

990 NINE NINETY

HOUSTON, TX



EXECUTIVE SUMMARY



The Offering

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire a 100% fee simple interest in Nine Ninety (the “Property”), a 442,042 square foot, Class AA, trophy office asset located at 990 Town and Country Blvd. The Property is located within one of the nation’s highest performing office submarkets, Katy Freeway East, and was developed by Hines in 2022 on behalf of Marathon Oil Corporation. In Q4 2024, ConocoPhillips acquired Marathon Oil Corporation, thereby acquiring the Property. This entity-level acquisition has resulted in the rare opportunity to acquire a newly constructed, best-in-class, trophy asset that is unencumbered by leases. The Property is offered at a substantial discount to replacement cost with location fundamentals that demonstrate a clear path to significant value-creation.

Located at the intersection of Interstate 10 and Beltway 8, Nine Ninety boasts a premier and highly visible location within CityCentre, Houston’s leading mixed-use development, which provides a highly sought-after, walkable, and amenity-rich environment. The destination live, work, play environment of CityCentre and Memorial City, less than one mile to the east of the Property, has vaulted Katy Freeway East to the best performing office submarket in the Houston MSA over the past decade. While Katy Freeway East boasts the best supply and demand story across the Houston MSA, opportunities to invest in this submarket are extremely scarce, with only a few generational ownership groups controlling nearly the entire office supply.

Additionally, Nine Ninety presents a premier opportunity for users to purchase a state-of-the-art, highly visible, headquarters quality asset.

