

± 2 ACRES – W LOOP - GALLERIA

1615 W Loop S – Income Producing Covered Land Play



FOR SALE

Irreplaceable West Loop
Galleria Location, ± 2 Acres

NEWCOR

± 2 ACRES

1615 West Loop South – Houston, Texas

PROPERTY OFFERING

PROPERTY	± 72,346 SF – 5-Story, 132 Key – Operating Hotel (<i>Do Not Disturb Tenant</i>)	ACREAGE	± 2.04 Acres
LOCATION	1615 West Loop South Houston, TX	PRICING	± 7.5% CAP Rate on Existing Income – <i>Call Broker to Discuss</i>



OVERVIEW

+ Unique Opportunity to purchase an irreplaceable, high-visibility site in the heart of the Uptown/Galleria Market. Several high-end new developments in the immediate area including Class AA office, Hotel, and Mid-rise and High-rise Multi-Family.

+ Approximately 220 linear feet of Frontage on W Loop Feeder / Approximately 271 linear feet on Post Oak Park Dr.

+ The site has direct access from the 610 West Loop Feeder as well as secondary access from Post Oak Park Dr. Currently operating as a Hotel, the offering will be based on Land Value.

+ The tract is located on the North bound feeder of the 610 West Loop between San Felipe and Post Oak Blvd.

FOR SALE | IRREPLACEABLE WEST LOOP GALLERIA LOCATION

± 2 ACRES

1615 West Loop South – Houston, Texas

PROPERTY DETAILS

DO NOT DISTURB TENANT

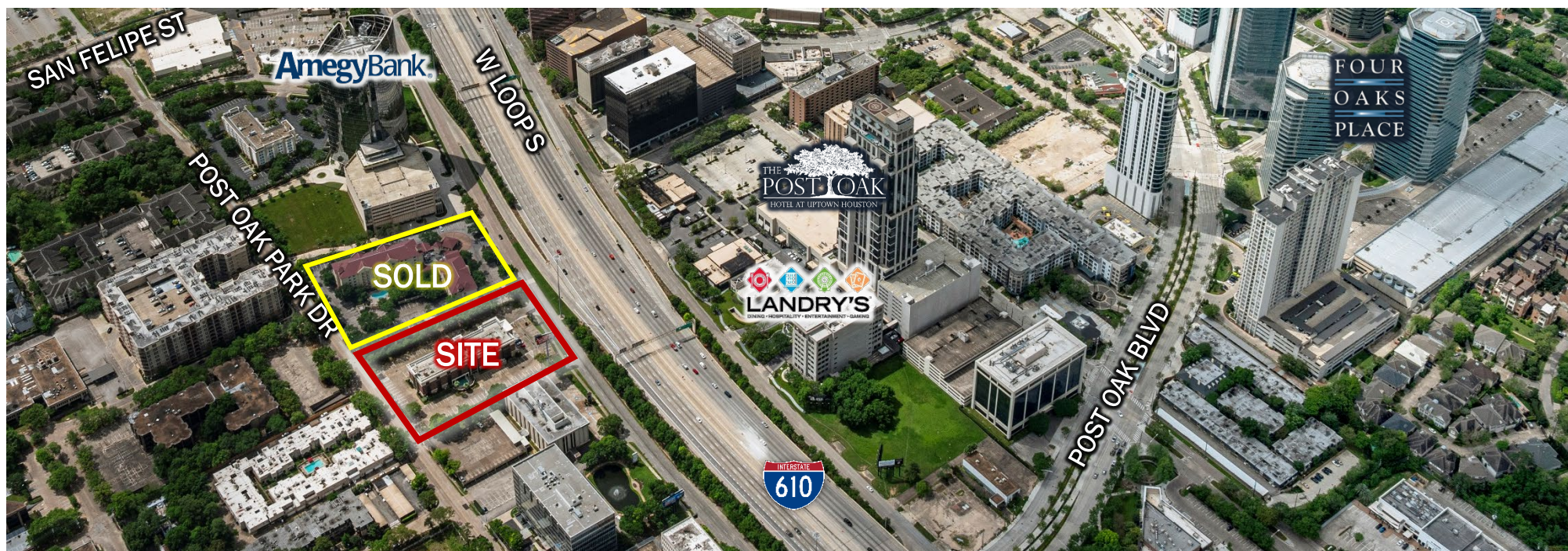
ADDRESS	1615 West Loop South, Houston, TX
LAND AREA	± 2.04 ACRES
TRAFFIC COUNTS	WEST LOOP SOUTH 211,640 CPD (2023)

