2217 MILAM

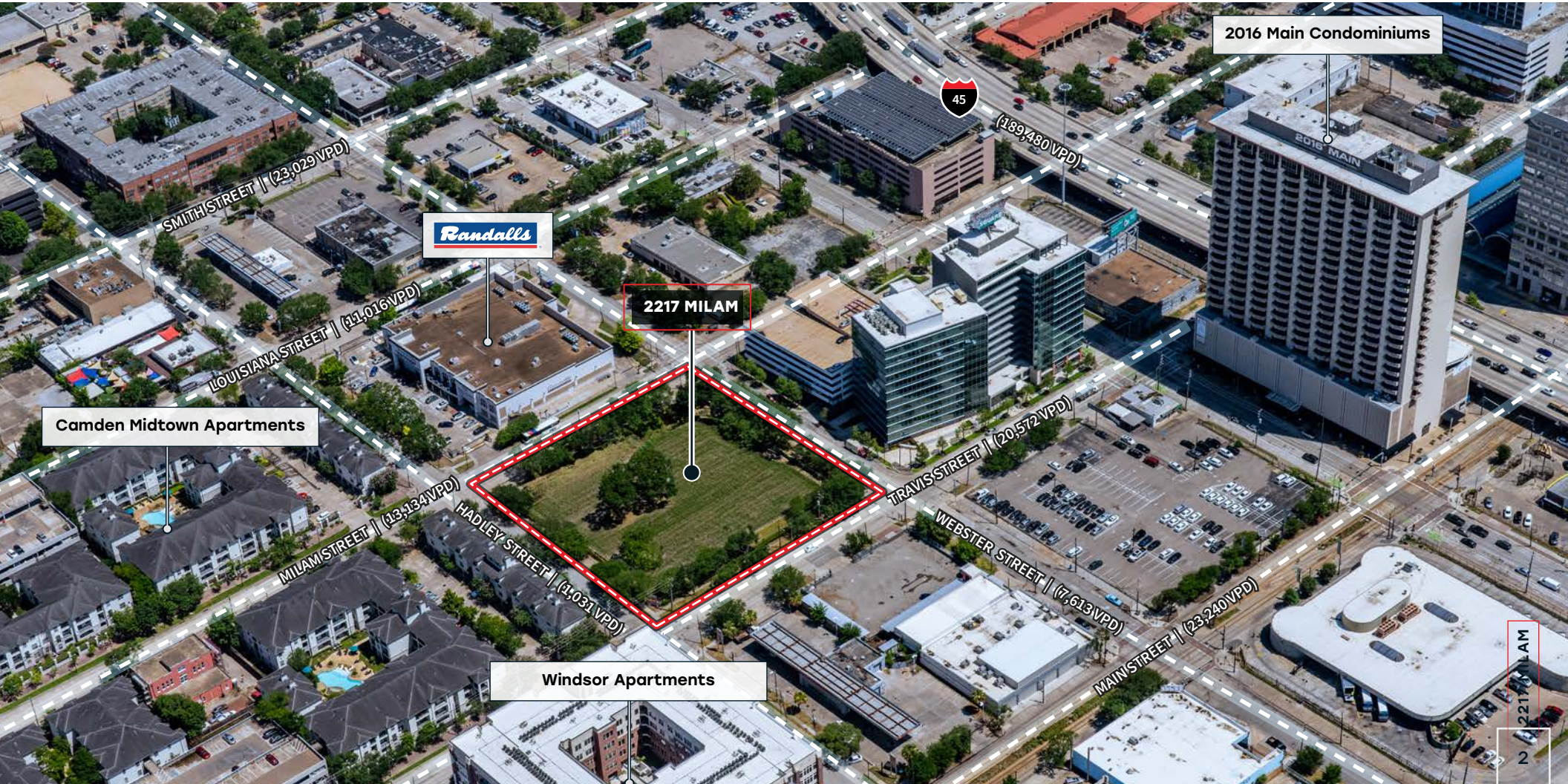
MIDTOWN, HOUSTON, TX

LENDER OWNED | ASKING: $5,000,000

THE OFFERING

Jones Lang LaSalle ("JLL"), on behalf of the lender, 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.

