

# 1400

## RAVELLO DRIVE

Owner / User Opportunity with Highly  
Flexible Space Configuration

Katy, TX 77449 (Houston MSA)





# CONTACTS

## TRANSACTION TEAM

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# EXECUTIVE SUMMARY

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 1400 Ravello ("the Property"), a 137,000 square foot, Class A office property situated at the intersection of Ravello Drive and Colonial Parkway, located in the West Houston / Energy Corridor submarket of Houston. The Property enjoys a highly convenient location just north of Interstate 10, Houston's primary east-west corridor, and is unencumbered by a lease, presenting an excellent opportunity to attract users in the market. The asset has been well maintained by the previous owner and has been 100% occupied by a single tenant since being delivered. Situated within the Mason Creek Business Park, a deed-restricted master planned office/industrial park, 1400 Ravello offers an exceptional opportunity ideal for users seeking their own space or investors pursuing a multi-tenant strategy.

COUNTY	Harris
RENTABLE SF	137,000 (Approx.)
OCCUPANCY	0% (as of January 1, 2026)
YEAR BUILT	2009 / 2015 (Phase I & Phase II)
PARKING	570 Total Spaces (435 Garage and 135 Surface)
PARKING RATIO	4.16 / 1,000 SF
STORIES	2
LOT SIZE	6.84 Acres





# EAST FACING AERIAL

HOUSTON CBD  
30 Minutes

GALLERIA/UPTOWN  
20 Minutes

WESTCHASE  
15 Minutes

BRIAR FOREST  
AVG HOME VALUE: \$455,000

KATY  
AVG HOME VALUE: \$395,000

MEMORIAL  
AVG HOME VALUE: \$800,000

PARK ROW BUSINESS PARK  
mapletree

GMG!  
BURGER  
salvata

SALTGRASS  
STEAK & LOBBY  
WINGAR  
POPEYES  
McDonald's

Festa  
FITNESS  
CONNECTION  
DOLLAR TREE

Justin's  
cicis pizza  
HARBOR FREIGHT  
LA MICHOACANA

MASON CREEK CENTER II  
KATY  
Katy Independent School District

1400  
RAVELLO DRIVE

HCC  
PROPOSED  
DEVELOPMENT

PROSE KTX  
332 MULTI-HOUSING UNITS

LUXE AT KATY  
352 MULTI-HOUSING UNITS

HCC

10  
(246,829 VPD)

Colonial Pkwy (11,019 VPD)

Merchants Way

Mason Rd (28,859 VPD)



# WEST FACING AERIAL

KATY  
AVG HOME VALUE: \$395,000

KATY MILLS®  
A SIMON CENTER  
4.1 Miles  
3.1M ANNUAL VISITORS

MEMORIAL  
HERMANN  
Katy

ANDRETTI HOME RUN  
Dugout  
85°C Bakery Cafe LAVA

RED ROBIN GLORIA'S  
GOURMET BURGERS LATELY CUISINE  
JCPenney La Madeleine

99 TEXAS (120,827 VPD)

10 (246,829 VPD)

PROSE KTX  
332 MULTI-HOUSING UNITS

LUXE AT KATY  
352 MULTI-HOUSING UNITS

UNIVERSITY of  
HOUSTON

HCC

MASON CREEK CENTER II  
KATY  
Katy Independent School District

1400  
RAVELLO DRIVE

HCC  
PROPOSED  
DEVELOPMENT



# INVESTMENT HIGHLIGHTS

- EXCELLENT USER OPPORTUNITY
- SUPERIOR ACCESSIBILITY
- CATERING TO THE FLIGHT TO QUALITY TREND
- SUPERIOR DEMOGRAPHICS & RESIDENTIAL BASE
- COUNTLESS NEARBY AMENITIES
- LOCATED IN THE #1 LEASING SUBMARKET





# USER OPPORTUNITY

Located in the Energy Corridor submarket, 1400 Ravello offers the opportunity for a user to own their own building in a premier location, highly accessible to major population centers. The Property provides exceptional access to a population of over 314,000 nearby residents while positioned in one of the nation's most active leasing markets. This rare acquisition opportunity presents a strategic investment in a highly desirable location with outstanding regional accessibility for both owners and tenants.





# SUPERIOR ACCESSIBILITY

Just 0.7 miles from Interstate 10, the Property provides exceptional accessibility to major residential centers including Katy, Memorial Villages and the Westchase District. Centrally located near Grand Parkway SH 99 and Highway 6, the Property provides tenants multi-directional accessibility to other major business centers including The Woodlands and Sugar Land. With convenient thoroughfares in each direction, 1400 Ravello is linked to Houston's most highly regarded residential communities and employment centers.





# FLIGHT TO QUALITY

The Property exemplifies the “Flight to Quality” trend that dominates the current tenant market. Built in 2009, 1400 Ravello delivers some of the Energy Corridor submarket’s premier office space, attracting tenants seeking modern and sustainable environments. Constructed to LEED Gold certification standards and achieving Energy Star ranking in 2017, the Property showcases contemporary sustainability practices. The efficient floor plates and versatile multi-tenant potential configuration provides flexible suite size options ideal for tenants requiring half-floor or partial-floor spaces. With minimal new supply projected for the Energy Corridor in the foreseeable future, premium assets like 1400 Ravello stand to benefit significantly from the ongoing flight to quality movement.





# PHOTO GALLERY





# SUPERIOR DEMOGRAPHICS

1400  
RAVELLO DRIVE

1-MILE

3-MILE

5-MILE

## SUPERIOR DEMOGRAPHICS AND RESIDENTIAL BASE

The regional profile showcases a population that is well-educated, occupationally diverse, above state average in income and below state average in unemployment. 1400 Ravello has a residential base of 314,531 people with an average household income of \$127,881 within a five-mile radius.

