1.54 acres *YMCA*

BERING DR., HOUSTON, TEXAS 77057

JLL

The Opportunity

LOCATION:	Located along Bering Drive, just North of San Felipe
SIZE:	± 1.54 Acres

INVESTMENT HIGHLIGHTS

– *Located in the Tanglewood/Uptown submarket, one of Houston's wealthiest and established neighborhoods*

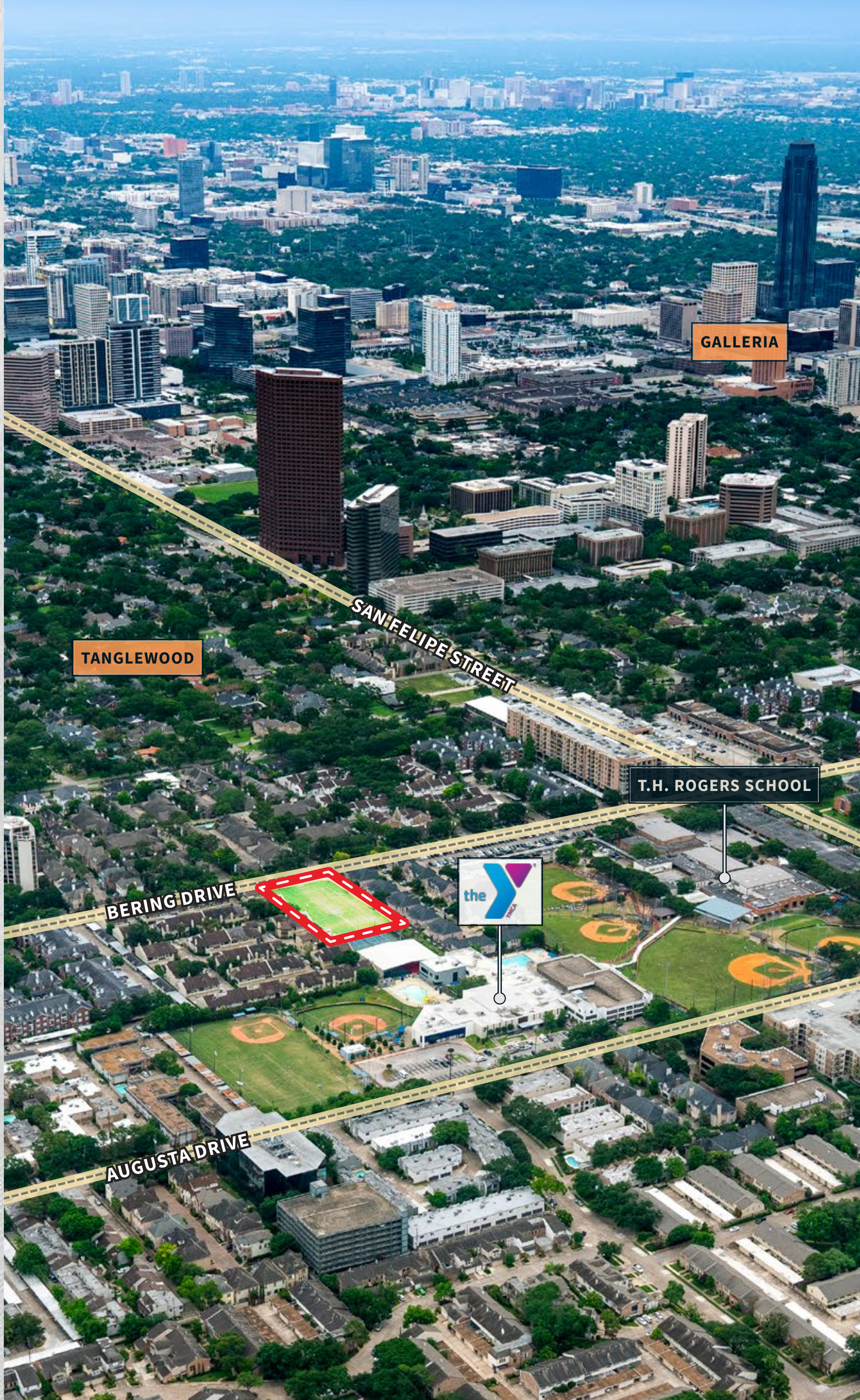
– *Frontage along Bering, a major north/south thoroughfare*