ASKING PRICE: $5,000,000



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

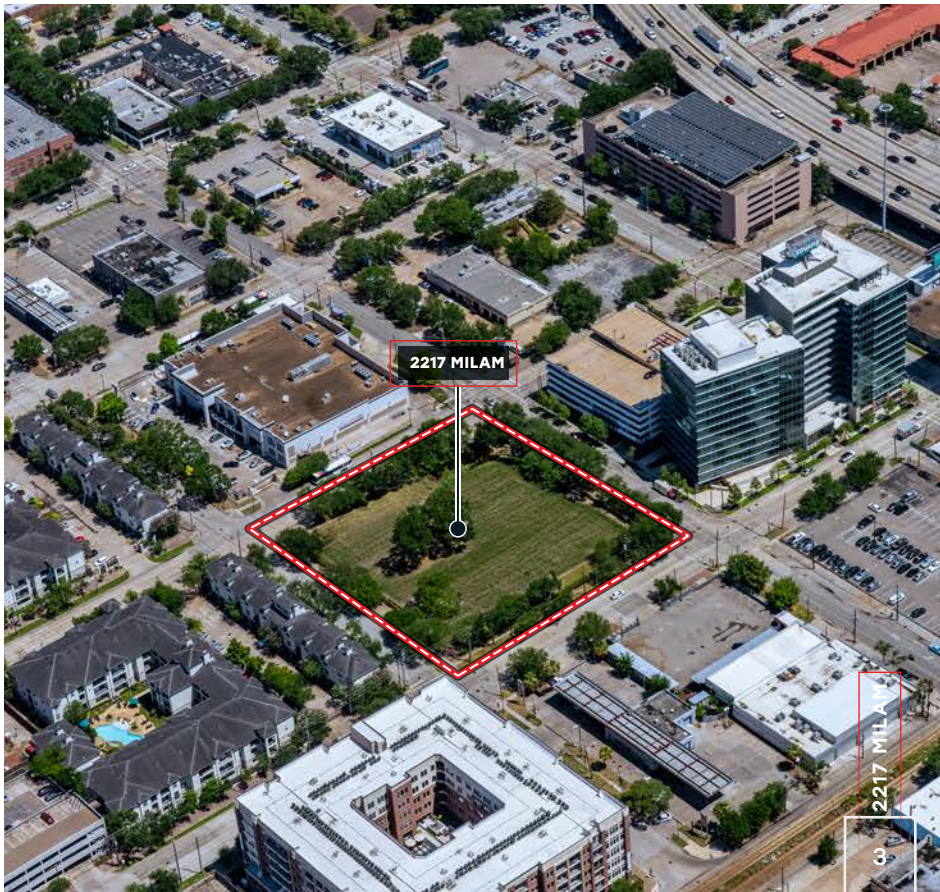
Milam Street - 13,121
Webster Street - 7,613
Travis Street - 20,572
Hadley Street - 1,031

