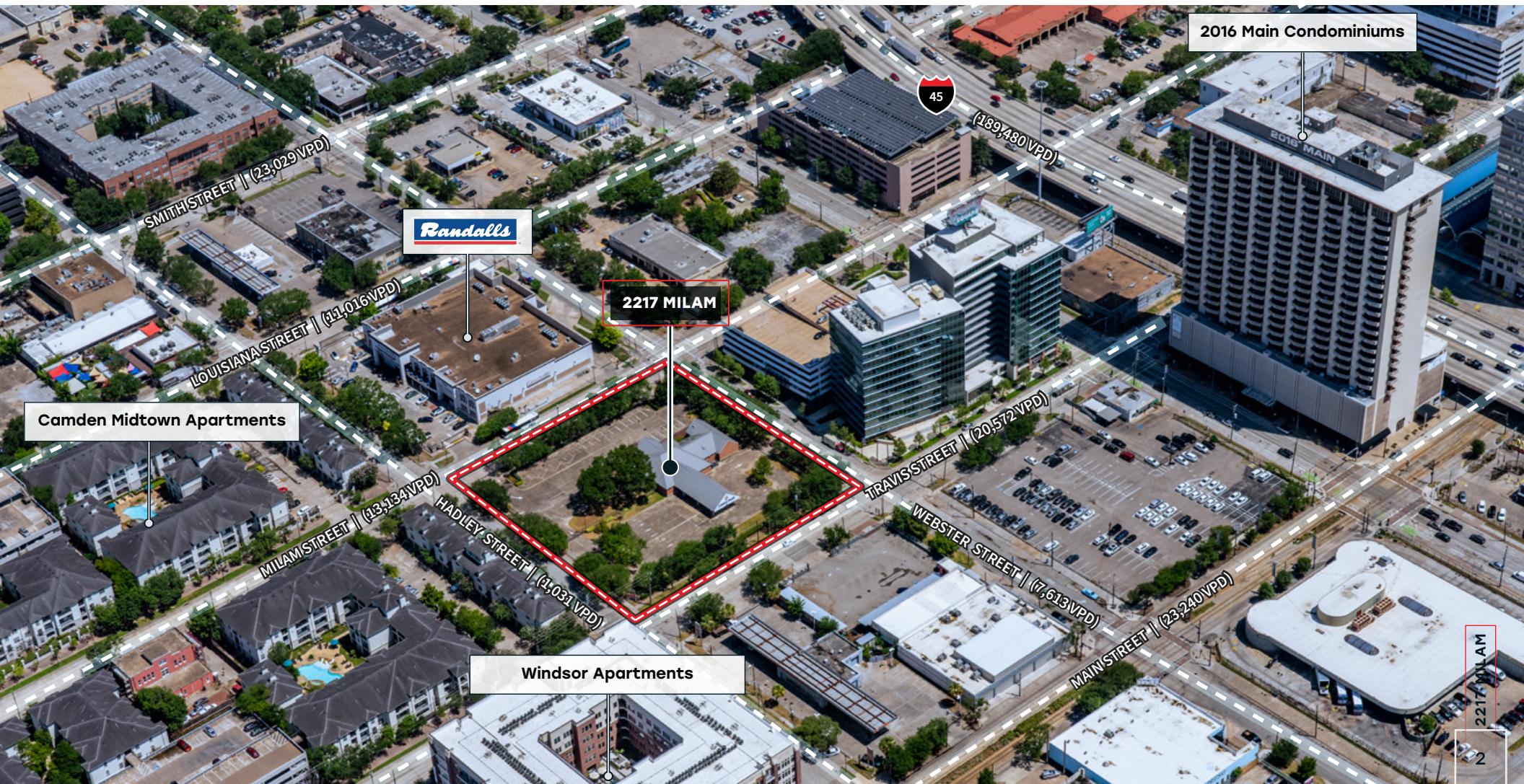




THE OFFERING

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase a full city block (+/- 1.44 acres) in Houston's premier Midtown submarket. The Property is on Milam and Travis Street between Hadley and Webster Street and is located near Houston's Metro Red Line a few blocks from the McGowen stop. Located less than one half mile from Downtown, the Property lies squarely in the middle of Houston's #1 Live, Work, Play environment with walkability to countless urban amenities including parks, bars, restaurants and grocers. The site sits on an entire block along one of Midtown's most visible corridors, making it an ideal candidate for a wide variety of development uses.



