

RICE VILLAGE

GALLERIA

GREENWAY PLAZA

RIVER OAKS

MONTROSE



(268,700+ VPD)



(138,990 VPD)

LOUISIANA STREET | (11,016 VPD)
MILAM STREET | (13,134 VPD)

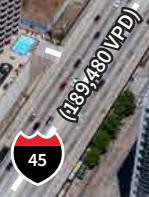
2217 MILAM

WEBSTER STREET | (7,613 VPD)

MIDTOWN

METRO RAIL

HADLEY STREET | (1,031 VPD)
TRAVIS STREET | (20,572 VPD)



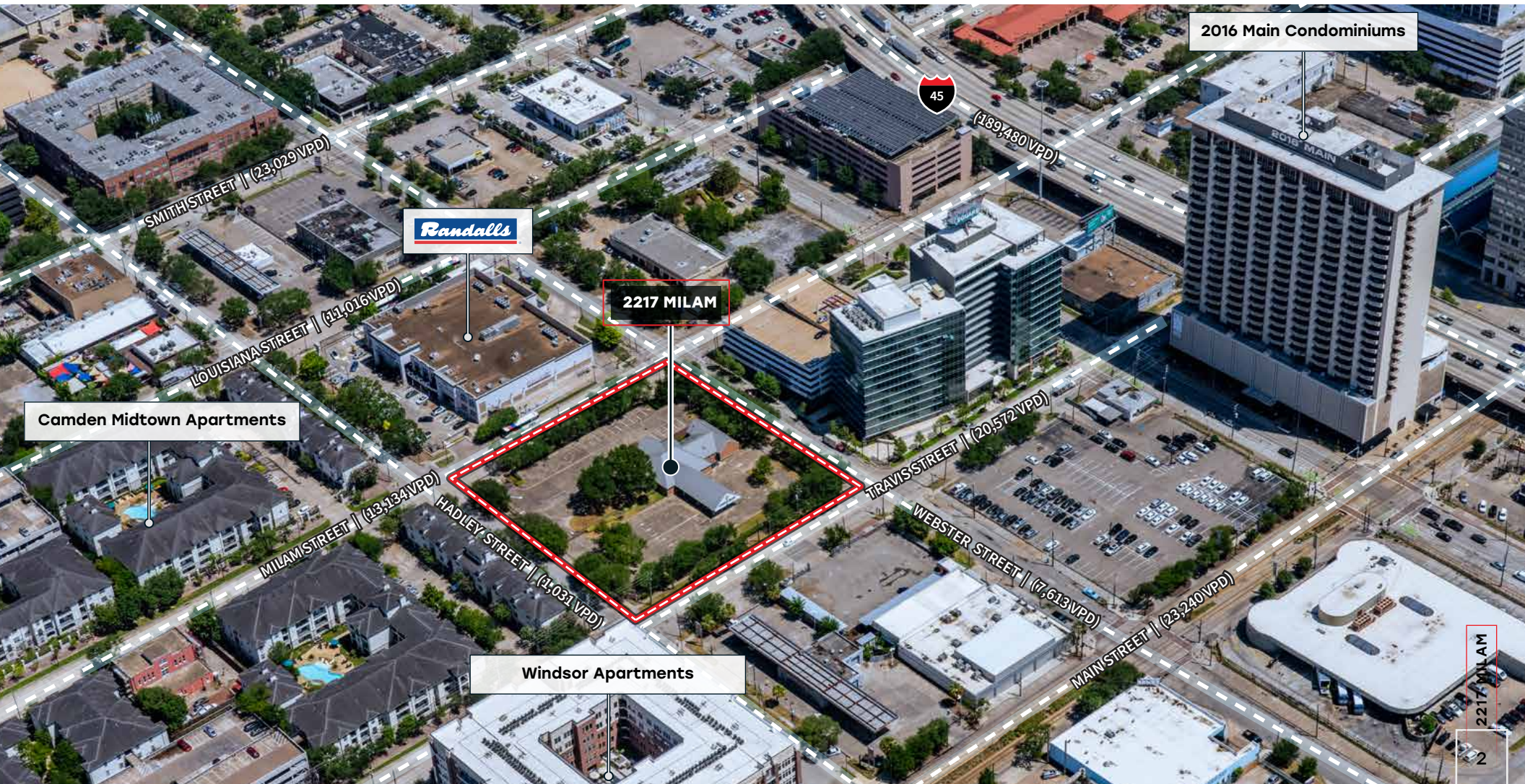
(189,480 VPD)

2217 MILAM

MIDTOWN, HOUSTON, TX

THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a full city block (+/- 1.44 acres) in Houston’s premier Midtown submarket. The Property is on Milam and Travis Street between Hadley and Webster Street and is located near Houston’s Metro Red Line a few blocks from the McGowen stop. Located less than one half mile from Downtown, the Property lies squarely in the middle of Houston’s #1 Live, Work, Play environment with walkability to countless urban amenities including parks, bars, restaurants and grocers. The site sits on an entire block along one of Midtown’s most visible corridors, making it an ideal candidate for a wide variety of development uses.



INVESTMENT HIGHLIGHTS

1.44 acres in the heart of Midtown, Houston's top urban infill submarket, with direct metro rail and park access



2217 Milam Street
Houston, TX 77002



1.44 Acres



Milam Street - 13,121
Webster Street - 7,613
Travis Street - 20,572
Hadley Street - 1,031



250' on Milam Street
250' on Webster Street
250' on Travis Street
250' on Hadley Street

