

THE GALLERIA

GREENWAY-UPPER KIRBY

UPTOWN PARK

RIVER OAKS COUNTRY CLUB

MEMORIAL PARK

**5240 Nolda**  
±3.57 Acres

1.55 Acres

2.02 Acres

WASHINGTON AVE | 15,840 VPD

TC JESTER BLVD | 13,250 VPD

NOLDA STREET

DURHAM DR | 18,257 VPD

SHEPHERD DR | 18,928 VPD

215,305 VPD



# 5240 NOLDA - 3.57 ACRES

HOUSTON, TX

For more information, please fill out CA here.



## The Offering

Jones Lang LaSalle (JLL), on behalf of the owner, is pleased to present two premier tracts combined to 3.57 AC located along Interstate 10, just east of T.C. Jester Blvd. The irreplaceable site is located in one of Houston's most vibrant and happening districts in the city. This prime location, just north of Washington Avenue, puts the site in walkable distance to numerous restaurants, popular bars, and neighborhood grocery stores. With minimal competing future development opportunities due to lack of available sites, the Property has boundless development potential and is well positioned to capitalize on the strength of Houston's growing economy.





## Investment Highlights

- Positioned in the center of gravity for Houston's hottest new retail concepts including MKT, Sawyer Yards, and Autry Park.
- Rare opportunity to acquire a development parcel in a prime urban location with access to all Houston's major employers.
- Affluent demographics - \$224,255 average household income in a 1-mile radius.
- Optimally located between Houston's most coveted urban parks & trails, including Memorial Park, a newly renovated 1,500-acre park in the heart of the city.
- Excellent ingress / egress with easy access to Interstate 10, Houston's major East/West freeway.