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE
TOTAL POPULATION	21,021	196,376
EST. AVERAGE HH INCOME	\$148,681	\$130,923

THE HEART & SOUL OF THE CITY

Bustling with incredible growth and vitality, this urban center is now poised for even greater renown on the world stage. As a business address, Uptown Houston has many advantages and soars above the competition. Headquarters to some of the most prominent energy, financial, real estate and professional services companies in the world, Uptown Houston is an address that defines success. Companies seek out the area for its more than 70% of Class A office space and broad range of business amenities. Uptown's high quality of life is evident in its growing numbers – Approximately 2,000 companies call Uptown home.



NEWCOR

ROB BANZHAF | 281-210-0093
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PROPERTY DETAILS

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TRACT DETAILS

LOCATION	1615 West Loop South, Houston, TX 77027 610 West Loop Feeder & Post Oak Park Dr.
LATITUDE, LONGITUDE	29.7504003, -95.4544713
TOTAL ACRES	± 2.04 Acres ± 72,346 SF – 5-Story, 132 Key Operating Hotel
PARCEL ID	0985730000008
FRONTAGE (APPROX.)	220 ft on W Loop S Feeder 217 ft on Post Oak Park Dr.
ACCESS	W Loop S Feeder Post Oak Park Dr.
UTILITIES	City of Houston
FLOOD PLAIN	Not in Floodplain
SCHOOL DISTRICT	Houston ISD

EXCELLENT LOCATION NEAR HOUSTON'S LARGEST BUSINESS CENTERS

- Less than two miles from the Galleria / Uptown District, which features more than five million square feet of retail space and approximately 1,000 stores
- Within ten miles of Houston's strongest employment markets: Greenway Plaza (2.6 miles), Galleria / Uptown District (1.4 miles), Texas Medical Center (6.9 miles), and Central Business District (8.6 miles)

*Do Not Enter Property without
Prior Approval from Broker*



2024 TAX RATES

	2024 Tax Rate
Houston ISD	\$0.8683
Harris County	\$0.38529
Harris Co Flood Cntr	\$0.04897
Port of Houston Authy	\$0.006150
Harris Co Hosp Dist	\$0.16348
Harris Co Educ Dept	\$0.004799
Hou Community College	\$0.0961830
City of Houston	\$0.5191900
Total	2.092362