**990 TOWN
& COUNTRY BLVD**
Property Address

HOUSTON, TX
Location

442,042 SF
NRA

0%
Leased

2022
Year Built

15 FLOORS
Stories

3.4 ACRES
Site

29,333 SF
Typical Floor Size

3.00/1,000 SF
Parking Ratio

CLASS AA TROPHY
OFFICE ASSET

FLIGHT TO
QUALITY

MOST DESIREABLE
VACANCY IN THE
NATION'S LEADING
OFFICE SUBMARKET

RARE OPPORTUNITY IN
HIGH BARRIER
TO ENTRY MARKET

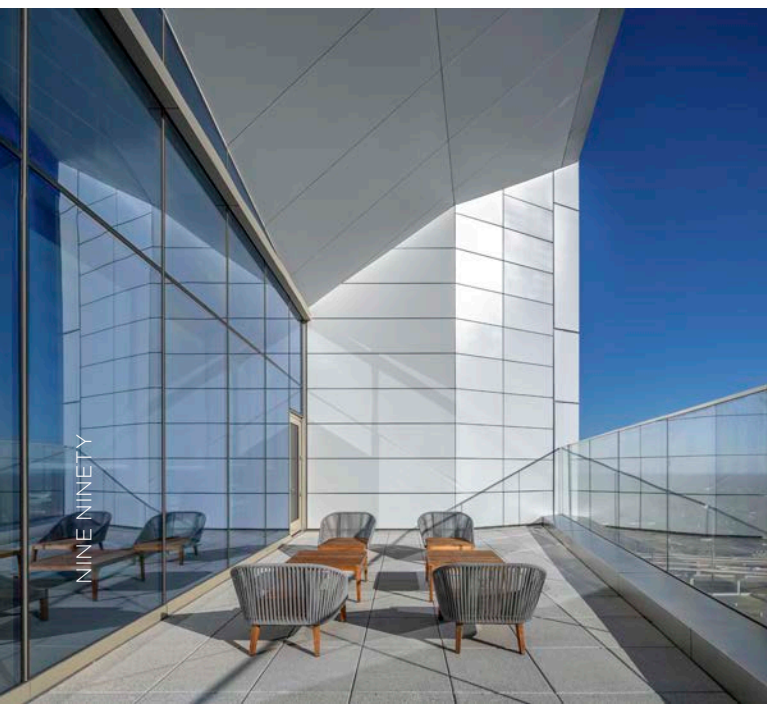
IRREPLACEABLE LIVE,
WORK, PLAY MIXED-USE
ENVIRONMENT

UNMATCHED MICRO-
MARKET OFFICE
FUNDAMENTALS

HOUSTON'S WESTWARD
OFFICE MIGRATION









Katy Freeway East



THE HEIGHTS
10 Minute Drive

DOWNTOWN
17 Minute Drive
50M+ SF Office | 2M+ SF Retail

GALLERIA
15 Minute Drive
24,705 Units | 4.5M SF of Retail | 17M+ SF of Office

AIR LIQUIDE CENTER NORTH
100% Leased | 144,540 SF

AIR LIQUIDE CENTER SOUTH
100% Leased | 542,880 SF

MURPHY BUILDING
97% Leased | 333,046 SF

THE MCKINLEY
278 Units

920 MEMORIAL CITY WAY
89% Leased | 332,303 SF

MEMORIAL CITY MALL

THE MCADAMS
333 Units

1, 2, & 3 MEMORIAL CITY PLAZA
69% Leased | 918,000 SF

MEMORIAL CITY APARTMENTS
418 Units

MEMORIAL CITY PLACE
88% Leased | 152,422 SF

