

# 1111

Houston, Texas

STUDEWOOD



# The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present 1111 Studewood (the “Property”), a 14,000-square-foot condominiumized retail asset within a mixed-use development. Positioned at the corner of Studewood Street and 11th street in the prime Houston Heights submarket, the property benefits from the area’s rapidly expanding residential base and vibrant urban environment.

Located within the Heights’ thriving retail corridor, the property is strategically positioned to attract and retain high-performing tenants seeking unique, experiential spaces. Currently 100% leased to a diverse tenant mix, 1111 Studewood offers investors the opportunity to acquire an income-producing asset in Houston’s fastest-growing urban retail submarket.



# Stacking Plan



1,500 SF OF  
ROOF TOP GLA

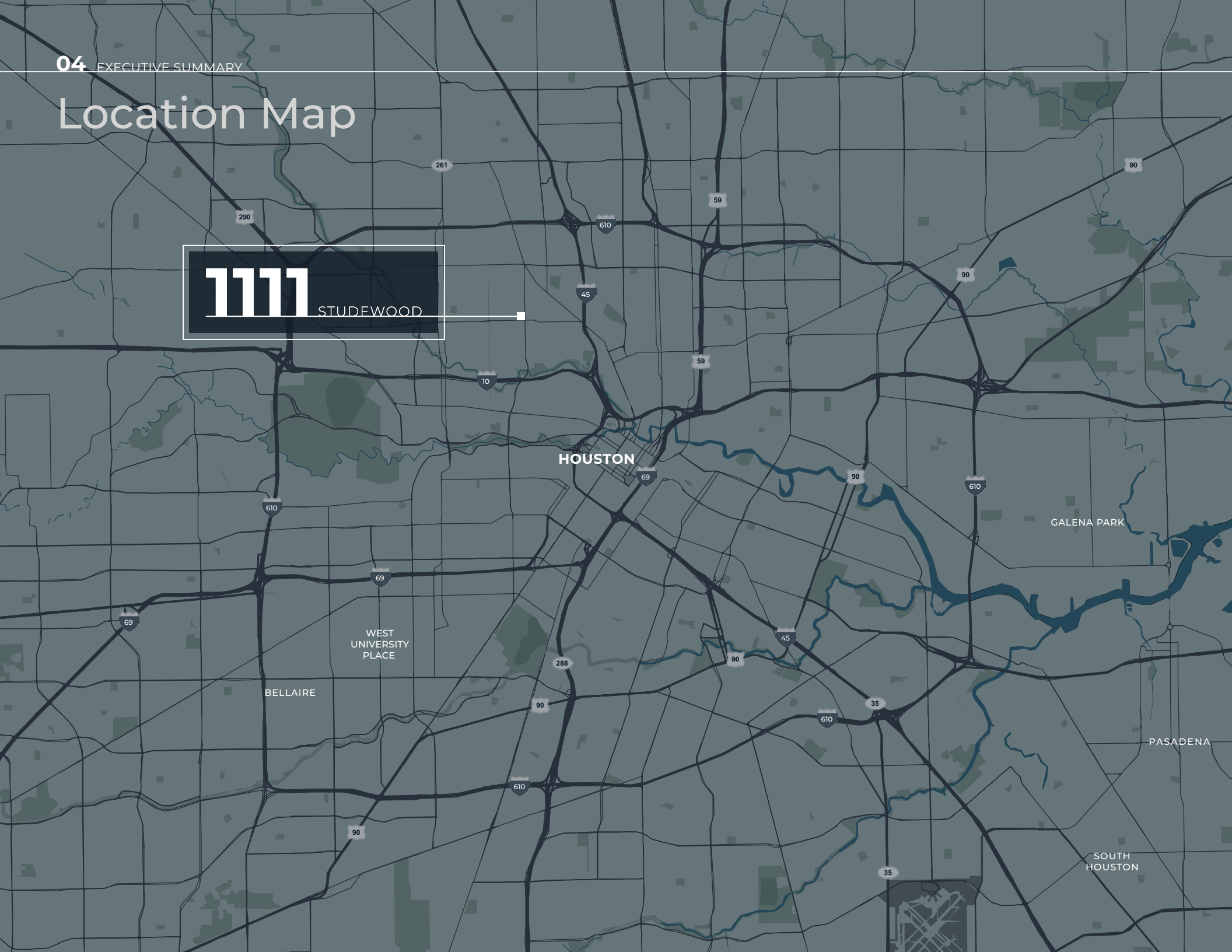
CONDO UNITS\*

PARKING GARAGE\*

12,500 SF OF GROUND  
FLOOR RETAIL

*\*Not a part of offering*

# Location Map



# East Facing Aerial



GALLERIA / UPTOWN

ENERGY CORRIDOR

M-K-T

*lalaland* @ *lululemon*  
[solidcore] Hi, skin  
sweetgreen *Mendocino Farms*

**SUPERCUTS**  
planet fitness **Kroger** petco *where the healthy pets go*

**LORO**  
ASIAN BROS. & BAN  
TRATTORIA SOFIA  
handies douzo

**H-E-B**

GREATER HEIGHTS  
Home Value: \$700K - \$3M

HEIGHTS MERCANTILE  
**VUORI** Aēsop.  
**POSTINO**  
LOCAL Foods **CLOUD** CREAMERY  
WARBY PARKER

*bellogreen*

*THE GYPSY POET*  
artisan pizza

HOGG MIDDLE SCHOOL

**DISH SOCIETY** **LOVE & SANDWICHES**  
**KOLACHEN SHOPPE**  
**FRED ASTAIRE** DANCE STUDIOS  
**Tiff's Treats** cookies & delivery

**1111** STUDEWOOD

HEIGHTS HIGH SCHOOL

Studewood St (7,101 VPD)

11th Street (12,321 VPD)

BICYCLE SPEED SHOP  
**REPUBLIC** BOOT CO.  
*Three Dog Bakery*  
FINE BAKERY FOR DOGS

# Investment Highlights

UNIQUE PRODUCT IN AN IRREPLACEABLE LOCATION

EXPERIENTIAL & ACTIVATED ROOF TOP

LOCATED AMONG AN EXPANDING RESIDENTIAL BASE

HEIGHTS POPULATION GROWTH

RETAIL HUB OF HOUSTON HEIGHTS

ABILITY TO CAPITALIZE ON ROBUST RETAIL FUNDAMENTALS



# Photo Gallery



# Houston's Most Walkable Neighborhood

1111 Studewood is ideally located among countless retail and dining options, with a “Very Walkable” and “Bikeable” score from Walkscore.com. Due to its prime location, 1111 Studewood attracts retailers and co-working tenants looking to be in a dynamic, lively environment among the city's hottest neighborhood.

## EXCEPTIONAL SURROUNDING DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	22,512	173,968	416,971
2025 Population	22,418	192,901	447,647
2030 Population	22,679	207,560	474,854
2025 Median Age	38.8	35.8	36