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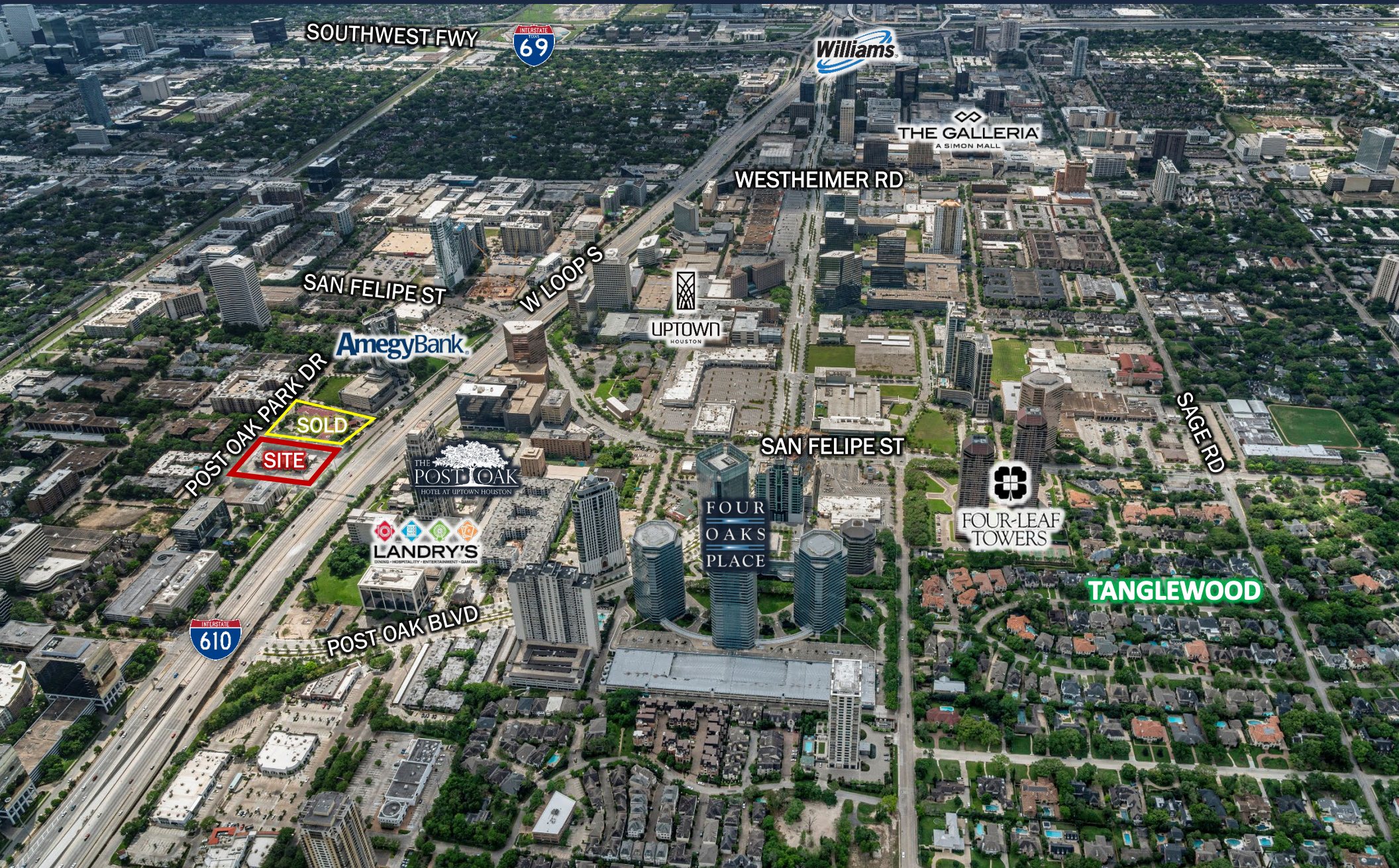
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PROPERTY AERIAL



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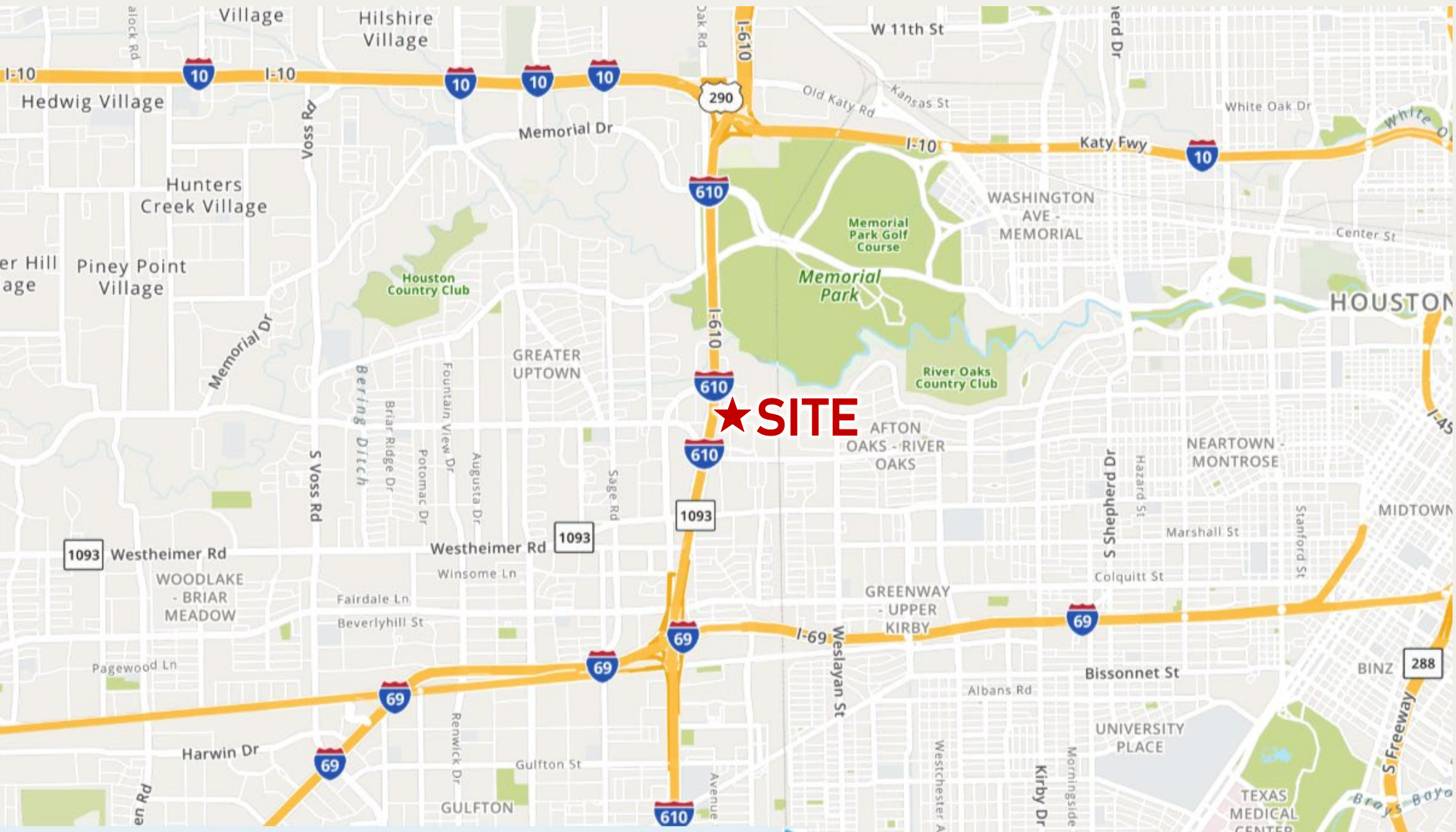
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LOCATION MAP



