



# CITYCENTRE

HOUSTON, TEXAS



HOUSTON'S PREMIER OPEN-AIR RETAIL DESTINATION | 309,144 SF OF RETAIL IN THE CITYCENTRE MIXED-USE DEVELOPMENT



JLL

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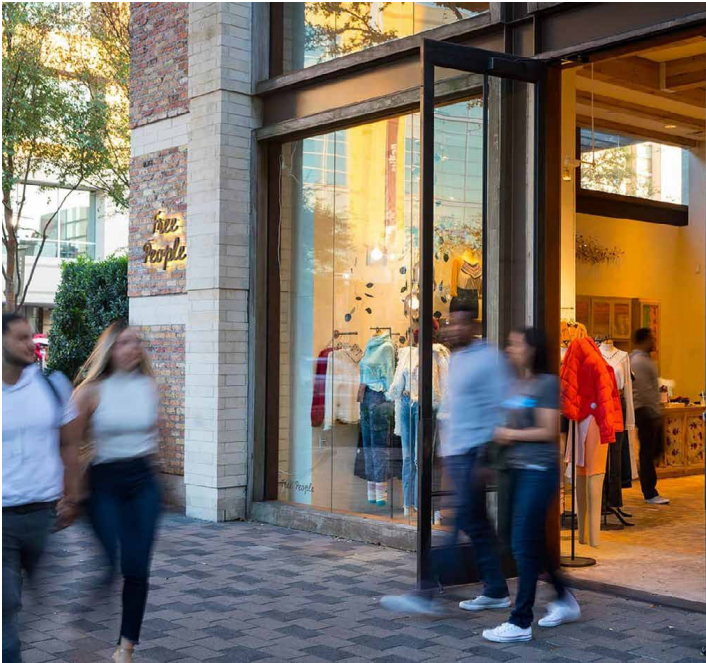
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# The Offering

Jones Lang LaSalle Americas, Inc. ("JLL") on behalf of ownership is pleased to present the acquisition opportunity for CITYCENTRE (The Property), the 309,144 square foot retail component of a mixed-use development in Houston, TX. Initially developed in 2009, the Property serves as Houston's premier open-air retail destination, combining luxury retail, experiential dining and irreplaceable entertainment, transforming the West Houston retail corridor. Centered in Houston's urban population core, CityCentre draws in thousands of consumers and employees daily, with top-tier tenants achieving top of the market sales. The Property combines innovative design and careful planning, creating an upscale urban lifestyle for consumers, employees, and residents. The asset represents a generational opportunity to acquire one of Houston's most iconic assets with several paths to value creation. CITYCENTRE stands as a benchmark for mixed-use developments, offering a comprehensive live-work-play environment that caters to the sophisticated needs of Houston's thriving population.

BEST-IN-CLASS  
OPEN AIR RETAIL

PART OF THE DYNAMIC  
CITYCENTRE MIXED-USE  
DEVELOPMENT

AFFLUENT RESIDENTIAL  
BASE IN A HIGHLY  
ACCESSIBLE LOCATION

SURROUNDED BY  
INSTITUTIONAL OWNERSHIP  
& TENANCY

SIGNIFICANT UPSIDE  
POTENTIAL VIA RE-  
MERCHANTISING AND  
BELOW MARKET RENTS





An aerial photograph of a city center. In the foreground, there are several modern buildings with glass facades and flat roofs. A white outline highlights a specific area in the center, containing a green-roofed building and a circular structure. A dashed line connects this area to a callout box. In the background, a multi-lane highway runs horizontally, with a large parking lot and industrial buildings beyond it. The sky is clear and blue.

