

5455

OLD SPANISH TRAIL

Houston, TX 77023



DOWNTOWN

EADO

169,760 VPD



UNIVERSITY of HOUSTON

Wheeler Ave

Old Spanish Trail

SITE

12,060 VPD

Simmi Jaggi

EVP, Managing Director

+1 713 888 4048

simmi.jaggi@jll.com

Jeff S. Venghaus, SIOR

EVP, Managing Director

+1 713 888 4026

jeff.venghaus@jll.com

Ryan Fuselier

Executive Vice President

+1 713 888 4032

ryan.fuselier@jll.com

Elizabeth Clampitt

Executive Vice President

+1 713 888 4048

elizabeth.clampitt@jll.com



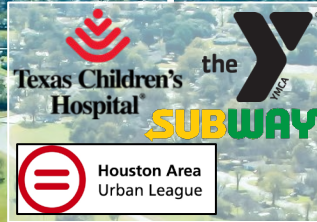
Jones Lang LaSalle Brokerage, Inc.

The Offering

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase ±5.54 acre located in the MacGregor area. This tract is in very close proximity to the University of Houston and all its attractions. To the east you will also find The Proper Apartments by Aspen Heights Partners, one of the most prominent off-campus housing communities for University of Houston Students. This area is seeing tremendous development due to the rapid expansion of the University of Houston. This site features easy access around the entire city due to its close proximity to 35 and 45 via Old Spanish Trail. As the University of Houston prepares to enter the Big 12 and expand further this area can only be expected to increase dramatically in value.