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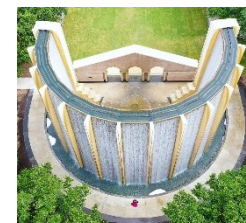
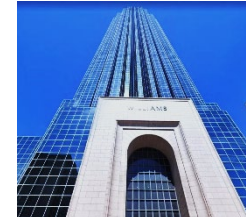
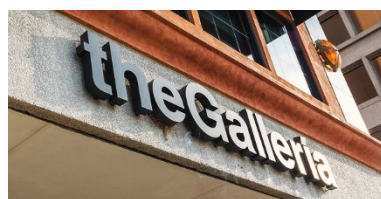
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EXECUTIVE SUMMARY

DO NOT DISTURB TENANT



LAND	± 2.04 ACRES
LOCATION	West Loop South – Galleria
PRICE	Contact Broker to Discuss



ANNUAL GROSS RETAIL SALES IN UPTOWN
EXCEEDED \$8.4 BILLION IN 2024



MORE THAN 190,000 RESIDENTS WITHIN A
THREE-MILE RADIUS CALL UPTOWN HOME



ONE OF THE LARGEST BUSINESS DISTRICTS, WITH
28+ MILLION SQUARE FEET OF OFFICE SPACE



UPTOWN IS HOME TO 39 HOTELS WITH MORE
THAN 8,100 ROOMS

UPTOWN HOUSTON: Uniquely Defined.

Located in the heart of the city, Uptown is less than 6 miles from Downtown Houston. More than a unique environment of successfully developed commercial, retail and residential opportunities, it is a reflection of what is best in Houston. Each day, more than 200,000 people converge in Uptown Houston to work in the prestigious office buildings, stay in more than 7,800 well appointed hotel rooms, dine in magnificent restaurants and shop in acclaimed stores. Bustling with exciting growth and vitality, this urban center is now poised for even greater renown on the world stage. Accessibility to and from Uptown continues to be improved on every level.

THE GALLERIA: Dynamic. Diverse. Distinctive.

Defined by its unique blend of prestigious business and residential addresses, with the best in shopping, hotels, dining and entertainment, The Galleria is one of the world's great urban centers. The Galleria reigns supreme in the retail sector, it has distinguished itself as the city's top destination for fashion and the shopping centerpiece of the Southwest. The Galleria provides choices, services and amenities to suit everyone.

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ECONOMIC & CULTURAL
HUB OF THE GULF REGION

25 FORTUNE 500
COMPANIES
BASED IN HOUSTON



WITHIN THE
**TOP 10 CITIES
FOR JOB GROWTH**



ENERGY CAPITAL OF THE WORLD

HOME TO 40 OF THE NATION'S PUBLICLY TRADED
OIL AND GAS EXPLORATION & PRODUCTION FIRMS



PORT OF HOUSTON
LARGEST PORT ON THE GULF
& 2ND LARGEST IN THE U.S.

