

the MiX @ midtown

URBAN RETAIL ANCHORED BY NEW 15-YR
CLUB STUDIO (LA FITNESS'S LUXURY GYM
OFFERING) LEASE



HOUSTON, TX



PROPERTY SUMMARY

Address	3201 Louisiana St, Houston, TX 77006
Net Rentable Area	71,985 SF
Leased	100.00%
Year Built	2008
Land Size	1.43 Acres (Full City Block)
Parking Ratio	6.22/1,000 SF
Traffic Counts	Louisiana St: 20,992 VPD Elgin St: 17,187 VPD
WALT	11.8 Years
10-Yr CAGR	2.0%

MAJOR TENANT OVERVIEW

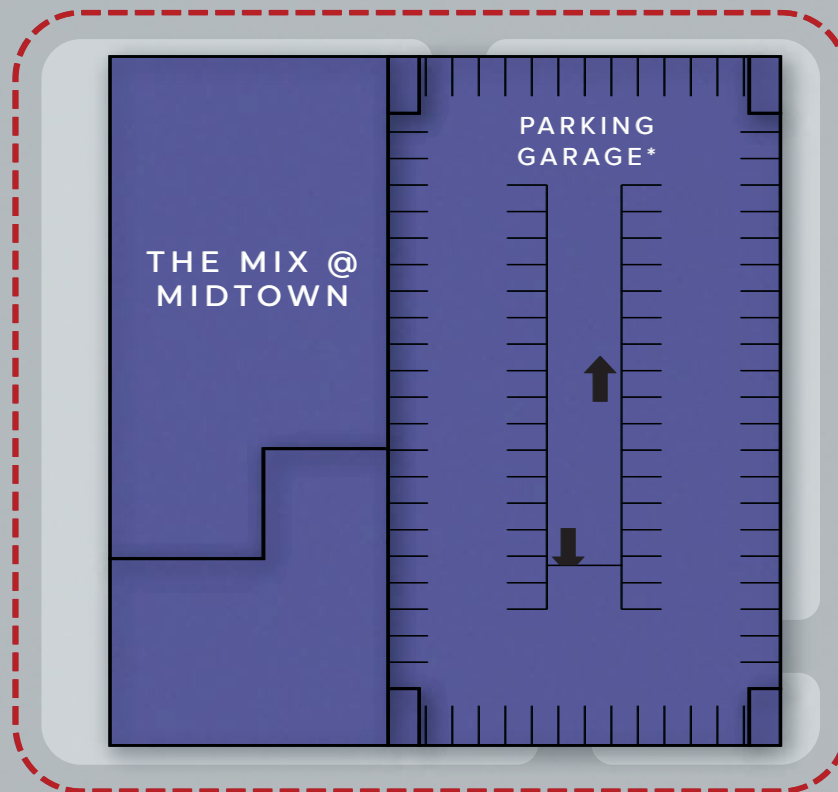
TENANT	RENTABLE SF	% OF GLA
Club Studio (LA Fitness)	48,121	66.85%
Piola Pizzeria	3,094	4.30%
Medium Rare	3,783	5.26%
Pok Pok Po	3,820	5.31%
Jinya Ramen	2,842	3.95%
Kung Fu Tea	2,018	2.80%
Gen Korean BBQ	6,777	9.41%
Cloud 10 Creamery	1,530	2.13%
TOTAL	71,985	100%

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	21,788	160,196	400,229
2024 Population	32,554	214,602	485,530
2029 Population	34,356	228,125	506,182
Growth 2010-2024	49.41%	33.96%	21.31%
Bachelor’s Degree or Higher	70%	61%	55%

AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Avg Household Income	\$142,042	\$154,180	\$145,087
2029 Avg Household Income	\$160,635	\$172,278	\$163,340
2024-2029 Proj Avg HH Income Growth	13.09%	11.74%	12.58%





ELGIN STREET: 17,187 VPD

LOUISIANA STREET: 20,992 VPD

MILAM STREET: 19,895 VPD

STUART STREET: 18,507 VPD

Given there's no parking ordinance in Houston's CBD, EaDo, and Midtown Districts, there's potential room for redevelopment. See Deal Room for additional documentation.

INVESTMENT HIGHLIGHTS

SUPERIOR DEMOGRAPHICS

MAIN & MAIN LOCATION

BEST-IN-CLASS ASSET

VERSATILE APPEAL



- Strategically situated in a high-density residential area that offers unparalleled convenience to over 30,000 residents in a 1-mile radius.
- The Mix @ Midtown demonstrates a versatile appeal, catering to both local residents and daytime workers. This dual market reach attracts a diverse customer base throughout different times of the day.
- Club Studio at the Mix offers a significant advantage over other competing gyms given there are 4,615 apartment units in a 1/2 mile radius.

MIDTOWN
LOCATION

SURROUNDED
BY MULTIFAMILY

HIGHLY SOUGHT AFTER
WALKABILITY



- Shoppers and visitors are provided with ultimate ease of access being located on Elgin, two blocks north of Spur 527 and less than one mile from IH-45.
- Ability to add density to the site without violating any parking ordinance.
- Strong in-place cash flow and occupancy.

CORE EXECUTION TEAM

RETAIL ADVISORS

Ryan West

Senior Managing Director
(713) 852 3535
ryan.west@jll.com

John Indelli

Senior Director
(713) 852 3407
john.indelli@jll.com

Barry Brown

Senior Managing Director
(469) 232 1968
barry.brown@jll.com

Erin Lazarus

Director
(469) 232 1947
erin.lazarus@jll.com

FINANCING ADVISOR

Michael Johnson

Managing Director
(713) 852 3474
michaelf.johnson@jll.com

SUPPORT

Gianna New

Analyst
(914) 980 0134
gianna.new@jll.com



4200 Westheimer, Suite 1400 | Houston, TX 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.

04/2025