



RICE VILLAGE

GALLERIA

GREENWAY PLAZA

RIVER OAKS

MONTROSE

MIDTOWN

2217 MILAM

LOUISIANA STREET | (11,016 VPD)  
MILAM STREET | (13,134 VPD)

WEBSTER STREET | (7,613 VPD)

HADLEY STREET | (1,031 VPD)  
TRAVIS STREET | (20,572 VPD)

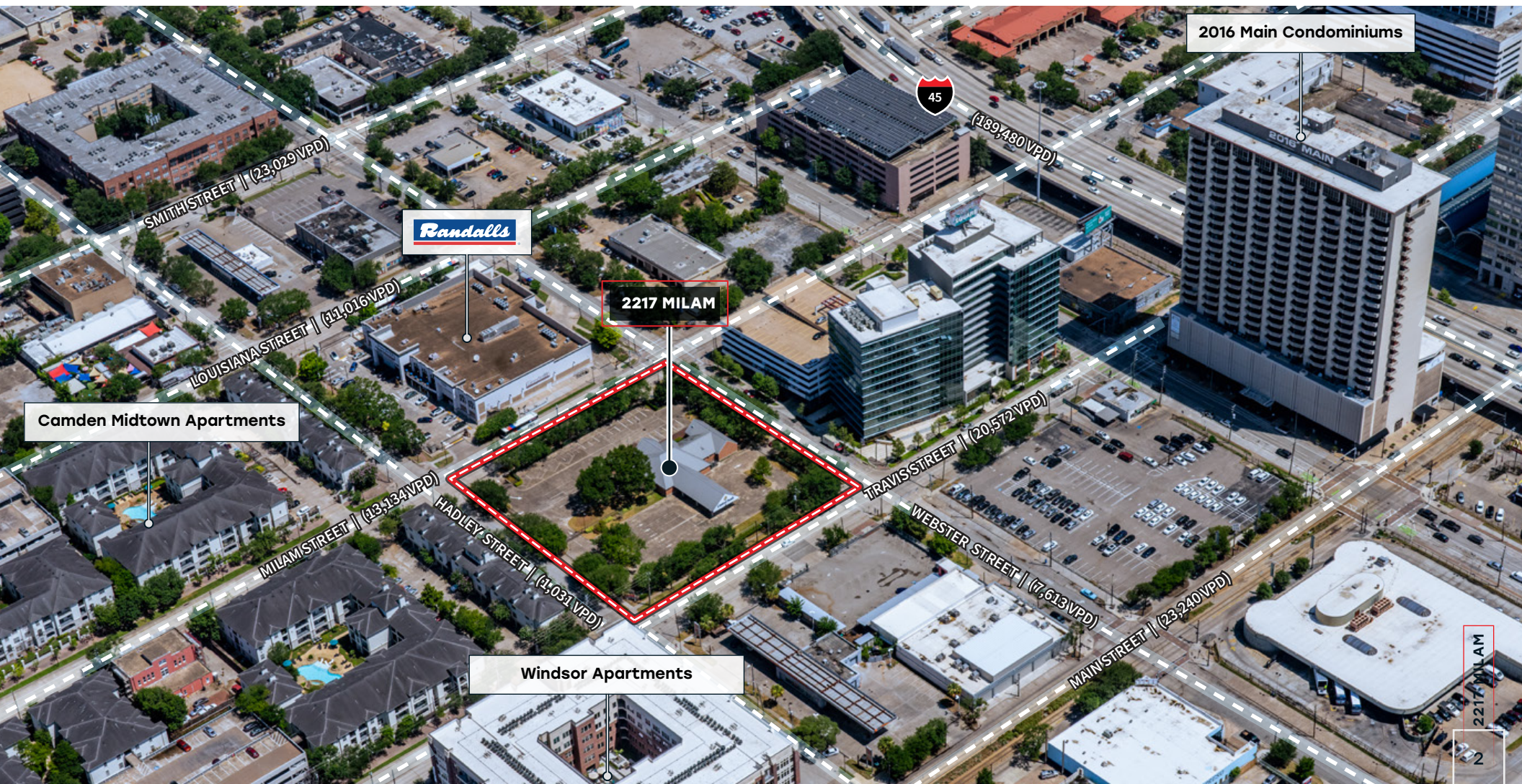
(189,480 VPD)