141,701 VPD

Griggs Rd



Village at Palm Center



222 Units

MLK BLVD



Peck Elementary

Produce Row

5455
OLD SPANISH TRAIL



THE PROPER

235 Units

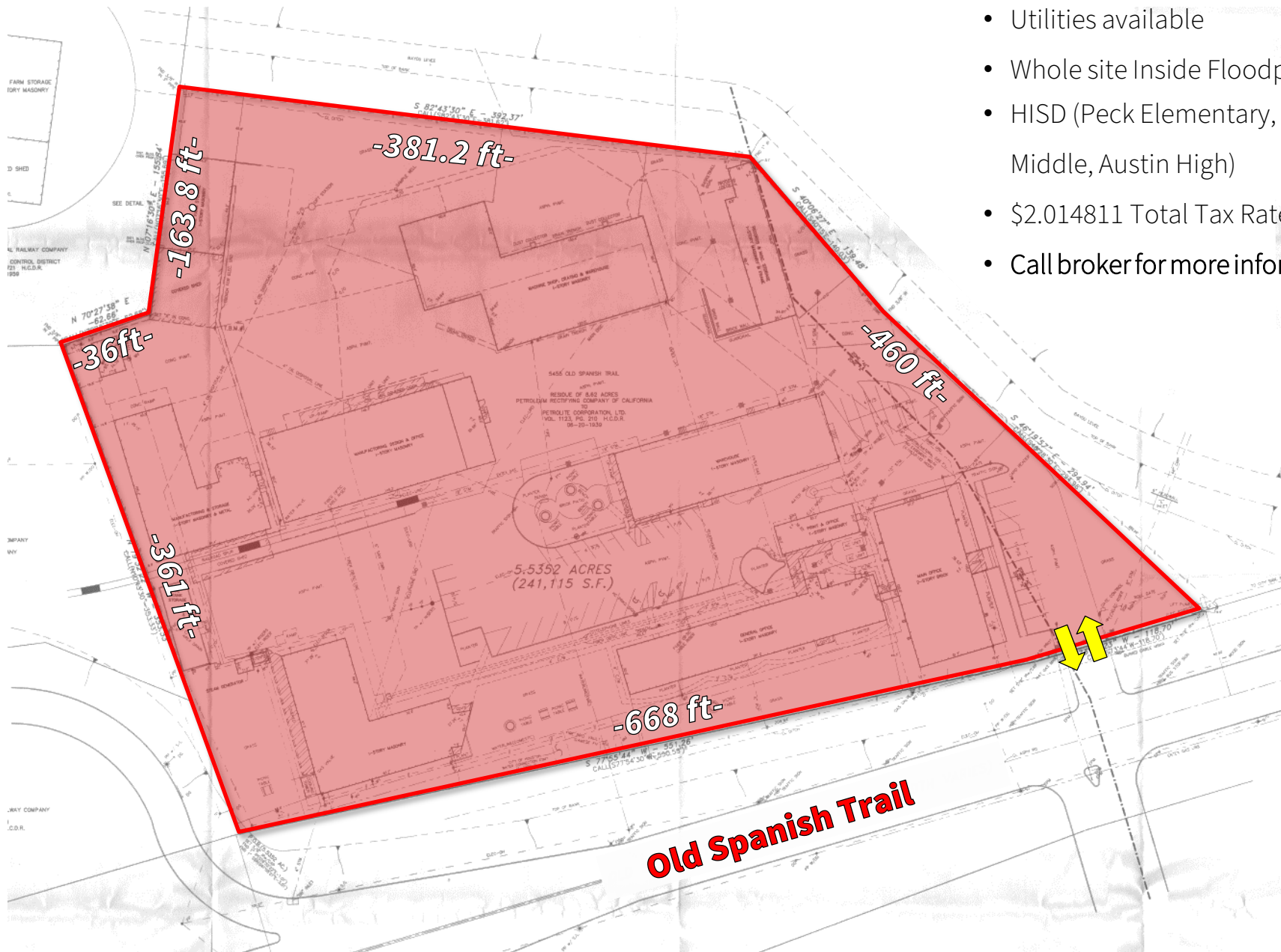
12,178 VPD

Old Spanish Trail

9,477 VPD

Property Survey & Attributes

- ±5.54 acres Total
- Utilities available
- Whole site Inside Floodplain
- HISD (Peck Elementary, Navarro Middle, Austin High)
- \$2.014811 Total Tax Rate (2023)
- Call broker for more information