– *Fantastic demographic base with significant community investment in the area*

– *A sizable site, coupled with Houston's lack of zoning, allows for irreplaceable development opportunity*

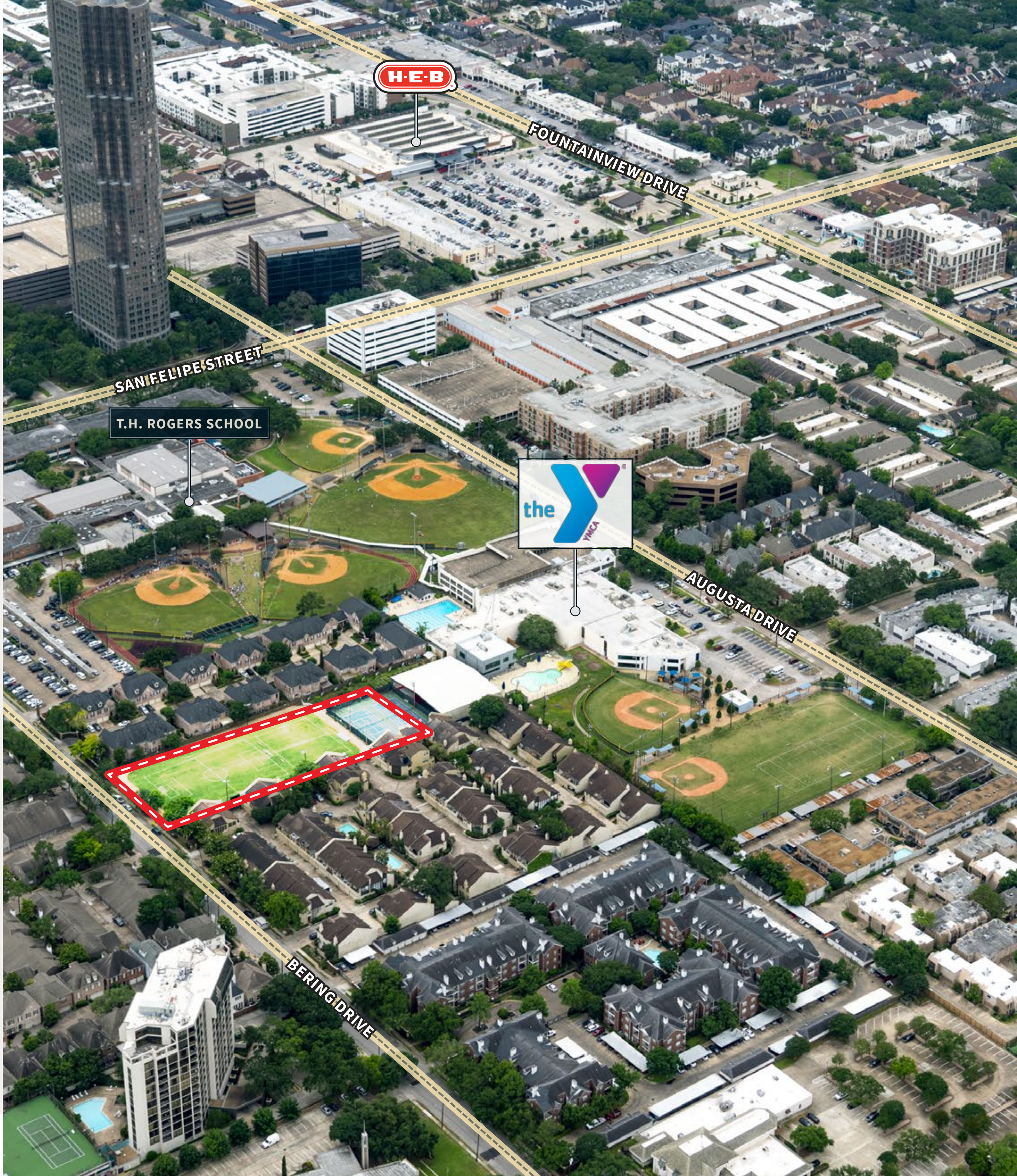
– *Surrounding amenities include a plethora of business centers, medical facilities, restaurants, and retail hubs*