**2217** MILAM  
MIDTOWN, HOUSTON, TX



# 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**

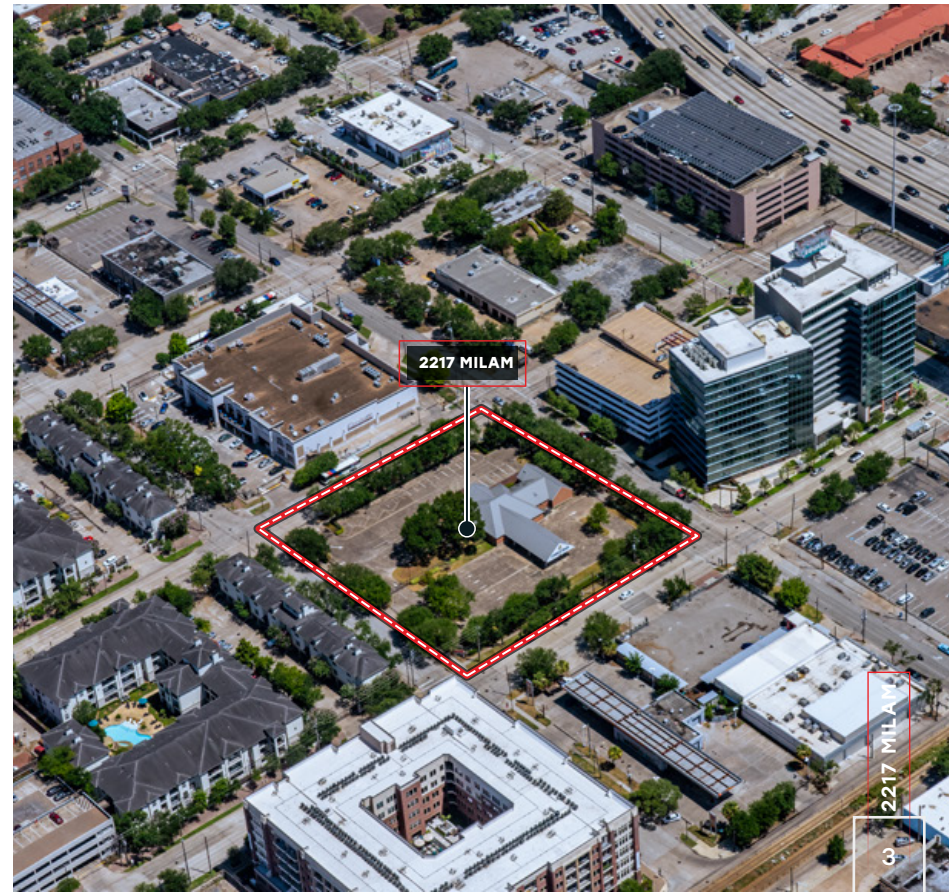


**Zoning - the City of Houston does not have zoning laws**



**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







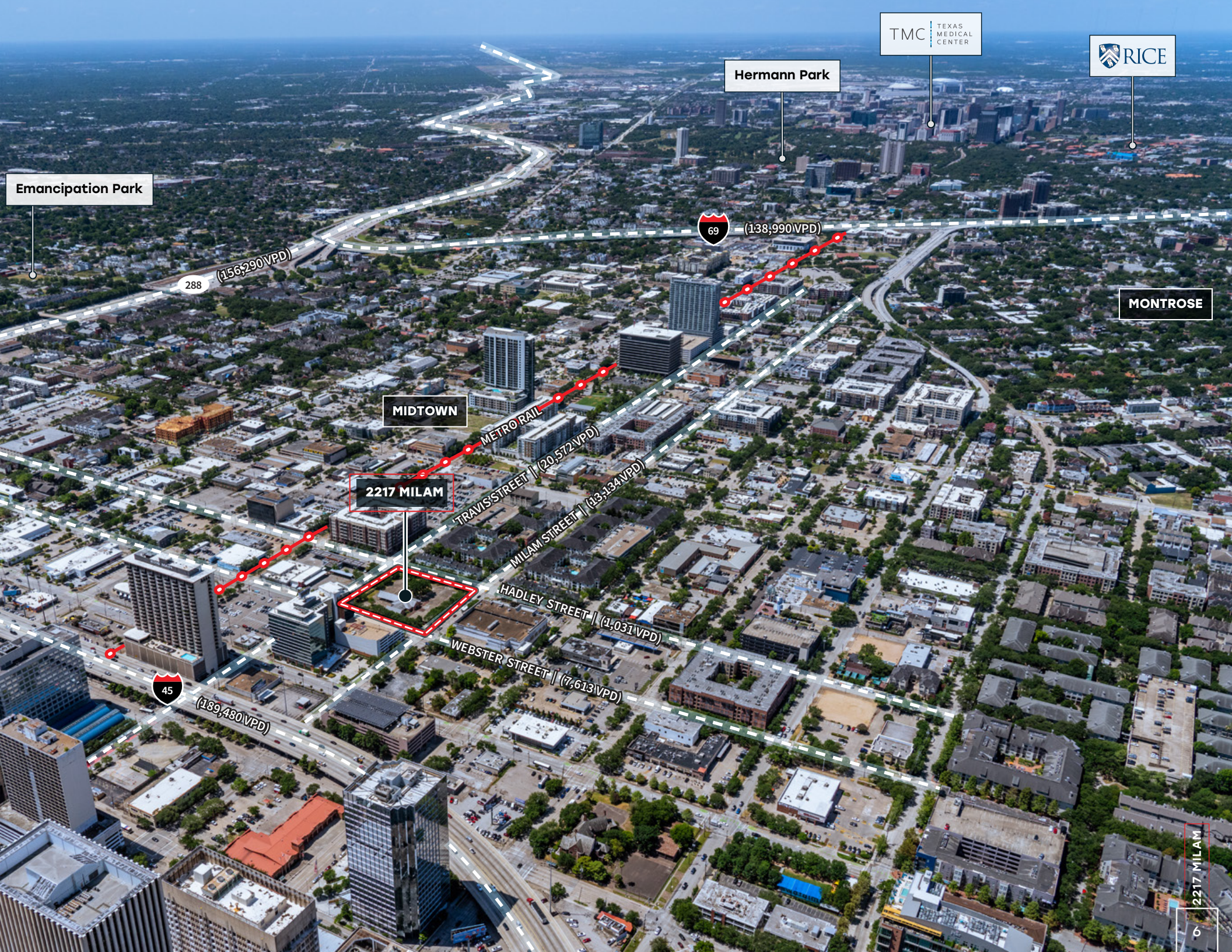


# PROPERTY DESCRIPTION

<b>SITE SIZE</b>	1.44 Acres
<b>FLOOD PLAIN</b>	Not located in the 100 or 500 year flood plain
<b>SCHOOLS</b>	Elementary: Gregory-Lincoln ED Center Middle: Gregory-Lincoln ED Center High: Lamar High School
<b>UTILITIES</b>	City of Houston
<b>ZONING</b>	No zoning in the city of Houston
<b>PARKING</b>	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







Emancipation Park

Hermann Park

TMC  
TEXAS  
MEDICAL  
CENTER

RICE

MONTROSE

MIDTOWN

2217 MILAM

METRO RAIL

TRAVIS STREET | (20,572 VPD)

MILAM STREET | (13,134 VPD)

HADLEY STREET | (1,031 VPD)

WEBSTER STREET | (7,613 VPD)

288  
(156,290 VPD)