INVESTMENT HIGHLIGHTS

1.44 acres in the heart of Midtown, Houston's top urban infill submarket, with direct metro rail and park access



2217 Milam Street
Houston, TX 77002



1.44 Acres



Milam Street - 13,121
Webster Street - 7,613
Travis Street - 20,572
Hadley Street - 1,031



250' on Milam Street
250' on Webster Street
250' on Travis Street
250' on Hadley Street

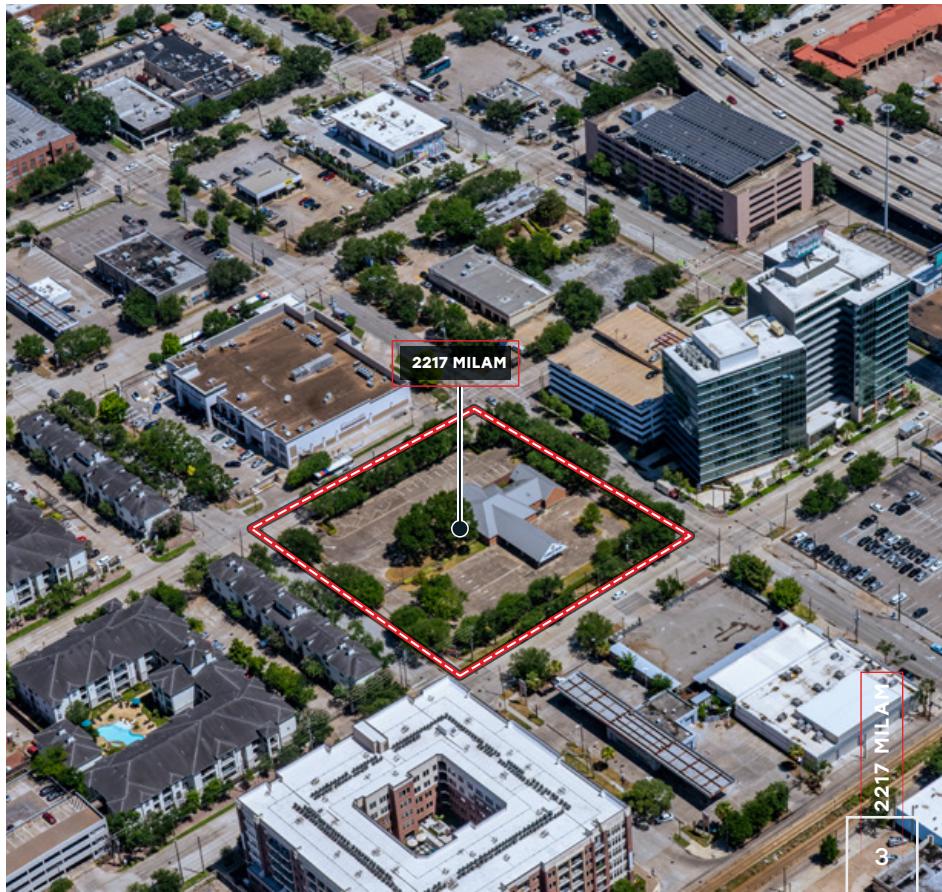


Zoning - the City of Houston does not have zoning laws



Parking requirements-
Midtown is exempt from any minimum parking requirements imposed elsewhere in Houston

