

# 1330

ENCLAVE  
PARKWAY

OWNER/USER  
OPPORTUNITY

196,592 SF

HOUSTON, TX



# THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 1330 Enclave (“the Property”), 196,592 SF, Class A office property located at 1330 Enclave Parkway in the heart of the Energy Corridor submarket of West Houston.

The Property stands to benefit from recent leasing success in the surrounding Energy Corridor and is an ideal repositioning candidate, taking advantage of the increasingly narrow options for anchor and/or single tenant user buildings. West Houston has experienced over 4M SF of leases executed in the past 24 months.

## USER OPPORTUNITY

In the past 24 months, more than four million square feet of leasing has occurred in the Energy Corridor, underscoring sustained demand for large, high-quality spaces near the Property. The building provides expansive, efficient floor plates and a functional single-tenant layout that accommodates major corporate users seeking scale.

Modern common-area finishes, an on-site fitness center, and ample structured parking create a practical, user-oriented environment that aligns with contemporary workplace expectations and operational needs.

With West Houston facing a shortage of true Class A availability and construction costs well above current pricing levels, the Property offers a rare opportunity to secure a substantial, high-quality building below replacement cost in a submarket where large blocks of space remain increasingly scarce.

ADDRESS	1330 Enclave Parkway Houston, Texas 77077
COUNTY	Harris
RENTABLE SF	196,592 SF
YEAR BUILT	1999
PARKING	811 Total Spaces (794 Garage & 17 Surface Lot)
PARKING RATIO	4.13/1,000 SF
STORIES	4
LOT SIZE	11.68 Acres