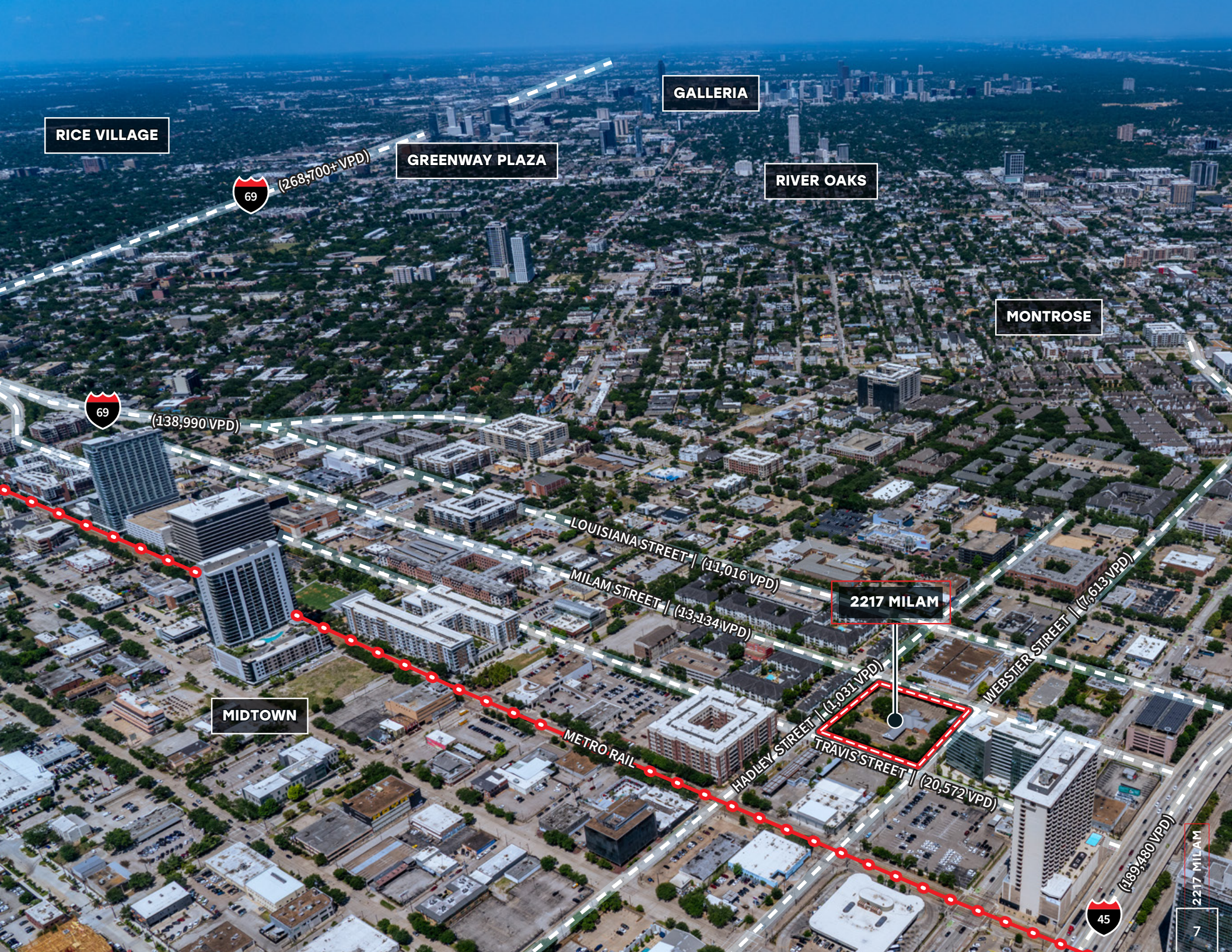
69  
(138,990 VPD)

45  
(189,480 VPD)

2217 MILAM

6





RICE VILLAGE

GALLERIA

GREENWAY PLAZA

RIVER OAKS

MONTROSE

MIDTOWN

2217 MILAM

LOUISIANA STREET | (11,016 VPD)  
MILAM STREET | (13,134 VPD)

WEBSTER STREET | (7,613 VPD)

METRO RAIL  
HADLEY STREET | (1,031 VPD)  
TRAVIS STREET | (20,572 VPD)

2217 MILAM  
7



(268,700+ VPD)



(138,990 VPD)



(189,480 VPD)





2016 Main Condominiums

Randalls

2217 MILAM

Camden Midtown Apartments

Windsor Apartments

2217 MILAM





DOWNTOWN

Discovery Green

TOYOTA CENTER

69

(138,990 VPD)

45

(189,480 VPD)

2217 MILAM

WEBSTER STREET | (7,613 VPD)

HADLEY STREET | (1,031 VPD)

MILAM STREET | (3,131 VPD)

