

2929 Briarpark

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User Opportunity | Houston, Texas



Executive Summary

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JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 2929 Briarpark ("the Property"), an 11.9% leased 140,392 square foot, office property located in West Houston on Briarpark Drive between Westheimer and Richmond with 0.3 years of weighted average lease term remaining. 2929 Briarpark is located in the direct path of the Houston population's westward migration. The Property enjoys a highly convenient location just a few minutes drive from both Westpark Tollway and Beltway 8, and is unencumbered, presenting an excellent opportunity to attract users in the market with 95,198 square feet of contiguous space. With an ideal parking garage connected to the building by a covered path, and lobby finishes that modernize the building to standard tenant requirements, 2929 Briarpark offers a great opportunity for a user looking for flexible space they can customize to their needs.

PROPERTY SUMMARY

Address:	2929 Briarpark
City, State:	Houston, Texas 77042
County:	Harris
Rentable SF:	140,392
Occupancy:	11.9%
WALT:	0.3 Yrs
Year Built/Renovated:	1981/2012
Parking:	469 Total Spaces (424 Garage Spaces and 45 Surface Lot Spaces)
Parking Ratio:	3.34 / 1,000 SF
Stories:	6
Lot Size:	3.26



Excellent User Opportunity

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Located in the Westchase submarket, 2929 Briarpark offers the opportunity for a user to own their own building in a premier location with exceptional accessibility to major population centers. The Property provides exceptional access to a population of over 577,321 nearby residents while positioned in Houston's most active leasing market. This rare acquisition opportunity presents a strategic investment in a highly desirable location with outstanding regional accessibility for both owners and tenants.



Convenient Accessibility

The Property is just 0.6 miles from Beltway 8, the most ingress/egress friendly loop in Houston that is an easy connection to all major business centers including Sugar Land, Katy, and Cypress. Only half of a mile between both Westheimer and Richmond, the Property provides exceptional accessibility to major residential centers including the Memorial Villages and Royal Oaks without having to get onto a major highway. With convenient thoroughfares in each direction, 2929 Briarpark is linked to Houston's most highly regarded residential communities and employment centers.



Premier Location in Houston's Westchase Submarket

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ENERGY
CORRIDOR

LAKESIDE COUNTRY CLUB

MEMORIAL
WEST
Avg. Home
Value: \$785K

BRIARLAKE PLAZA | 835,410 SF

Cousins

999,967 SF



BLACK ⚡ ROCK
COFFEE BAR™

BRIARGROVE
PARK
Avg. Home
Value: \$811K

CITYCENTRE
400K SF OF RETAIL
244 KEY HOTEL
1,120 MULTIFAMILY UNITS

CITYWESTPLACE | 1,477,000 SF (4 BLDGS)
PARKWAY 3EDGEWOOD

la Madeleine
OUTBACK
STEAKHOUSE
SUBWAY

Hilton
FOR THE STAY

HOUSTON HILTON WESTCHASE
RECENTLY PURCHASED
WITH MAJOR FUTURE UPGRADES

MARRIOTT
604 KEY HOTEL

2500 CITYWEST | 578,284 SF
AFFINIUS CAPITAL Patrinely

Kroger



BRIARPARK GREEN | 304,058 SF
Granite

2929
BRIARPARK

Exceptional Demographics and Residential Base

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PINEY POINT
VILLAGE
Avg. Home
Value: \$2.6M