WESTIN
HOTELS & RESORTS

MEMORIAL CITY

3.2M SF of Office
2.7M SF of Retail
2.4M SF of Medical
448 Keys | 1,276 Units

10100 KATY FREEWAY
100% Leased | 240,500 SF

MEMORIAL HERMANN TOWER
92% Leased | 915,034 SF

SBMSA
SPRING BRANCH MEMORIAL SPORTS ASSOCIATION
EST. 1961

PEARL RESIDENCES AT CITYCENTRE
148 Units

DISTRICT AT MEMORIAL
326 Units

PEARL CITYCENTRE
311 Units

TOWN AND COUNTRY CENTRAL I
94% Leased | 148,790 SF

NINE NINETY

CITYCENTRE VI
320,985 SF | 66% Pre-Leased

Holiday Inn Express

HOBBY LOBBY bel
FURNITURE
JOHNSON
FITNESS & WELLNESS

10
400,000+ VPD

MEMORIAL VILLAGES
Home Values: \$1.4-\$20M+

MEMORIAL MIDDLE SCHOOL

BENDWOOD ELEMENTARY

LANTERN LANE

Total Wine & More

MEMORIAL FAMILY DENTAL

Starbucks

CVS

THE UNION KITCHEN

TOWN & COUNTRY VILLAGE

POSTINO

ESCALANTE'S FINE TEX-MEX & TEQUILA

Snooze

Creamistry

JOS.A.BANK

BARNES & NOBLE

Fleming's

Cafe Express

ASCENT CITY CENTRE
200 Units | 97% Leased

BENDWOOD PARK

DOMAIN CITY CENTRE
350 Units | 94% Leased

TOWN CENTRE I
253,714 SF | 100% Leased

TOWN CENTRE II
188,000 SF | 96% Leased

CITYCENTRE V
227,063 SF | 100% Leased

CITYCENTRE I