- Located in Midtown, Houston's top live, work, play submarket. Midtown is one of Houston's most walkable neighborhoods and borders the fast growing neighborhoods of EADO and Montrose, both of which have a growing affluent population and increasingly popular entertainment districts.
- No zoning allows for flexible development options across all product types with no pre-determined use.
- Immediate accessibility to Downtown and the Texas Medical Center make Midtown an ideal location to live for employees in a wide variety of industries. For those with longer commutes, Midtown offers easy accessibility to Houston's highway infrastructure with access to I-59, I-45, and Hwy 288.
- Located within short walking distance to the McGowen Metro Red Line stop, the Property offers future users unparalleled access to the city's growing transportation system.
- Located next to Midtown Park, a popular location for a wide variety of festivals including music, food and arts.
- Affluent neighborhood demographics - \$153,250 average household income in a 3-mile radius.
- Dense urban area with 215,823 residents within a 3-mile radius





WORK

A close-up photograph of a man's face and shoulders. He is wearing a light blue button-down shirt and has a slight smile. He is positioned behind the large, bold 'WORK' text.

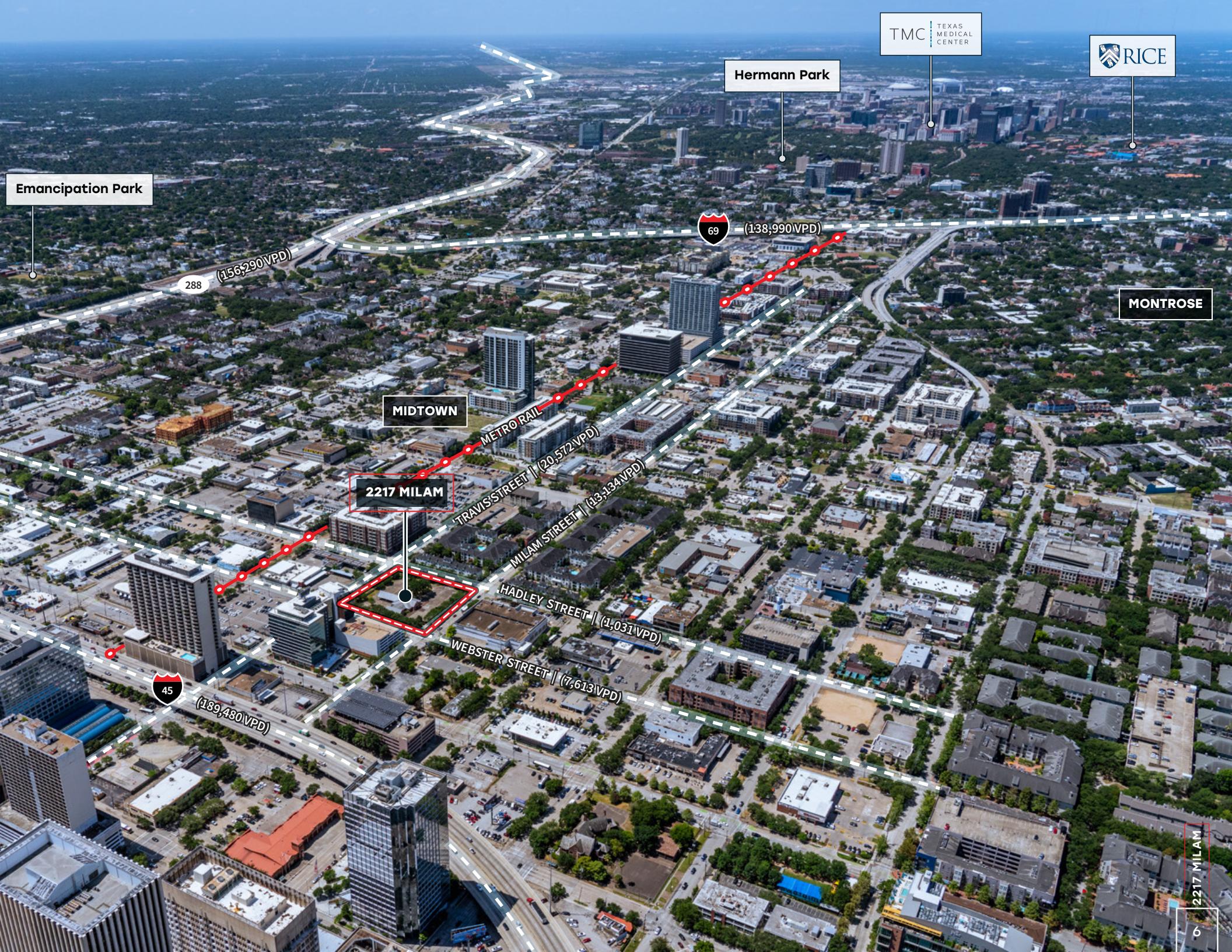
PLAY

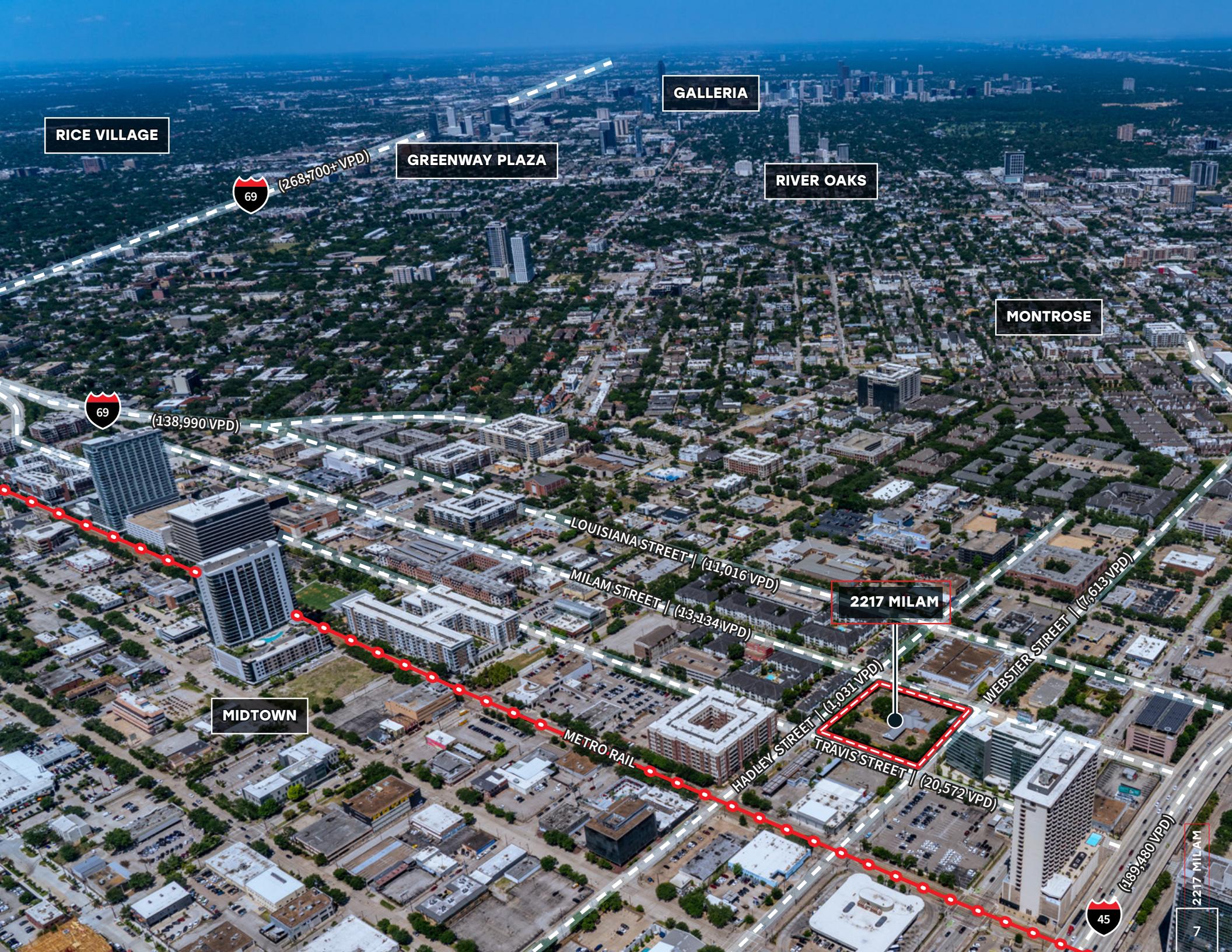
A small, vertical text '2217 MILAM' located in the bottom right corner of the page.