# CITYCENTRE

RETAIL





CityCentre

# Property Overview



800 Town &  
Country Blvd

ADDRESS

Houston,  
Texas

LOCATION

2009

YEAR BUILT

309,144 sf

OF RETAIL

93%

LEASED



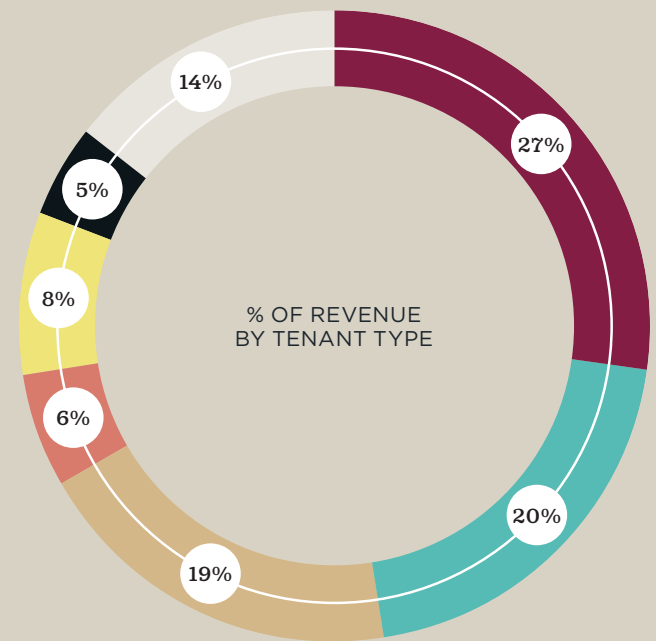


## CITYCENTRE RETAIL AT A GLANCE

**\$600+**  
AVERAGE  
SALES PSF

**22%**  
BELOW  
MKT RENTS

**48%**  
INCREASE IN  
ASKING RENTS  
*SINCE 2017*



- Food & Beverage
- Apparel & Jewelry
- Entertainment
- Beauty
- Home Goods
- Co-Working Office
- Specialty / Other



Aerial

# East Facing

**SPRING VALLEY**  
HOME VALUES: \$800K - \$3M

**MetroNational**  
**COMMON BOND**  
Credence *Liberty Kitchen*  
& OYSTERETTE  
**THE MCKINLEY**  
278 UNITS

VILLAGE PLAZA  
AT BUNKER HILL  
#1 **WED** IN TEXAS  
**Academy** **TJ-maxx**  
SPORTS+OUTDOORS  
NORDSTROM **PETSMART**  
**Burlington**  
coat factory

**MetroNational**  
NORTHWEST CORNER  
240,500 SF OFFICE  
**TORCHYS**  
**KIRBY** **MIA'S**  
ICE HOUSE TABLE

**M**  
MEMORIAL CITY  
3.2M SF OF OFFICE  
2.7M SF OF RETAIL  
2.4M SF OF MEDICAL  
448 KEYS | 1,276 UNITS

**GOLFTEC** **FADI'S**  
**pluckers** **PINCHO**  
BURGERS • KEBABS

**pearl**  
CITYCENTRE  
311 UNITS

**CITYCENTRE VI**  
Q1 2026 EXPECTED DELIVERY  
66% PRE-LEASED

**10497 TOWN & COUNTRY**  
148,790 SF | 94% LEASED

**HOBBY LOBBY** **bel**  
FURNITURE  
**sam's club**

**990 TOWN & COUNTRY**  
FORMER MARATHON OIL BLDG  
442,042 SF

**CITYCENTRE V**  
227,063 SF | 100% LEASED

**CITYCENTRE I**  
123,031 | 91% LEASED

**CITYCENTRE**

**CITYCENTRE II**  
153,760 SF | 92% LEASED

**SYNC CITYCENTRE**  
340 UNITS | 98% LEASED

**FUTURE**  
**MARRIOTT HOTEL**

**CITYCENTRE III & IV**  
240,278 SF | 94% LEASED



**DOWNTOWN  
HOUSTON**  
17 MINUTE DRIVE

**GALLERIA /  
UPTOWN**  
15 MINUTE DRIVE

**THE MCADAMS**  
333 UNITS

**MEMORIAL VILLAGE**  
HOME VALUES: \$1.4M - \$20M

**MEMORIAL  
MIDDLE SCHOOL**

**BENDWOOD PARK**

**TOWN CENTRE II**  
188,000 | 96% LEASED

**TOWN CENTRE I**  
253,714 SF | 100% LEASED

**BENDWOOD  
ELEMENTARY SCHOOL**

**TOWN & COUNTRY VILLAGE**  
696K SF OF RETAIL  
**ATHLETA BARNES & NOBLE**  
**Randalls POSTINO**  
**ULTA BEAUTY SHAKE SHACK POTTERY BARN**

**MEMORIAL WEST**  
HOME VALUES: \$300K - \$2M

**SBMSA**  
— est 1961 —



Dynamic

# Mixed-Use Environment

CITYCENTRE transformed Houston's western suburbs, built on the former Town & Country Mall site, into a vibrant 50-acre mixed-use destination. This walkable "urban village" features luxury retail, Class A offices, and upscale apartments that seamlessly integrate live, work, and play components. Its central plaza surrounded by restaurants and boutiques creates a distinctive, pedestrian friendly atmosphere in a dynamic urban setting.