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	6,417	96,810	205,704
2025 POPULATION	9,791	143,128	314,531
2030 POPULATION	10,603	149,760	333,232
BACHELOR'S DEGREE OR HIGHER	59.00%	53.00%	44.00%

### AVERAGE HOUSEHOLD INCOME

2025 AVERAGE HOUSEHOLD INCOME	\$98,666	\$114,872	\$127,881
2030 AVERAGE HOUSEHOLD INCOME	\$107,618	\$126,439	\$141,074
2025 HOUSEHOLDS	4,161	50,869	107,122

2024 Total Population by ZIP Codes

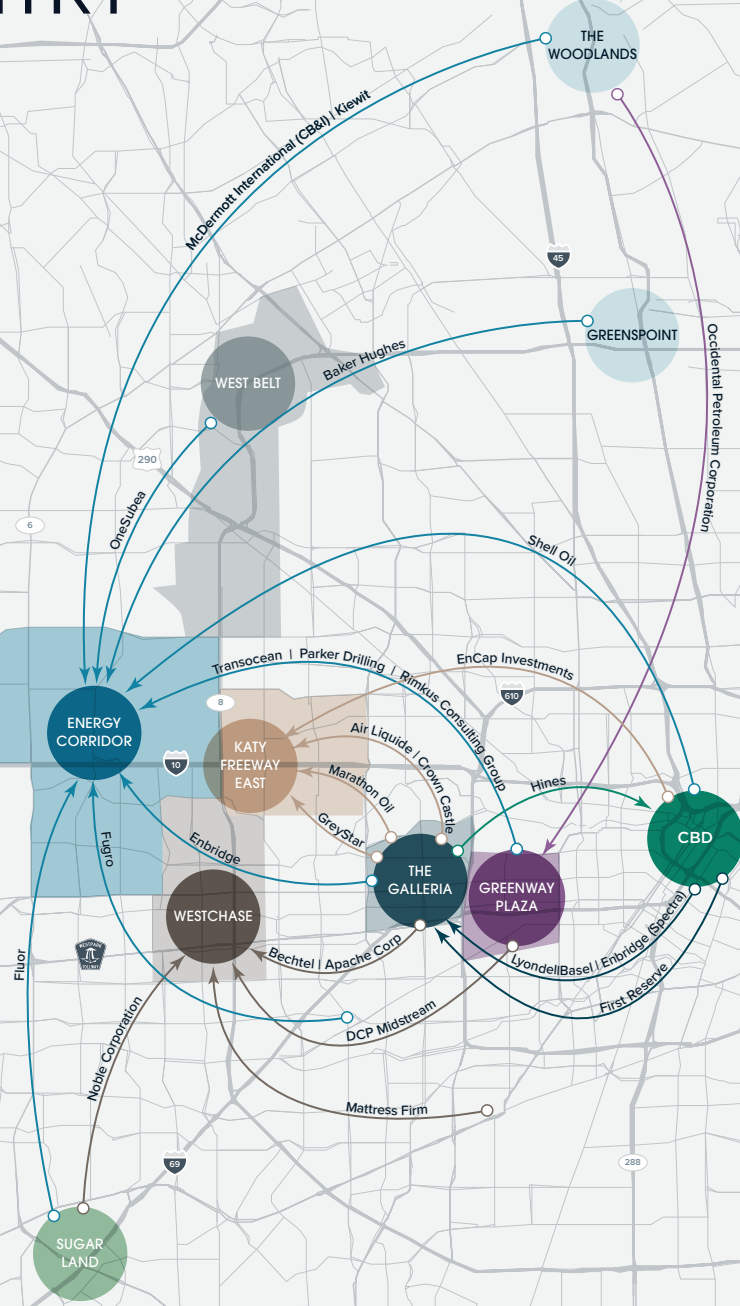




# LOCATED IN THE #1 LEASING SUBMARKET IN THE COUNTRY

In 2024, West Houston experienced over 3.7 million SF of leasing activity. Due to the exceptional leasing velocity and limited Class A supply in the near-to-medium term, the amount of quality and amenitized space in the submarket is quickly dwindling, putting 1400 Ravello in a competitive position to capture tenants in the market.