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



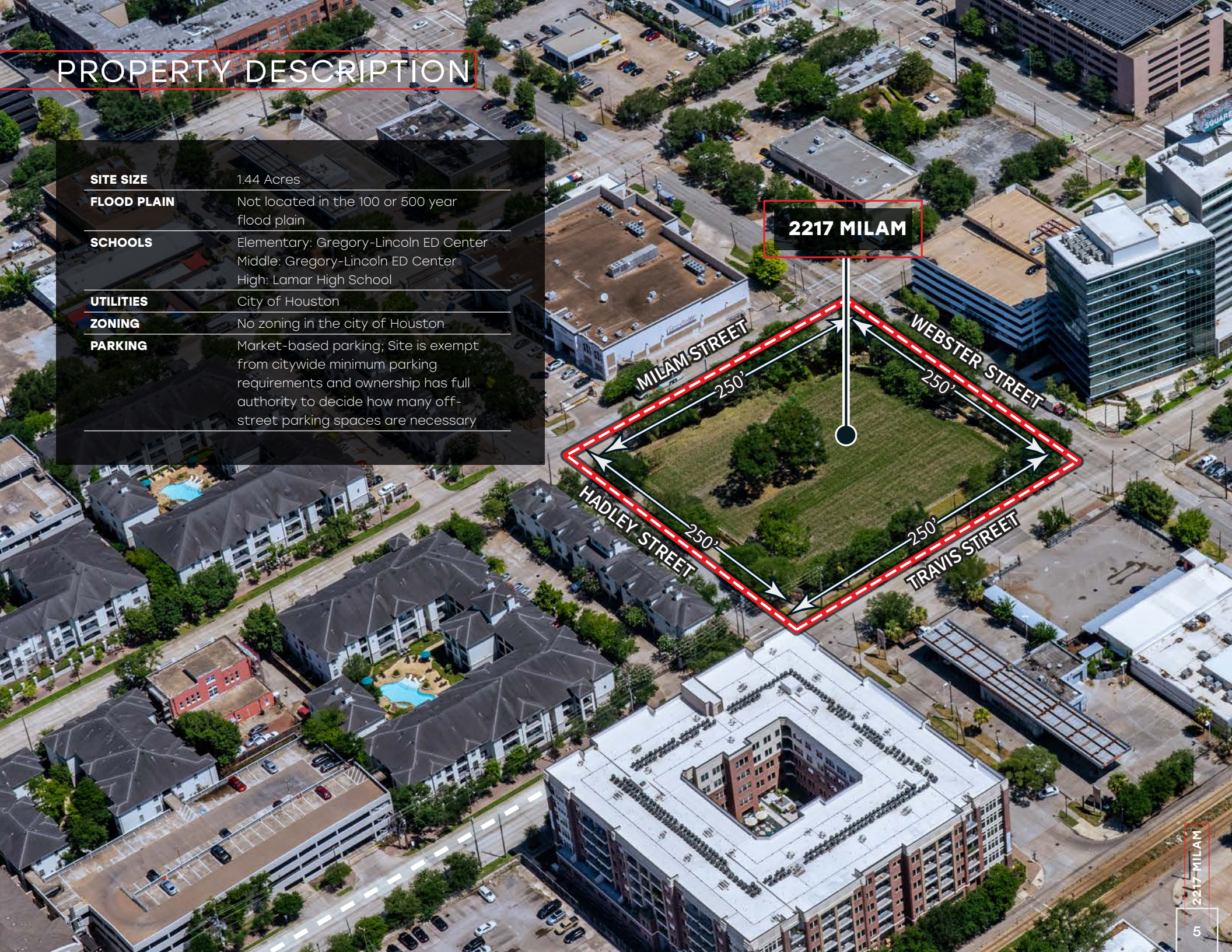
LIVE

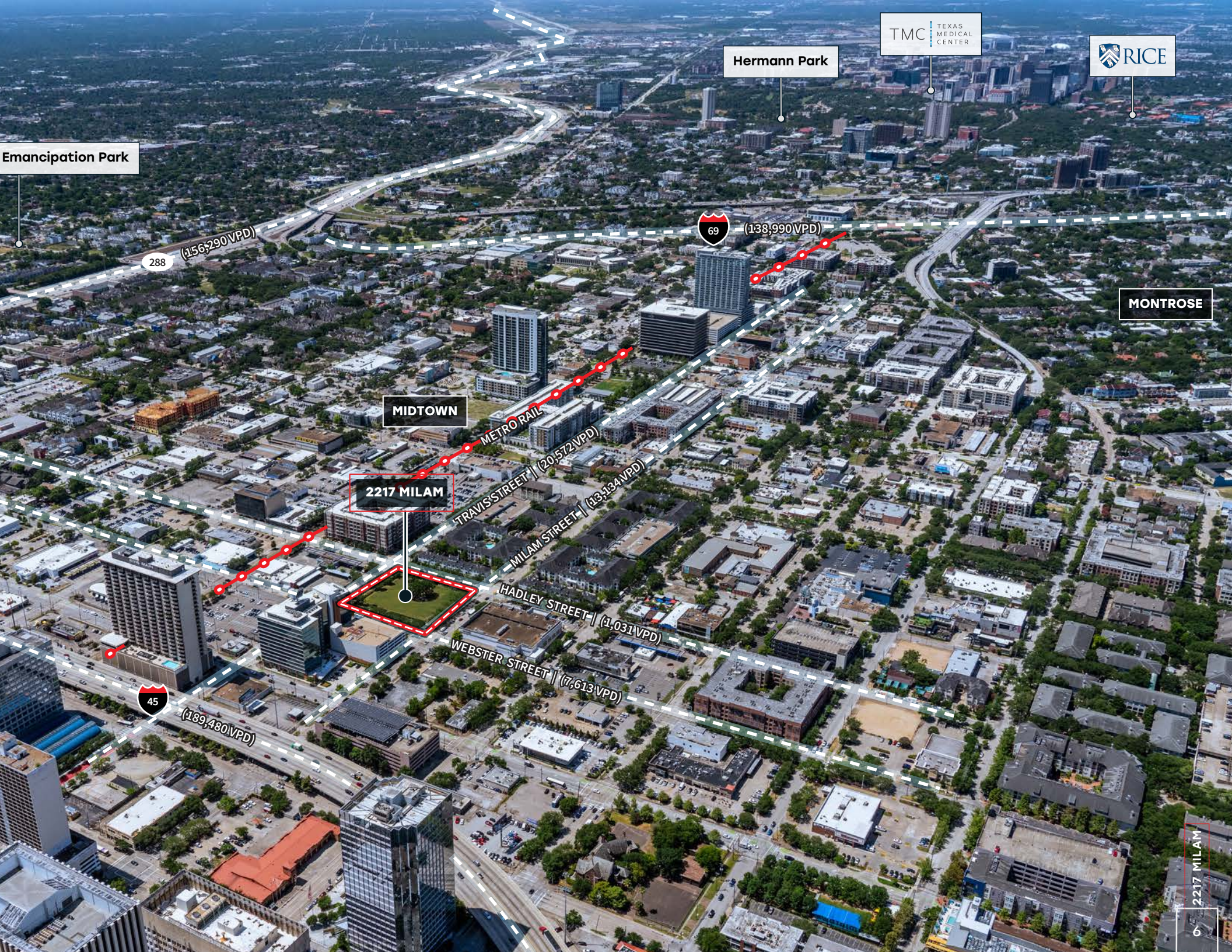
WORK

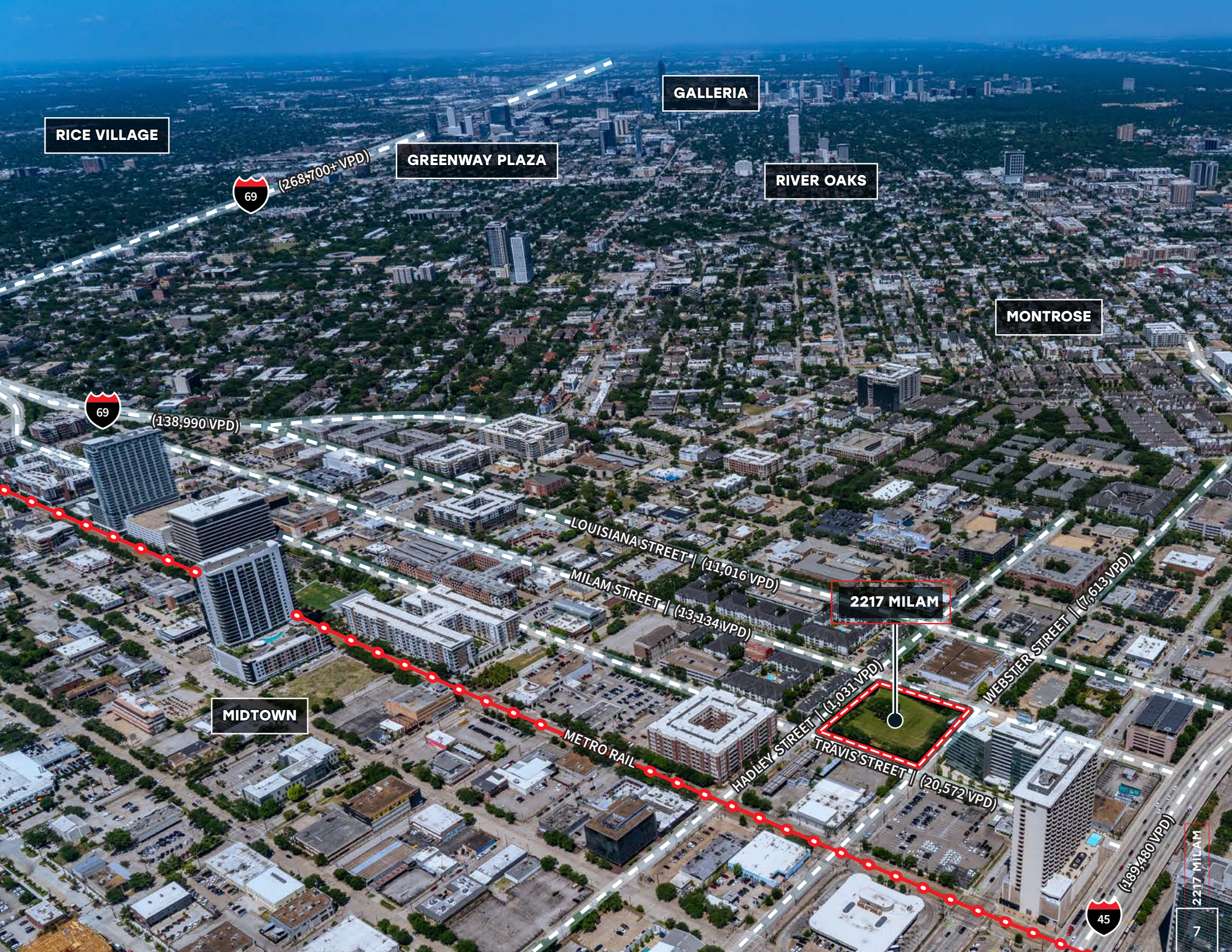
PLAY