**Disclaimer: The YMCA will only entertain uses that are compatible with its program and the surrounding community. Housing, health, education, office, and not-for-profit uses are considered generally compatible. The YMCA will not entertain a proposed use by a commercial health club or childcare entity.*



Property Overview

LOCATION	Located along Bering Drive, just North of San Felipe
OWNERSHIP	YMCA
PARCEL/LOT SIZE	+/-1.54 Acres
ZONING	None
PARCEL APN	0690910000032 1319130010001
FLOODPLAIN	None
UTILITIES	City of Houston
TAX RATE	±2.13%
GEOGRAPHY	Urban




THE KINKAID SCHOOL
WHOLE FOODS MARKET
TRADER JOE'S
Memorial Villages
($1MM - $6MM) Home Values
Kroger
SECOND BAPTIST CHURCH
SOUTH VOSS ROAD
BRIARGROVE DRIVE
Briargrove
($548M - $1.03MM) Home Values
WOODWAY DRIVE
H-E-B
FOUNTAIN VIEW DRIVE
VALLEY FORGE DRIVE
SUGAR HILL DRIVE
the Y
AUGUSTA DRIVE
T.H. ROGERS SCHOOL
SAN FELIPE STREET
GABLES TANGLEWOOD
BERING DRIVE

Located in the Tanglewood/Uptown submarket one of Houston's most recognizable and affluent neighborhoods

The Trotter YMCA is located on the west border of Tanglewood, positioning it around Houston's best schools, luxury retail centers, finest hotels, outdoor sanctuaries, sporting attractions of the downtown CBD, and all of Houston's major employment centers.

DEMOGRAPHICS	*1-mile*	*5-Mile*
2025 POPULATION	24,356	512,004
2025 AVERAGE HH INCOME	$173,793	$152,998
EDU. ATTAINMENT (BACHELOR'S OR HIGHER)	73.6%	57.8%

The Property's Unique, Irreplaceable Location

+/-1.54 Acres – YMCA is located along Bering Drive, a major North to South residential thoroughfares, and is located directly north of San Felipe. San Felipe sees over 49,477 VPD and Augusta Drive is responsible for 8,267 VPD. The Property is just 1.9 miles from both 610 and only 3.3 miles from Interstate 10. 610, Houston's "Inner Loop" connects the site with high population centers such as the Heights, West University, River Oaks, and Braeswood. Interstate 10 Is Houston's major East/West thoroughfare, connecting the city across the rest of the state and beyond.

Surrounding Amenities Include a Plethora of Business Parks, Restaurants, and Retail Hubs

Tanglewood Court (1 Minute)

– *Located only 0.4 miles from the property, Tanglewood Court is a 125,500 square foot, HEB anchored retail center in the heart of the Tanglewood neighborhood of Houston that sees over 175,000 visitors a month.*

Uptown Houston (5 Minutes)

– *One of the largest business districts in the nation, ranked 15th overall in the US in terms of office space, comparable in size to the downtowns of Pittsburgh and Denver. Uptown is home to approximately 2,000 companies with 83,000 employees, representing a variety of diverse industries including prominent energy, financial, information technology, real estate, and professional services companies.*

The Galleria (5 Minutes)