### ADDRESS

**5240 Nolda Street, Houston, TX 77007**

### ACRES

**Northern Tract - 2.02 AC**

**Southern Tract - 1.55 AC**

### T.C. JESTER BLVD

**13,250 VPD**

### INTERSTATE 10

**215,305 VPD**

### FRONTAGE

**The Northern Tract has 405' of frontage along I-10**

### SCHOOLS

**Houston Independent School District**

- Memorial Elementary
- Hogg Middle School
- Lamar High School

### ZONING

**The City of Houston does not have zoning laws nor density restrictions**

### UTILITIES

**City of Houston**



5240 NOLDA STREET

# North Facing Aerial

SHEPHERD DR | 18,928 VPD

DURHAM DR | 18,257 VPD



**5240 Nolda**  
±3.57 Acres

215,305 VPD



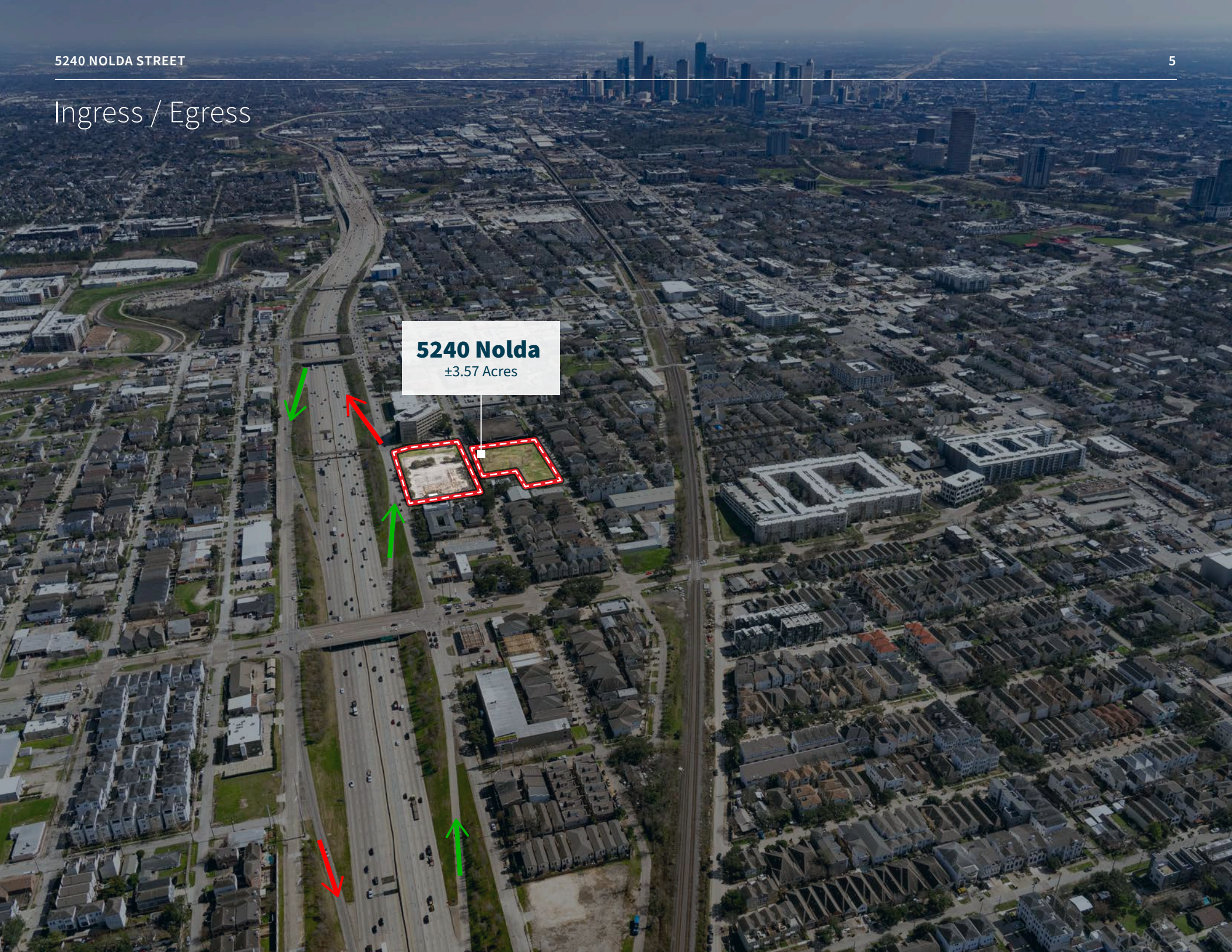
NOLDA STREET

TCLESTER BLVD | 13,250 VPD





Ingress / Egress



**5240 Nolda**  
±3.57 Acres



Southeast Facing Aerial



SAWYER YARDS

BARNABY'S CAFE  
smash burger crumbl  
COOKIES

BUFFALO BAYOU PARK

AUTRY PARK

ST. THOMAS  
HIGH SCHOOL

MEMORIAL DRIVE

WASHINGTON AVENUE

Kroger  
Total Wine  
& More  
PETS MART

Walmart

LUPE  
TORTILLA  
SINCE 1983

MATTHEW FIRM  
LAIFITNESS  
SPROUTS  
FARMERS MARKET

THE ORIGINAL  
CADILLAC  
BAR

SHEPHERD DR | 18,928 VPD

DURHAM DR | 18,257 VPD

STARBUCKS

5240 Nolda  
±3.57 Acres

215th St | 305 VPD

10

NOLDA STREET

TC JESTER BLVD | 13,250 VPD





5240 NOLDA STREET

# Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	17,820	129,347	389,087
2024 Population	27,786	180,442	481,189
2029 Projected Population	28,855	192,076	504,250
2024 Median Age	34.6	35.8	36.3
2024 Average Household Income	\$224,255	\$186,398	\$158,752