PROPERTY DESCRIPTION

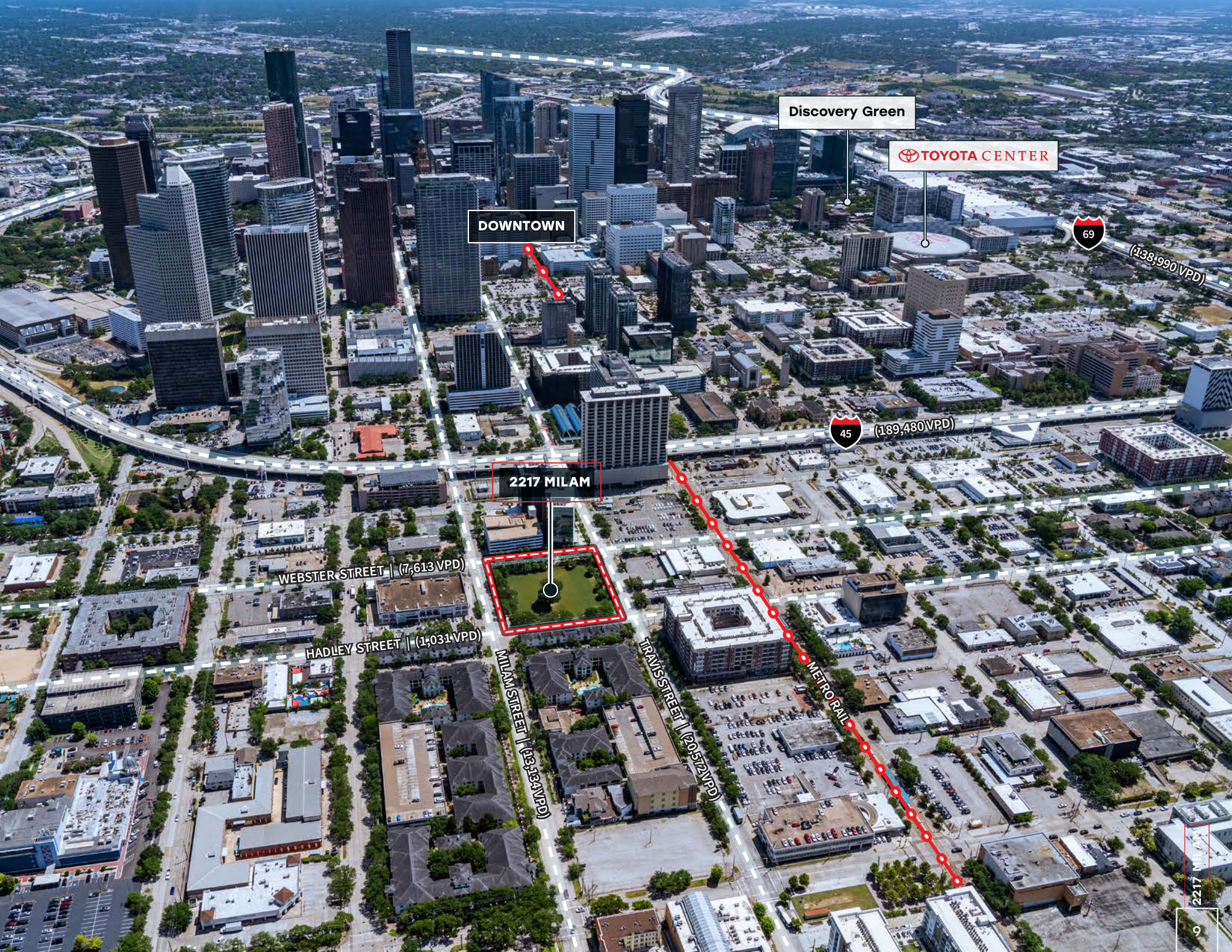
SITE SIZE	1.44 Acres
FLOOD PLAIN	Not located in the 100 or 500 year flood plain
SCHOOLS	Elementary: Gregory-Lincoln ED Center Middle: Gregory-Lincoln ED Center High: Lamar High School
UTILITIES	City of Houston
ZONING	No zoning in the city of Houston
PARKING	Market-based parking; Site is exempt from citywide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