PROPERTY DESCRIPTION

SITE SIZE	1.44 Acres
FLOOD PLAIN	Not located in the 100 or 500 year flood plain
SCHOOLS	Elementary: Gregory-Lincoln ED Center Middle: Gregory-Lincoln ED Center High: Lamar High School
UTILITIES	City of Houston
ZONING	No zoning in the city of Houston
PARKING	Market-based parking; Site is exempt from citywide minimum parking requirements and ownership has full authority to decide how many off-street parking spaces are necessary



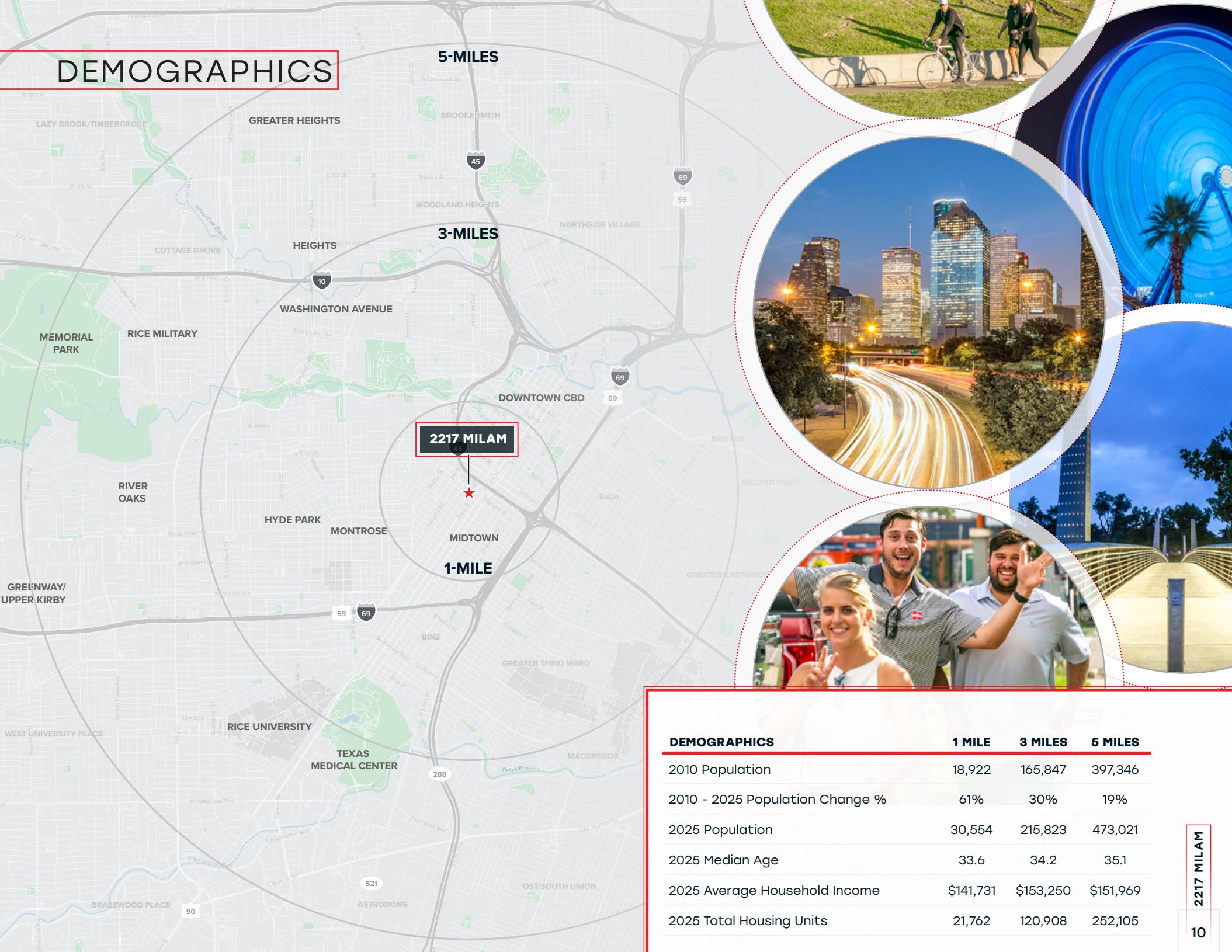




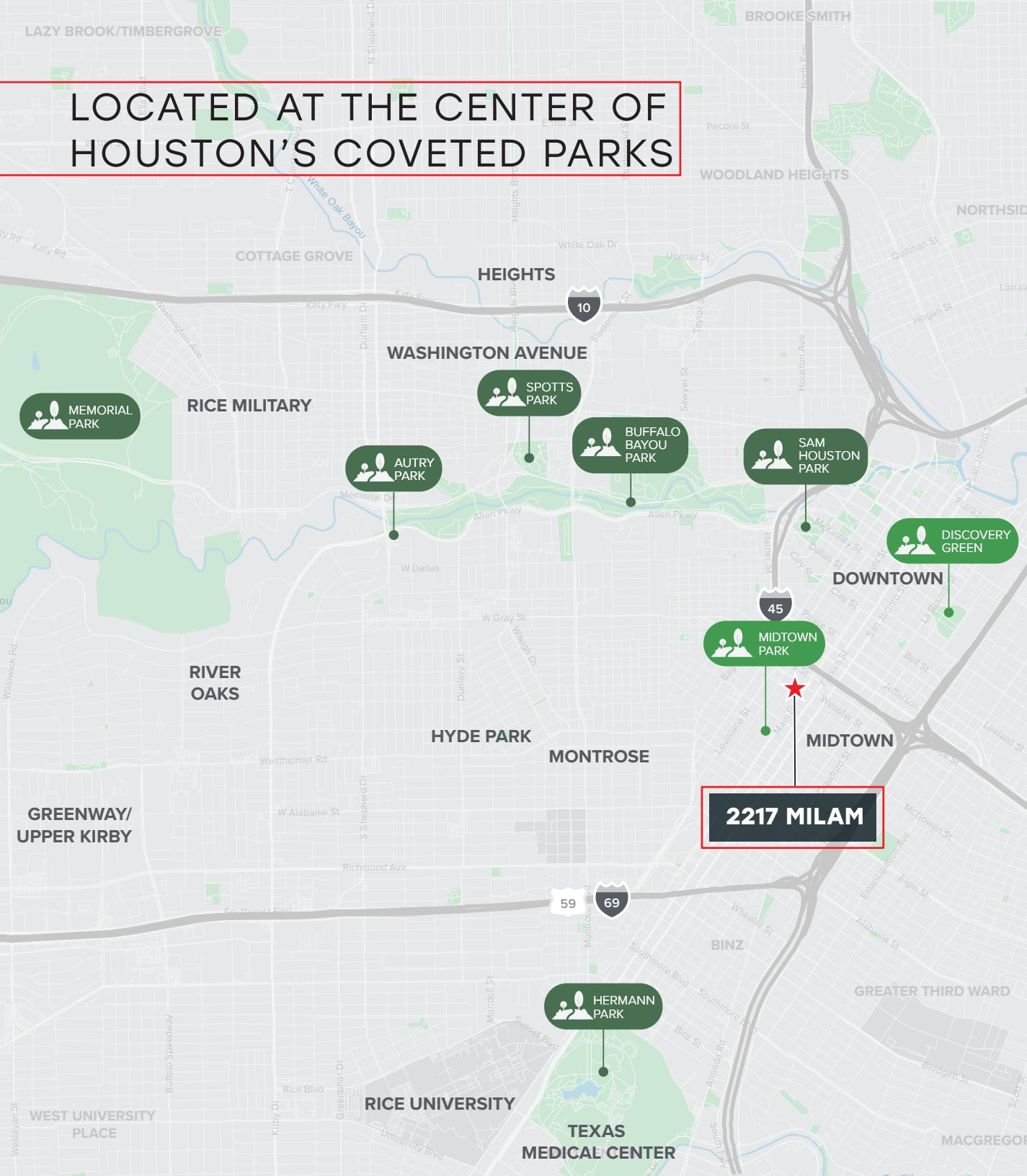




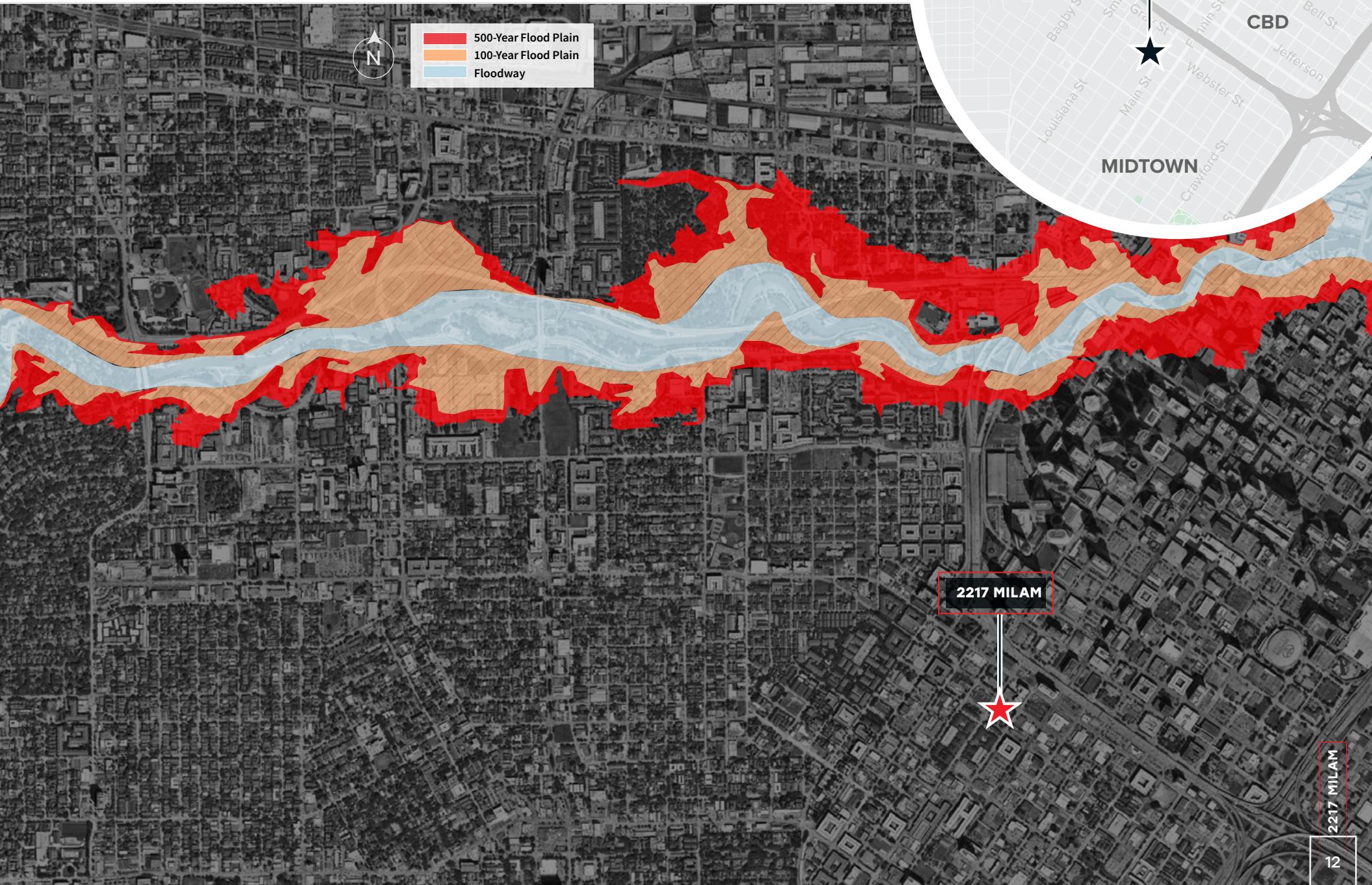
DEMOGRAPHICS



LOCATED AT THE CENTER OF HOUSTON'S COVETED PARKS