TRAVIS STREET | (20,572 VPD)

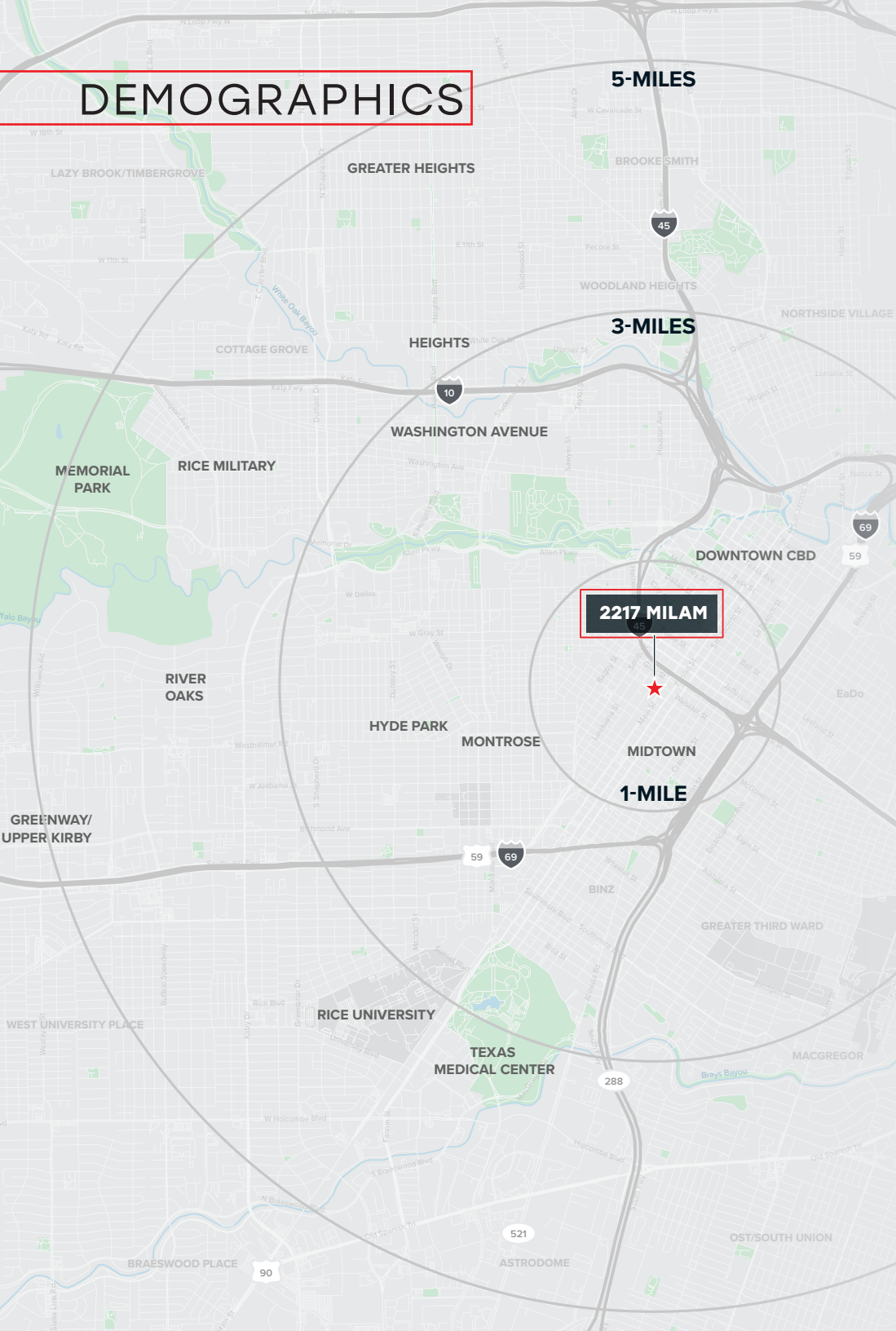
METRO RAIL

2217 MILAM

9



# DEMOGRAPHICS



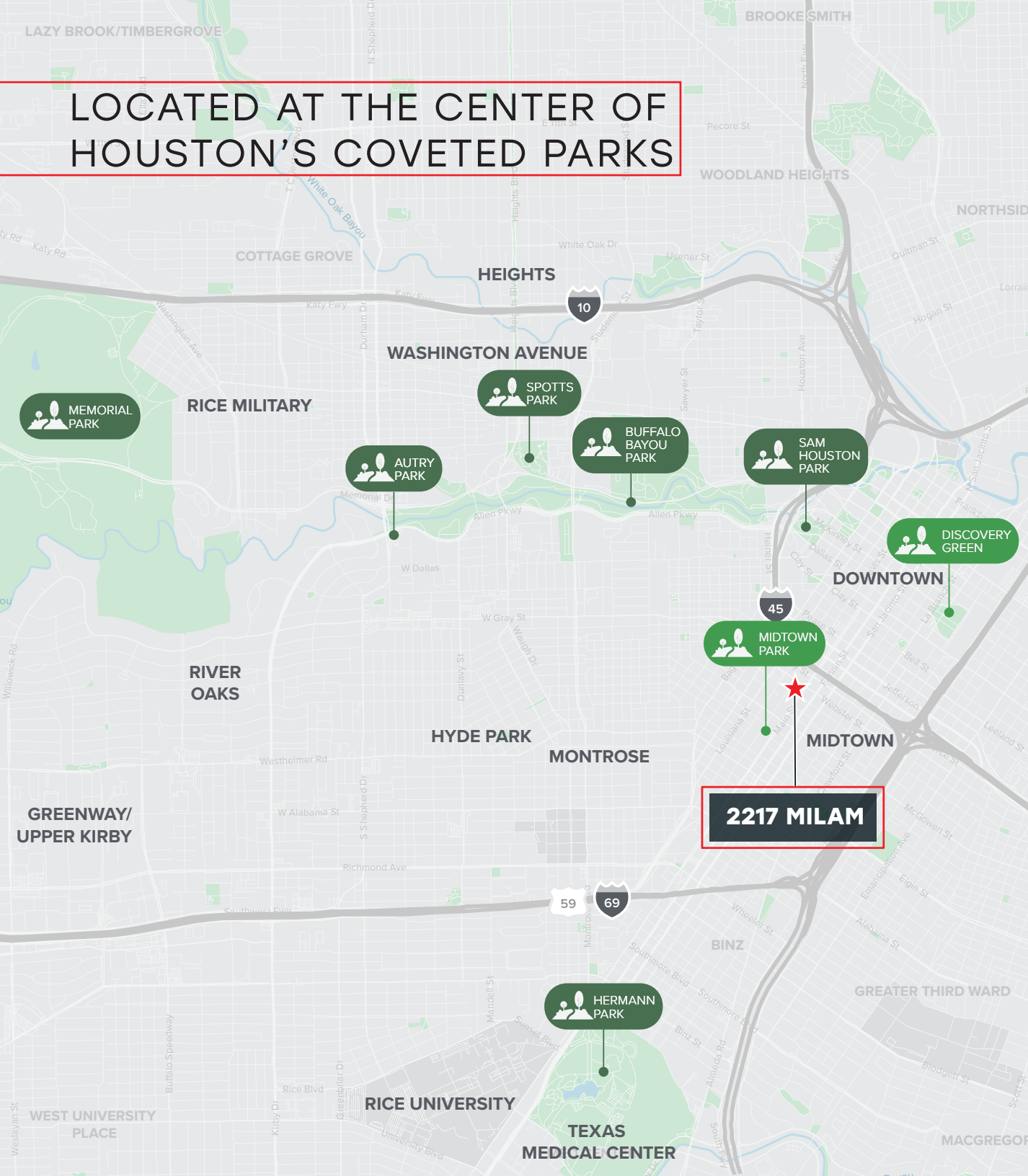
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2010 Population	18,922	165,847	397,346
2010 - 2025 Population Change %	61%	30%	19%
2025 Population	30,554	215,823	473,021
2025 Median Age	33.6	34.2	35.1
2025 Average Household Income	\$141,731	\$153,250	\$151,969
2025 Total Housing Units	21,762	120,908	252,105

