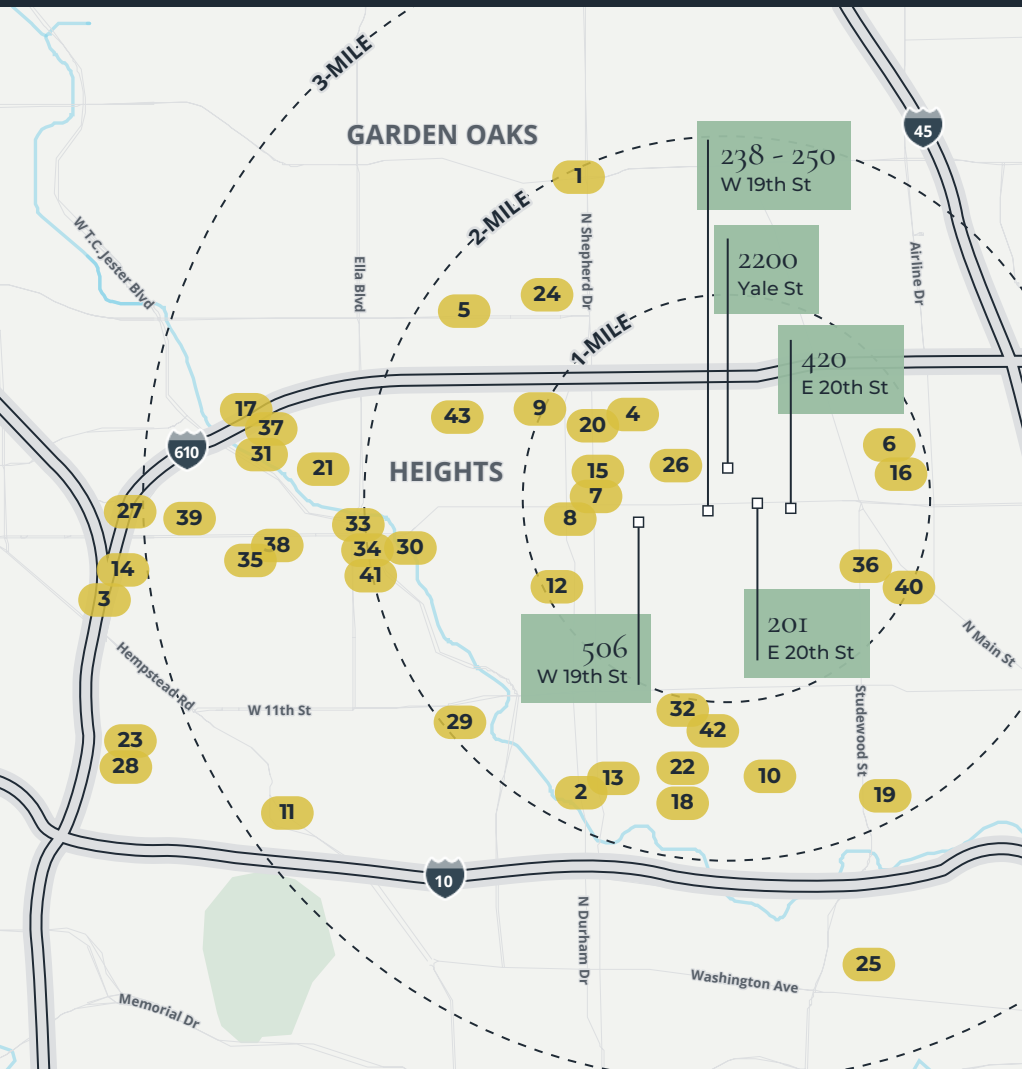
420  
E 20th St



# Located in an Expanding Residential Base

10

The greater Heights area has experienced substantial growth in residential development over the last few years. Population growth and rising home prices in the area have spurred an increase in demand for more housing options that has not gone unnoticed by developers and investors. Since 2019, there have been **4,567 total units** that have delivered, with several additional projects already underway.