1400  
RAVELLO DRIVE





# TOP PERFORMING LEASING SUBMARKET

## QUALITY OFFICE SUPPLY DECREASES AS WEST HOUSTON LEASING ACTIVITY ACCELERATES

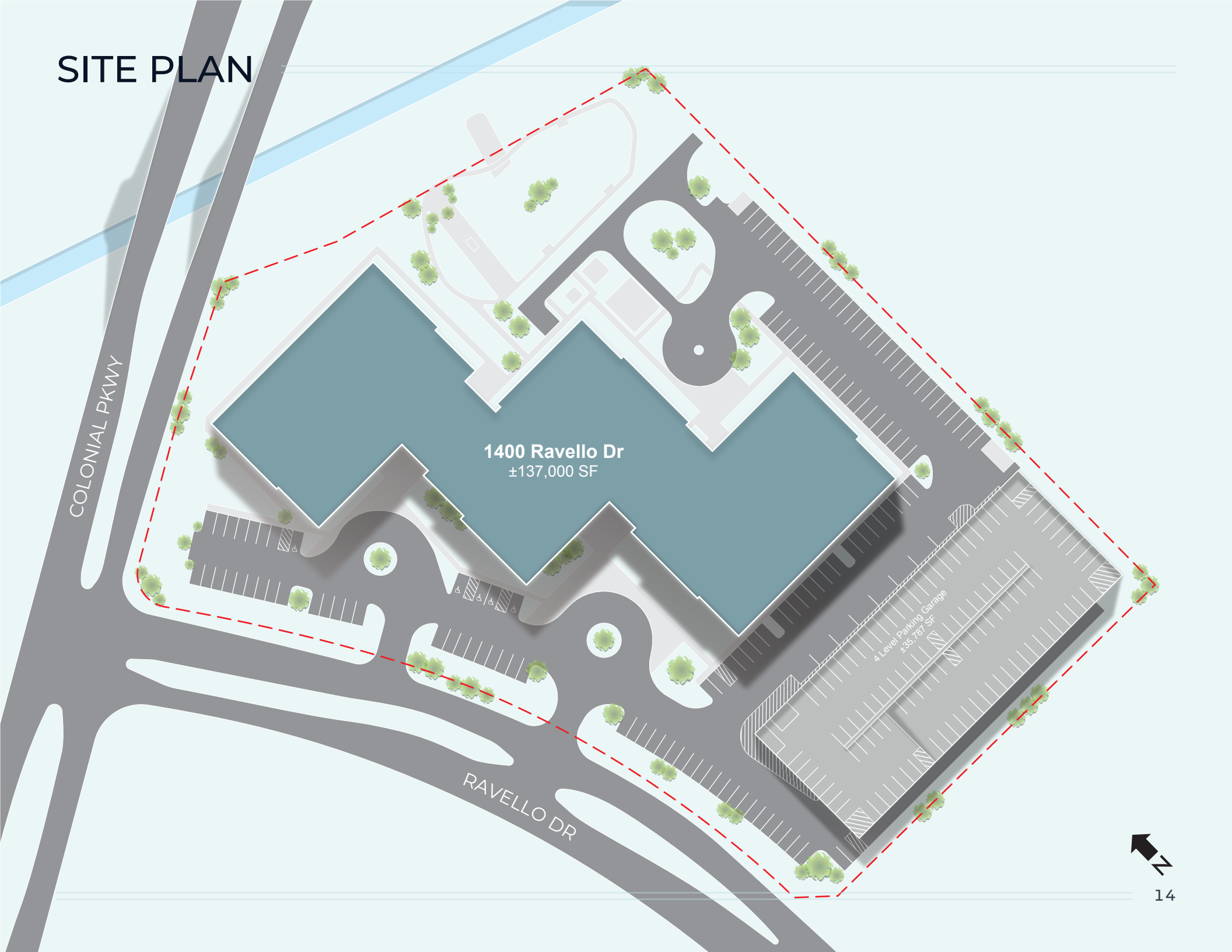
Houston's Energy Corridor submarkets - Katy Freeway East, Katy Freeway West, and Westchase - total 47.1M SF of office inventory and comprise the 12th largest office submarket cluster in the United States. West Houston has maintained robust leasing momentum since 2022, accumulating 10 million s.f. in total leasing volume. The Energy Corridor demonstrated strong demand for newer office space, with Class A properties representing 89% of all leasing activity. Tier 1 space (built in 2015 or newer) saw vacancy rates down to 7.8% in Q2 2025. The scarcity of Tier 1 inventory drove tenants toward Tier 2 properties, decreasing to an 18.6% vacancy rate from 21.3% year-over-year. As Tier 1 office vacancy declines, Tier 2 assets will be the beneficiary of overflow demand, well-positioning these buildings to capture leasing activity in the submarket.

### NOTABLE DEALS - SINCE 2022

COMPANY	ADDRESS	BUILDING NAME	SUBMARKET	CLASS	SIZE (S.F.)	YEAR SIGNED
Bechtel Corporation	2103 & 2105 Citywest Blvd	CityWestPlace 3 & 4	Westchase	A	440,000	2022, 2023, 2024, 2025
DBR Engineering	200 Westlake Park Blvd	Four Westlake	Katy Freeway West	A	47,000	2025
McDermott	17320 Katy Freeway	Westgate II	Katy Freeway West	A	50,000	2024
Chesmar Homes	17320 Katy Freeway	Westgate II	Katy Freeway West	A	32,000	2024
Thyssen Krump	15011 Katy Freeway	Energy Crossing II	Katy Freeway West	A	42,000	2024
Subsea7	17220 Katy Fwy	Westgate I	Katy Freeway West	A	177,104	2024
Empyrean Benefits Solutions	2103 Citywest Blvd	CityWestPlace 4	Westchase	A	42,000	2024
Noble Corporation	2101 Citywest Blvd	CityWestPlace 1	Westchase	A	110,250	2024
OneSubsea	915 N Eldridge Pkwy	Energy Center V	Katy Freeway West	A	99,431	2024
Apache	2000 W Sam Houston Pkwy S	One Briarlake Plaza	Westchase	A	357,100	2022, 2023
Enbridge, Inc.	915 N Eldridge Pkwy	Energy Center V	Katy Freeway West	A	325,400	2022, 2023
Fluor Corporation	737 and 757 N Eldridge Pkwy	Two and Three Eldridge	Katy Freeway West	A	412,900	2023
Kiewit Corporation	585 N Dairy Ashford Rd	Energy Center I	Katy Freeway West	A	277,100	2023
Dow	903 Town and Country Blvd	CityCentre Six	Katy Freeway East	A	203,420	2023
Technip Energies	15377 Memorial Dr	West Memorial Place II	Katy Freeway West	A	171,600	2023
Arion Blue	1200 Enclave Pkwy	1200 Enclave	Katy Freeway West	A	143,622	2023
Lockton Companies	3657 Briarpark Dr	Lockton Place	Westchase	A	122,198	2023
MODEC	15375 Memorial Dr	West Memorial Place I	Katy Freeway West	A	116,161	2023
Mattress Firm	3520 Briarpark Dr	Reserve at Westchase	Westchase	A	55,855	2023
Wood Group	17325 Park Row	Westgate III	Katy Freeway West	A	226,287	2022
Baker Hughes	575 N Dairy Ashford Rd	575	Katy Freeway West	A	129,231	2022