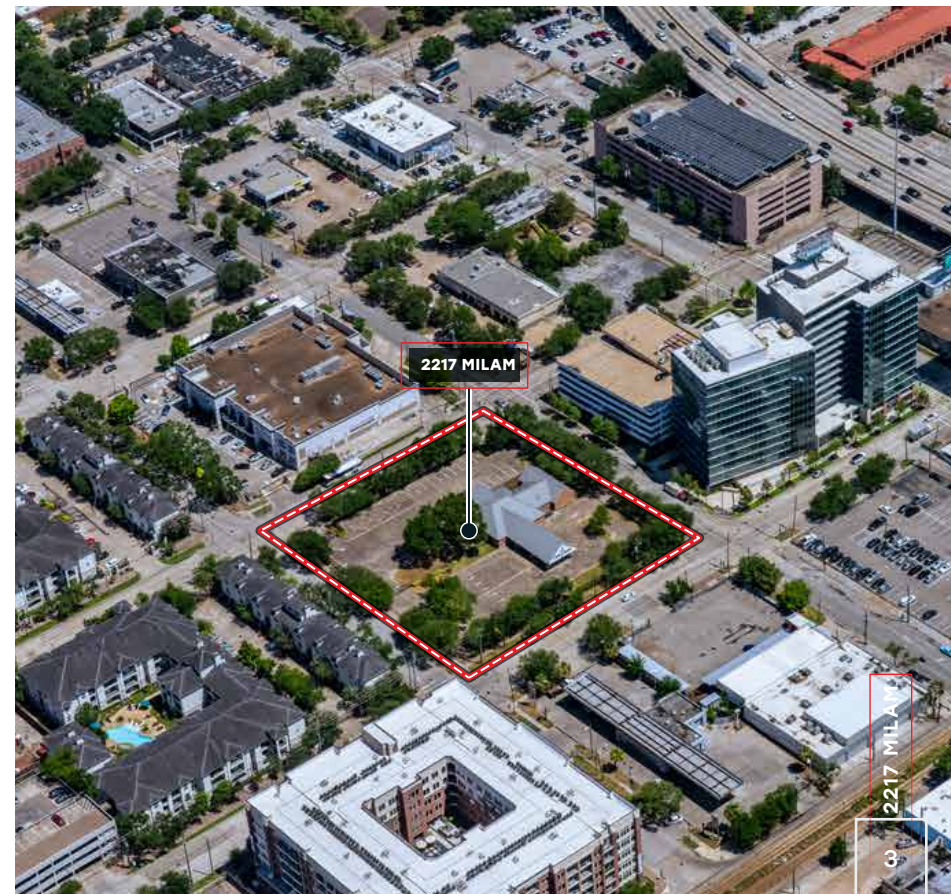


Zoning - the City of
Houston does not have
zoning laws



Parking requirements-
Midtown is exempt from
any minimum parking
requirements imposed
elsewhere in Houston

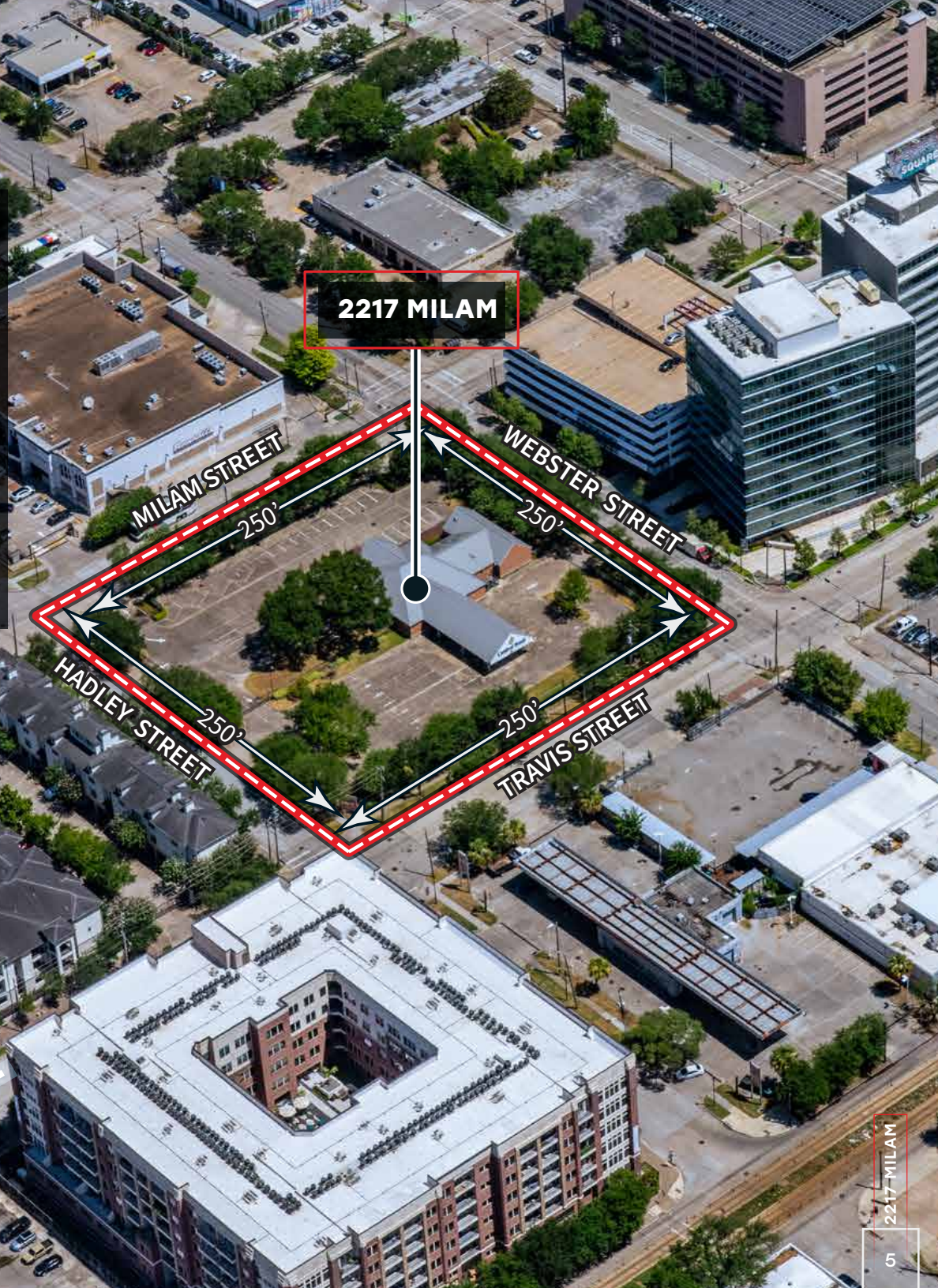
- Located in Midtown, Houston's top live, work, play submarket. Midtown is one of Houston's most walkable neighborhoods and borders the fast growing neighborhoods of EADO and Montrose, both of which have a growing affluent population and increasingly popular entertainment districts.
- No zoning allows for flexible development options across all product types with no pre-determined use.
- Immediate accessibility to Downtown and the Texas Medical Center make Midtown an ideal location to live for employees in a wide variety of industries. For those with longer commutes, Midtown offers easy accessibility to Houston's highway infrastructure with access to I-59, I-45, and Hwy 288.
- Located within short walking distance to the McGowen Metro Red Line stop, the Property offers future users unparalleled access to the city's growing transportation system.
- Located next to Midtown Park, a popular location for a wide variety of festivals including music, food and arts.
- Affluent neighborhood demographics - \$118,000 average household income in a 3-mile radius.
- Dense urban area with 204,000 residents within a 3-mile radius