TANGLEWOOD
Avg. Home
Value: \$3.3M

GALLERIA/
UPTOWN

NE

HOUSTON
CBD

BRIARGROVE
PARK
Avg. Home
Value: \$811K

Randalls
Walgreens
El Tiempo

Westheimer Rd 167,734 VPD

Kroger



LA FITNESS TACO BELL



DOLLAR TREE TESLA



Academy
SPORTS+OUTDOORS

Walmart



ROSS
DRESS FOR LESS

M
MARRIOTT
604 KEY HOTEL

2929
BRIARPARK

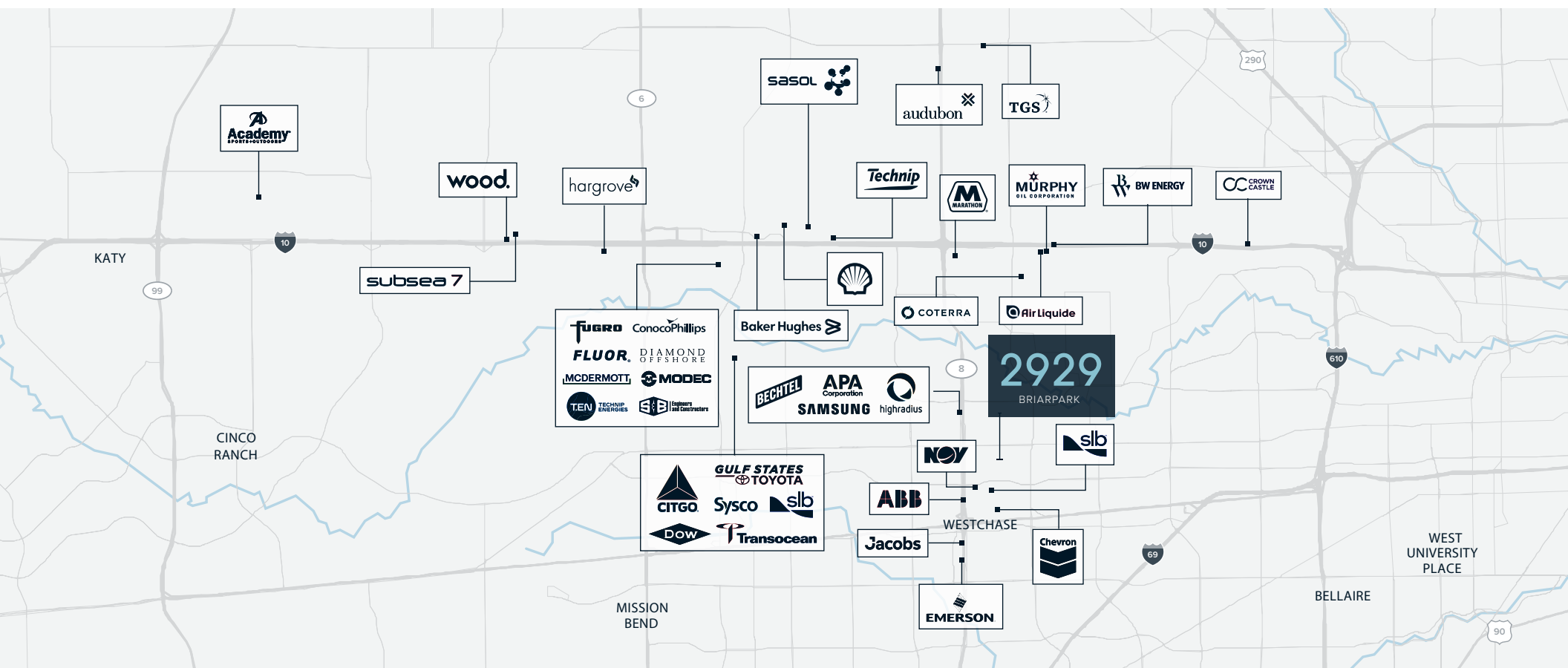
	1-MILE	3-MILE	5-MILE
2010 Total Population	21,348	182,921	533,451
2024 Total Population	23,923	196,764	577,321
2010 - 2024 Population Growth %	12%	8%	8%
2029 Estimated Total Population	23,927	197,442	579,418
2024 - 2029 Avg. Home Value Growth %	11%	14%	15%
Median Age	35	36	35
% Change 2010-2024	25.07%	16.95%	15.97%

