

Rare Acquisition Opportunity in Rice Military

One block south of Washington Avenue and one block east of Shepherd Drive | Houston, TX

4625

LILLIAN STREET



**MOODY
RAMBIN**

OFFERING MEMORANDUM

SECTION 01

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS AT A GLANCE



2-STORY ±20,000 SF BUILDING

LOCATED IN HOUSTON'S MIDTOWN SUBMARKET

that has experienced 1.3% market asking rent growth and 10.6% average vacancy over the last 5 years.



Walkable Amenity Rich Rice Military Corridor

featuring local favorites such as El Tiempo Cantina, The Coffee House at West End, Cadillac Bar, Memorial Park, and Buffalo Bayou.



High Tenant Demand

Midtown Submarket has been historically driven by law firms, insurance, and medical practices, is now bolstered by the area's transformation into a tech hub following the arrival of the Ion District.



Interstate Access
0.4 Miles



Downtown Houston
3.5 Miles



Greater Galleria
5.5 Miles



Houston Metro Transit
0.3 Miles



IAH Airport
19 Miles



Memorial Park
2.4 Miles

Property Features

Address 4625 Lillian Street
Houston, TX 77008

NRA ±20,000 SF

Land ±1.48 acres

Market Houston

Submarket Midtown
(Rice Military Corridor)

Asset Type Office

Stories Two (2) with elevator

Year Built 1980

Floodplain Area None

Access The Property is accessible via two (2) primary access points on either side of the building.





LOCAL DEMAND DRIVERS

Many nearby demand drivers highlight the strength of the local economy and underscore the stability of the Rice Military submarket.



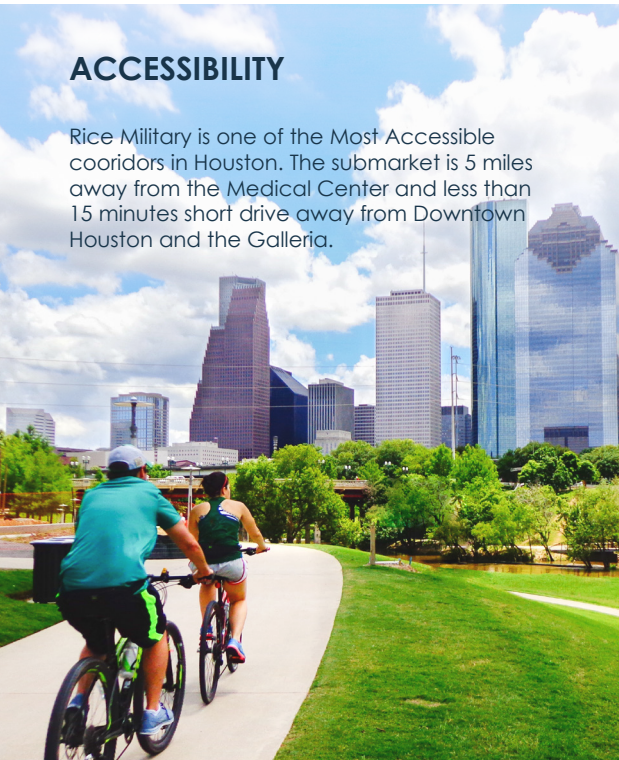
EXCITING RETAIL AND ENTERTAINMENT

With proximity to Washington Avenue and Memorial Drive, tenants and visitors can enjoy easy access to nearby restaurants, dining spaces, retail centers, lounges, cafes, and bars.



UPSCALE GATED COMMUNITIES

The Rice Military neighborhood is home to several of Houston's top gated communities, including the prestigious Caceres.



ACCESSIBILITY

Rice Military is one of the Most Accessible corridors in Houston. The submarket is 5 miles away from the Medical Center and less than 15 minutes short drive away from Downtown Houston and the Galleria.



MEMORIAL PARK

The Property is 1.6 miles away from Memorial Park, one of the largest urban parks in the United States attracting over four million people each year. Its central location, combined with year-round events and recreational opportunities, makes it a key destination.

PROPERTY CHARACTERISTICS

4625 Lillian boasts appealing features and robust real estate fundamentals, making it an attractive option for a wide range of investors and users.



Approx. ±1.48 acres of rare and highly desirable land, offering exceptional opportunities for redevelopment or immediate occupancy.



Exceptional access from Washington Avenue (18,868 VPD) and Shepherd Drive (20,795 VPD) with multiple convenient access points.