2217 MILAM

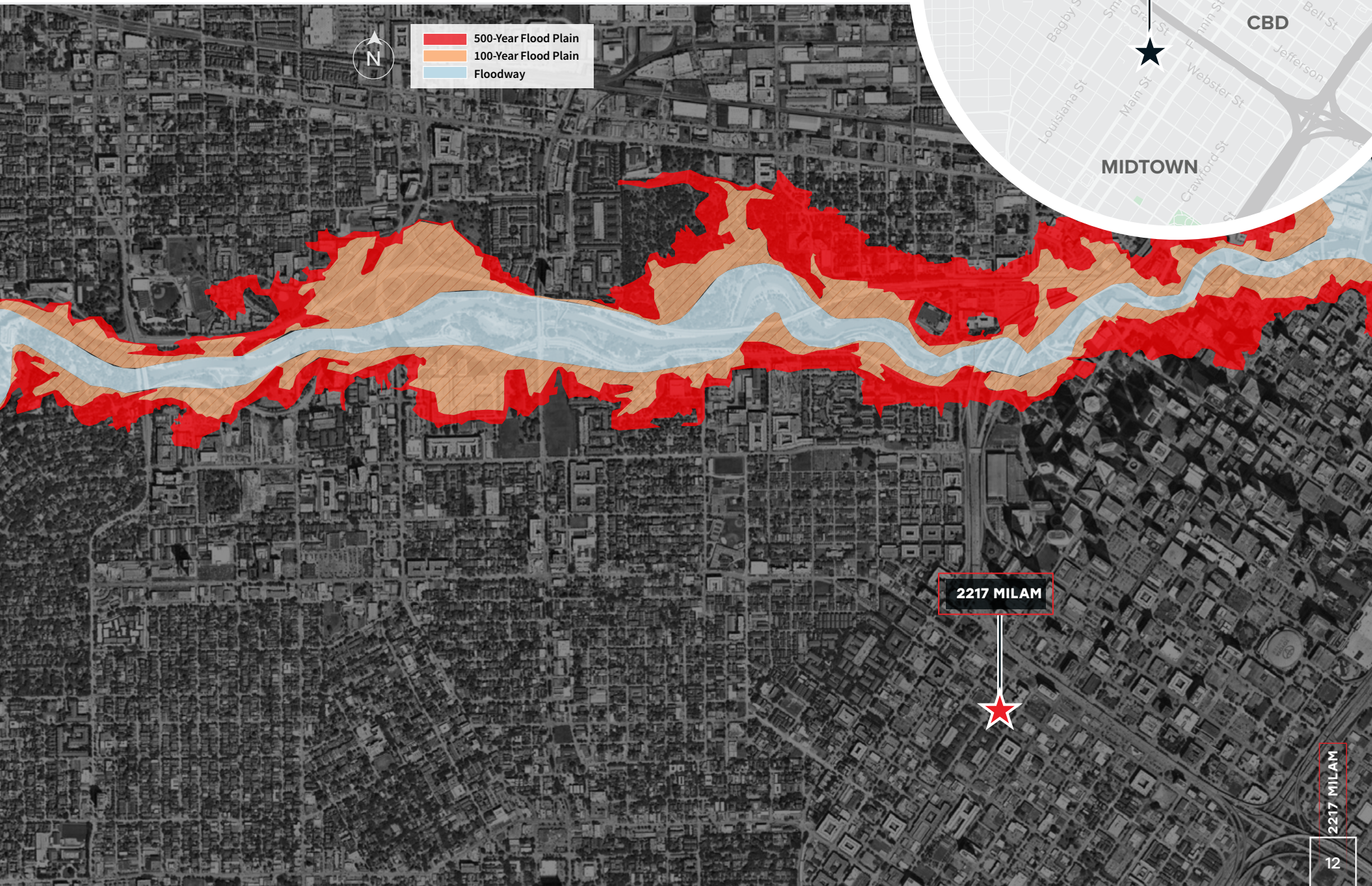


# LOCATED AT THE CENTER OF HOUSTON'S COVETED PARKS





LOCATION OUTSIDE BOTH 100 AND 500 YEAR FLOOD PLAIN



2217 MILAM

CBD

MIDTOWN

2217 MILAM

2217 MILAM



# 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.

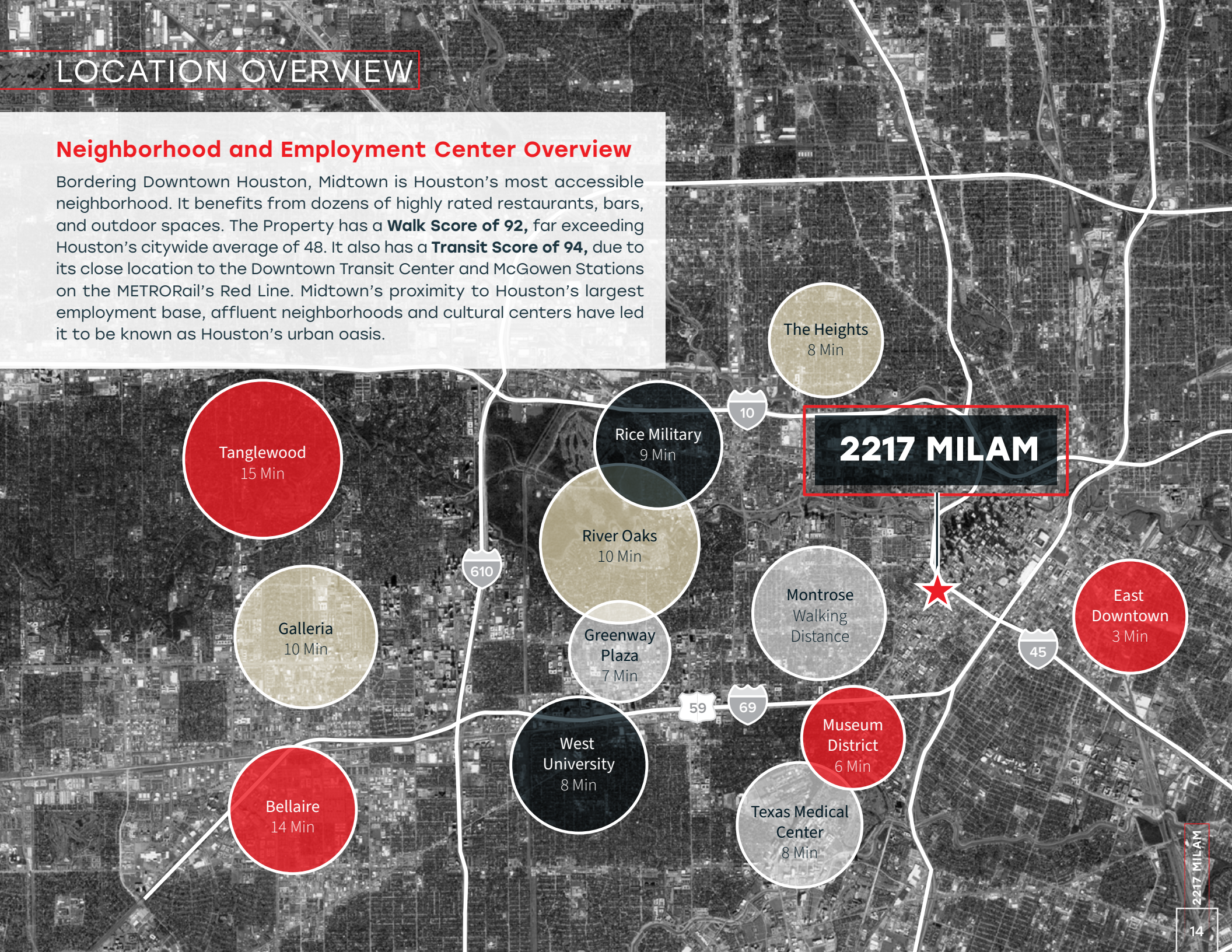




# LOCATION OVERVIEW

## Nighborhood 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

## **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

## **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





# CONTACTS

## Investment Advisory

Davis Adams

Managing Director

+ 1 713 852 3558

davis.adams@am.jll.com

Dawson Hastings

Analyst

+1 713 425 1801

dawson.hastings@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027

[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

*Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2026. Jones Lang LaSalle IP, Inc. All rights reserved.*

*For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYS. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).*