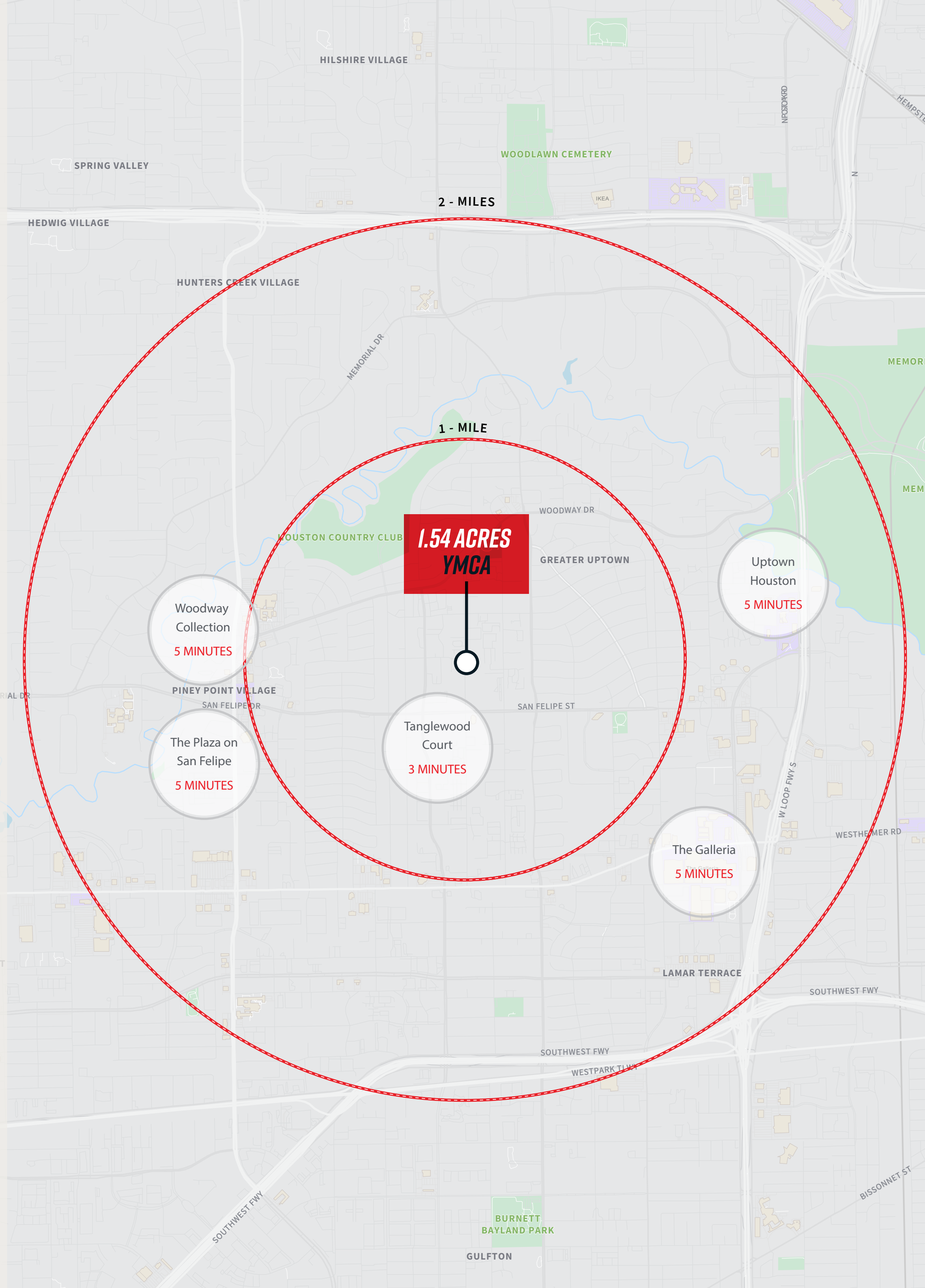
– *Spanning 2.4 million square feet, housing 400 stores and restaurants, two high-rise hotels, and three office towers, the Galleria is ranked as the fourth largest retail complex in the country. Annual retail sales exceed $3.6 billion, making it the highest volume of any retail shopping district in the metropolitan area.*

Woodway Collection (5 Minutes)