5240 Nolda  
±3.57 Acres

1-MILE

3-MILE

5-MILE

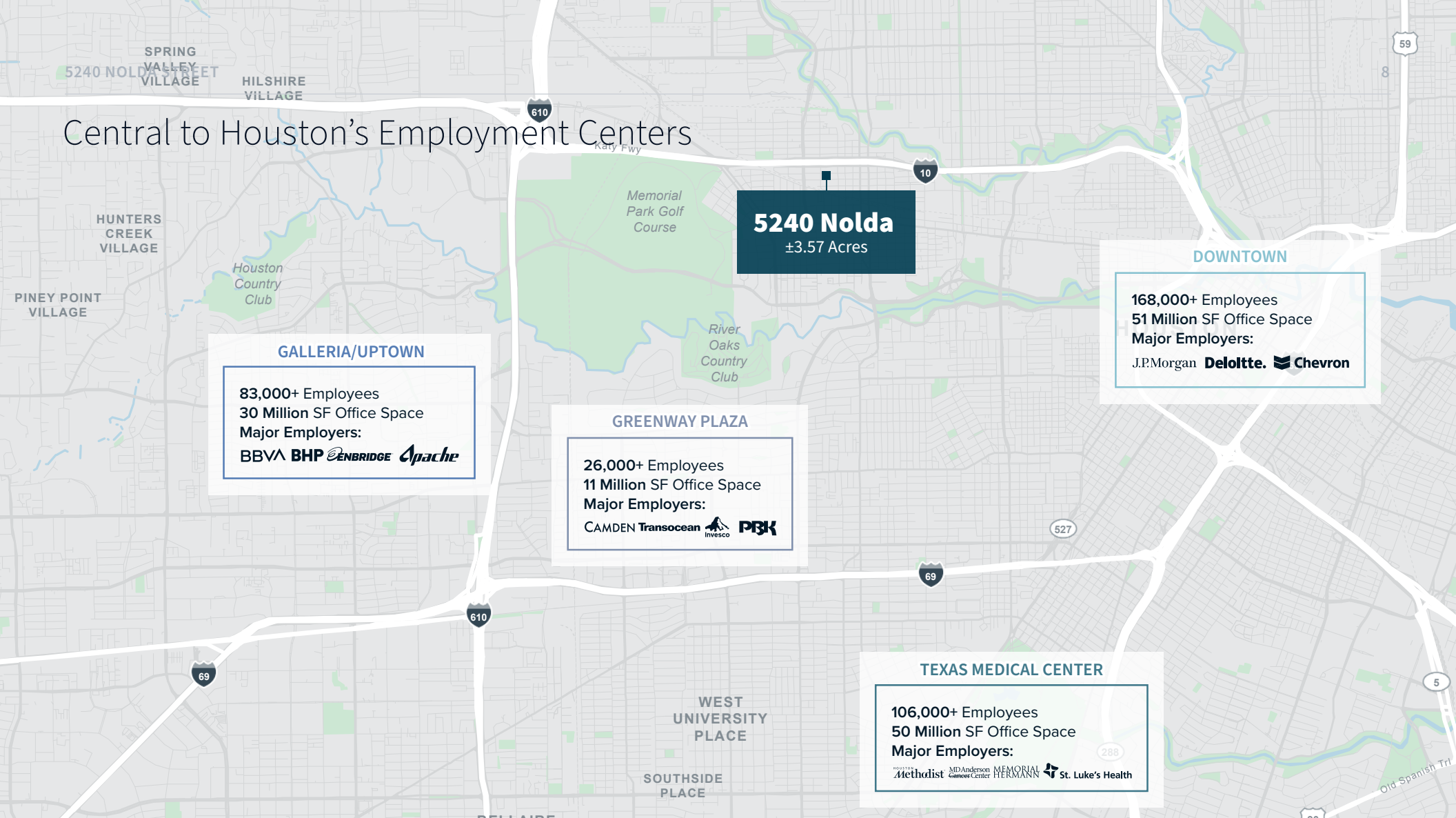
HUNTERS  
CREEK  
VILLAGE

HOUSTON

WEST  
UNIVERSITY  
PLACE

BELLAIRE

# Central to Houston's Employment Centers



## GALLERIA / UPTOWN

The Galleria/Uptown District is the city's preeminent shopping district, tourist destination, and the 15th largest central business district in the U.S. It has over 200,000 daily visitors and features 6 million square feet of high end retail space.

## GREENWAY PLAZA

Greenway Plaza is a pioneering example of mixed-use development and the first infill business district in Houston. The area is anchored by its 52-acre, 11-building, 5 million square foot namesake.

## TEXAS MEDICAL CENTER

TMC is the largest medical center in the world and the 8th largest business district in the nation. It consists of 60+ medical institutions across 50 million square feet and generates \$25 billion in GDP annually. Significant development pipeline including TMC3 and Levit Green.

## DOWNTOWN

Downtown Houston is the city's largest employment center and center of commerce. It is home to 10 of Houston's 25 Fortune 500 companies. Over \$8.6 billion has been spent on new development since 2000.