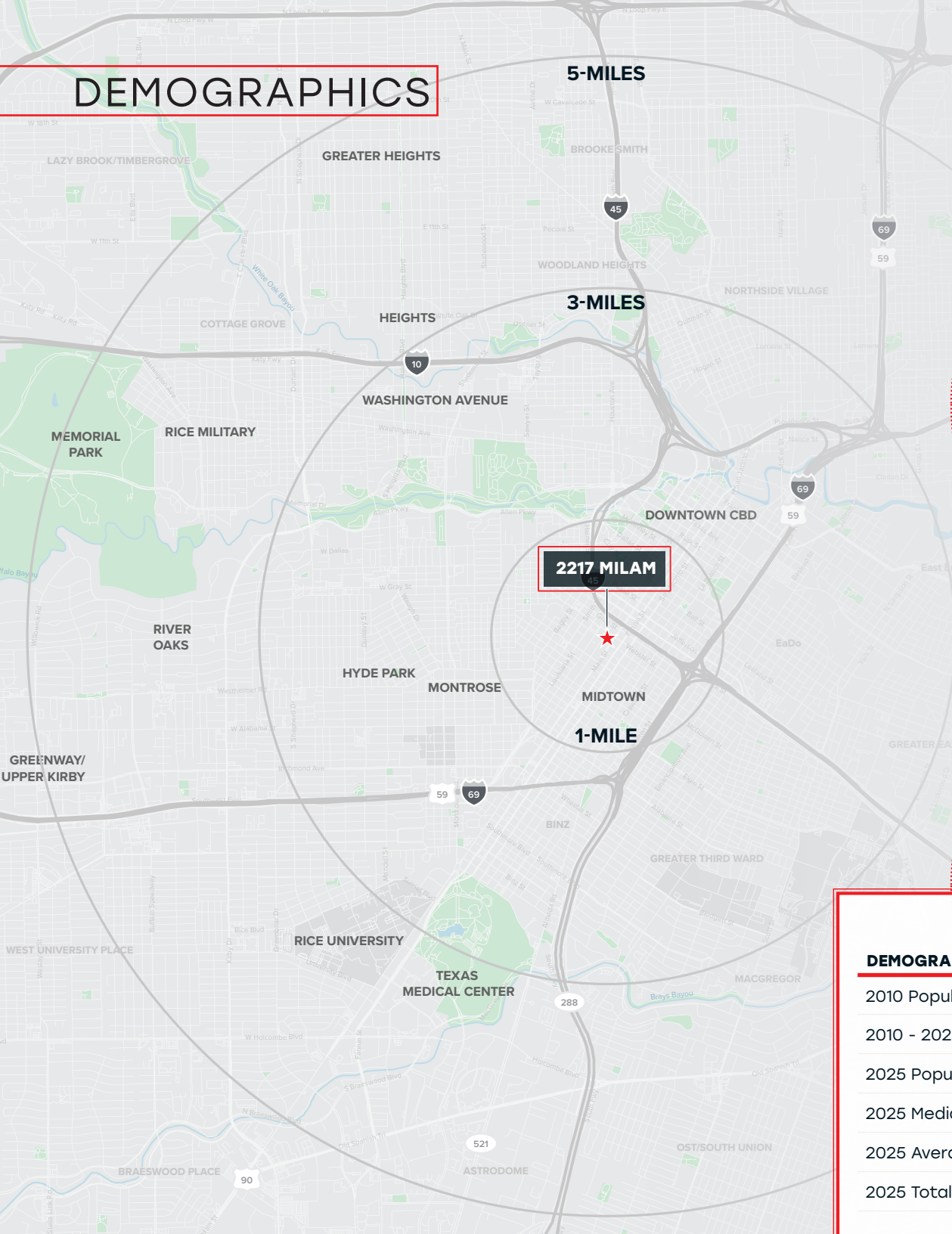

Hermann Park
TMC TEXAS MEDICAL CENTER
RICE
Emancipation Park
288
(156,290 VPD)
69
(138,990 VPD)
MONTROSE
MIDTOWN
METRO RAIL
2217 MILAM
TRAVIS STREET | (20,572 VPD)
MILAM STREET | (13,134 VPD)
HADLEY STREET | (1,031 VPD)
WEBSTER STREET | (7,613 VPD)
45
(189,480 VPD)


RICE VILLAGE
GREENWAY PLAZA
GALLERIA
RIVER OAKS
MONTROSE
MIDTOWN
69
(268,700+ VPD)
69
(138,990 VPD)
LOUISIANA STREET | (11,016 VPD)
MILAM STREET | (13,134 VPD)
2217 MILAM
WEBSTER STREET | (7,613 VPD)
HADLEY STREET | (1,031 VPD)
TRAVIS STREET | (20,572 VPD)
METRO RAIL
(189,480 VPD)
45

2016 Main Condominiums
45
(189,480 VPD)
2016 MAIN
SMITH STREET | (23,029 VPD)
Randalls
2217 MILAM
LOUISIANA STREET | (11,016 VPD)
Camden Midtown Apartments
TRAVIS STREET | (20,572 VPD)
MILAM STREET | (13,134 VPD)
HADLEY STREET | (1,031 VPD)
WEBSTER STREET | (7,613 VPD)
MAIN STREET | (23,240 VPD)
Windsor Apartments