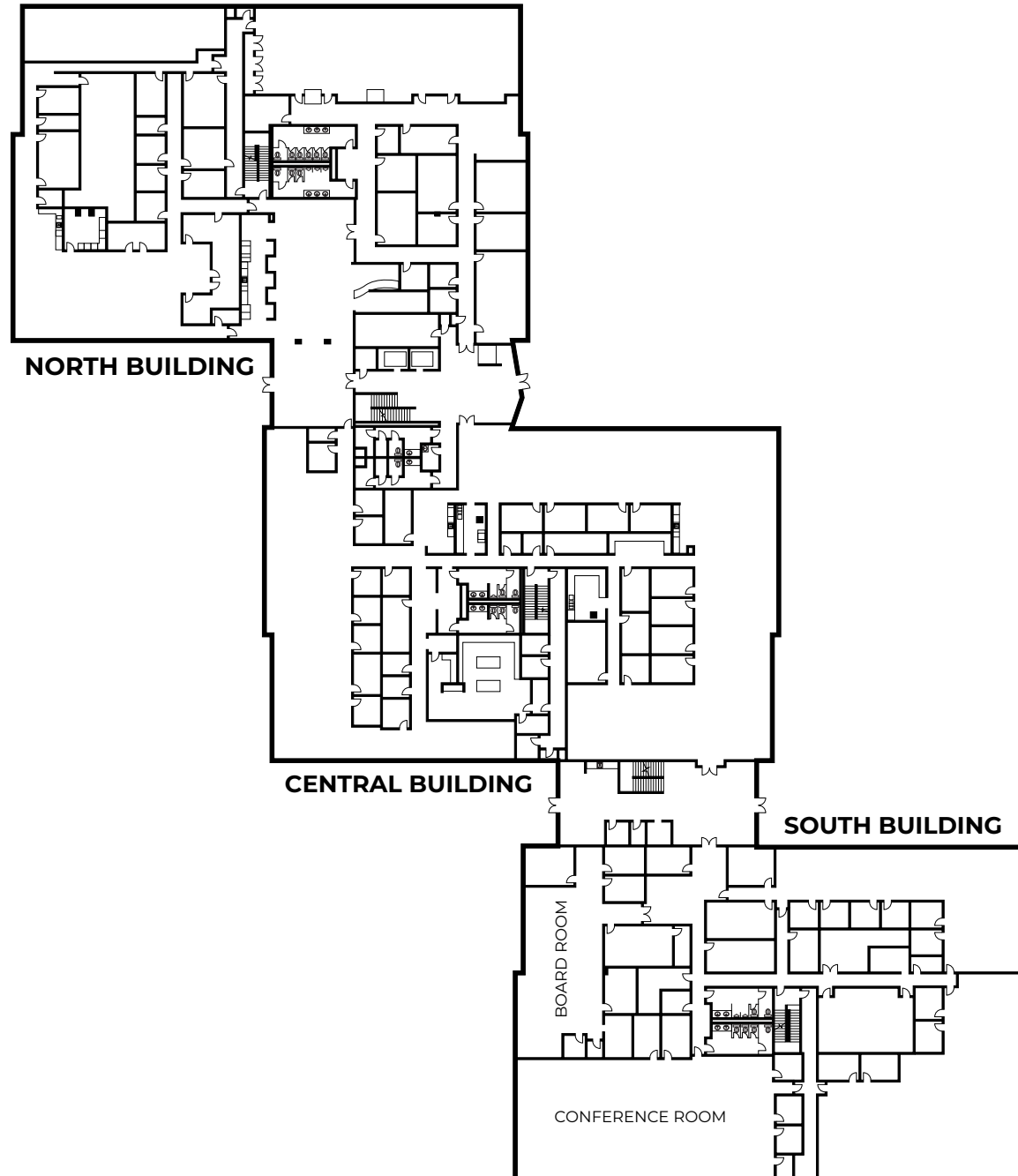


# SITE PLAN



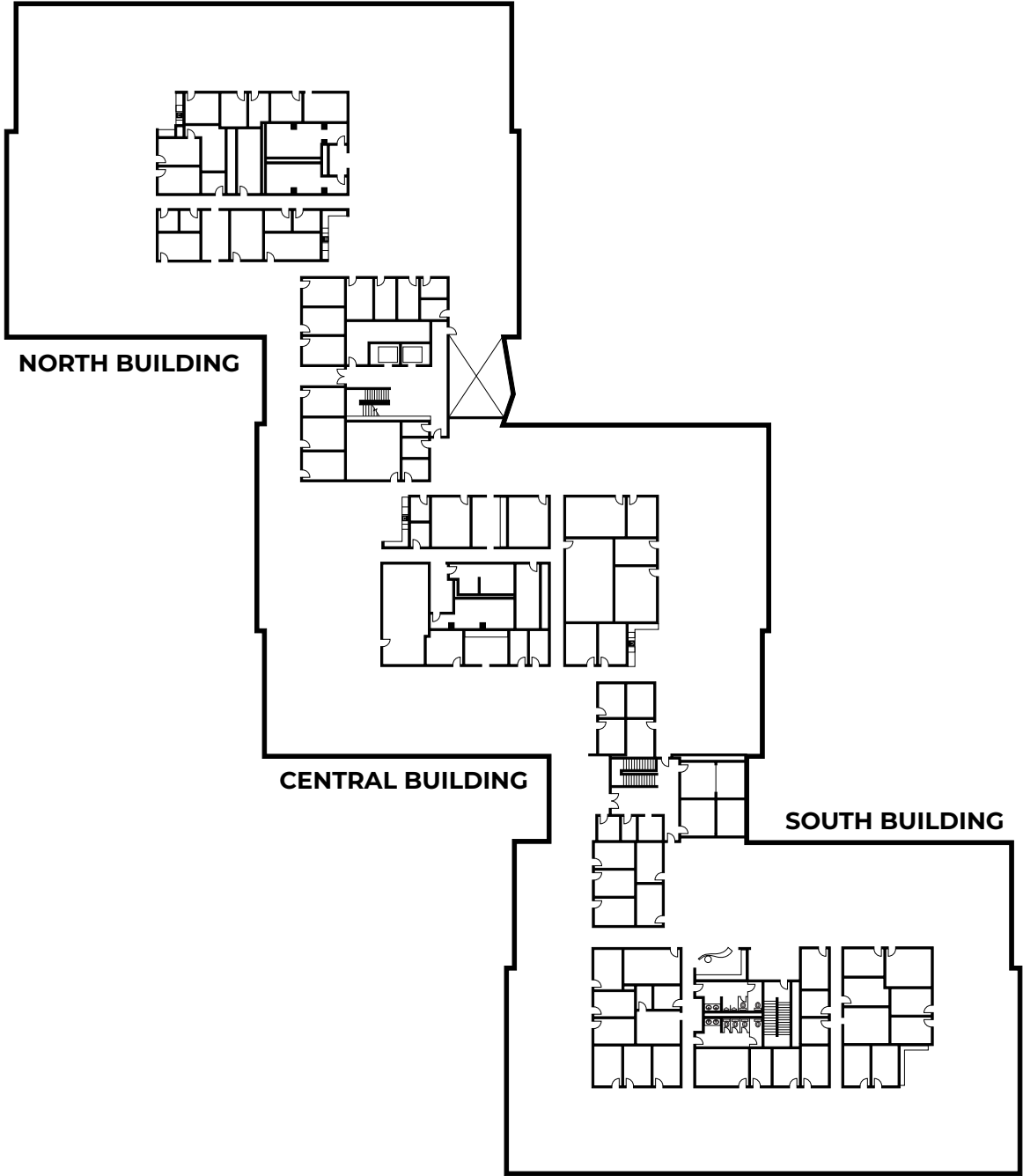


# FIRST FLOOR FLOOR PLAN



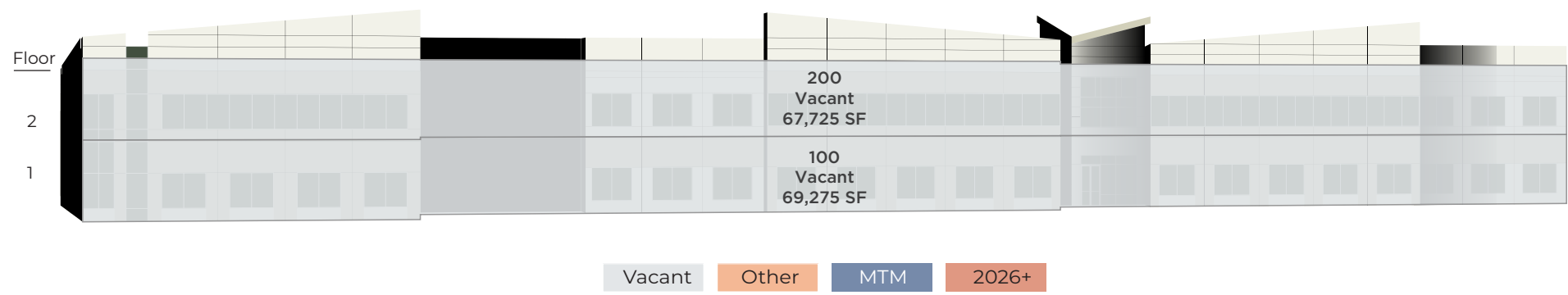


# SECOND FLOOR FLOOR PLAN





# STACKING PLAN

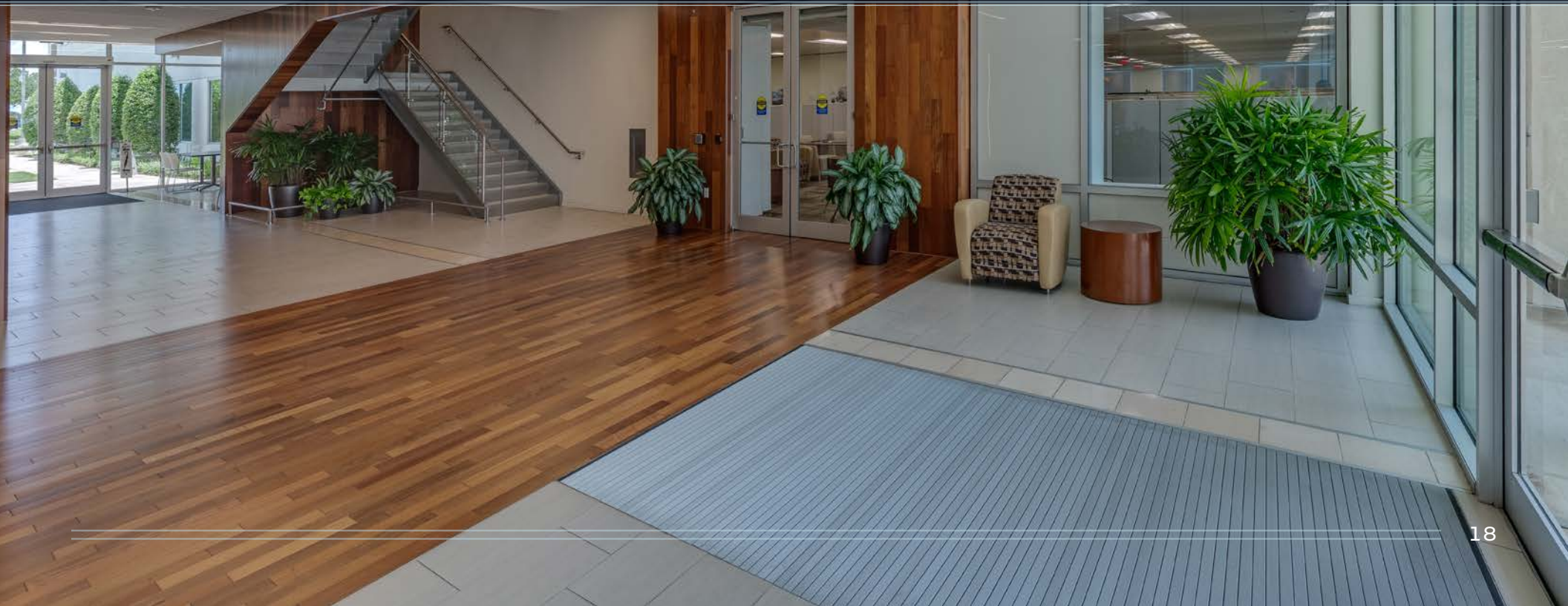




# PROPERTY OVERVIEW

## PROPERTY OVERVIEW

ADDRESS	1400 Ravello Drive Katy, TX 77449
NET RENTABLE AREA	±137,000 SF
LAND SIZE	6.84 Acres
PHASE I / PHASE II	2009 / 2015
FLOORS	2 Floors
FLOOR PLATE:	69,275 SF
PARKING	570 total spaces - 135 surface lot spaces and 435 structured spaces Of the total spaces, 14 spaces are handicapped-accessible, 4 of which are van-accessible
PARKING RATIO:	4.16 / 1,000 SF





# PROPERTY OVERVIEW (CONT.)

## DESIGN & CONSTRUCTION

ARCHITECT:	Power Brown Architecture
FOUNDATION:	Concrete spread footings with concrete slab on grade at ground floor
STRUCTURAL SYSTEM:	Concrete vertical framing with steel I-beam upper floor framing and steel topped with concrete on upper floor decking
EXTERIOR WALLS /WINDOWS:	Concrete tilt-wall exterior frame aluminum-framed storefront system windows
FLOOR-TO-FLOOR HEIGHTS:	Typical floor to ceiling height is 8'11" with additional 2" to the deck
ROOF:	TPO roof over steel topped with concrete decking. The roof is under warranty with 4 years remaining on Phase I and 10 years remaining on Phase 2
SIGNAGE:	Property identification is provided by a monument sign adjacent to the main entrance drive. Street address numbers and tenant signage are displayed on the monument sign

## INTERIOR FINISHES

TENANT AREAS:	Office finishes for tenants consist primarily of carpet flooring, vinyl tile flooring, ceramic tile flooring, painted drywall walls, vinyl-covered walls, painted drywall ceilings, and suspended acoustic tile ceilings
