

1001 WEST
LOOP
SOUTH

HOUSTON, TEXAS
222,190 SF INFILL OFFICE ASSET IN UPTOWN/ GALLERIA



EXECUTIVE SUMMARY

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 1001 West Loop South (“the Property”), a 222,190 square foot, Uptown office property. 1001 W Loop South offers tenants a highly visible and strategic location providing convenient access across the region as well as direct access to Houston’s most prestigious residential neighborhoods – River Oaks, the Memorial Villages, and Tanglewood. The Property is located in the Uptown/ Galleria submarket, which features 24,052 apartments, more than 9,000 hotel rooms, and 6 million square feet of retail, most of which is within a short drive from the property.

With immediate access to major roadways via 610 Loop, I-10, and US-59, the Property offers superb ingress and egress to other major population centers of Houston, providing top accessibility for tenants. Given the asset’s current occupancy level and excellent location, 1001 West Loop South presents a unique value-add opportunity in an infill location at a fraction of the replacement cost.





1001 West Loop South

ADDRESS

Houston, Texas

CITY, STATE

Harris

COUNTY

222,190

RENTABLE SF

1980/2008

YEAR BUILT

700 Total Spaces

691 Garage Spaces and 9 Surface Lot Spaces

PARKING

3.15/1,000 SF

PARKING RATIO

8

STORIES

3.89 Acres

LOT SIZE

INVESTMENT HIGHLIGHTS





IRREPLACEABLE INFILL LOCATION

610 FRONTAGE & VISIBILITY WITH
EXCELLENT INGRESS AND EGRESS

COVERED LAND PLAY OFFERED
AT AN ATTRACTIVE BASIS

EASY ACCESS TO CITY-WIDE CONNECTORS

LEADING RESIDENTIAL GROWTH ON
TOP OF HIGH EXISTING DENSITY

USER OPPORTUNITY

PRIME UPTOWN LOCATION WITH 610 LOOP FRONTAGE

WEST UNIVERSITY