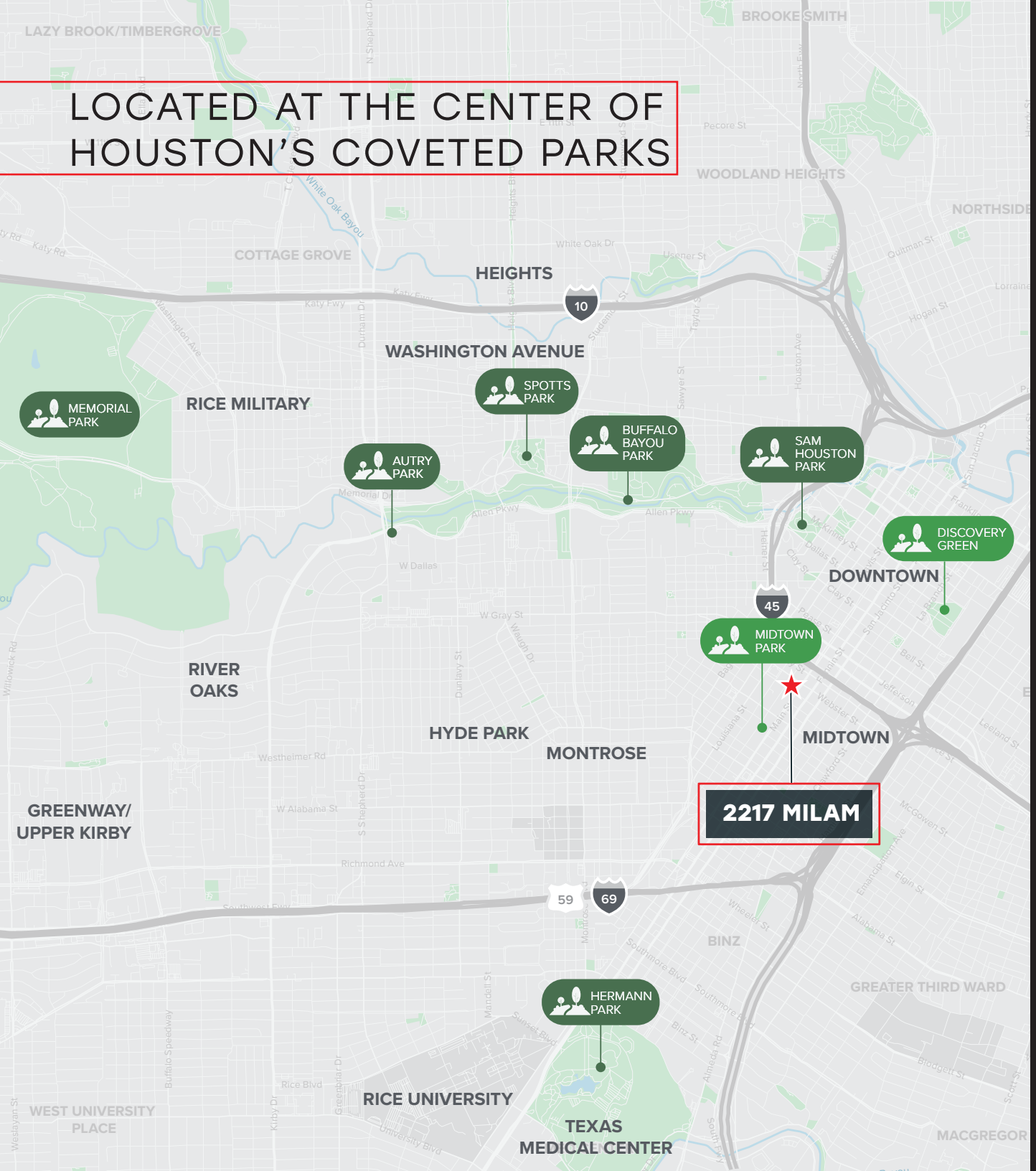

Discovery Green
TOYOTA CENTER
DOWNTOWN
69
(138,990 VPD)
45
(189,480 VPD)
2217 MILAM
WEBSTER STREET | (7,613 VPD)
HADLEY STREET | (1,031 VPD)
MILAM STREET | (13,134 VPD)
TRAVIS STREET | (20,572 VPD)
METRORAIL

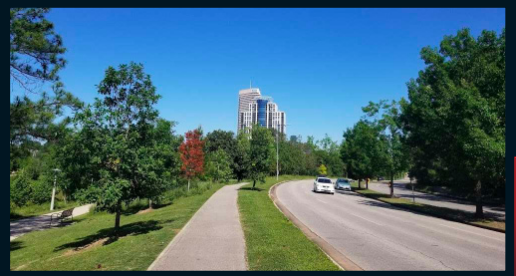
DEMOGRAPHICS



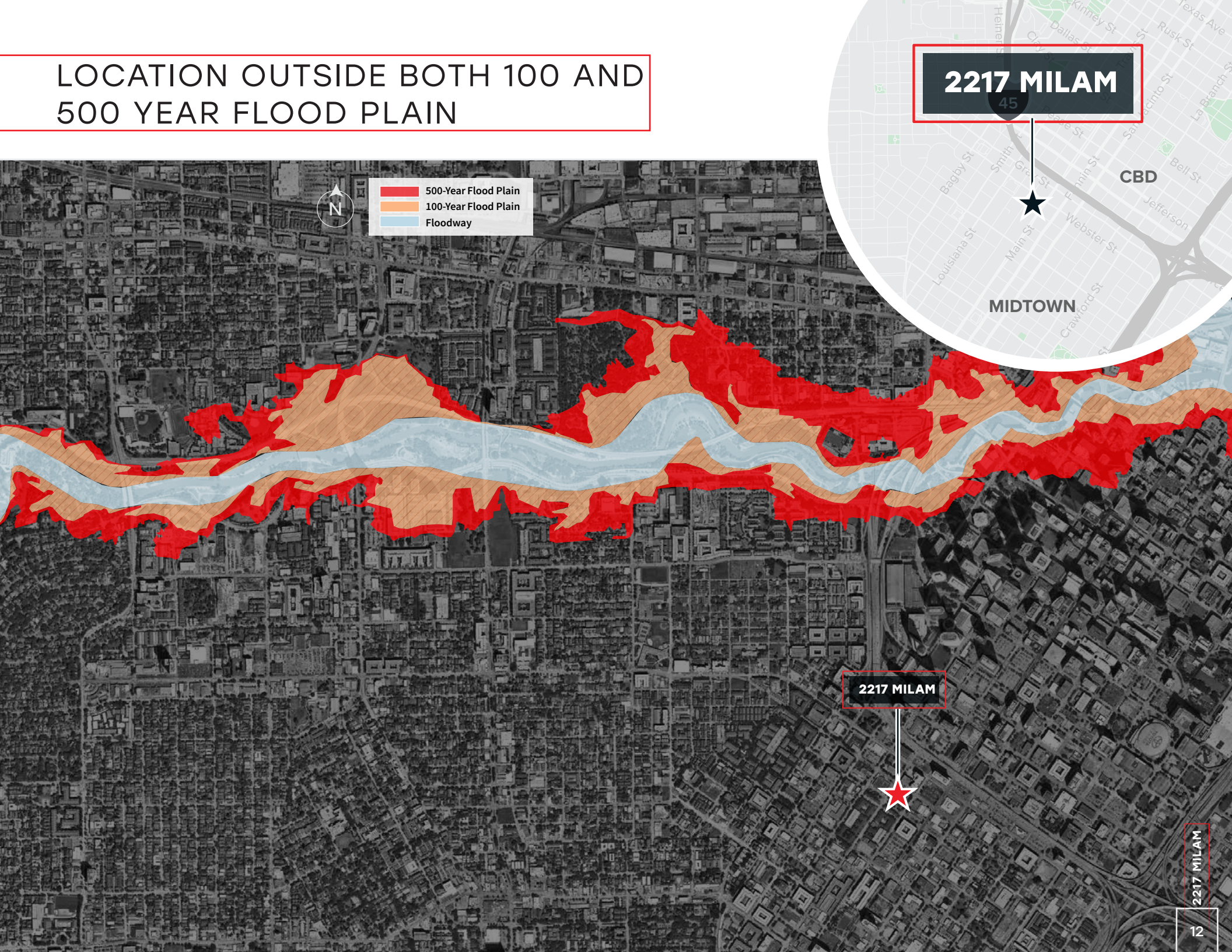
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	18,922	165,847	397,346
2010 - 2025 Population Change %	61%	30%	19%
2025 Population	30,554	215,823	473,021
2025 Median Age	33.6	34.2	35.1
2025 Average Household Income	$141,731	$153,250	$151,969
2025 Total Housing Units	21,762	120,908	252,105