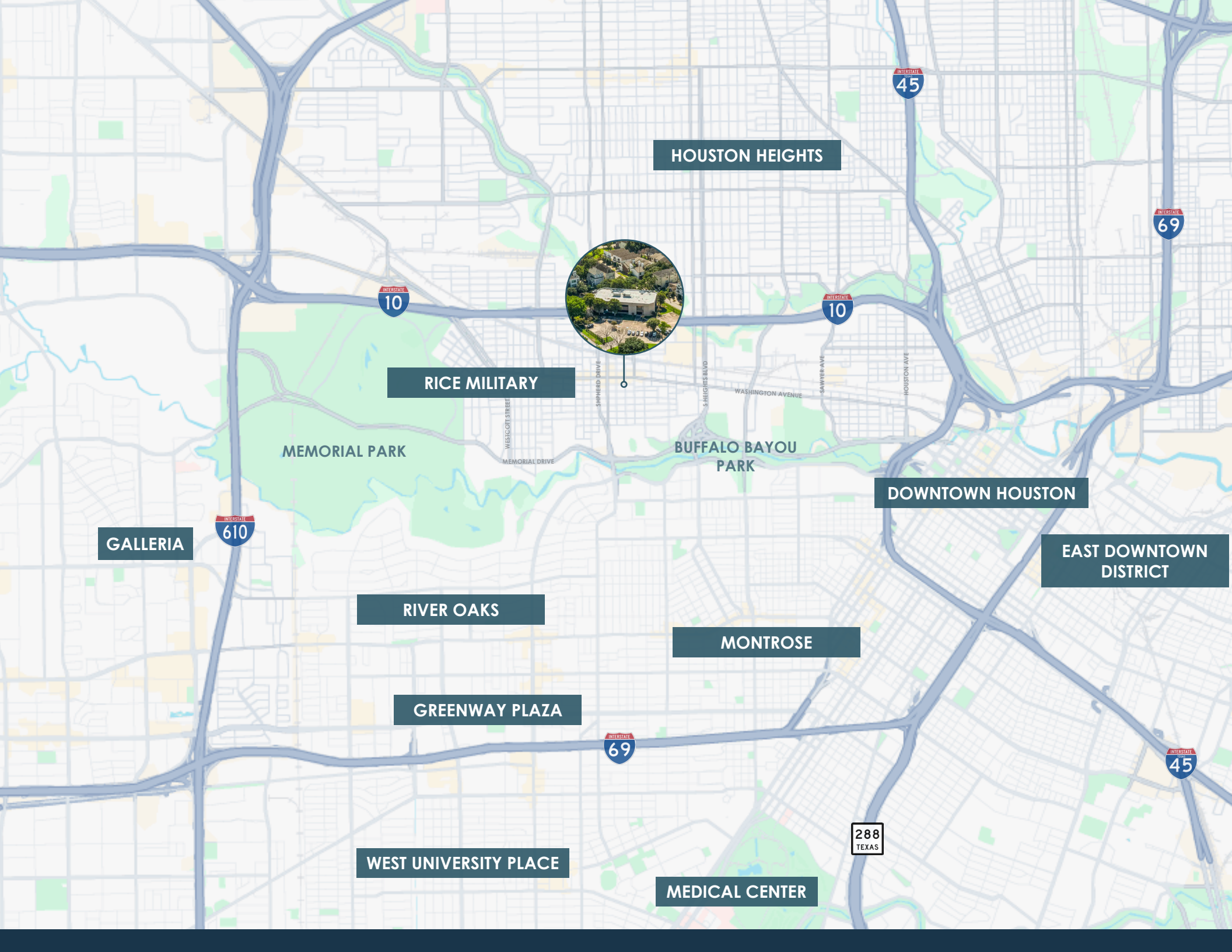
Opportunity for prominent building and street signage.



The Property has a Walkability Score of 98 out of 100. This score is known as Walker's Paradise, so daily errands do not require a car.



Each floor plate is ideal for either a single tenant or two full-floor tenants. The property is well-suited for a variety of uses, including medical practices, consulates, showrooms, office users, and legal firms.