123,031 SF | 91% Leased

LOFTS AT CITY CENTRE
250 Units | 94% Leased

CITYCENTRE II
153,760 SF | 92% Leased

CITYCENTRE

SYNC CITY CENTRE
340 Units | 98% Leased

CITYCENTRE III & IV
240,278 SF | 94% Leased

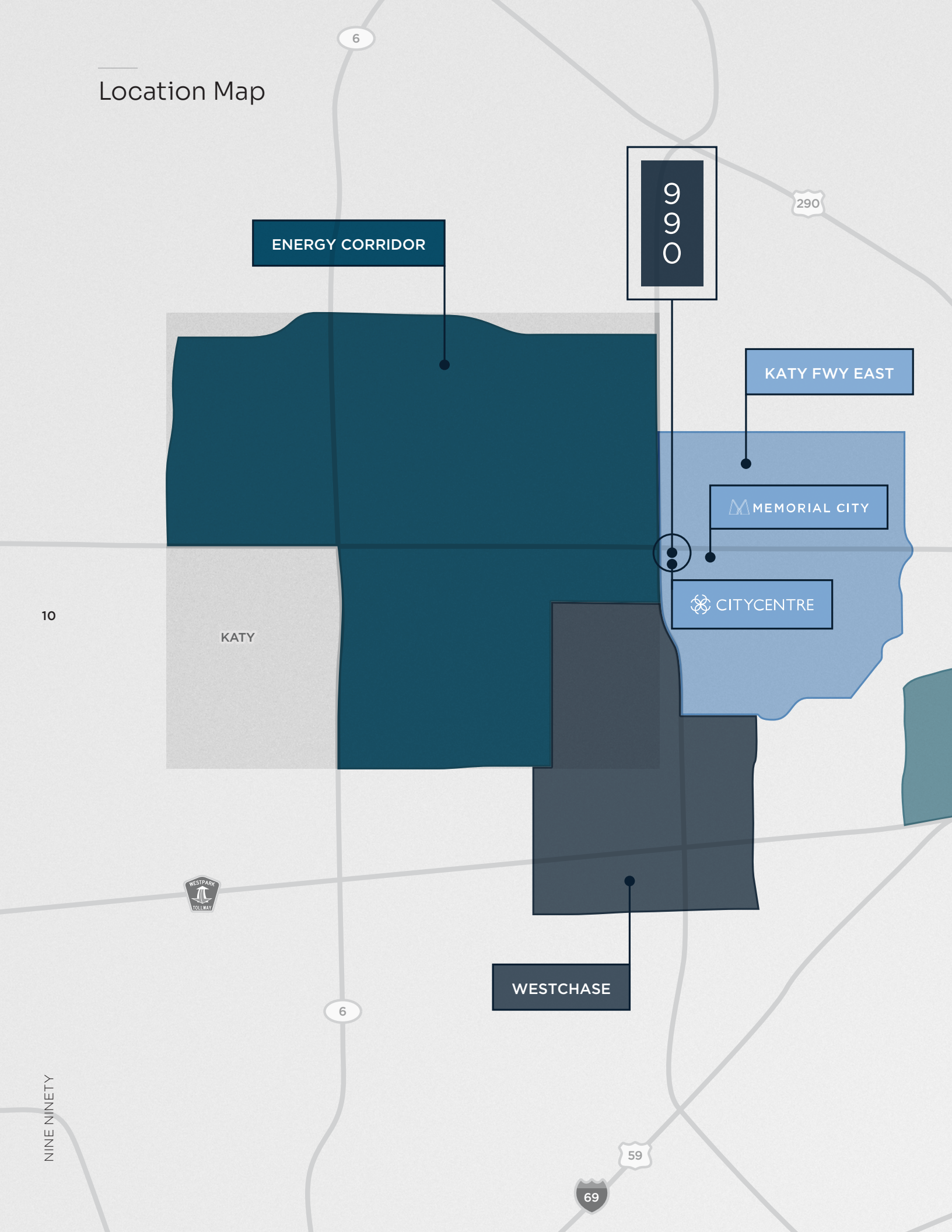
FUTURE MARRIOTT HOTEL

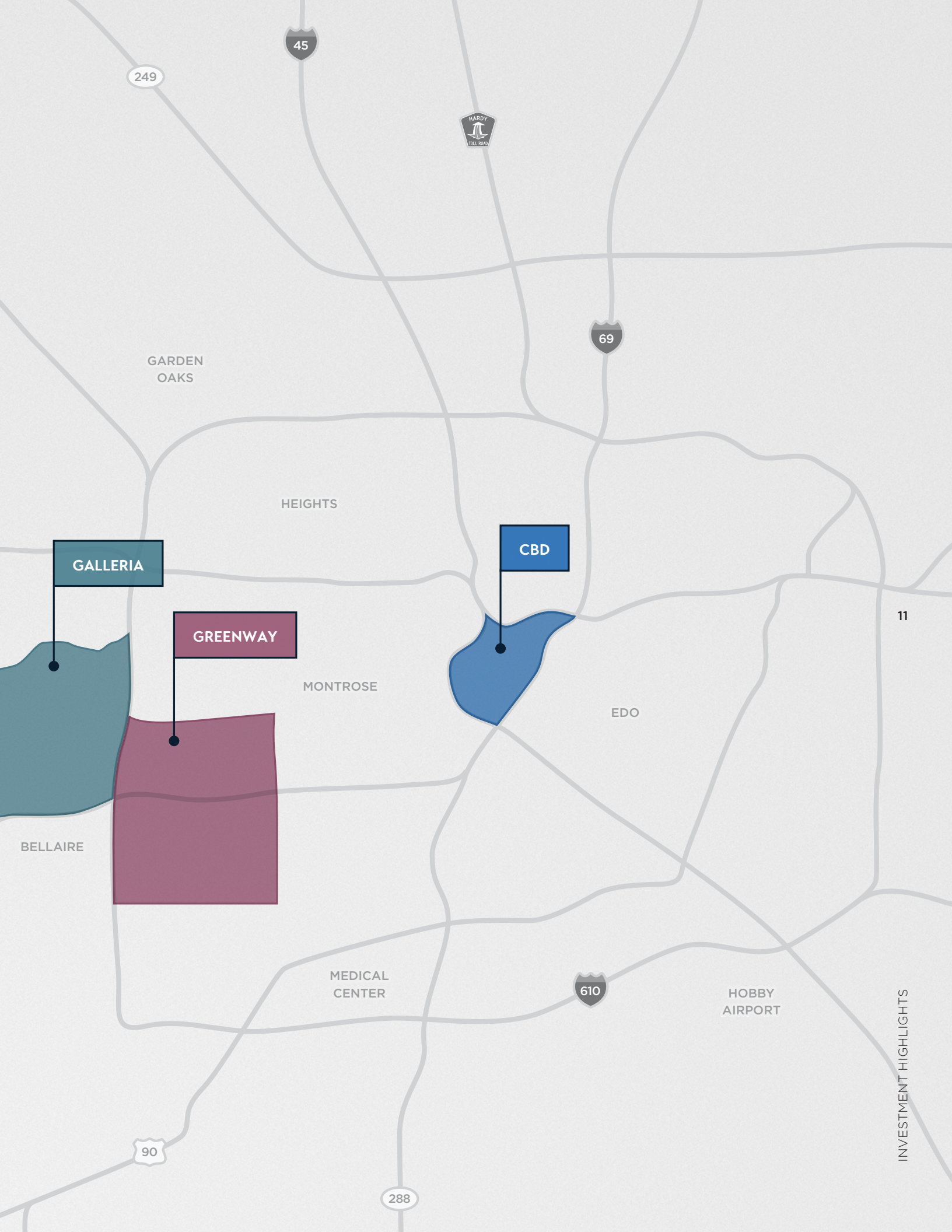
BELTWAY 8

150,000+ VPD

KATY, TX
15 Minute Drive | 340,000 Residents

Location Map





249

45



69

GARDEN
OAKS

HEIGHTS

GALLERIA

CBD

GREENWAY

MONTROSE

EDO

11

BELLAIRE

MEDICAL
CENTER

610

HOBBY
AIRPORT

INVESTMENT HIGHLIGHTS

90

288

Houston's Westward Office Migration

Nine Ninety sits in the epicenter of Houston's population, the intersection of Interstate 10 and Beltway 8. This intersection can be reached by more than 2.0 million residents in under 20 minutes. As a result, major employers have shifted their footprint to West Houston over the past decade in order to improve accessibility to the vast residential communities within the area.

Since 2022, more than 9.7 million square feet of office leasing activity has occurred in West Houston, making it the most active submarket in the United States.