– *Located just 1.5 miles from the Property, Woodway Collection is a Whole Foods anchored retail center positioned on the northeast corner of San Felipe and Voss. The Whole foods is the number 1 ranked Whole Foods location within a 50-mile radius, and is the 4th ranked location in the entire state of Texas.*

The Plaza on San Felipe (5 Minutes)

– *The Plaza on San Felipe is a 97,727 square foot, Kroger-Anchored shopping center located on the Southeast corner of San Felipe and Voss. Its central location coupled with the strong, internet-resilient tenant base makes the center one of the most highly trafficked shopping centers in the immediate area.*



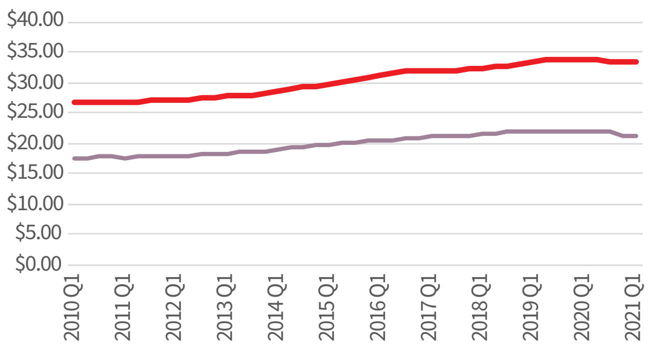
The Market

— TRADE AREA — HOUSTON

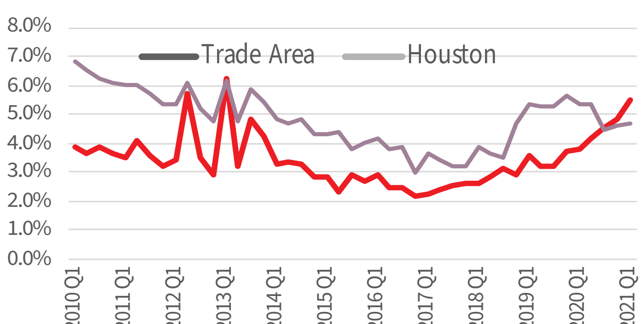
RETAIL:

The retail fundamentals around 1.54 Acres – YMCA have been strong over the past 10 years and have remained resilient even through the COVID pandemic. Asking rents for retail assets in the trade area have grown at a consistent pace relative to the greater Houston area, and have remained over $5 PSF higher throughout the past decade and beyond. The vacancy rate has remained higher than the Houston average historically; however, recent trends show that retailers continue to move into higher density areas driven by the affluent nature of the surrounding neighborhoods.

RETAIL ASKING RENT PSF



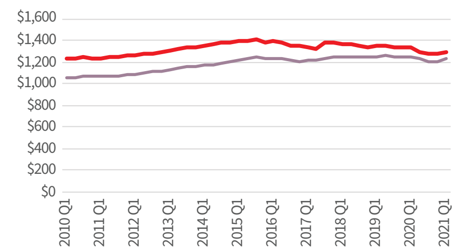
RETAIL VACANCY



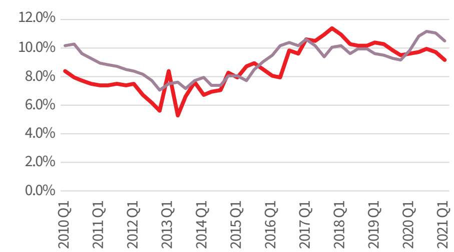
MULTIFAMILY:

The common trends from retail carry over to the multifamily market for 9 Acres – YMCA. Asking rents and occupancy rates remain at a consistent level to that of the great Houston area.