COMMON CORRIDORS / LOBBY:	Elevators, corridors, and stairways are accessed from the lobby. The lobby areas are finished with vinyl wood flooring, ceramic tile flooring, painted drywall walls, stained wood panel laminated walls and acoustic tile ceilings
RESTROOMS:	There are a total of 14 restrooms, which are finished with ceramic tile flooring, painted drywall walls, ceramic tile wainscots, granite countertops and metal partitions





# PROPERTY OVERVIEW (CONT.)

## BUILDING SYSTEMS

ELEVATORS:	There are 3 hydraulic passenger/freight elevators manufactured by Schindler. The elevators have a rated capacity of 3,500 pounds. Additionally, there is one hydraulic freight elevator manufactured by TKE that services the parking garage. The elevator has a rated capacity of 3,500 pounds
HVAC:	Heating and cooling is provided by 6 rooftop mounted package units, each with a capacity of 75 tons
PLUMBING:	The building features copper domestic water piping and PVC domestic waste piping. Domestic hot water is supplied to the restrooms and each of the break rooms by one 50-gallon and four 5-gallon, electric water heaters
ELECTRICAL:	The main electrical service size is 3,000-Amps, 277/480-Volt, three-phase, four-wire, alternating current (AC). Circuit breaker panels and pad-mounted, utility-owned transformers are located throughout the building. A diesel emergency generator is located on the exterior of the building

## UTILITIES

ELECTRICITY:	Hudson Energy
TRASH COLLECTION:	Vendor serviced; contracted to Waste Management
WATER/SEWER:	Harris County MUD