# INVESTMENT SUMMARY



**CATERING TO FLIGHT TO QUALITY  
AND WESTERN MIGRATION  
TRENDS**

**PREMIER ENERGY  
CORRIDOR LOCATION**

**COUNTLESS NEARBY  
AMENITIES**

**TOP PERFORMING  
SUBMARKET**

**MASTER PLANNED  
BUSINESS PARK**

**EXCEPTIONAL VISIBILITY  
AND ACCESS**

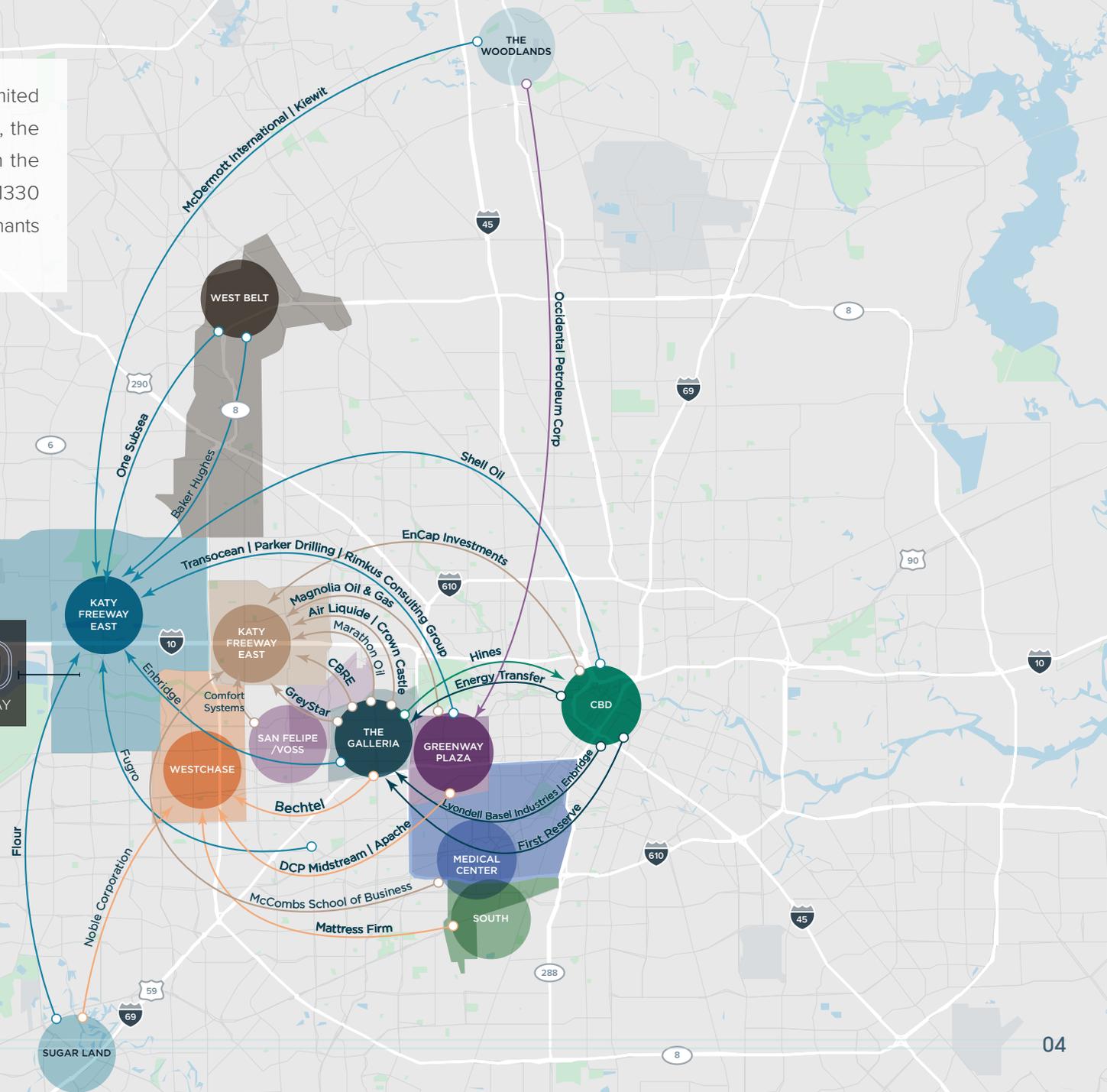
**USER  
OPPORTUNITY**

**ABUNDANT  
COVERED PARKING**

# LEASING ACTIVITY REMAINS STRONG IN WEST HOUSTON

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 1330 Enclave in a competitive position to capture tenants in the market.

**1330**  
ENCLAVE PARKWAY



# TOP PERFORMING LEASING SUBMARKET

## NOTABLE DEALS - LAST 24 MONTHS

COMPANY	ADDRESS	SUBMARKET	CLASS	SIZE (S.F.)	YEAR SIGNED
Bechtel Corporation	2103 & 2105 Citywest Blvd	Westchase	A	470,000	2022, 2023 2024,2025
JPMorganChase	9900 Old Katy Rd	Katy Freeway East	B	235,201	2025
Subsea7	17220 Katy Fwy	Katy Freeway West	A	177,104	2024
GEICO	21420 Merchants Way	Katy Freeway West	A	135,716	2025
Noble Corporation	2101 Citywest Blvd	Westchase	A	110,250	2024
OneSubsea	915 N Eldridge Pkwy	Katy Freeway West	A	99,431	2024
BMC Software	2103 Citywest Blvd	Westchase	A	95,827	2025
Caturus Energy	990 Town and Country Blvd	Katy Freeway West	A	90,786	2025
Helix Energy Solutions	3505 W Sam Houston Pkwy N	Katy Freeway West	A	88,256	2024



## HIGHLIGHTS:

- = Since 2022, West Houston has maintained strong leasing momentum with 10.9 million s.f. in total transaction volume. Modern office space continues to attract robust demand, with Class A properties accounting for 89% of all leasing activity.
- = The area recorded several significant lease transactions in 2025, including JPMorganChase (235,201 s.f.), GEICO (135,716 s.f.), BMC Software (89,217 s.f.) and Caturus Energy (90,786 s.f.).
- = Following Marathon Oil's departure from 990 Town and Country Blvd after ConocoPhillips' acquisition, the building has attracted new tenants rapidly and has already reached an occupancy of 90%+, reflecting continued demand for newer, high-quality office space.
- = West Houston's market fundamentals remain solid, supported by occupancy growth and consistent tenant demand. The continued leasing activity expected through 2026 positions the region for sustained market growth.

# MASTER PLANNED BUSINESS PARK

## THE ENERGY CORRIDOR'S MOST PRESTIGIOUS OFFICE PARK

The Enclave is a 120-acre controlled development consisting of Class A office buildings in campus settings. As many properties are user-owned, occupants of the Enclave are large and known for longevity. Sysco Foods was the original owner-developer of the Enclave, and are now joined by occupants including Sonangol, Gulf States Toyota, Citigo Petroleum, Schlumberger and Transocean.