Average Home Price of \$2.1M

BELLAIRE
Average Home Price of \$1.3M

GREENWAY SUBMARKET

AFTON OAKS
Average Home Price of \$1.2M

RIVER OAKS
Average Home Price of \$3M

5POP TOWER

AMEGY BANK BUILDING

HOLLINGS POST OAK
316 Units

PARK TOWERS

REVERIE AT RIVER HOLLOW
304 Units

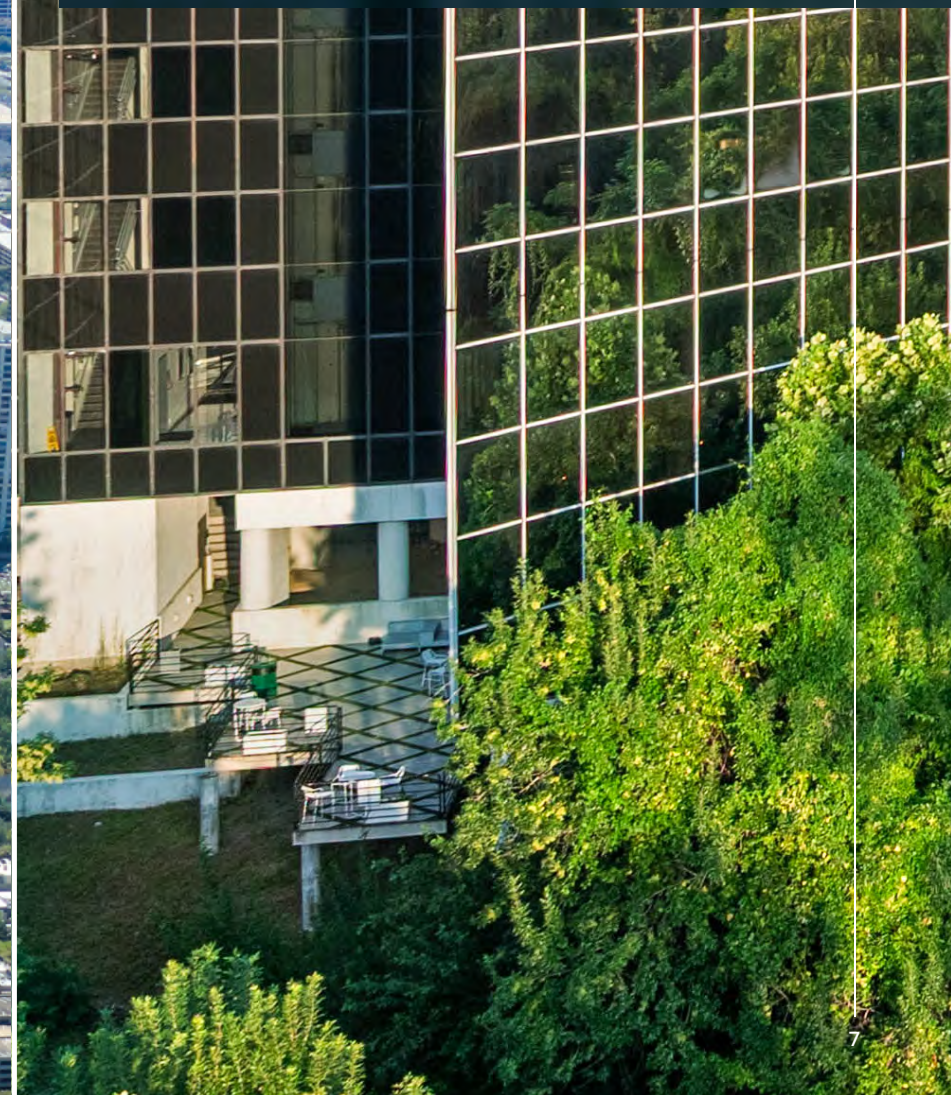
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Leading Residential Growth on top of high existing density:

The Property is among a plethora of residential neighborhoods. Within a 3-mile radius, there are roughly 175,000 residents with an annual growth projection of 1.07%. The surrounding population within a 1-mile radius has an average household income of \$234,258 well above the Houston average of \$84,179. The Houston MSA is among the highest growth areas in the United States with 26% growth over the trailing 10-year period.



ATTRACTIVE COVERED LAND PLAY OFFERED AT A LOW BASIS



1001 West Loop South is situated on 3.89 acres in Houston's Uptown/ Galleria Submarket. The purchase of the asset gives a buyer control of West Loop South's northern most land parcel backing up to a scenic view of the bayou and Memorial Park. The current occupancy creates an incredible low-basis opportunity for office investors and possible owner-users.





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HIGHLY ACCESSIBLE INFILL LOCATION

1001 West Loop South is located on the frontage road for West Loop South, offering direct access to the 610 West Loop and one of Houston's most dynamic commercial corridors. This location delivers excellent visibility and connectivity to prominent neighborhoods including Uptown, Galleria, River Oaks, and Tanglewood, ensuring unparalleled convenience for both tenants and visitors.