Live

Work

Play

Stay

1,100+

#### CLASS A MULTI-HOUSING UNITS

- Average Multi-Housing Rents: \$2,300 / Unit

1,075,000 SF

#### OF CLASS A OFFICE SPACE

- Average Asking Office Rents: \$34.50 - \$48.50
- 243,000 Employees within 5-Miles

#### 23+ RESTAURANTS

#### 8-SCREEN MOVIE THEATRE

#### 15-LANE BOUTIQUE BOWLING ALLEY

#### 60-MINUTE ESCAPE GAME

244

#### LUXURY HOTEL KEYS

The Moran Hotel

- Year Built / Renovated: 2009 / 2024
- 244 Guestrooms with 31 suites and 22 condo units



## Exceptional Demographics Surrounded by Highly Affluent Residential

CITYCENTRE benefits from its strong demographic location in West Houston.

Located in the center of Houston's population core, the Property offers easy access to all major neighborhoods with exceptional frontage along Beltway 8 and Interstate 10. The highly affluent surrounding area's average household income is 2.20x higher than the Houston average.

### PROPERTY DRIVE TIMES

SUBMARKET	DRIVE TIME
Memorial Villages	6 Minutes
Energy Corridor	6 Minutes
Westchase	7 Minutes
Galleria / Uptown	13 Minutes
River Oaks	15 Minutes
Heights	15 Minutes
Katy	16 Minutes
Sugar Land	16 Minutes
Greenway / Upper Kirby	18 Minutes
Downtown Houston	18 Minutes
Texas Medical Center	20 Minutes

2nd  
HIGHEST-EARNING  
ZIP CODE IN HOUSTON

\$3.2M  
AVERAGE HOME VALUE

\$1M+  
ANNUAL HOUSEHOLD  
NET WORTH

\$1.4M - \$20M  
HOME VALUE  
PRICE RANGE



REACHABLE TO OVER  
2M+ PEOPLE WITHIN A 20-MINUTE DRIVE

20-MIN  
DRIVE TIME

**KATY**

\$389K Avg Home Value

**ENERGY  
CORRIDOR**

**MEMORIAL**

\$1.7M Avg Home Value

**CITYCENTRE**

**MEMORIAL  
VILLAGES**

\$2.5M Avg Home Value

**HOUSTON  
HEIGHTS**

**DOWNTOWN  
HOUSTON**

**TANGLEWOOD**

\$2.0M Avg Home Value

**PINEY  
POINT VILLAGE**

\$2.5M Avg Home Value

**GALLERIA**

\$1.0M Avg Home Value

**GREENWAY /  
UPPER KIRBY**

\$900K Avg Home Value

**WESTCHASE**

**RIVER OAKS**

\$3.9M Avg Home Value

**TEXAS  
MEDICAL CENTER**

**SUGAR LAND**



Surrounded by

# Institutional Ownership







## MAJOR OFFICE TENANTS

### CITY CENTRE ONE

SPACES.