### THE ENCLAVE OFFICE PARK SNAPSHOT

3 MILLION

SF of Office Inventory

90%

Occupancy

1330  
ENCLAVE PARKWAY

Sonangol

ARION

Dow

CITIGO

HARMONY  
PUBLIC SCHOOLS

Sysco

THE FRIEDKIN  
GROUP

GULF STATES  
TOYOTA

IHS Markit

Transocean

Schlumberger

# PREMIER ENERGY CORRIDOR LOCATION

## BENEFITS FROM THE EXPLOSIVE GROWTH IN WEST HOUSTON

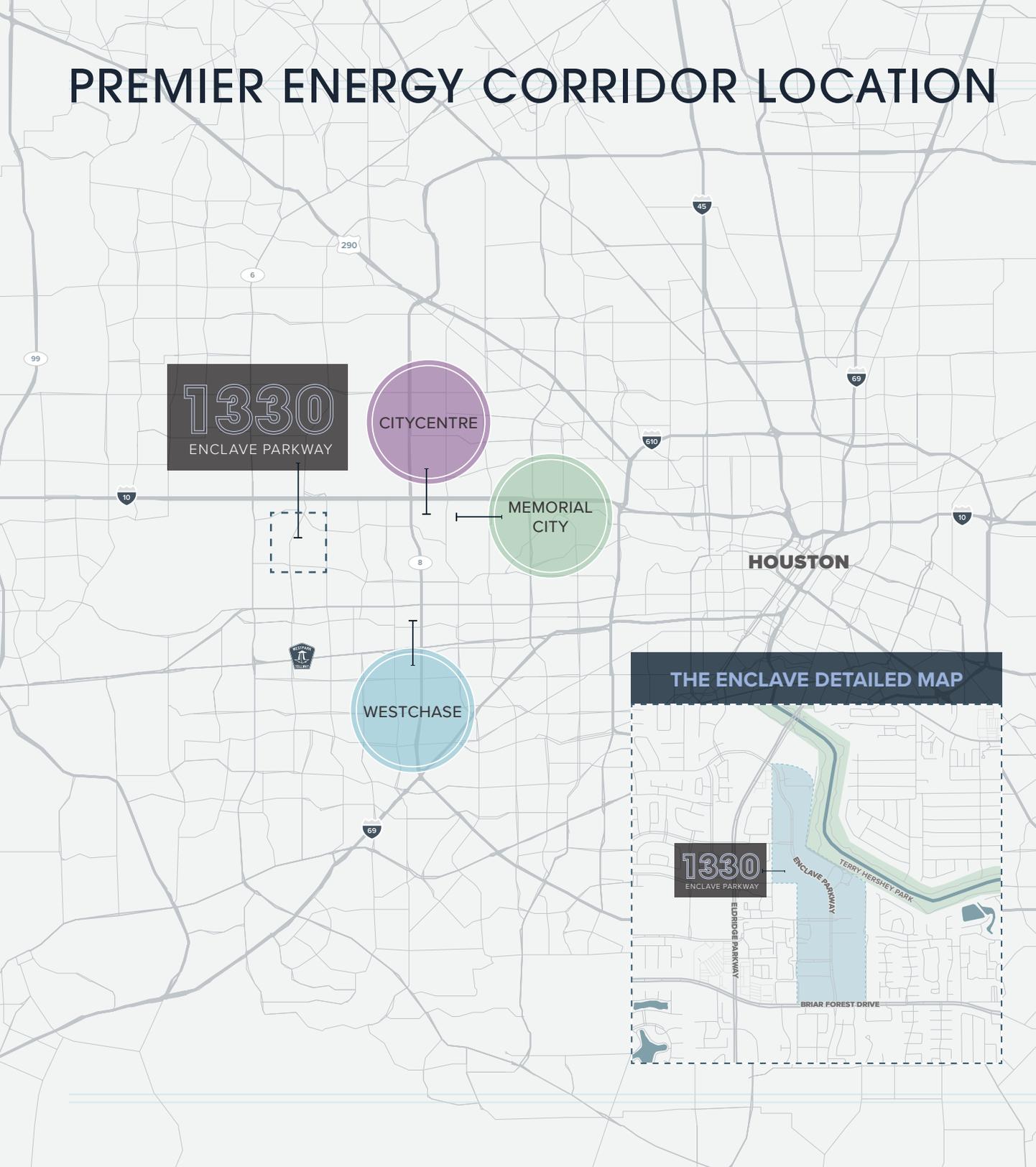
- = The Central Business District of West Houston
- = Proximate to a number of affluent surrounding neighborhoods
- = Centrally located off of Briar Forest, one of Houston's major East-West arteries
- = Superior accessibility to Interstate 10 and Highway 6
- = Located less than a half-mile away from the 496-acre Terry Hershey Park, providing access to 50 miles of hiking and bike trails