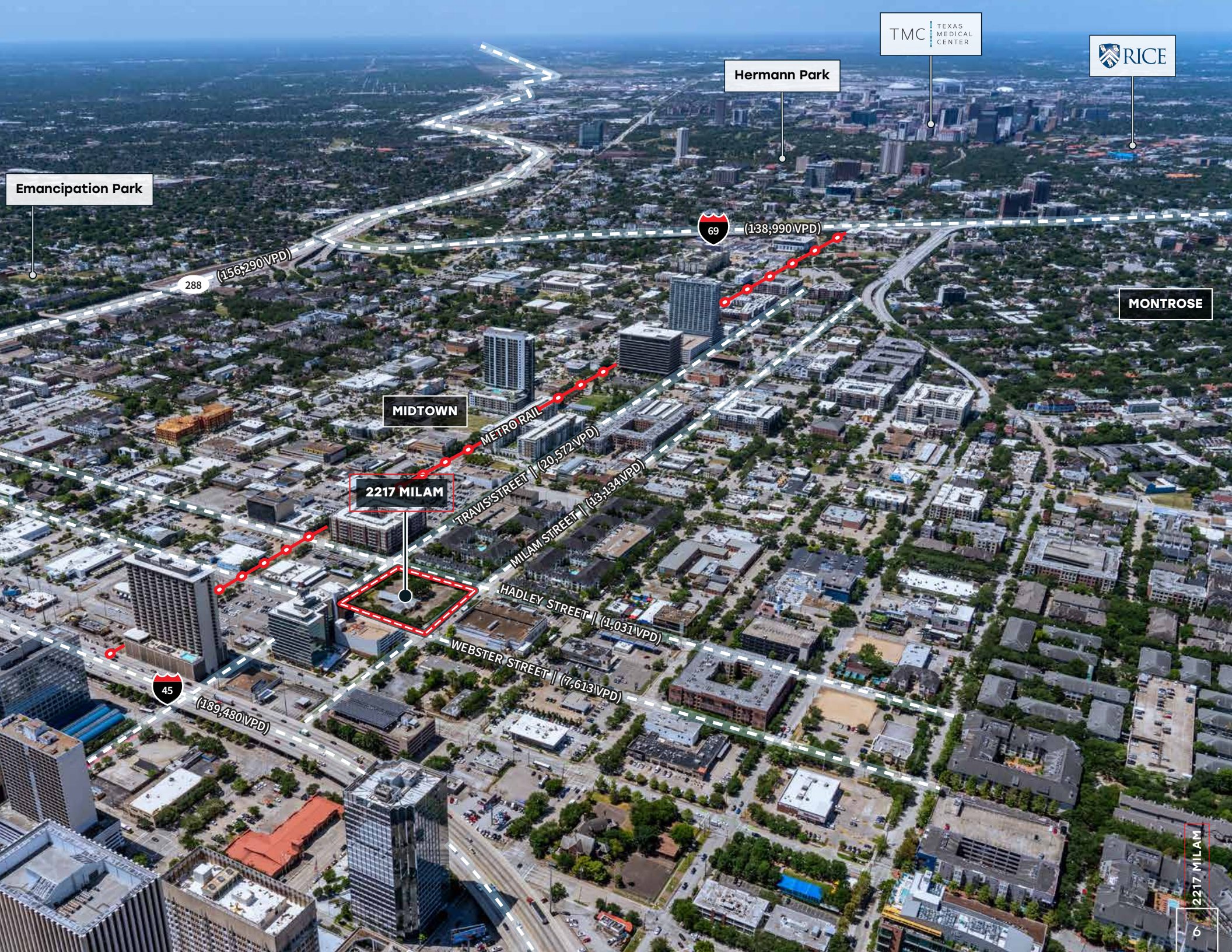




PROPERTY DESCRIPTION

SITE SIZE	1.44 Acres
FLOOD PLAIN	Not located in the 100 or 500 year flood plain
SCHOOLS	Elementary: Gregory-Lincoln ED Center Middle: Gregory-Lincoln ED Center High: Lamar High School
UTILITIES	City of Houston
ZONING	No zoning in the city of Houston
PARKING	Market-based parking; Site is exempt from citywide minimum parking requirements and ownership has full authority to decide how many off-street parking spaces are necessary





TMC TEXAS MEDICAL CENTER

RICE

Hermann Park

Emancipation Park

288 (156,290VPD)

69 (138,990VPD)

MONTROSE

MIDTOWN

METRO RAIL

2217 MILAM

TRAVIS STREET || (20,572VPD)