### CITY CENTRE TWO

Jacobs

### CITY CENTRE THREE & FOUR

ATM LLOG GRAYSON MILL ERM

### CITY CENTRE FIVE

amazon LIFETIME

### CITY CENTRE SIX

Dow

### TOWN CENTRE I & II

AMERANT Microsoft GREYSTAR UBS

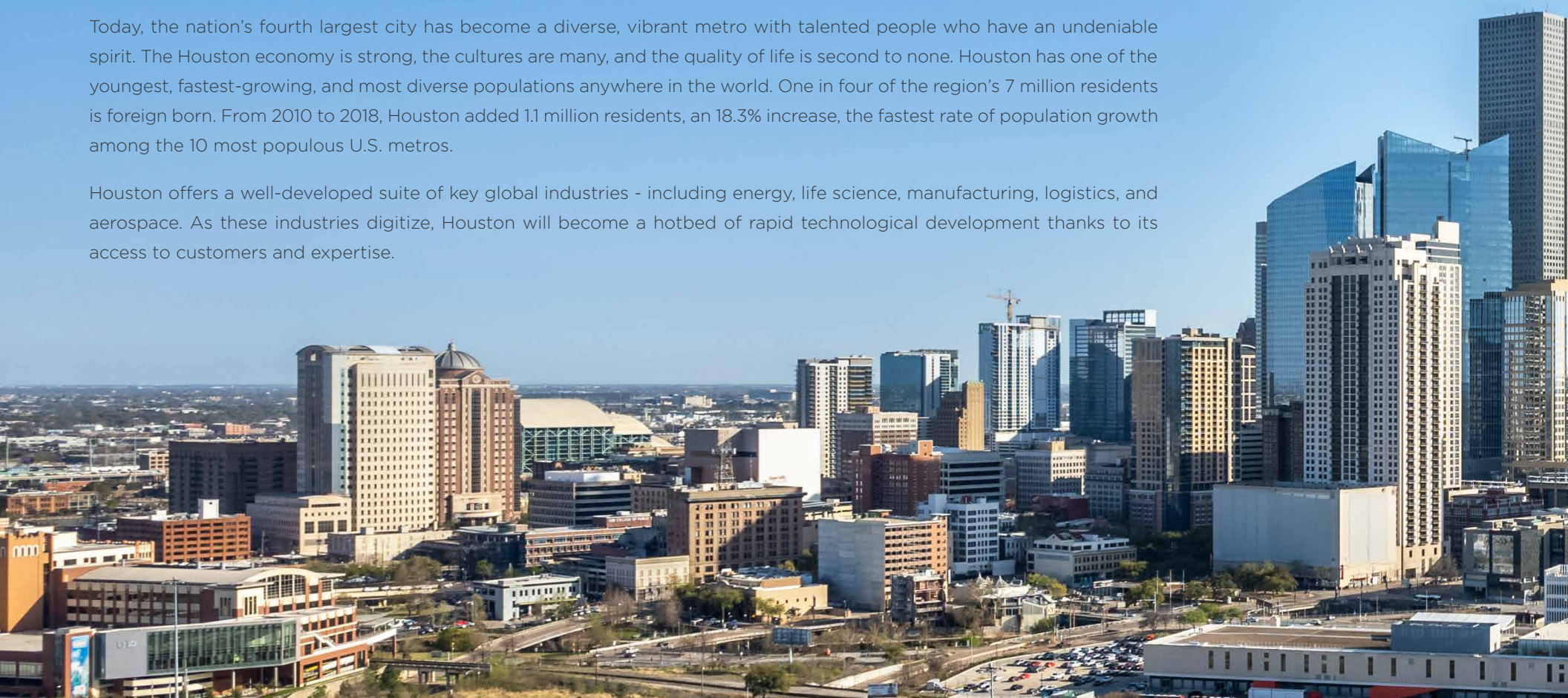


# Why Houston

## 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 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



### Leading Real Estate Market

MOST ACTIVE SINGLE-FAMILY RESIDENTIAL MARKET IN THE COUNTRY FOR THE PAST DECADE

### Leading Fortune 500 Headquarters

THE THIRD HIGHEST CONCENTRATION OF FORTUNE 500 COMPANIES IN THE NATION

### #2 MSA for Percent Job Growth

HOUSTON CREATED 57,600 JOBS IN 2024





## Critical Mass of HQs & Regional Offices

50+ CORPORATE HEADQUARTER  
RELOCATIONS TO HOUSTON MSA SINCE 2017

## 2<sup>nd</sup> Fastest Growing U.S. Metros

WITH OVER 1.3M RESIDENTS ADDED SINCE 2010  
AND A 4.9% PROJECTED GROWTH BY 2029

## #3 ULI Investment Market for 2025



Thriving Houston

# Economic Overview

7.3M

CURRENT  
POPULATION

\$112,250

AVERAGE  
HOUSEHOLD INCOME

RANKS 14

OUT OF 80 CITIES FOR  
TOP REAL ESTATE  
MARKETS