## Optimally Located Between Houston's Most Coveted Urban Parks & Trails

MEMORIAL PARK | 1.5 MILES



COTTAGE GROVE PARK | 0.7 MILES



WHITE OAK BAYOU TRAIL | 1.4 MILES



BUFFALO BAYOU PARK | 3.8 MILES



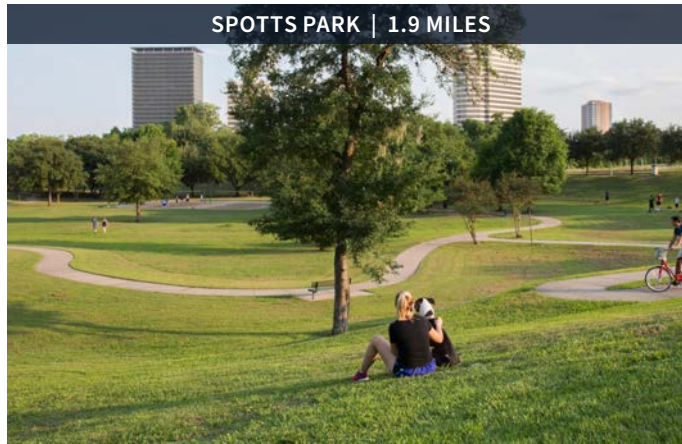
AUTRY PARK | 2.0 MILES



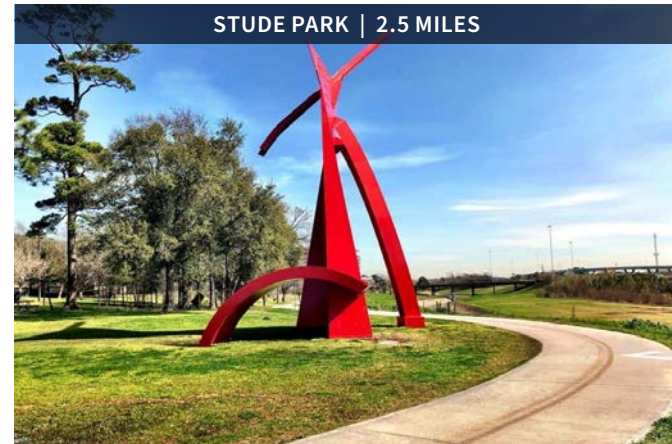
HEIGHTS HIKE & BIKE TAIL | 2.2 MILES



SPOTTS PARK | 1.9 MILES



STUDE PARK | 2.5 MILES





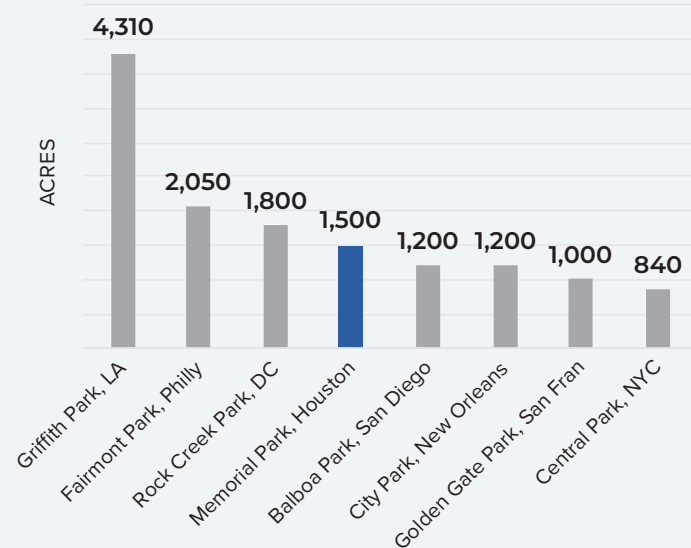
# Memorial Park

**MEMORIAL PARK IS IN THE MIDST OF A TEN-YEAR \$205 MILLION RENOVATION, TRANSFORMING THE 1,500-ACRE PARK INTO AN URBAN OASIS.**

**The renovation will include:**

- Creating a new 1,500-acre park with a food truck hub, a 5.5-acre central lawn, 2.5 miles of trails, and a 5.5-acre lake – a \$35 Million project that was completed in 2020
- Renovating the 18-hole championship golf course which is now home to the PGA Tour's Houston Open – completed in 2020
- Adding additional hike and bike trails
- Creating a sports complex that will include a rugby pitch, 2 volleyball courts, a baseball field, 5 soccer fields, and 2 croquet courts
- Adding a new fitness area with indoor swimming facility and tennis courts

## NATIONAL URBAN PARK COMPARISONS





## Center of Gravity for Houston's Hottest New Retail Concepts

### M-K-T

📍 0.7 MILES

This one-of-a-kind adaptive re-use development features creative office, experiential retail and popular dining options totaling 230k SF.