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	10,758	79,248	185,049
2025 Households	11,056	92,076	207,281
2030 Households	11,393	101,712	225,850

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$219,768	\$169,325	\$148,047
2030 Average Household Income	\$232,747	\$178,101	\$157,470

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2025 Per Capita Income	\$108,853	\$80,962	\$68,621
2030 Per Capita Income	\$117,351	\$87,412	\$74,947

HOUSING	1 MILE	3 MILE	5 MILE
2020 Total Housing Units	11,966	88,526	208,453
2025 Total Housing Units	12,193	102,792	233,369
2030 Total Housing Units	12,615	111,875	251,012



**98** WALK SCORE  
VERY WALKABLE

**60** BIKE SCORE  
BIKEABLE



# Houston Retail Overview

Houston's retail market remains resilient despite lingering concerns of a softening economy and a subsequent pullback in consumer spending. As of 2025 year-end, the market's trailing 12-month total for retail space absorbed remains among the top two major metro areas in the U.S. as its growing population continues to bolster consumer spending. Increasing demand for space has been primarily driven by discount stores, quick-service restaurants, and fitness users.

## INVENTORY AND CONSTRUCTION

A key driver behind Houston's tight retail market has been a disciplined construction pipeline. The number of construction starts fell to an all-time annual low in 2023 meaning the pipeline should be much lighter in the quarters ahead, further limiting the supply and pushing rent growth as a result of growing demand.

## NET ABSORPTION

Aided by a slowdown in move-outs, pent-up demand and new store openings, Houston absorbed 3.3 million SF of space in the past 12 months, as of Q3 2025, primarily driven by newer properties delivered in the last five years.

## RENTAL RATES

Positive trends in leasing and absorption have driven average asking rents higher, and trailing 12-month growth stands at 3.2%, which compares to the national average of 3.1% and Houston's long-term average of 3.0%.

## HOUSTON MSA

### Inventory

- 32,623 Buildings
- 448M total square feet

### Under Construction

- 3,125,561 square feet

### Vacancy

- 21,651,422 total square feet
- 5.3% vacancy rate

### Deliveries

- 2,800,000 square feet

### Net Absorption

- 3,297,968 square feet\*
- \*Trailing 12-months

### Rental Rates

- \$24.44/SF NNN average asking rent



# The Houston Economy

**7.3M**

CURRENT POPULATION

**2.4M**

PROJECTED GROWTH 2010-2028

**\$112,250**

AVG. HOUSEHOLD INCOME

**2.6M**

CURRENT HOUSHOLDS

**36,300**

NEW JOBS ADDED (T-12)

**3.4M**

TOTAL NON-FARM EMPLOYMENT

**3.5M**

PERSON WORKFORCE

**38.7%**

HOUSEHOLDS WITH \$100K+ INCOME



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