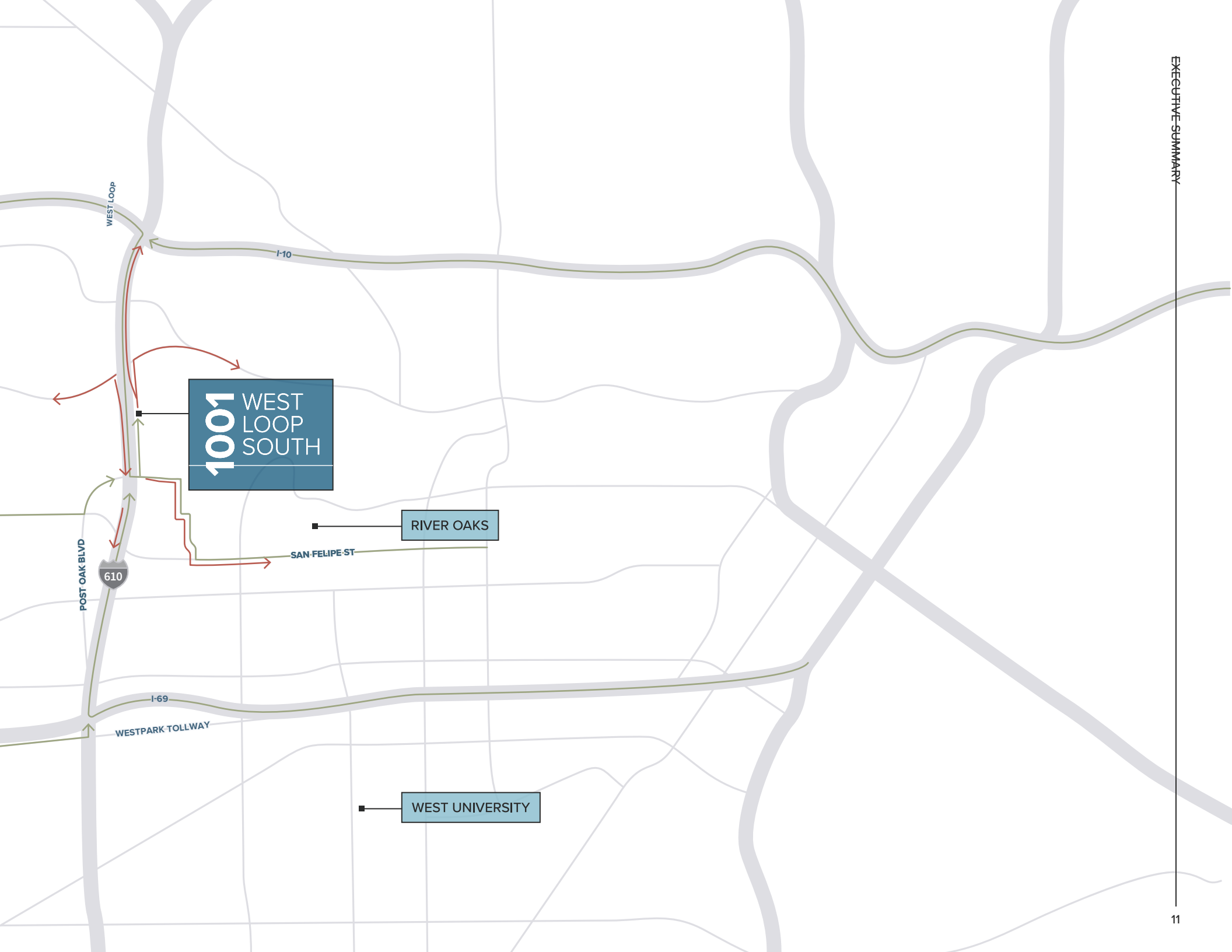
Woodway	📍 WALKING
Memorial Drive	📍 0.2 MILES
610 Loop	📍 0.3 MILES TO ON-RAMP
Interstate 59	📍 2 MILES