BUILDING GENERATOR:	Two diesel-powered emergency generators
FIRE PROTECTION/SAFETY:	The Building is equipped with a fire protection system which consists of a wet-pipe sprinkler and at least one hard-wired smoke detector in each office and common area. All have modern alarm triggering and monitoring
SECURITY:	Vendor serviced; contracted to Allied Universal

## SITE IMPROVEMENTS

LANDSCAPING:	Landscaping consists of ground cover, trees, shrubs, grasses, and flowerbeds that are irrigated by an underground sprinkler system
AMERICANS WITH DISABILITIES ACT:	Constructed in 2009, the Building was designed to meet ADA standards required at the time and has been routinely updated to remain in compliance with standards
ENVIRONMENTAL DISCLAIMER:	Ownership and JLL make no representation or warranty regarding the environmental condition of the Property nor the source, extent or impact of the foregoing. Prospective investors should undertake their own environmental study and analysis during the due diligence period



# PREMIER ENERGY CORRIDOR LOCATION

## POSITIONED TO BENEFIT FROM THE EXPLOSIVE GROWTH IN WEST HOUSTON

- = The central business district of West Houston
- = Proximate to a number of affluent surrounding neighborhoods (Katy, Memorial, Briar Forest)
- = Superior accessibility to Interstate 10, Highway 6 and Grand Parkway

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	6,417	96,810	205,704
2025 POPULATION	9,791	143,128	314,531
2030 POPULATION	10,603	149,760	333,232
2020-2025 ANNUAL RATE	2.06%	1.84%	2.23%
2025-2030 ANNUAL RATE	1.61%	0.91%	1.16%
2024-2029 ANNUAL RATE	2.14%	2.45%	2.64%
BACHELOR'S DEGREE OR HIGHER	59.00%	53.00%	44.00%