WEST HOUSTON

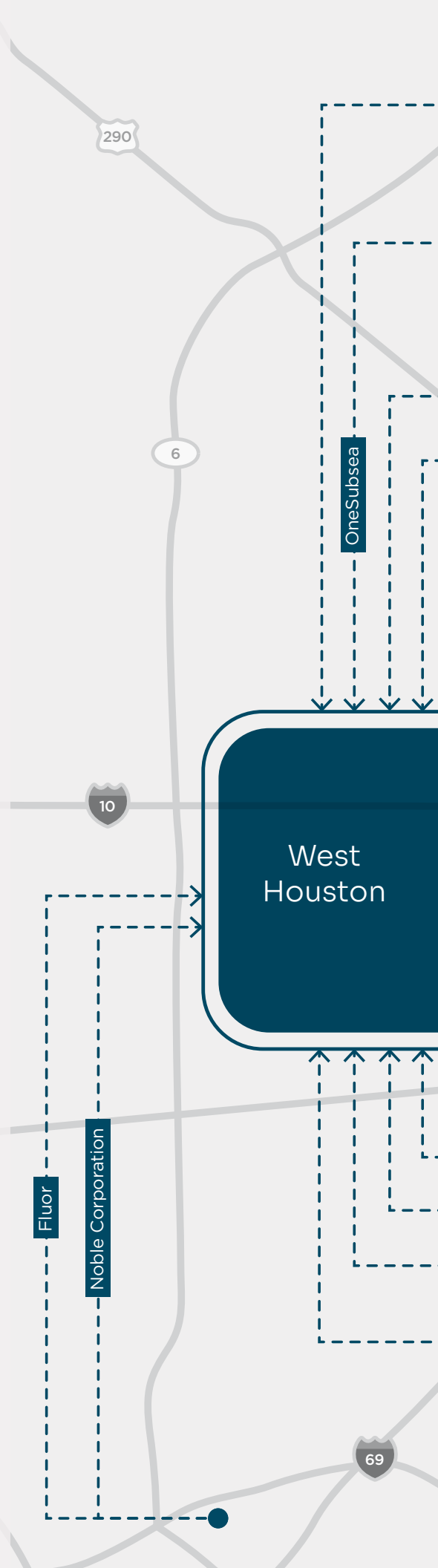
Reachable by more than 2M residents in under 20 minutes.

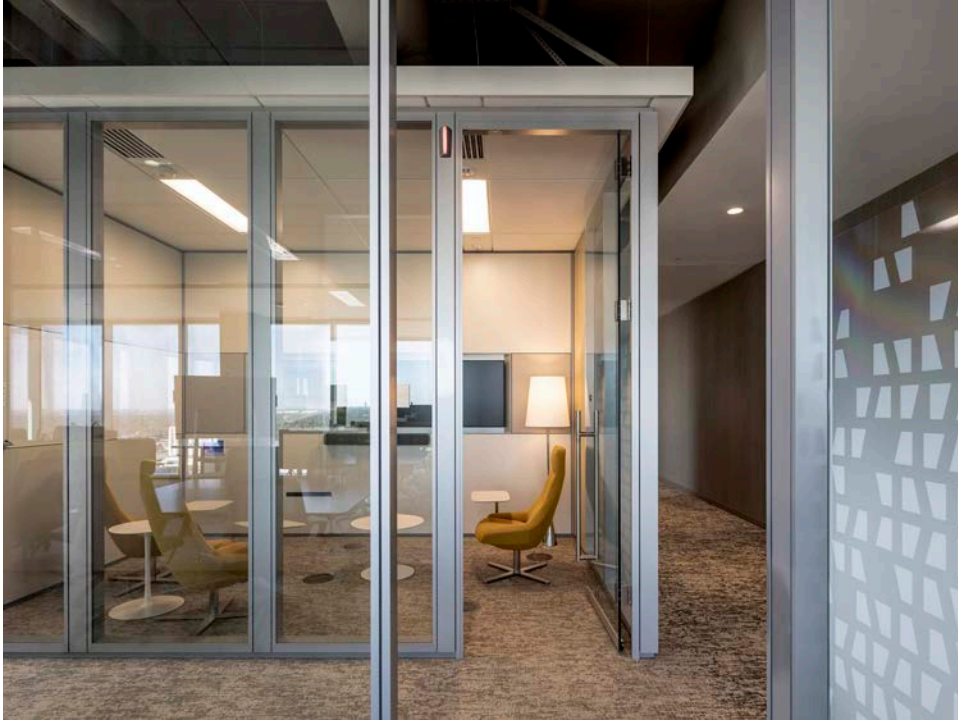
9.7M square feet of leasing since 2022 alone