TEXAS MEDICAL CENTER

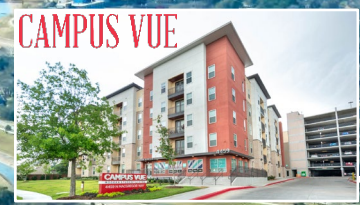


HANOVER HERMANN PARK

57155 HERMANN PARK

MUSEUM DISTRICT

288 TEXAS



MACGREGOR PARK

MLK BLVD



12,178 VPD



Produce Row

Old Spanish Trail



9,477 VPD



141,701 VPD



Griggs Rd



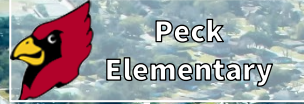
Village at Palm Center



222 Units



Cullen BLVD



Peck Elementary



PROPER

235 Units



Produce Row

12,178 VPD

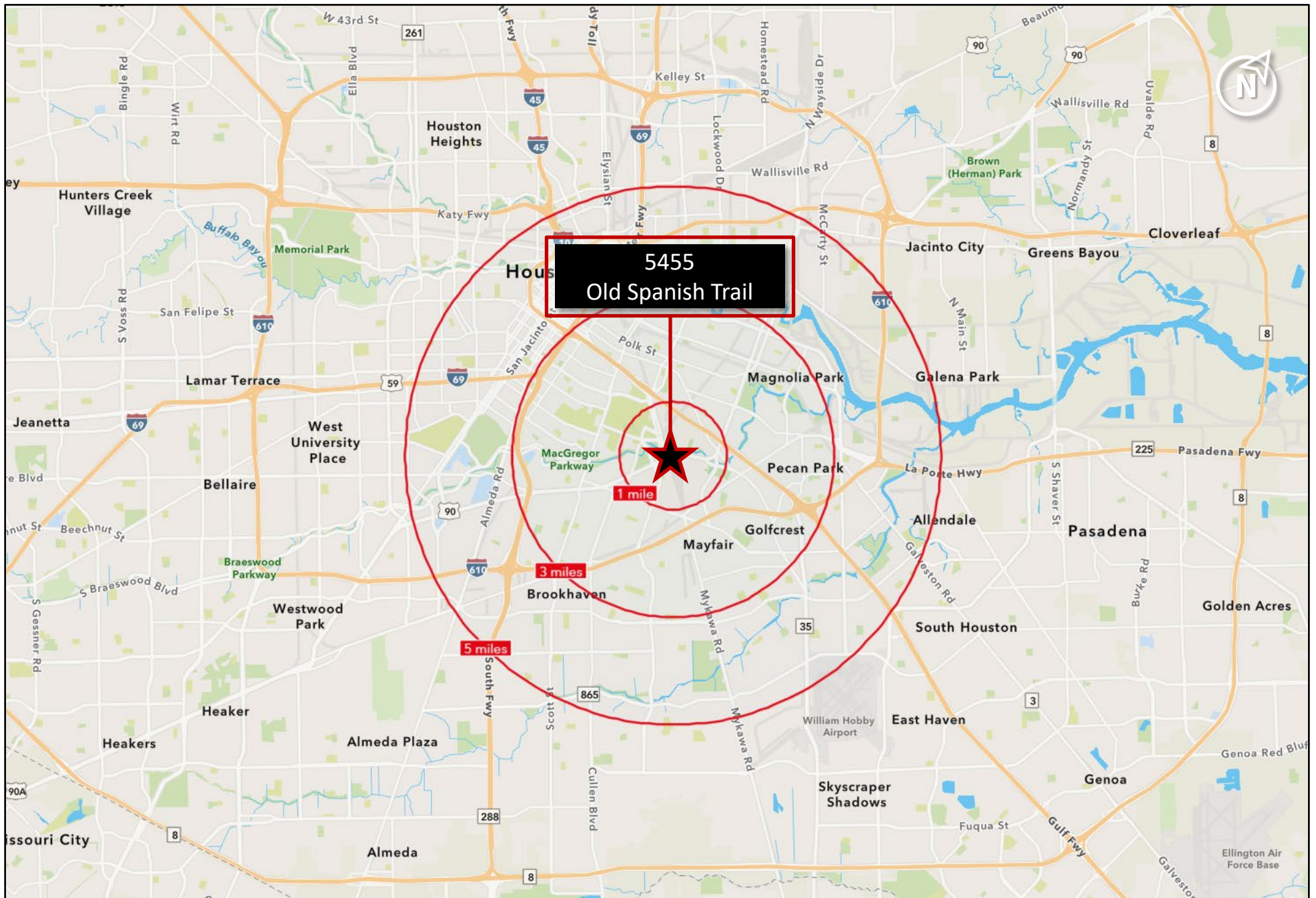
Old Spanish Trail

9,477 VPD



SITE

Trade Area



Around The Area



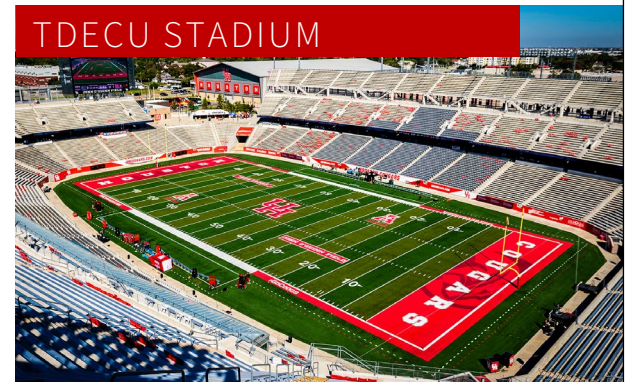
UNIVERSITY OF HOUSTON

Established in 1927, the University of Houston empowers students in their pursuit of learning, discovery, leadership and engagement. Located in a sprawling metropolis, the premier Tier One campus provides students with cutting-edge programs including undergraduate, graduate, doctoral, distance and continuing education studies. Ranked among the best colleges in America, UH is home to award-winning faculty, innovative research centers, alumni who have become international leaders and one of the most diverse student populations in the nation.