### AVERAGE HOUSEHOLD INCOME

2025 AVERAGE HOUSEHOLD INCOME	\$98,666	\$114,872	\$127,881
2030 AVERAGE HOUSEHOLD INCOME	\$107,618	\$126,439	\$141,074
2025-2030 ANNUAL RATE	1.75%	1.94%	1.98%
2025 HOUSEHOLDS	4,161	50,869	107,122

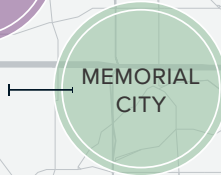
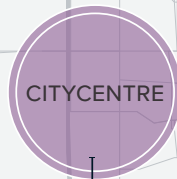
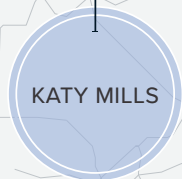
## NOTABLE TENANTS IN THE ENERGY CORRIDOR





# PREMIER ENERGY CORRIDOR LOCATION

1400  
RAVELLO DRIVE



## KATY MILLS

4.1 MILES

Katy Mills is a large indoor shopping mall spanning over 1.3 million square feet. Seeing over 3M annual visitors, the mall features a racetrack layout with over 175 retail stores, including outlet and value retailers. The mall serves as a major shopping destination for the western Houston suburbs and includes anchor stores, a diverse food court, and entertainment venues like AMC Theaters. Its location near I-10 makes it easily accessible for shoppers throughout the region.

## WESTCHASE DISTRICT

15.0 MILES

The Westchase District spans 2,700 acres, contains 18 million square feet in 117 office buildings, 1.4 million square feet in 42 retail centers and 3,075 hotel rooms in 23 hotels. Major tenants in the Westchase District include ABB, BMC Software, DataVox, Jacobs Engineering, National Oilwell Varco, Phillips 66, Samsung and Schlumberger. It is home to 1,500+ businesses and 93,000+ employees.

## CITYCENTRE

12.8 MILES

CityCentre is a pedestrian-friendly, mixed-use development situated at the I-10 and Beltway 8 interchange. The 37-acre expanse, especially popular with Energy Corridor residents and those working in the nearby West Houston Medical Center, brings together casual and fine dining, shopping, retail, office space, and residential living.

## MEMORIAL CITY

13.8 MILES

Memorial City is a 265-acre employment district with 12,500+ employees, 3.6 million square feet of retail space, and 2.9 million square feet of primarily Class A office space. The largest employers are Memorial Hermann Memorial City, Memorial City Mall, Chase Bank and CEMEX's US headquarters.

# THE HOUSTON ECONOMY

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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 7.8 million residents is foreign born. From 2010 to 2024, Houston added 1.6 million residents, a 22.5% increase, establishing it as the nation's second fastest-growing metropolitan area.

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.





# THE HOUSTON STORY

## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

## FAVORABLE TAX CLIMATE

0% State & Local income tax

## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

## GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

## 2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 43,000 people in 2024, second only to New York City

## CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

## MAGNET FOR TOP TALENT IN THE U.S.

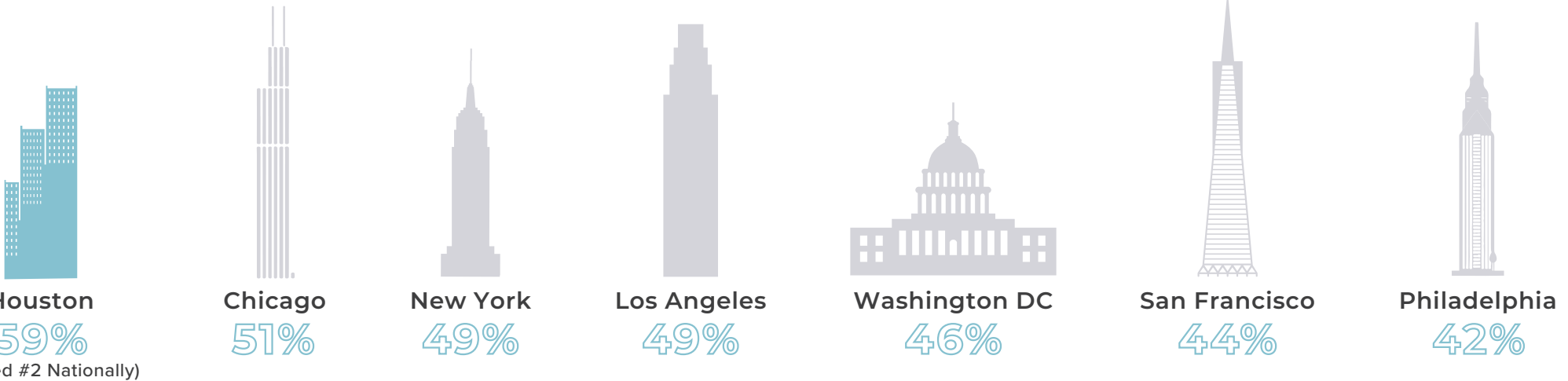
Strong wages and low cost of living create an attractive employment base