## NEARBY APARTMENTS WITHIN A 1 AND 3-MILE RADIUS

	NAME	UNITS	OCC.	YEAR BUILT	MARKET RATE (\$/MO)	MANAGEMENT
1	Modera Garden Oaks	327	10%	2024	\$2.28	Mill Creek Residential
2	East Bend	269	85%	2023	\$2.56	Fairfield Residential
3	The Crossing at Timbergrove	97	90%	2023	\$1.48	Cushman & Wakefield
4	Domain Heights	404	93%	2022	\$2.40	Morgan Group
5	The Rosslyn At Garden Oaks	384	56%	2022	\$2.12	Hines
6	East Heights	77	84%	2022	\$1.71	Cushman & Wakefield
7	Ellison Heights	152	92%	2021	\$2.48	Greystar
8	Foundry On 19th	284	95%	2021	\$2.40	Greystar
9	Durham Heights	279	96%	2021	\$2.11	Internacional Realty Mgmt
10	White Oak Highline	66	98%	2021	\$2.28	Mosaic Residential
11	Broadstone Memorial Park	358	94%	2021	\$2.23	R P M Living
12	10X 15th Street Flats	337	94%	2020	\$2.53	R P M Living
13	The Standard In The Heights	300	91%	2020	\$2.29	ResProp Management
14	Timbergrove Station	342	89%	2020	\$2.00	R P M Living
15	10X Heights Waterworks	309	96%	2019	\$2.45	R P M Living
16	Lincoln Heights	290	94%	2019	\$1.94	Willow Bridge Prop Co
17	Citadel	292	96%	2019	\$2.00	Z R S Management
18	Assembly Heights	378	95%	2016	\$2.35	Z R S Management
19	Revl Heights	326	94%	2016	\$2.13	Barvin
20	Holden Heights	282	95%	2015	\$2.24	Francis Property Mgmt
21	2121 Ella	121	94%	2015	\$1.76	Mosaic Residential
22	M A A Greater Heights	352	83%	2015	\$2.26	M A A
23	Viridian Design District	394	91%	2015	\$1.79	Z R S Management
24	Reserve At Garden Oaks	166	92%	2012	\$1.86	Greystar
25	2411 Washington	222	96%	2012	\$1.83	Z R S Management
26	2125 Yale	195	92%	2008	\$2.15	Simpson Property Group
27	West 18th Lofts	304	95%	2007	\$1.69	Private-Two Coast Living
28	Heights On Katy	387	91%	2005	\$1.64	Emerge Living
29	Stonewood	252	91%	2002	\$2.03	Morgan Group
30	City Park In The Heights	308	89%	2001/2003	\$1.96	Greystar
31	Whitney At The Heights	186	90%	2001	\$1.92	Greystar
32	The Yale Street Lofts	21	95%	1997/1998	\$1.65	Private-Frank Garvey
33	The Grove At White Oak	156	93%	1985/1995	\$1.69	Barvin
34	Gardens	246	98%	1984	\$1.75	Highmark Residential
35	The Heights At 2121	504	92%	1978	\$1.44	R P M Living
36	Pecan Villas	40	95%	1974	\$1.58	Tarantino Properties Inc
37	Providence At Heights	196	85%	1973	\$1.28	Makaan Investment Group
38	Vintage At 18th Street	372	81%	1973	\$1.77	TriArc Living
39	Brittany Place	235	90%	1969	\$1.29	Asset Living
40	Las Brisas	68	96%	1963	\$1.41	Q10 Property Advisors
41	Timbergrove Heights	96	95%	1962	\$1.86	Private-Houston Leasing
42	The Lauren In The Heights	60	98%	1962	\$2.03	Asset Living
43	Twin Pines	40	95%	1958	\$1.81	Tarantino Properties Inc
		<b>10,474</b>	<b>90%</b>			

	1-MILE	2-MILE	3-MILE
Average Rent PSF	\$2.23	\$1.88	\$1.82



# Retail Hub of Houston Heights

11



Located less than a mile from Heights' most recognizable destinations, The Heights Collection draws from an unmatched live, work, play environment.





# Houston's Most Walkable Neighborhood



The Heights Collection is ideally located among countless retail and dining options, with a "Very Walkable" and "Bikeable" score from Walkscore.com. Due to its prime locations, The Portfolio attracts retailers looking to be in a dynamic, lively environment among the city's hottest neighborhood.

93

WALK  
SCORE

*Very Walkable*

60

BIKE  
SCORE

*Bikeable*





# Heights Submarket Overview

13

## HEIGHTS BY THE NUMBERS

36

MEDIAN  
AGE

66%

BACHELOR'S  
DEGREE OR HIGHER

47%

RENTERSHIP  
RATE

84%

WHITE COLLAR  
WORKERS

\$214,924

AVERAGE HOUSEHOLD  
INCOME (1-MILE RADIUS)





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