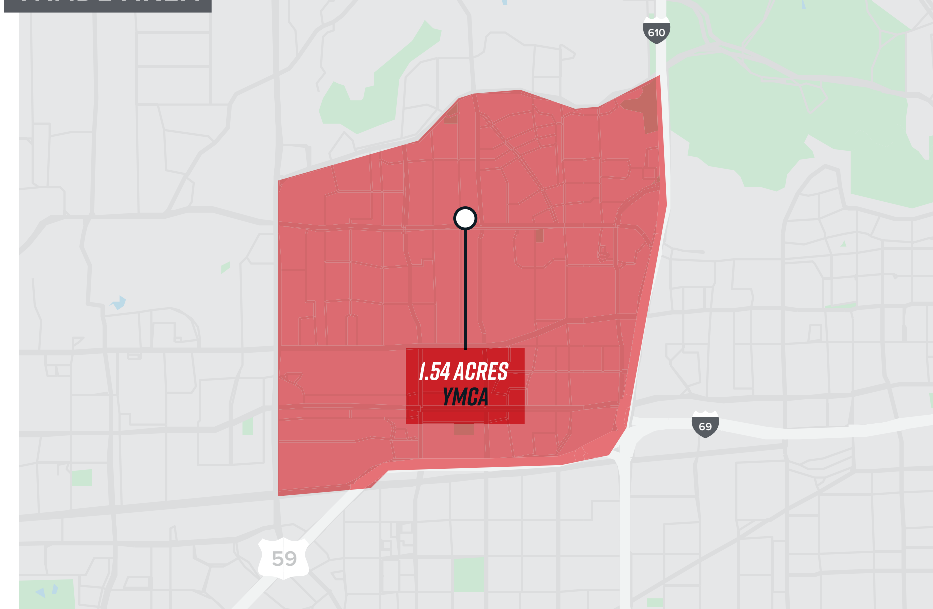
MULTIFAMILY ASKING RENTS PSF



MULTIFAMILY VACANCY %



TRADE AREA



HOUSTON MSA AT A GLANCE

GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000
square miles
larger than the state of NJ

POPULATION & DEMOS

7.8 MILLION
residents in the Houston MSA

2.3 MILLION
residents in the city of Houston

1 IN 4 *Houstonians are foreign-born*

5TH MOST POPULOUS MSA IN THE NATION • 4TH MOST POPULOUS CITY IN THE NATION

CLUTCH CITY

GATEWAY TO THE WORLD

4TH LARGEST
MULTI-AIRPORT SYSTEM
IN THE U.S.

63.1 MILLION PASSENGERS

GLOBAL HUB FOR
AEROSPACE TECHNOLOGY

ECONOMY

23TH
LARGEST
economy in the world if Houston were an independent nation

7TH
LARGEST
U.S. metro economy in the nation

$697
BILLION GDP

EMPLOYMENT

3.5 MILLION JOBS IN THE HOUSTON MSA
more that 35 states and nearly a quarter of Texas' entire employment base

2ND LARGEST
NUMBER OF JOBS CREATED IN 2020
OUT OF ANY MSA IN THE NATION

CORPORATE HEADQUARTERS

26 FORTUNE 500
companies call Houston home

3RD LARGEST
NUMBER OF FORTUNE 1000
companies in the nation

3RD LARGEST
NUMBER OF FORTUNE 500
companies in the nation

GLOBAL TRADE CITY

LARGEST GULF COAST CONTAINER PORT

73
FOREIGN-OWNED FIRMS

1ST
IN FOREIGN WATERBORNE TONNAGE

1ST IN IMPORT AND EXPORT
1ST GULF COAST CONTAINER PORT

THE TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX IN THE WORLD

$25 billion
IN LOCAL GDP

8TH largest
BUSINESS DISTRICT IN THE U.S.

10 million
PATIENT ENCOUNTERS PER YEAR

106,000+
EMPLOYEES AT TMC

Contacts

DAVIS ADAMS
Managing Director
(713) 852 3558
Davis.Adams@jll.com

SIMMI JAGGI
Managing Director
(713) 888 4098
Simmi.Jaggi@jll.com

ELIZABETH CLAMPITT
Executive Vice President
(713) 888 4075
Elizabeth.Clampitt@jll.com

JLL

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Simmi Jaggi	380606	simmi.jaggi@jll.com	713-888-4098
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Elizabeth Clampitt	507056	elizabeth.clampitt@jll.com	713-888-4075
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date