HOUSTON HEIGHTS

RICE MILITARY

MEMORIAL PARK

BUFFALO BAYOU PARK

DOWNTOWN HOUSTON

EAST DOWNTOWN DISTRICT

GALLERIA

RIVER OAKS

MONTROSE

GREENWAY PLAZA

WEST UNIVERSITY PLACE

MEDICAL CENTER



INTERSTATE 45

INTERSTATE 69

INTERSTATE 10

INTERSTATE 10

INTERSTATE 610

INTERSTATE 69

INTERSTATE 45

288 TEXAS

WESTCOTT STREET
MEMORIAL DRIVE

SHEPHERD DRIVE

S HEIGHTS BLVD

WASHINGTON AVENUE

SANWYER AVE

HOUSTON AVE

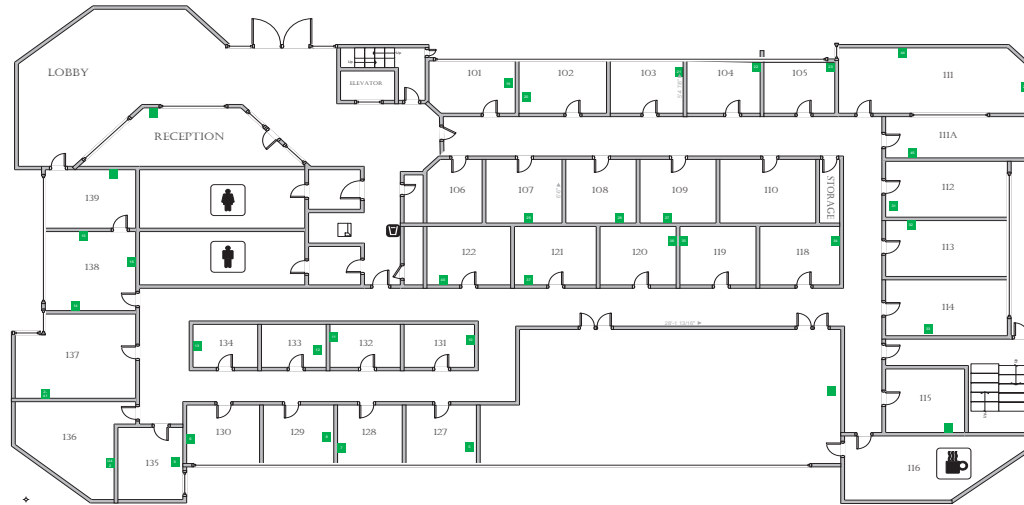
Downtown Houston

WASHINGTON AVE

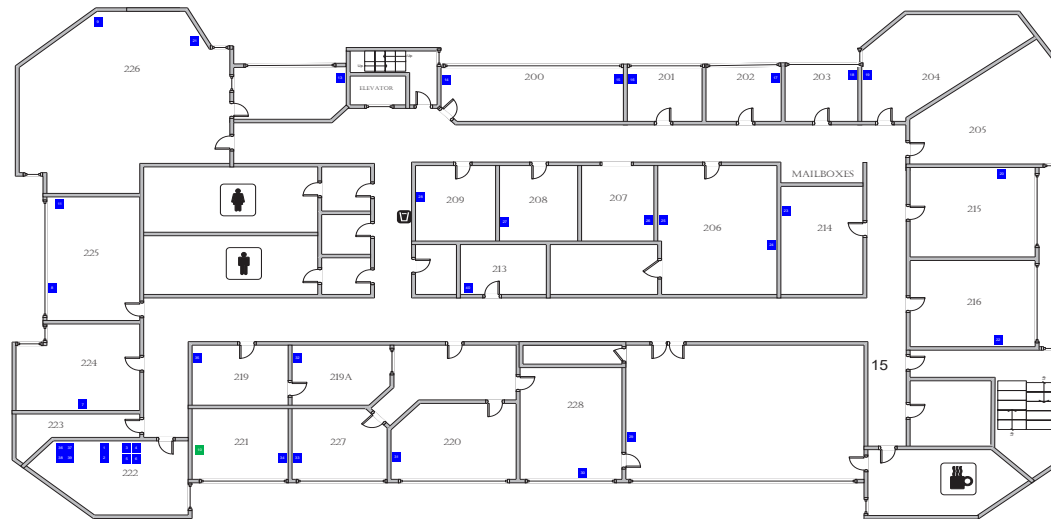
SHEPHERD DR

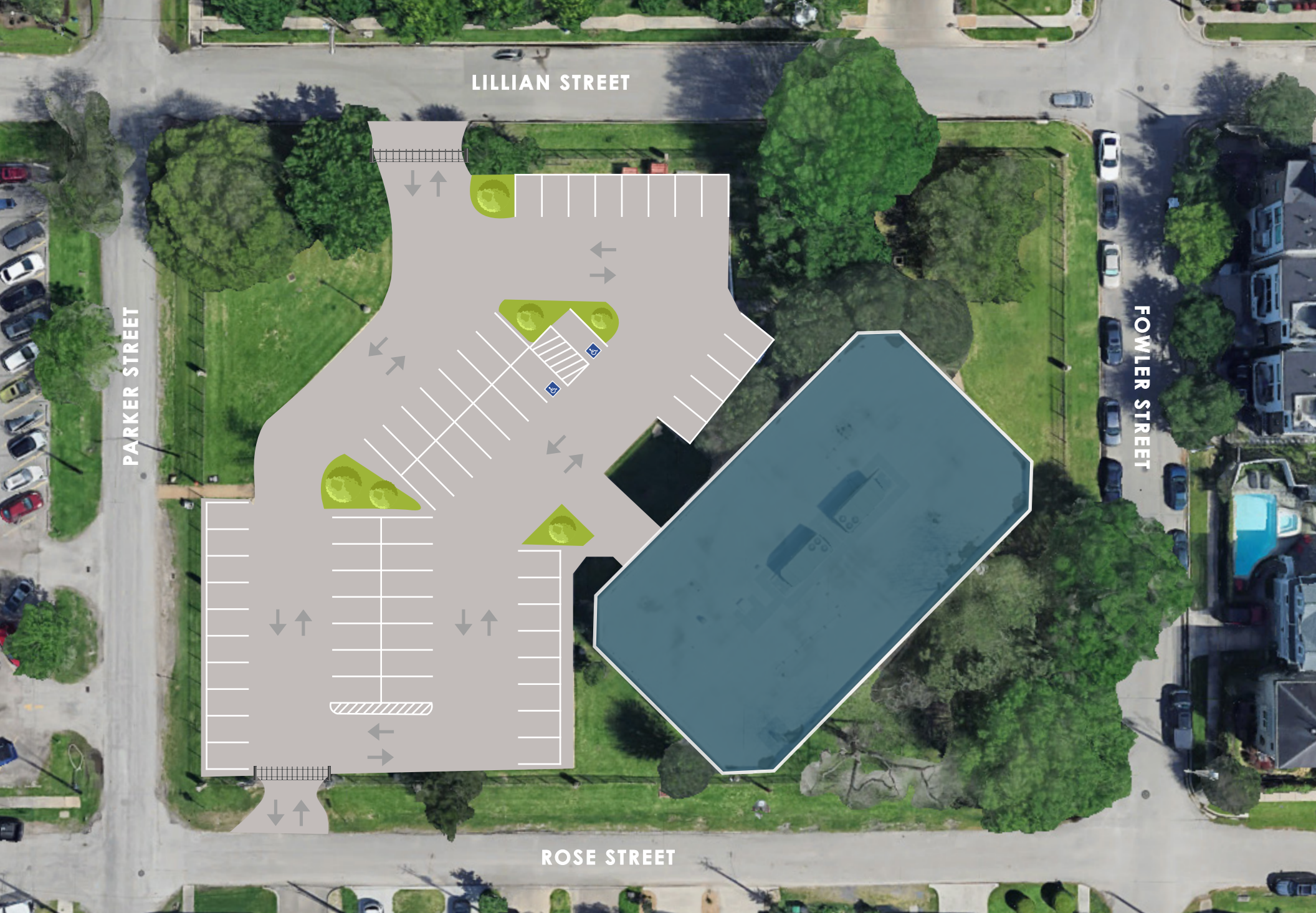


SITE PLAN - 1ST FLOOR



SITE PLAN - 2ND FLOOR





LILLIAN STREET

PARKER STREET

ROSE STREET

FOWLER STREET

Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population - Current Year Estimate	32,464	205,863	513,947
2029 Population - Five Year Projection	34,061	215,280	535,243
2020-2024 Population Growth	4.3%	3.6%	3.1%
2024-2029 Population Growth	1.0%	0.9%	0.8%

CONSUMER SPENDING DETAILS			
2024 Total Spending	\$670,001,154	\$3,920,837,414	\$7,957,533,154
2024 Average Household	\$37,336	\$35,811	\$33,136
2024 Per Capita	\$20,638	\$19,046	\$15,483

HOUSEHOLDS			
2024 Households - Current Year Estimate	17,945	109,488	240,151
2029 Households - Five Year Projection	18,830	114,504	250,564
2020-2024 Household Growth	4.5%	4.0%	3.4%
2024-2029 Household Growth	1.0%	0.9%	0.9%

HOUSEHOLD INCOME			
2024 Average Household Income	\$158,253	\$145,977	\$126,202
2028 Average Household Income	\$121,615	\$112,157	\$90,737

Demographic Snapshot

5-MILE POPULATION

513,947

1-MILE TOTAL CONSUMER SPENDING

\$670,001,154

3-MILE 2024 Households

109,488

1-MILE AVG HOUSEHOLD INCOME

\$158,253

4625 Lillian Street

Houston, TX 77007

INVESTMENT ADVISORY

JOE RAMBIN
Managing Partner

D: 713-773-5584
E: jrambin@moodyrambin.com

KALLIN SIPE
Associate

D: 713-773-5598
E: ksipe@moodyrambin.com

DISCLAIMER

All materials and information received or derived from Moody Ramin its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Moody Ramin its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moody Ramin will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moody Ramin makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moody Ramin does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moody Ramin in compliance with all applicable fair housing and equal opportunity laws.



Relationships in Real Estate