Surrounded by Major Companies in West Houston

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4Q'24

- ConocoPhillips | 1,142,769 SF
- Shell | 1,100,000 SF
- BP | 949,368 SF
- Sysco | 596,500 SF
- Marathon Oil | 439,995 SF
- NOV | 428,256 SF
- Fluor | 412,900 SF
- Gulf States Toyota | 408,801 SF
- BP | 377,185 SF
- TechnipFMC | 349,931 SF
- APA | 332,494 SF
- Enbridge | 325,391 SF
- SLB | 304,385 SF
- Transocean | 300,906 SF
- Jacobs | 291,500
- Bechtel | 285,251 SF
- Kiewit | 277,105 SF
- Dow | 269,580 SF
(Relocating to CityCentre Six)
- Equinor ASA | 258,898 SF
- CITGO Petroleum | 248,399 SF
- Wood | 226,287 SF
- SLB | 257,060 SF
- Air Liquide | 220,000 SF
- Academy Sports + Outdoors | 217,782 SF
- Crown Castle (Owned) | 210,000 SF
- Murphy Oil | 203,820 SF
- Wood | 196,216 SF
- Technip Energies | 171,600 SF
- Sasol Chemicals | 170,000 SF
- Emerson | 158,200 SF
- S & B | 155,175 SF
- Subsea 7 | 140,000 SF
- Baker Hughes | 129,231 SF
- PGS | 125,033 SF
- Coterra Energy | 122,000 SF
- MODEC International | 116,161 SF
- Chevron | 113,400 SF
- Callon Petroleum Company | 107,171 SF
(being acquired by Apache)
- McDermott International | 100,000 SF
- TGS | 97,295 SF
- DCP Midstream | 86,718 SF
- ABB | 83,816 SF
- Hargrove | 80,581 SF
- TechnipFMC | 78,000 SF
- Fugro | 75,000 SF
- Audubon Engineering | 73,000 SF
- BW Energy | 67,815 SF
- HighRadius | 65,397 SF
- Diamond Offshore Drilling | 62,584 SF
- Samsung Engineering | 26,772 SF



Stacking Plan

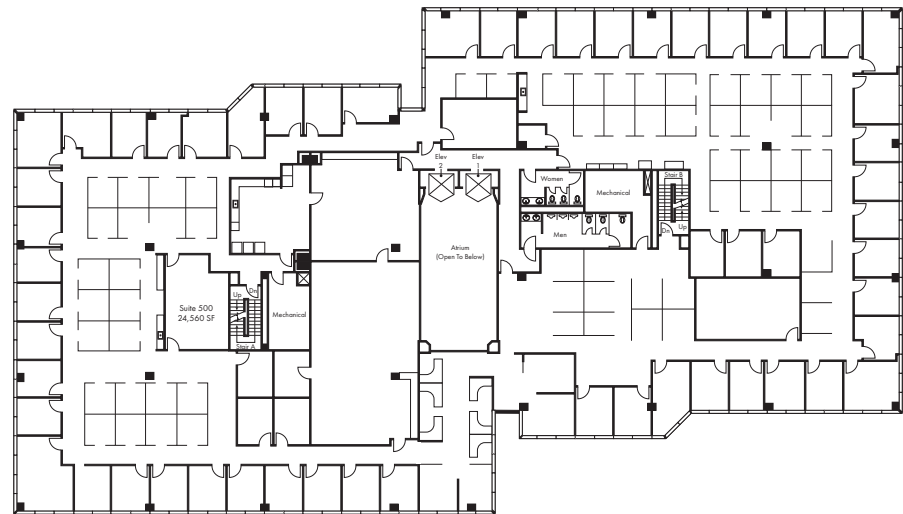
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Suite 600 Vacant 24,610 SF											
500 Vacant 24,560 SF											
400 Vacant 22,867 SF											
300 Management Office 4,555 RSF			300 Vacant 7,322 RSF			302 Break Room 763 RSF		310 Vacant 11,395 RSF			
200 Syndigo 6,553 RSF			210 Vacant 4,789 RSF			215 Vacant 4,883 SF		220 Alan C. McClure 5,945 SF 1/31/26			295 Janitorial Static 132 SF
100 Vacant 6,171 SF			125 Vacant 4,421 SF			150 Vacant 4,878 SF		160 Vacant Static 683 SF	175 Weston Solutions 4,419 SF 9/30/26		



Floor Plans

5th LEVEL



6th LEVEL



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