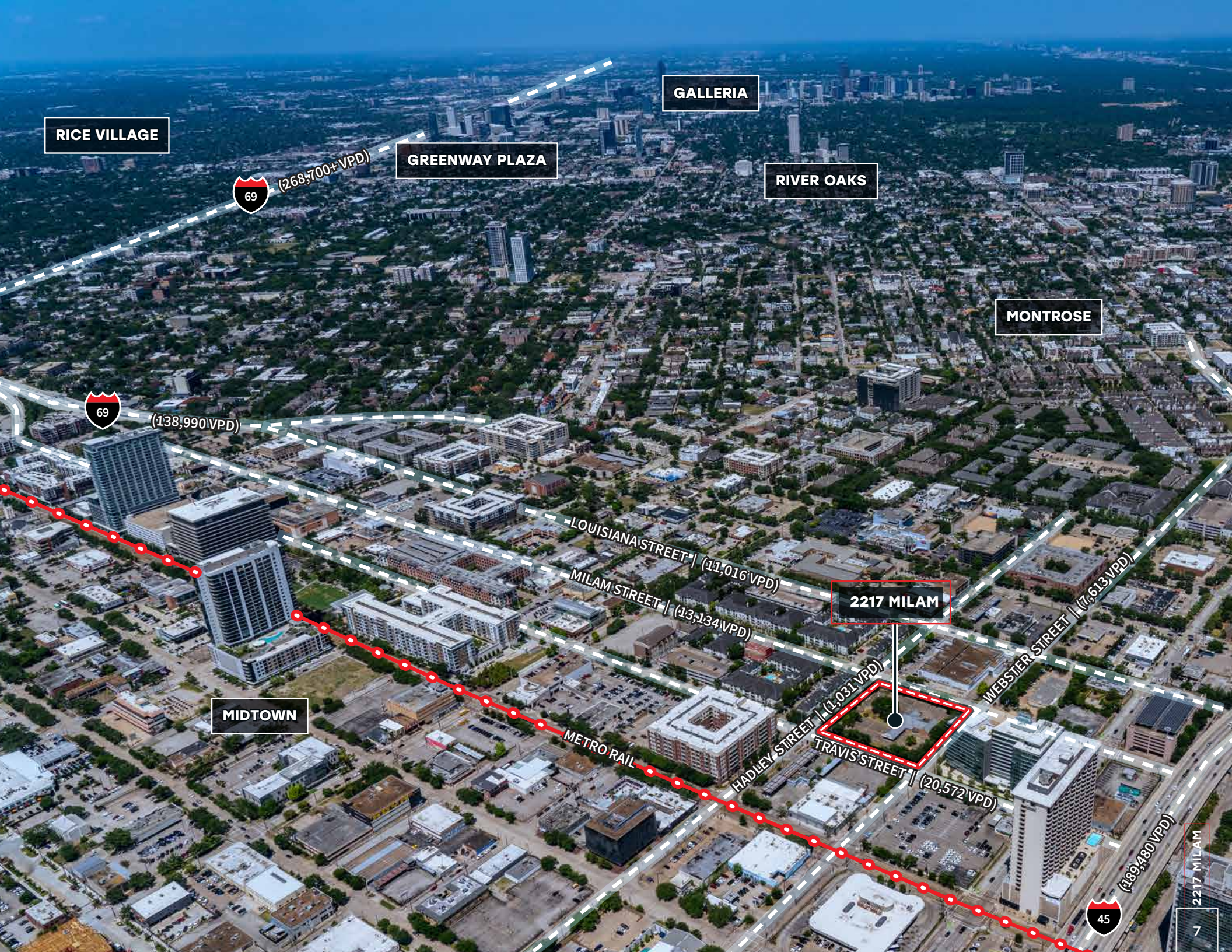
MILAM STREET || (13,134VPD)

HADLEY STREET || (1,031VPD)

WEBSTER STREET || (7,613VPD)

45 (189,480VPD)

2217 MILAM



RICE VILLAGE

GALLERIA

GREENWAY PLAZA

RIVER OAKS

MONTROSE



(268,700+ VPD)



(138,990 VPD)

MIDTOWN

2217 MILAM

LOUISIANA STREET* (11,016 VPD)
MILAM STREET (13,134 VPD)

WEBSTER STREET (7,613 VPD)

HADLEY STREET (1,031 VPD)
TRAVIS STREET (20,572 VPD)

METRO RAIL



(189,480 VPD)

2217 MILAM

7



2016 Main Condominiums



(189,480 VPD)

SMITH STREET | (23,029 VPD)



2217 MILAM

LOUISIANA STREET | (11,016 VPD)

Camden Midtown Apartments

TRAVIS STREET | (20,572 VPD)

MILAM STREET | (13,134 VPD)

HADLEY STREET | (1,031 VPD)

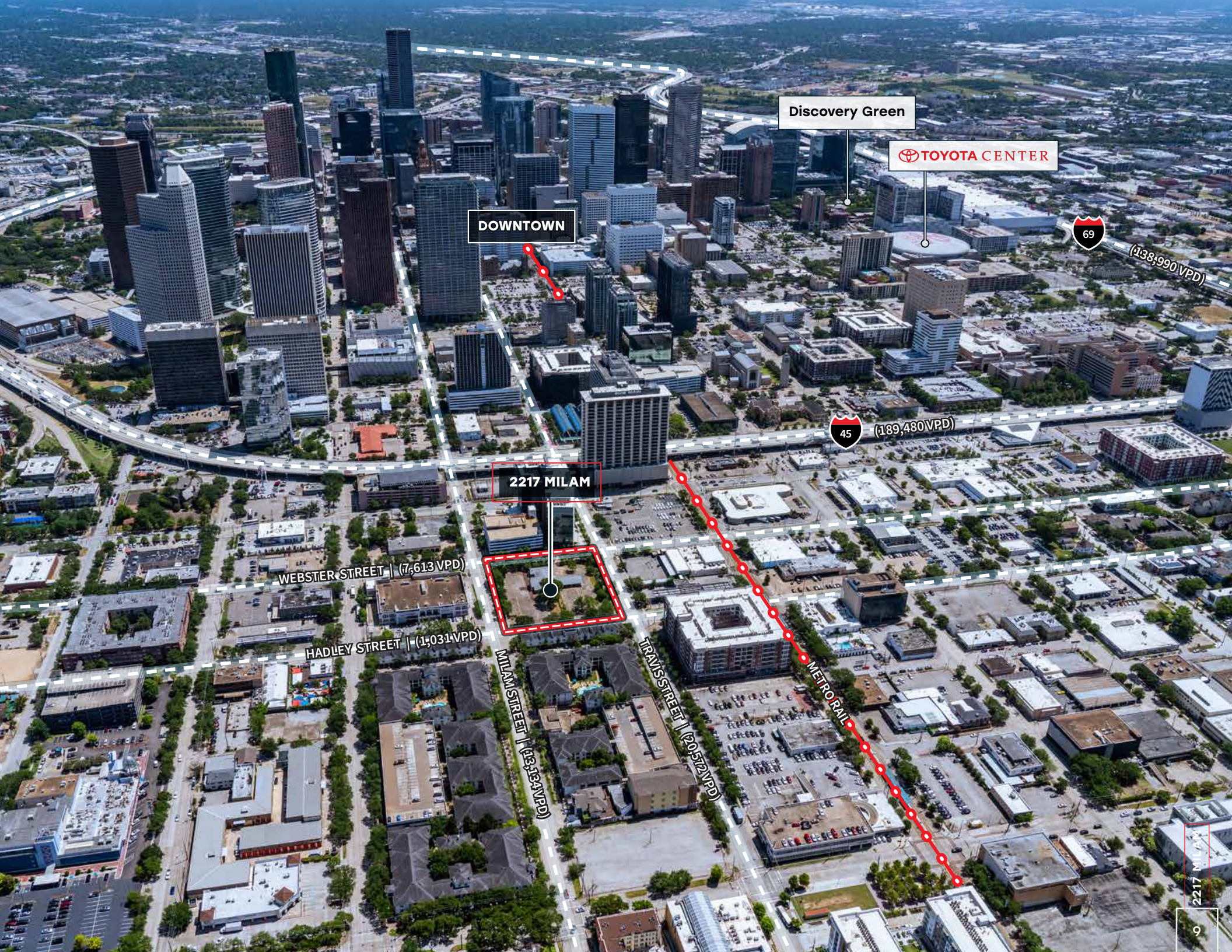
WEBSTER STREET | (7,613 VPD)