### THE SILOS

📍 2.7 MILES

Located in one of the nation's largest art communities, featuring 97 workspaces for over 100 artists, and retail, gallery, and office space for artists and other creative individuals.



### TEJAS BREWERY

📍 2.6 MILES

Tejas Brewery is a brewery that serves its flagship beers, Clara, Negra, IPA and Hefeweizen. The brewery also offers a wide selection of delicious foods, cocktails, and coffee.



### AUTRY PARK

📍 2.0 MILES

This bespoke urban village located along Buffalo Bayou is a dynamic, luxurious, mixed-use development positioned across 14 acres in the heart of Houston.



### SAWYER YARDS

📍 2.7 MILES

Eight city blocks of industrial warehouses, revived and reimagined to include art studios, public galleries, restaurants, boutique shopping and even a rock-climbing gym.



### THE POST

📍 4.1 MILES

Situated on 16 acres of land, the former Barbara Jordan Post Office is Downtown Houston's newest mixed-use redevelopment that bridges the gap between Downtown and Lower Washington.





# 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

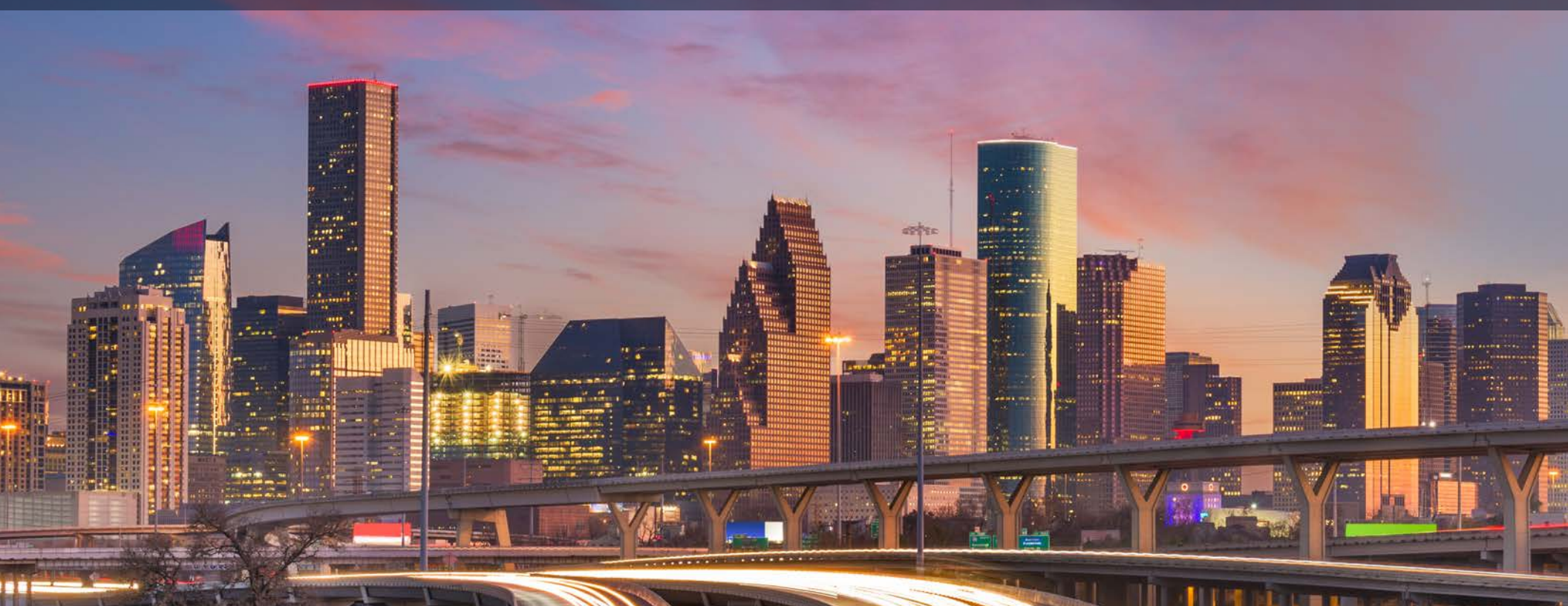
50+ corporate headquarters relocations since 2017

## 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 TEAM

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date