32.4%

PROJECTED  
POPULATION  
GROWTH BY 2040

Houston  
Resiliency

IN THE LAST TWO  
RECESSIONS, HOUSTON  
RECOVERED ALL LOST  
JOBS IN 24 MONTHS



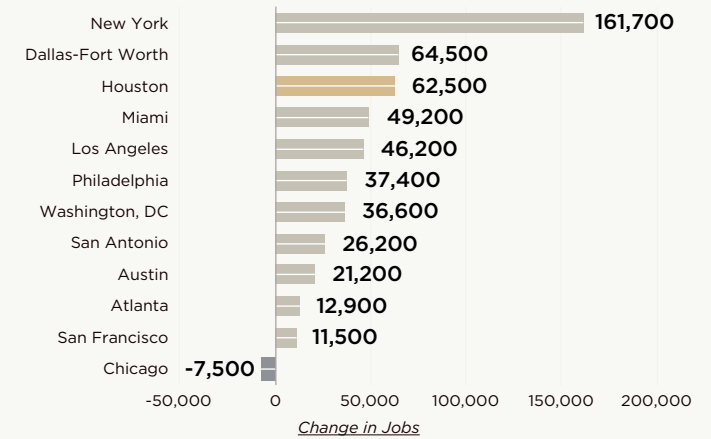
**HOUSTON'S JOB GROWTH PLACED IT AT #3 AMONG  
MAJOR U.S. METROPOLITAN AREAS**

**HOUSTON RANKED #2 IN THE NATION IN TERMS OF POPULATION GROWTH**

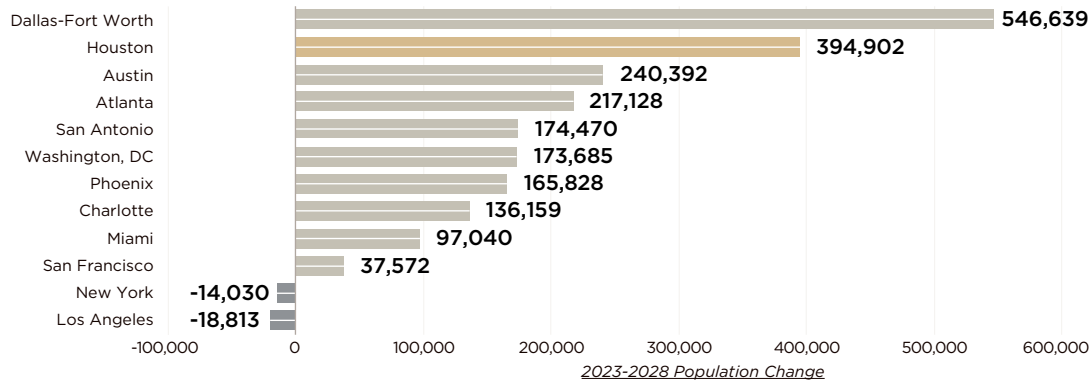
#	MSA	POPULATION (AS OF JUL 2023)	TOTAL CHANGE (2022-2023)	
			ABSOLUTE	PERCENT
1	Dallas-Fort Worth-Arlington, TX	8,100,037	152,598	+1.9%
2	<b>Houston-Pasadena-The Woodlands, TX*</b>	<b>7,510,253</b>	<b>139,789</b>	<b>+1.9%</b>
3	Atlanta-Sandy Springs-Alpharetta, GA	6,307,261	68,585	+1.1%
4	Tampa-St. Petersburg-Clearwater, FL	3,342,963	51,622	+1.6%
5	Phoenix-Mesa-Chandler, AZ	5,070,110	49,240	+1.0%

Source: JLL Research, U.S. Census Bureau, Greater Houston Partnership  
Note: July 2022 data was released in March 2023

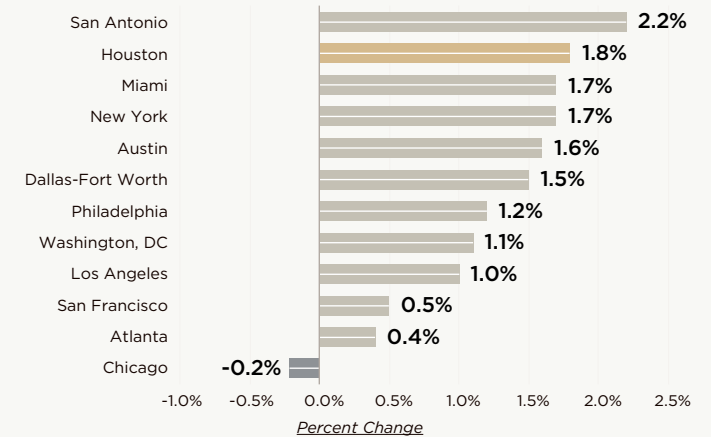
**TOTAL JOBS GAINED**



**HOUSTON IS PROJECTED TO GAIN 395,000+ RESIDENTS BY 2028**



**PERCENTAGE JOBS GAINED**





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