74%

U.S. GULF COAST
CONTAINER TRAFFIC



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX IN THE WORLD

OVER 10 MILLION
PATIENTS WORLDWIDE
VISIT EVERY YEAR

106,000 EMPLOYEES
10,000 VOLUNTEERS

**LARGEST SINGLE
EMPLOYER IN HOUSTON**



NASA / JOHNSON SPACE CENTER
\$241 MILLION ECONOMIC IMPACT
ON GREATER HOUSTON AREA

HOUSTON MARKET ECONOMY

RETAIL MARKET



OVER \$116 BILLION

GROSS ANNUAL RETAIL SALES

95%

OPCCUPANCY RATE

1,900,000 SF

NET ABSORPTION RATE

3,455,562 SF

UNDER CONSTRUCTION

406,481,958 SF

TOTAL INVENTORY

LARGEST EMPLOYERS

WALMART STORES INC.	37,000 EMPLOYEES
MEMORIAL HERMANN HEALTH SYSTEM	30,000 EMPLOYEES
H-E-B	25,000 EMPLOYEES
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	27,000 EMPLOYEES
MCDONALD'S CORPORATION	20,918 EMPLOYEES
HOUSTON METHODIST	32,000 EMPLOYEES
KROGER	18,000 EMPLOYEES
UNITED AIRLINES	14,941 EMPLOYEES
EXXON	10,000 EMPLOYEES

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TEXAS MARKET OVERVIEW



POPULATION

31,850,000



**2nd FASTEST
GROWING
ECONOMY
IN THE U.S.**



TOP STATE FOR
JOB GROWTH

**284,200 JOBS CREATED
between 2023 and 2024**

2nd

LARGEST CIVILIAN
LABOR WORKFORCE:
15.8 MILLION WORKERS

54

FORTUNE 500
COMPANIES
CALL TEXAS HOME



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



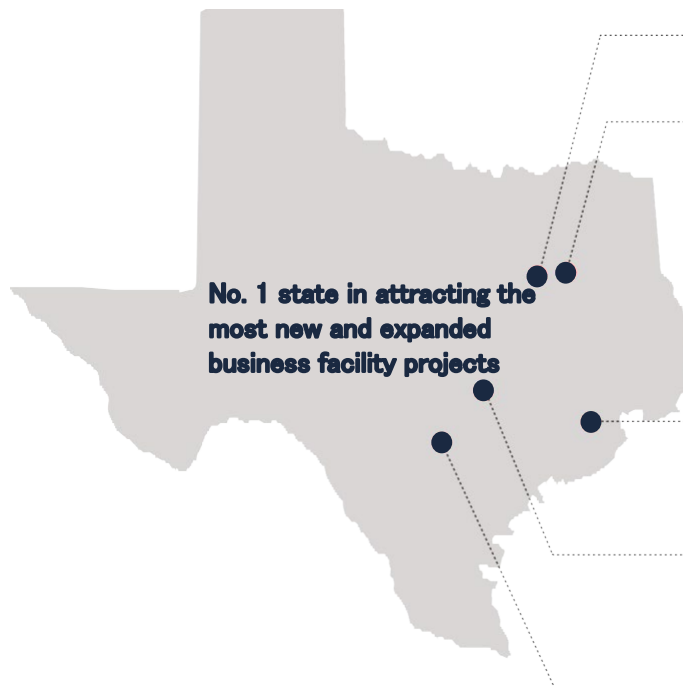
**BEST STATE FOR
BUSINESS FOR 2025**



AWARDED 2024 GOVERNOR'S CUP
for the nation's top-performing state for
job-creating business relocations and
expansions
13TH YEAR IN A ROW AND 21ST OVERALL



**NO STATE
INCOME TAX**



FORTH WORTH

#11 IN NEW-BUSINESS ENVIRONMENT

DALLAS

#9 MOST POPULOUS CITY 2024

DFW ONLY U.S. METRO WITH 2 CITIES OVER 1M

HOUSTON

#2 FASTEST GROWING CITY 2024

#11 IN JOB GROWTH

#17 IN WAGE GROWTH

AUSTIN

#6 IN ECONOMIC PERFORMANCE 2024

#3 BEST U.S. CITY TO START A BUSINESS

SAN ANTONIO

TOP 5 IN POPULATION GROWTH 2024

TOP 30 IN ECONOMIC PERFORMANCE

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