## LARGEST MEDICAL COMPLEX IN THE WORLD

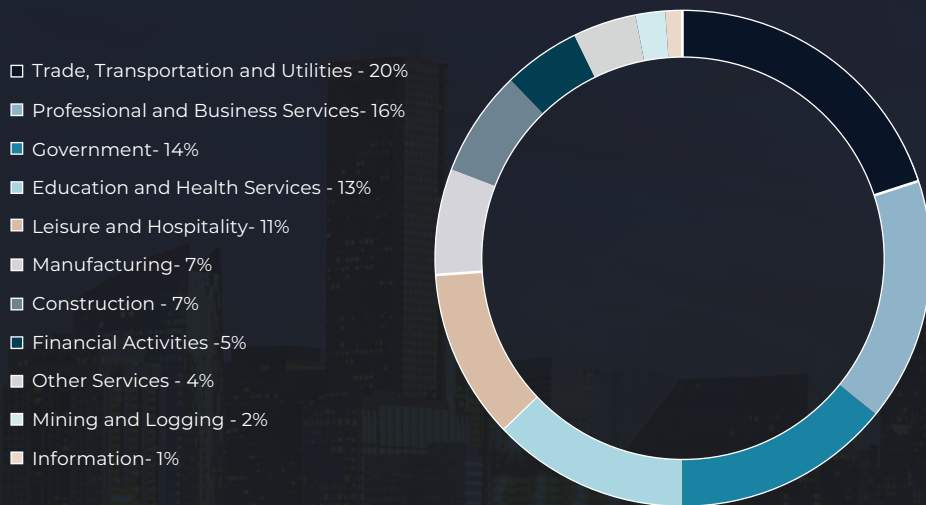
\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



# BACK TO WORK %



## HOUSTON EMPLOYMENT BY INDUSTRY



Source: U.S. Bureau of labor statistics (as of March 2025)

## TOTAL JOBS GAINED



Source: JLL Research, U.S. Bureau of Labor Statistics, 12-month trailing totals (as of March 2025)



# TOP RANKED POPULATION GROWTH

326

RESIDENTS MOVE TO  
HOUSTON DAILY

Source: US Census Bureau

119,055

POPULATION  
GROWTH PER YEAR

Source: US Census Bureau

714,330

PROJECTED NEW  
RESIDENTS BY 2030

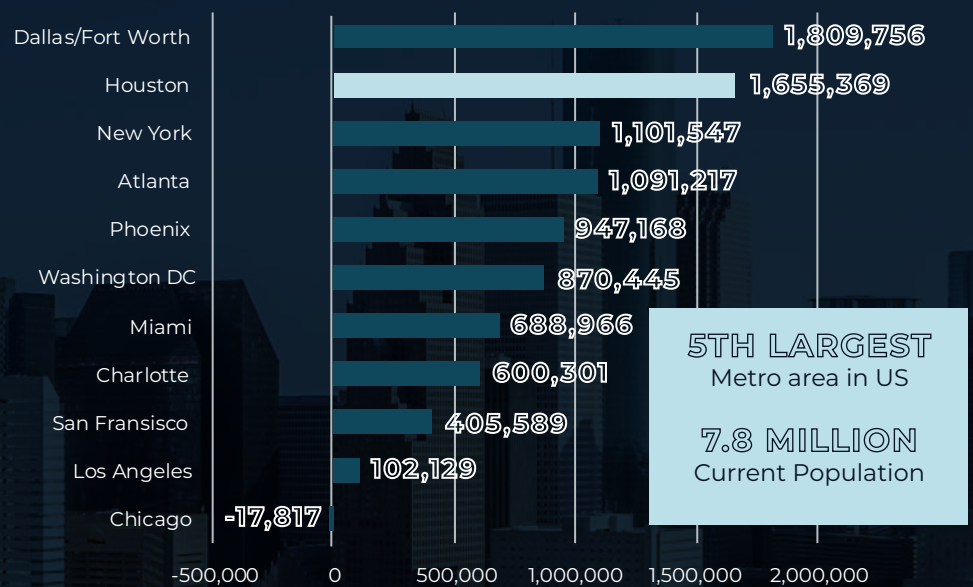
Source: US Census Bureau

2<sup>ND</sup> FASTEST

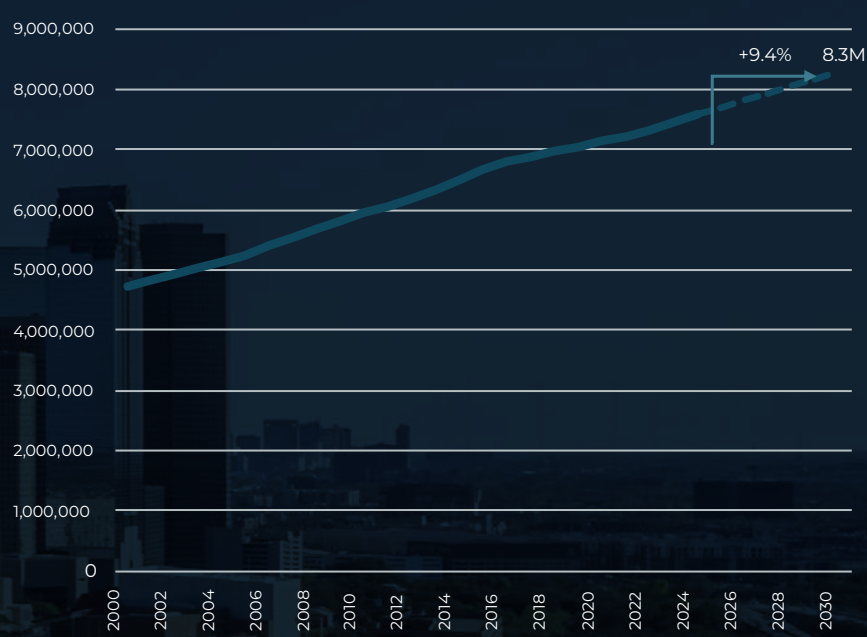
GROWING MSA  
IN THE COUNTRY

Source: U.S. Bureau of Labor Statistics

POPULATION GROWTH (2010-2024)



HOUSTON MSA TOTAL POPULATION





# NATION LEADING EMPLOYMENT GROWTH

#2 MSA

**For Projected Population Growth**

**Houston is Home to**

**24 Fortune 500 Companies &  
44 Fortune 1000 Companies**

**50+**

**Corporate Headquarters  
Relocations to Houston Since 2017**

**#1**

**Most Fortune 500  
Headquarters in Texas**

**LEADING**

**Pro Business Environment**





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