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	24,624	126,498	292,116
2030 Population	25,113	128,298	295,487
2025 Median Age	36	36.9	36.5
2025 Average Household Income	\$122,362	\$120,589	\$113,557
2030 Average Household Income	\$131,891	\$131,839	\$124,936
Projected Percentage Growth	8%	9%	10%

## NOTABLE TENANTS IN THE ENERGY CORRIDOR



# PREMIER ENERGY CORRIDOR LOCATION



## Westchase District 6.2 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 4.9 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 5.1 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.

# EXCEPTIONAL VISIBILITY AND ACCESS



The Property is conveniently located near Beltway 8 and Memorial Drive, connecting the buildings to the affluent Memorial Villages. Direct access to Memorial Drive and North Eldridge Parkway provides tenants with alternate routes to all neighborhoods in the immediate area without having to rely on major freeways.

# ABUNDANT PARKING

1330 Enclave features a three story parking garage with 794 garage spaces and 17 surface parking spaces. The asset also includes a covered walkway that connects the garage to the building. This parking situation allows new ownership the ability to offer an abundance of parking to new tenants in the market and mitigate any utilization risks in a multi-tenant lease-up strategy. The property's parking ratio is 4.13/1,000 SF which is higher than the common ratio offered within the submarket. In addition to the parking ratio, the parking garage offset from the building, allows for minimally obstructed views.



# USER OPPORTUNITY

Situated in the Energy Corridor submarket, this offering presents the opportunity for a user to own their own building in an irreplaceable location with frontage and visibility along Enclave Parkway. 1330 Enclave is located in close proximity to over 290,000 residents while also being in one of the hottest leasing markets in the country. The Property offers a rare opportunity to purchase in a “must-have” location with regional accessibility for tenants and owners alike.



# RECENT CAPITAL IMPROVEMENTS

1330 Enclave has been very well maintained since its completion in 1999 due to stints of corporate ownership in the past. Capital improvement projects completed over the last 17 years are summarized in the table to the right.



SUMMARY OF IMPROVEMENTS	YEAR COMPLETED	INVESTMENT
Kitchen Equipment - Wasserstrom	2009	\$7,400
Generator Repairs	2009	\$3,400
VFD - Air Handler Fans	2010	\$69,000
VFD - Condenser Water Pumps	2010	\$57,000
VFD - Cooling Tower Fan Motors	2010	\$28,400
LED Driveway Pole Lighting Retrofit	2010	\$11,400
Water Condenser Pump	2011	\$22,100
Parking Garage Enhancements	2011	\$21,000
Variable Air Volume (VAV) Boxes	2011	\$14,000
Lobby Upgrades - Floor Tile	2011	\$9,000
Build Out (Floor 4)	2012	\$96,000
Cooling Tower Replacement	2013	\$190,000
Carpet Replacement (Floors 1 & 3)	2015	\$221,000
Fitness Center Flooring	2015	\$12,800
Flagpole	2017	\$6,800
Roof Replacement	2018	\$231,000
Floor Replacement (Floor 3 Office)	2018	\$12,540
Elevator Modernization - Parking Garage	2019	\$164,000
Building Window Sealing	2019	\$147,475
BAS Upgrade	2019	\$86,000
Fire Panel Replacement	2019	\$24,000
Security System Upgrade	2011-2018	\$153,400
<b>TOTAL IMPROVEMENTS</b>		<b>\$1,587,715</b>

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