UH is essential to the economic vitality of the city, developing a skilled workforce, providing research-based solutions to real-world problems and serving as an anchor institution for the community. And it's a great investment, with society gaining \$12.60 for every \$1 invested in UH.



UNIVERSITY OF HOUSTON



TDECU STADIUM



FERTITTA CENTER



Commute & Demographics

Commutable to top Houston Employment Centers

Drive Times	Minutes
University of Houston	5
Theater District	10
Texas Medical Center	15
William Hobby Airport	20

Traffic Counts	Vehicles Per Day
I-610, south of Old Spanish Trail	141,701
I-45, north, of Old Spanish Trail	169,760
Old Spanish Trail, east of Produce Row	9,477
Old Spanish Trail, west of Produce Row	12,178

Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2023 Total Population	10,297	152,566	385,028
2023 Median Age	33.2	31.5	33.3
2023 Average Household Income	\$77,056	\$67,162	\$87,976
Average Home Value	\$257,126	\$266,811	\$322,925
Educational Attainment – College Degree or Higher	33.0%	23.3%	37.1%

\$77,056

Average
Household Income
(1-Mile Radius)

\$257K

Average
Home Value
(1-Mile Radius)

0.20%

Projected Annual
Population Growth
(1-Mile Radius)

Houston at a Glance

Geography


9
Counties
in the Houston MSA

10,000
Square miles
larger than the state of NJ

Population & Demos

7.2
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



International Hub

6th largest
Multi-Airport System
in the U.S. (2020)

44.9 million
Passengers

Global Hub for
Healthcare Innovation
Advanced Technology

Economy



26th largest
economy in the world if Houston
were an independent nation



7th largest
U.S. metro economy in the nation



\$488.1 Billion GDP [2020]

Employment

3.3 Million Jobs in the Houston MSA
more than 35 states and nearly a quarter of Texas'
entire employment base

Houston's job gains totaled 6.1% year-over-year,
second in the U.S. among major markets

188,400
New jobs created Year-Over-Year (September 2022)

130,000
New jobs forecasted in 2022

Corporate Headquarters

25
Fortune 500
companies call Houston home

3rd largest
number of Fortune 500
companies in the nation

5th largest
number of Fortune
1000 companies in the
nation

Global Trade City



1,700
Foreign-Owned Firms

1st in U.S. Export
1st Gulf Coast Container Port

**Houston Ship Channel
Ranks #1 in Nation**

1st
In Domestic
& Foreign
Waterborne
Tonnage

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

Simmi Jaggi

EVP, Managing Director

+1 713 888 4048

simmi.jaggi@jll.com

Jeff S. Venghaus, SIOR

EVP, Managing Director

+1 713 888 4026

jeff.venghaus@jll.com

Ryan Fuselier

Executive Vice President

+1 713 888 4032

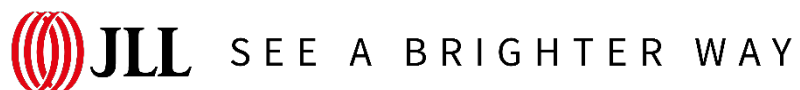
ryan.fuselier@jll.com

Elizabeth Clampitt

Executive Vice President

+1 713 888 4048

elizabeth.clampitt@jll.com



4200 Westheimer Rd | Houston, TX 77027 | +1713 888 4048

Copyright © Jones Lang LaSalle IP, Inc. 2024

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.