MEMORIAL VILLAGES

TANGLEWOOD

SAN FELIPE ST

BELLAIRE



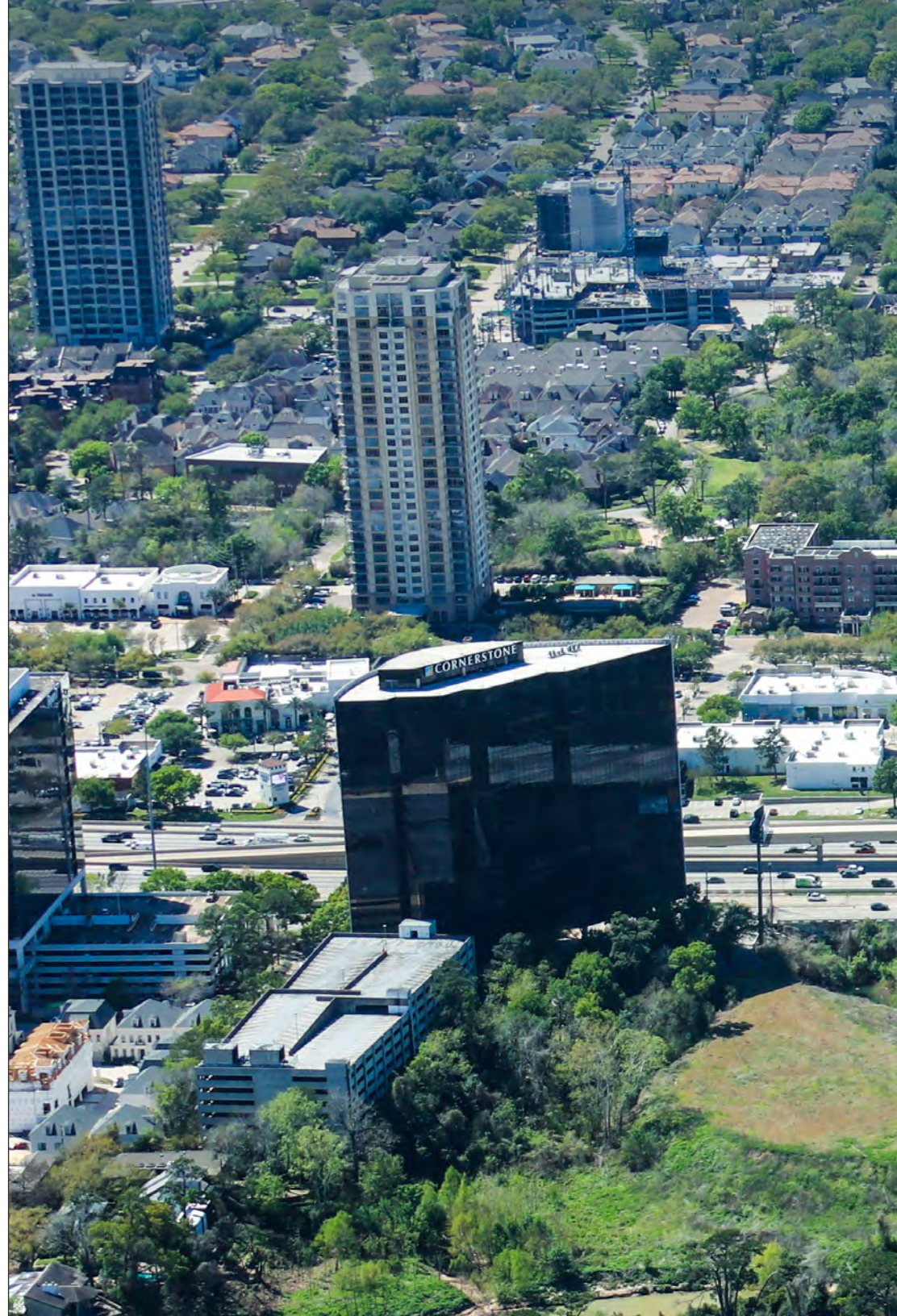
DESIRABLE DEMOGRAPHICS

Situated in the Galleria, 1001 West Loop South provides a potential buyer the opportunity to own an office building in between Houston's most affluent neighborhoods. With household incomes within a mile cresting 250k by 2031, the Galleria and 1001 West Loop South is an easy commute for executives at most firms.

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Total Households	5,384	69,280	200,497
2020 Total Households	6,788	82,929	233,811
2026 Total Households	8,371	93,725	260,585
2031 Total Households	9,057	100,821	277,271
2010-2020 Annual Rate	2.34%	1.81%	1.55%
2020-2026 Annual Rate	3.41%	1.98%	1.75%
2026-2031 Annual Rate	1.59%	1.47%	1.25%

AVERAGE HOUSEHOLD INCOME			
2026 Average Household Income	\$234,258	\$199,145	\$182,289
2031 Average Household Income	\$254,898	\$217,229	\$199,498
2026-2031 Annual Rate	1.70%	1.75%	1.82%

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	11,799	160,307	502,398
2026 Population	13,816	174,397	535,803
2031 Population	14,603	183,972	557,391
2010-2020 Annual Rate	2.48%	1.85%	1.33%
2020-2026 Annual Rate	2.56%	1.36%	1.04%
2026-2031 Annual Rate	1.11%	1.07%	0.79%



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