LOCATED AT THE CENTER OF HOUSTON'S COVETED PARKS





LOCATION OUTSIDE BOTH 100 AND 500 YEAR FLOOD PLAIN



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.

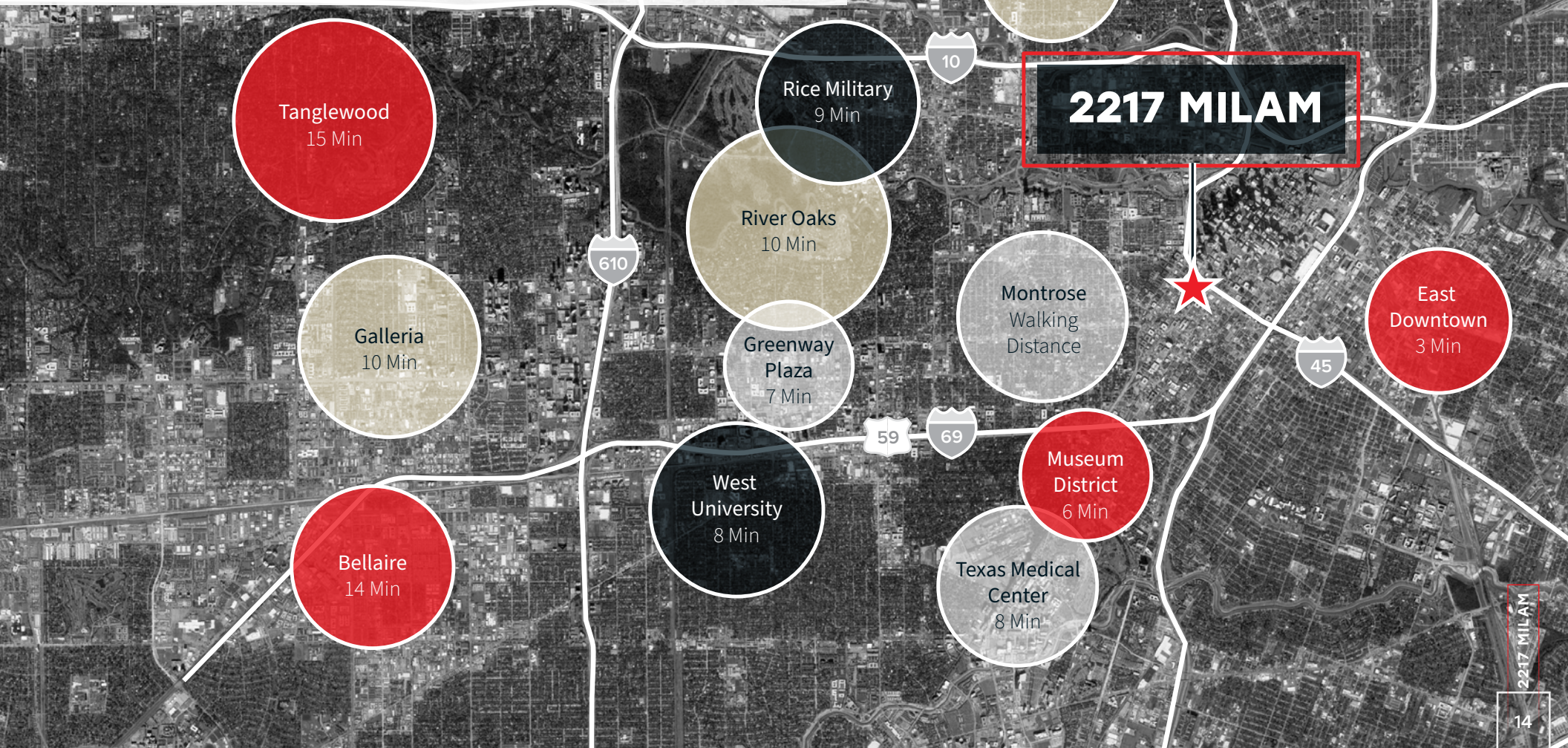
By offering unique programming to local start-ups such as a 12-week aerospace accelerator program, the Ion aims to serve as the center around which the rest of the Innovation District will grow for years to come.

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

LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

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

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 200K people from 2024 to 2025

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

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