Windsor Apartments

MAIN STREET | (23,240 VPD)

2217 MILAM

08



Discovery Green

TOYOTA CENTER

DOWNTOWN

69

(138,990 VPD)

45

(189,480 VPD)

2217 MILAM

WEBSTER STREET | (7,613 VPD)

HADLEY STREET | (1,031 VPD)

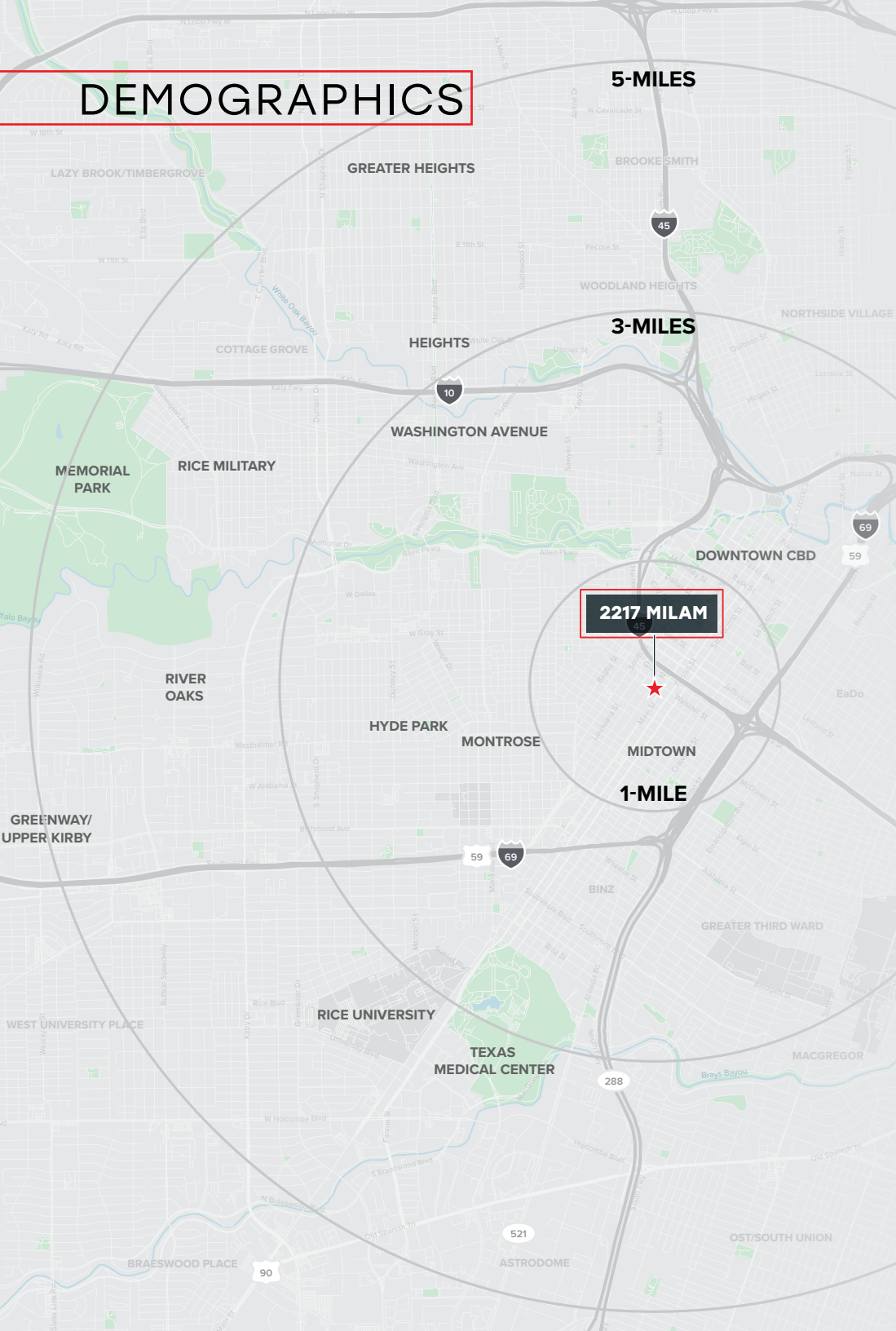
MILAM STREET | (3,134 VPD)

TRAVIS STREET | (20,572 VPD)