Most active submarket in the United States

Tier 1 vacancy declined to 6.9% from Q4 2023 to Q4 2024

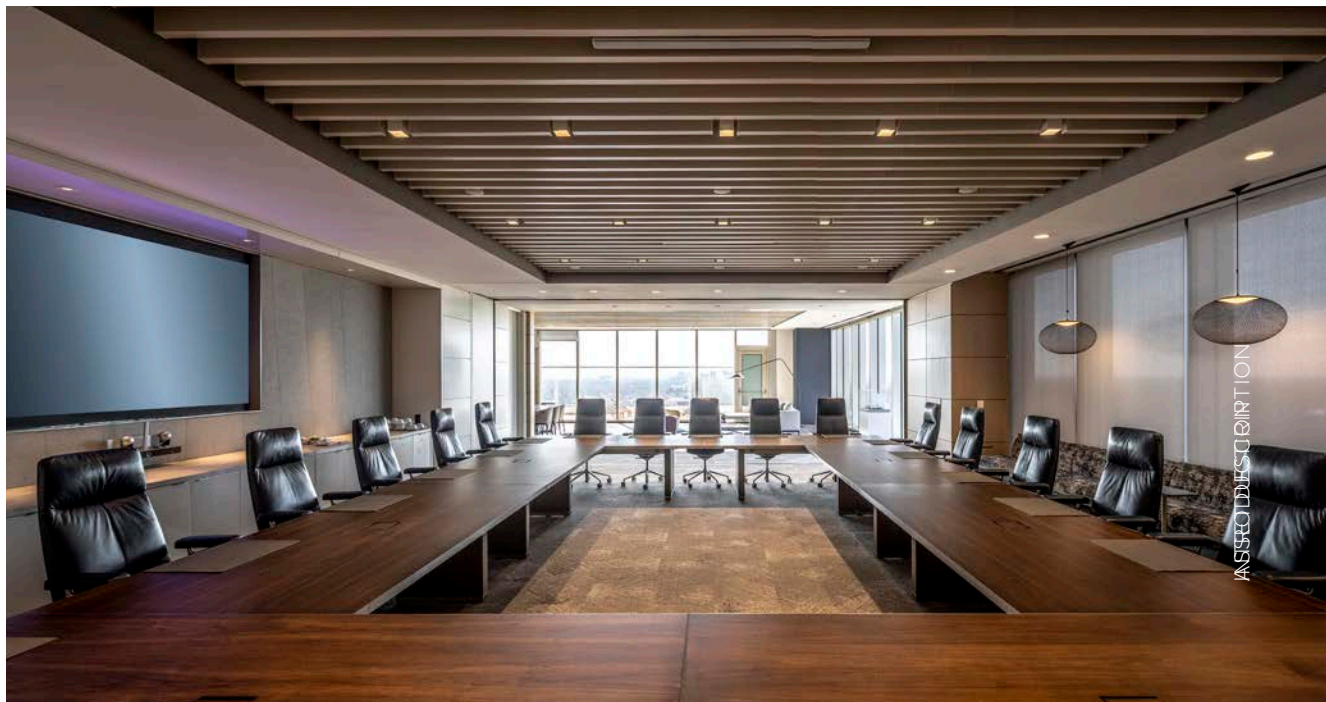
The largest year-over-year vacancy drop of any submarket cluster in the United States







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