LOCATION OUTSIDE BOTH 100 AND 500 YEAR FLOOD PLAIN



2217 MILAM

45

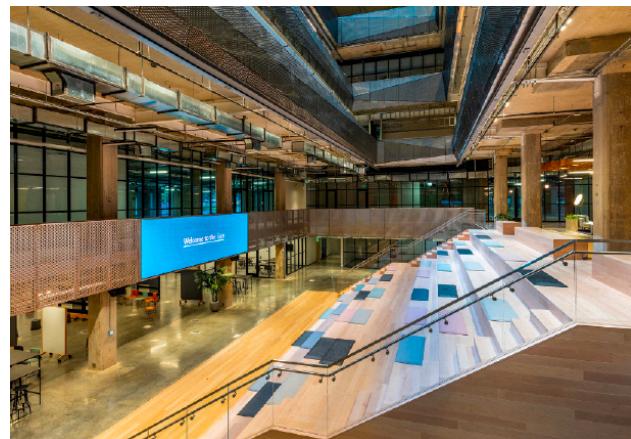
DEVELOPING INNOVATION DISTRICT

Spearheaded by the Rice Management Corporation, which manages Rice University's \$6.2 Billion endowment fund, the 16-acre Innovation District located on the south side of Midtown is now anchored by its flagship mixed-use development the Ion which delivered in 1Q 2021.

The Ion is a 266,000 SF adaptive re-use project designed to bring Houston's entrepreneurial, corporate and academic communities together into collaborative spaces and programs.

By offering unique programming to local start-ups such as a 12-week aerospace accelerator program, the Ion aims to serve as the center around which the rest of the Innovation District will grow for years to come.

The Ion and Innovation District will introduce a new kind of urbandistrict to Houston, prioritizing street life, public space and a mix of uses that embrace technology, community and sustainability.



LOCATION OVERVIEW

Neighborhood and Employment Center Overview

Bordering Downtown Houston, Midtown is Houston's most accessible neighborhood. It benefits from dozens of highly rated restaurants, bars, and outdoor spaces. The Property has a **Walk Score of 92**, far exceeding Houston's citywide average of 48. It also has a **Transit Score of 94**, due to its close location to the Downtown Transit Center and McGowen Stations on the METRORail's Red Line. Midtown's proximity to Houston's largest employment base, affluent neighborhoods and cultural centers have led it to be known as Houston's urban oasis.



THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

GLOBAL TRADE CITY

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

FAVORABLE TAX CLIMATE

0% State & Local income tax

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

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

LARGEST MEDICAL COMPLEX IN THE WORLD

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



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