METRO RAIL

2217 MILAM

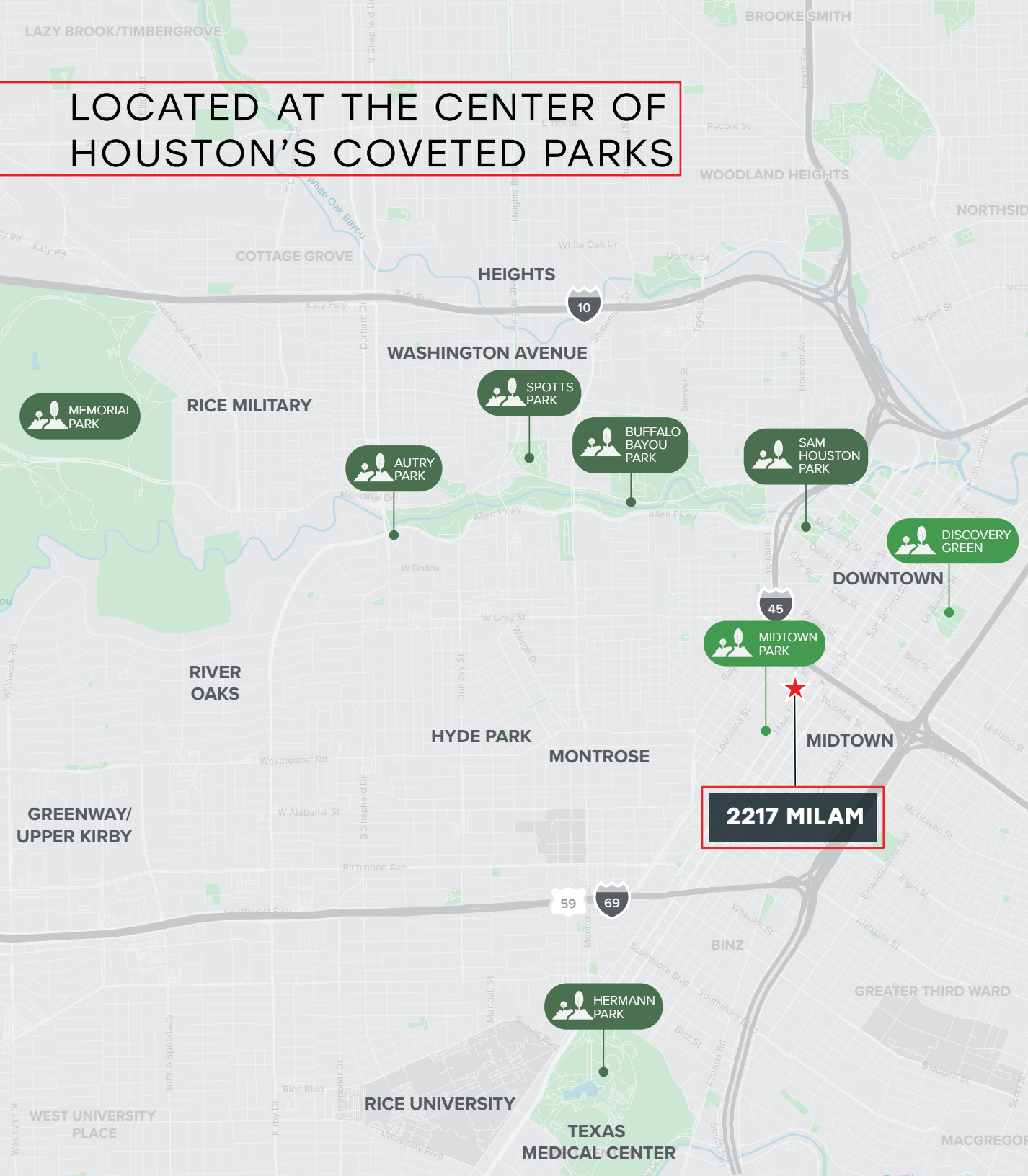
DEMOGRAPHICS



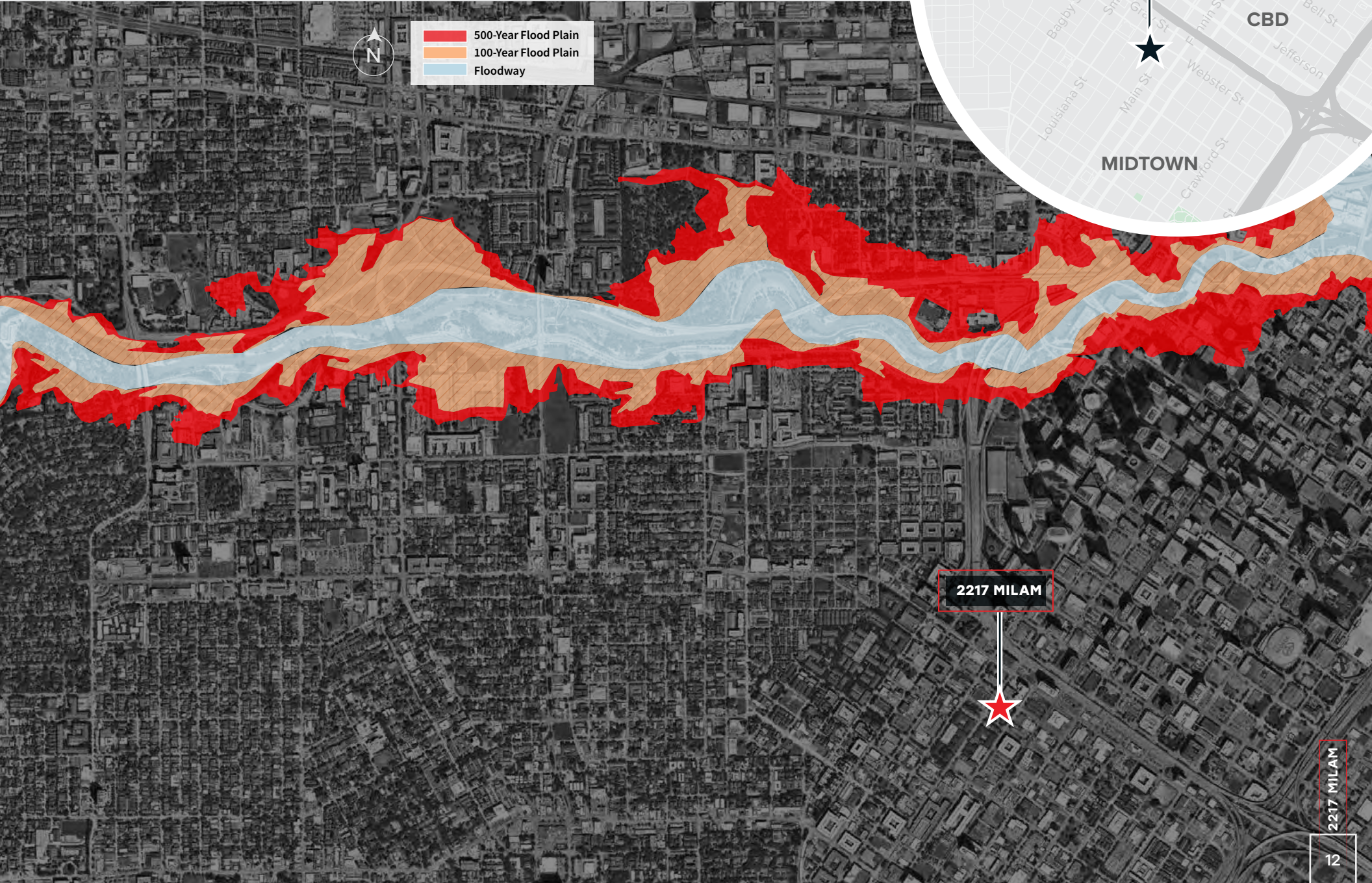
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2000 Population	14,193	149,960	384,720
2010 Population	18,930	166,145	397,229
2022 Population	29,610	207,566	463,343
2022 Median Age	34.7	34.8	35.5
2022 Average Household Income	\$128,917	\$138,076	\$131,322
Educational Attainment - College Degree or Higher	64%	54%	48%

