

# 1250

WEST SAM HOUSTON PARKWAY  
HOUSTON, TEXAS



Confidential Offering Memorandum





# THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 1250 W Sam Houston Parkway South ("the Property"), a 159,333 square foot, vacant Class B office property located at 1250 W Sam Houston Parkway in the heart of the Westchase submarket of Houston.

The Property features an above-market parking ratio of 5.1 per 1,000 SF, Beltway 8 frontage with signage opportunities, immediate highway access, and highly efficient floorplates - all within one of Houston's premier corporate locations.

ADDRESS:	1250 W Sam Houston Parkway
CITY, STATE:	Houston, Texas 77042
COUNTY:	Harris
RENTABLE SF:	159,333
YEAR BUILT:	1984
PARKING:	6 Level Parking Garage: 569 Spaces and 242 Surface Parking Spots
PARKING RATIO:	811 Total Spaces: 5.1/1,000 SF
STORIES:	9
LOT SIZE:	3.91 Acres
OCCUPANCY:	0%









# INVESTMENT SUMMARY

A photograph of a modern office lobby. In the foreground, there is a reception desk with a glass top and a grey base. On the desk, there are two small potted plants in wooden boxes, a small sign, and a white card. Behind the desk, a black leather chair is visible. The background features large glass windows and black walls, reflecting the interior lights. A hallway with a carpeted floor and glass doors leads into the distance.

**EXCEPTIONAL VISIBILITY  
AND ACCESS**

**PREMIER LOCATION IN HOUSTON'S  
WESTCHASE SUBMARKET**

**SUPERIOR DEMOGRAPHICS &  
RESIDENTIAL BASE**

**ABUNDANT  
PARKING**

**USER  
OPPORTUNITY**







# ABUNDANT PARKING

1250 W Sam Houston Parkway features a six story parking garage with 569 garage spaces and 242 surface parking spaces. This abundant parking situation allows new ownership the ability to offer an abundance of parking to new tenants in the market and mitigate any utilization risks in a multi-tenant lease-up strategy. The property's parking ratio is 5.09/1,000 SF which is higher than the common ratio offered within the submarket.





# USER OPPORTUNITY

Situated in the Westchase submarket, this offering presents the opportunity for a user to own their own building in an irreplaceable location with frontage and visibility along Beltway 8, one of the most heavily traveled roadways in the Houston MSA. 1250 West Sam Houston Parkway is located in close proximity to over 339,000 residents while also being near one of the hottest leasing markets in the country. The Property offers a rare opportunity to purchase in a great location with regional accessibility for tenants and owners alike.





# NATION-LEADING EMPLOYMENT GROWTH

70,100

New Jobs  
Added in 2023

3,400,000

Total Non-Farm  
Employment

3,500,000

Person Workforce, Nearing  
All-Time High for Houston

79%

Of Houston's Higher Education  
Grads Stay & Work in the Region;

*The sixth highest retention rate in the U.S.*

#1

In the Country for % Job Growth

*(3.1% in 2023)*

#2

In The Nation In Office  
Re-Entry Levels In The Country  
After The Pandemic



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#2 MSA

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For Projected  
Population Growth

50+

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Corporate Headquarters  
Relocations to Houston Since 2017

HOUSTON IS HOME TO

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23 Fortune 500 Companies &  
44 Fortune 1000 Companies

#1

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Most Fortune 500  
Headquarters in Texas





# CONTACTS

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