2217 MILAM

LOCATED AT THE CENTER OF HOUSTON'S COVETED PARKS



LOCATION OUTSIDE BOTH 100 AND 500 YEAR FLOOD PLAIN



DEVELOPING INNOVATION DISTRICT

Spearheaded by the Rice Management Corporation, which manages Rice University's \$6.2 Billion endowment fund, the 16-acre Innovation District located on the south side of Midtown is now anchored by its flagship mixed-use development the Ion which delivered in 1Q 2021.

The Ion is a 266,000 SF adaptive re-use project designed to bring Houston's entrepreneurial, corporate and academic communities together into collaborative spaces and programs.

By offering unique programming to local start-ups such as a 12-week aerospace accelerator program, the Ion aims to serve as the center around which the rest of the Innovation District will grow for years to come.

The Ion and Innovation District will introduce a new kind of urbandistrict to Houston, prioritizing street life, public space and a mix of uses that embrace technology, community and sustainability.



LOCATION OVERVIEW

Nighborhood and Employment Center Overview

Bordering Downtown Houston, Midtown is Houston's most accessible neighborhood. It benefits from dozens of highly rated restaurants, bars, and outdoor spaces. The Property has a **Walk Score of 92**, far exceeding Houston's citywide average of 48. It also has a **Transit Score of 94**, due to its close location to the Downtown Transit Center and McGowen Stations on the METRORail's Red Line. Midtown's proximity to Houston's largest employment base, affluent neighborhoods and cultural centers have led it to be known as Houston's urban oasis.

Tanglewood
15 Min

Galleria
10 Min

Bellaire
14 Min

Rice Military
9 Min

River Oaks
10 Min

Greenway Plaza
7 Min

West University
8 Min

The Heights
8 Min

2217 MILAM

Montrose
Walking Distance

Museum District
6 Min

Texas Medical Center
8 Min

East Downtown
3 Min

2217 MILAM

HOUSTON ECONOMIC OVERVIEW

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong; the cultures are many; and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born.

Houston offers a well-developed suite of key global industries including energy, life sciences, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



THE HOUSTON STORY



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation
1st in domestic & foreign waterborne tonnage
1,700 foreign owned firms



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



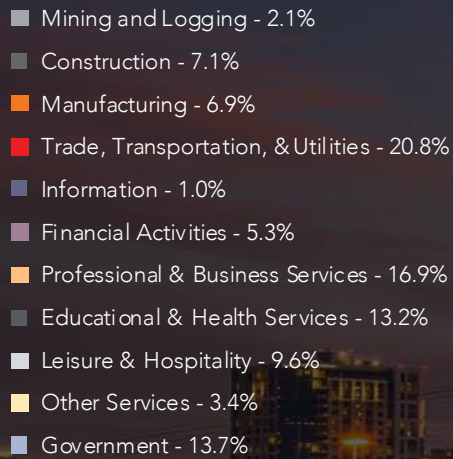
LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP
8th largest business district in the U.S.
10 million patient encounters per year

COST OF LIVING INDEX

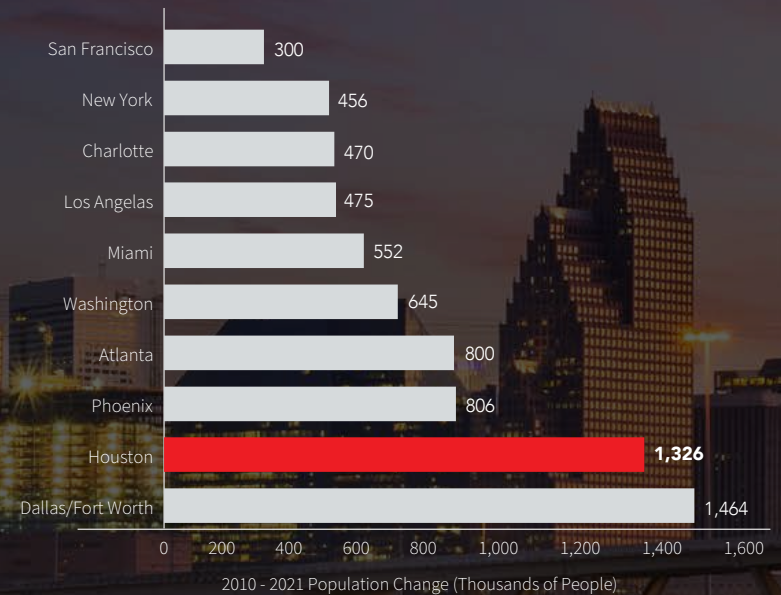


HOUSTON EMPLOYMENT BY INDUSTRY (2021)



Source: Houston Economic Partnership

#2 METRO FOR POPULATION GROWTH



TOP-RANKED POPULATION GROWTH



265 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2020 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau



TOP 5 IN THE COUNTRY FOR TOTAL JOB GROWTH

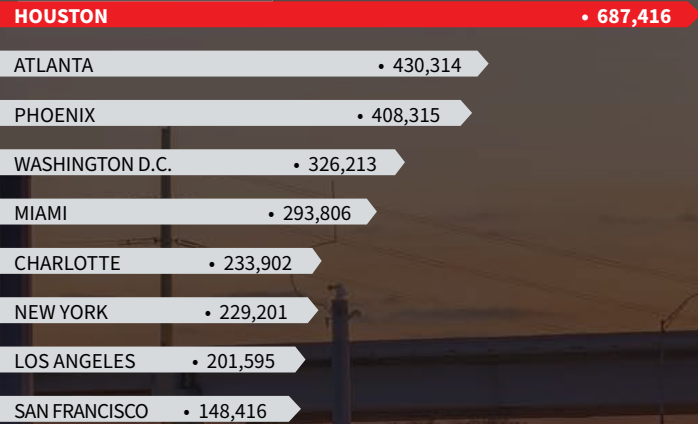
2020

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Projected Population Growth (2021-2026)

100,000 200,000 300,000 400,000 500,000 600,000 700,000 800,000

NATION-LEADING EMPLOYMENT GROWTH



158,000

New jobs added in 2021



+174,000

Net change in total non-farm employment

(From Jan 2021 to Oct 2021)



3,500,000

Person workforce, nearing all time high for Houston



79%

Of Houston higher education graduates stay and work in the region

The sixth highest retention rate in the U.S.



#7

In the country for percent job growth (*5.1% in 2021*)



#1

In the nation in office re-entry levels in the country

NATION-LEADING EMPLOYMENT GROWTH

#2 MSA

FOR PROJECTED POPULATION
GROWTH

HOUSTON IS HOME TO

25 FORTUNE 500 COMPANIES &
40 FORTUNE 1000 COMPANIES

50+

CORPORATE HEADQUARTER
RELOCATIONS TO HOUSTON SINCE
2017

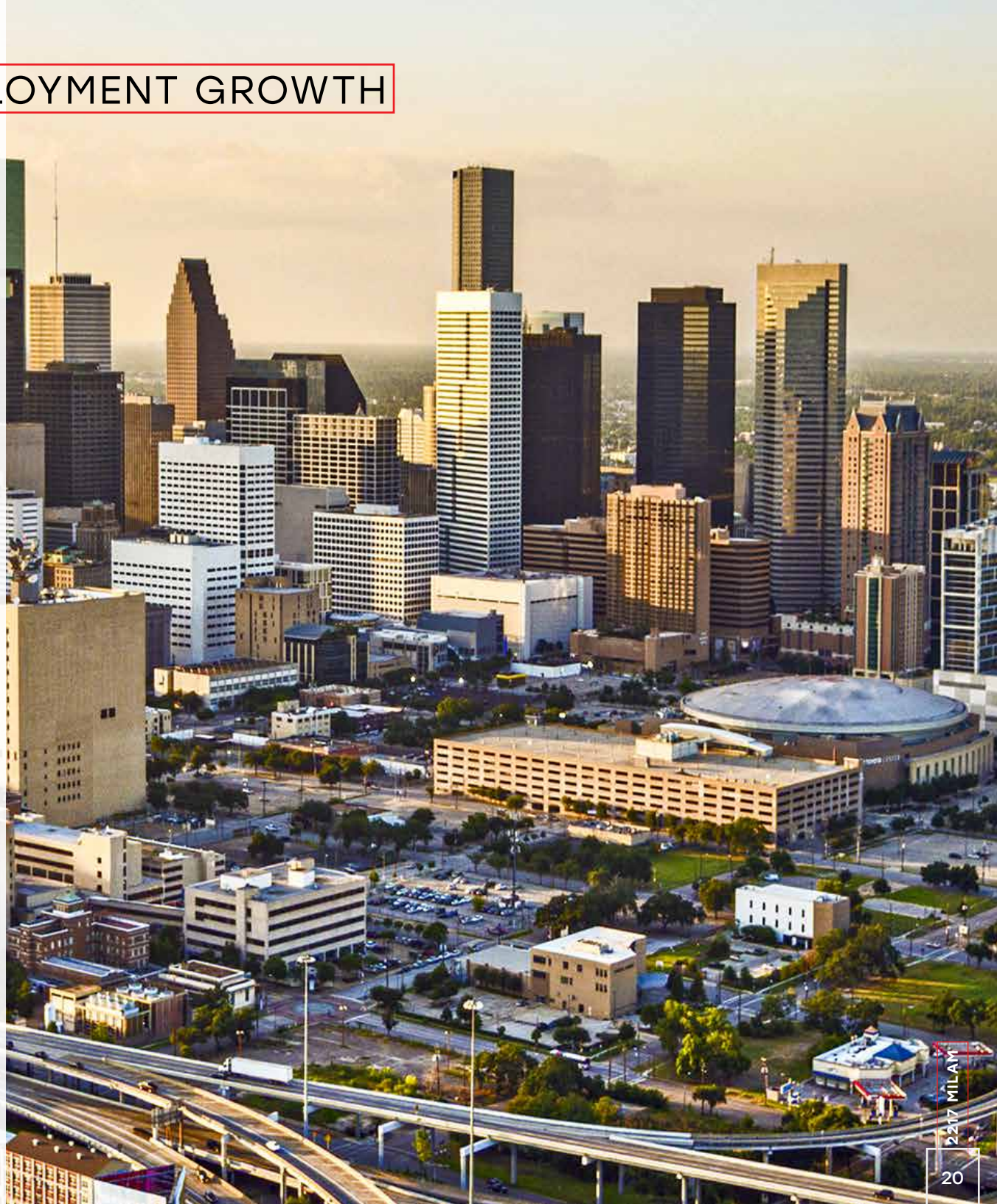
5

NEW FORTUNE 500 RELOCATIONS
IN 2021

Hewlett Packard Enterprise, NRG Energy,
KBR, Academy Sports & Outdoors,
Exxon Mobil

LEADING

PRO BUSINESS ENVIRONMENT



CONTACTS

Investment Advisory

Davis Adams

Managing Director

+ 1 713 852 3558

davis.adams@am.jll.com

Ryan Olive

Analyst

+ 1 713 212 6552

ryan.olive@am.jll.com



JLL

4200 Westheimer, Suite 1400 | Houston, Texas 77027

www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2022. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2020. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.