

DOWNTOWN HOUSTON

MEMORIAL PARK
1,466 Acres

THE GALLERIA /
UPTOWN

TANGLEWOOD

MEMORIAL



Memorial Dr

(314,266 VPD)

Chimney Rock Rd (31,115 VPD)

Kingsbrook Rd

Queen Annes Rd

±11.27 ACRES

FOX HALL
APARTMENTS

HOUSTON, TX

The Offering

Jones Lang LaSalle (“JLL”), on behalf of the owner, is seeking qualified developers for the sale or partnership on Fox Hall Apartments, a premier, unrestricted 11.27 acre site with significant income from the existing improvements. Located at the corner of I-10 and Chimney Rock Road, the Property provides an extremely unique development opportunity as it sits within a generational location surrounded by Houston’s most affluent neighborhoods and is zoned to some of the most prestigious schools - Hunters Creek Elementary, Spring Branch Middle, and Memorial High School. The Property serves these highly desired neighborhoods while providing high visibility and traffic exposure and allows quick connectivity to Houston’s major employment drivers. The site offers unrivaled views that will be preserved by the low-rise homes of the prestigious Memorial Villages and Tanglewood subdivisions. With minimal competing future development opportunities due to lack of available sites, the Property has boundless development potential and is well positioned to capitalize on the strength of Houston’s growing economy.



Investment Highlights

- 312 feet of frontage on I-10, offering excellent visibility and connectivity to all Houston’s highways and major employment drivers.
- No zoning allows for flexible development options across all product types with no pre-determined use.
- Opportunity to own property in the heart of Memorial, one of Houston’s most affluent neighborhoods.
- Zero Competing Supply: Zero Office, Multi-Family, Medical or major Retail under construction within a 2-mile radius.
- Affluent demographics - \$219,370 average household income within a 1-mile radius.
- Excellent ingress / egress with direct exit ramps to Chimney Rock.
- Zoned to prestigious Spring Branch Schools - Hunters Creek Elementary, Spring Branch Middle, and Memorial High School.
- Significant income from the existing improvements making the Property an ideal covered land play.
(Financials in the online document center)



ADDRESS

**8222 Kingsbrook Rd,
Houston, TX 77024**

ACRES

11.27

INTERSTATE 10

Traffic Count: 314,266 VPD

CHIMNEY ROCK RD

Traffic Count - 31,115 VPD

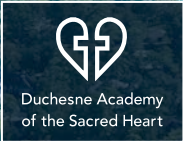
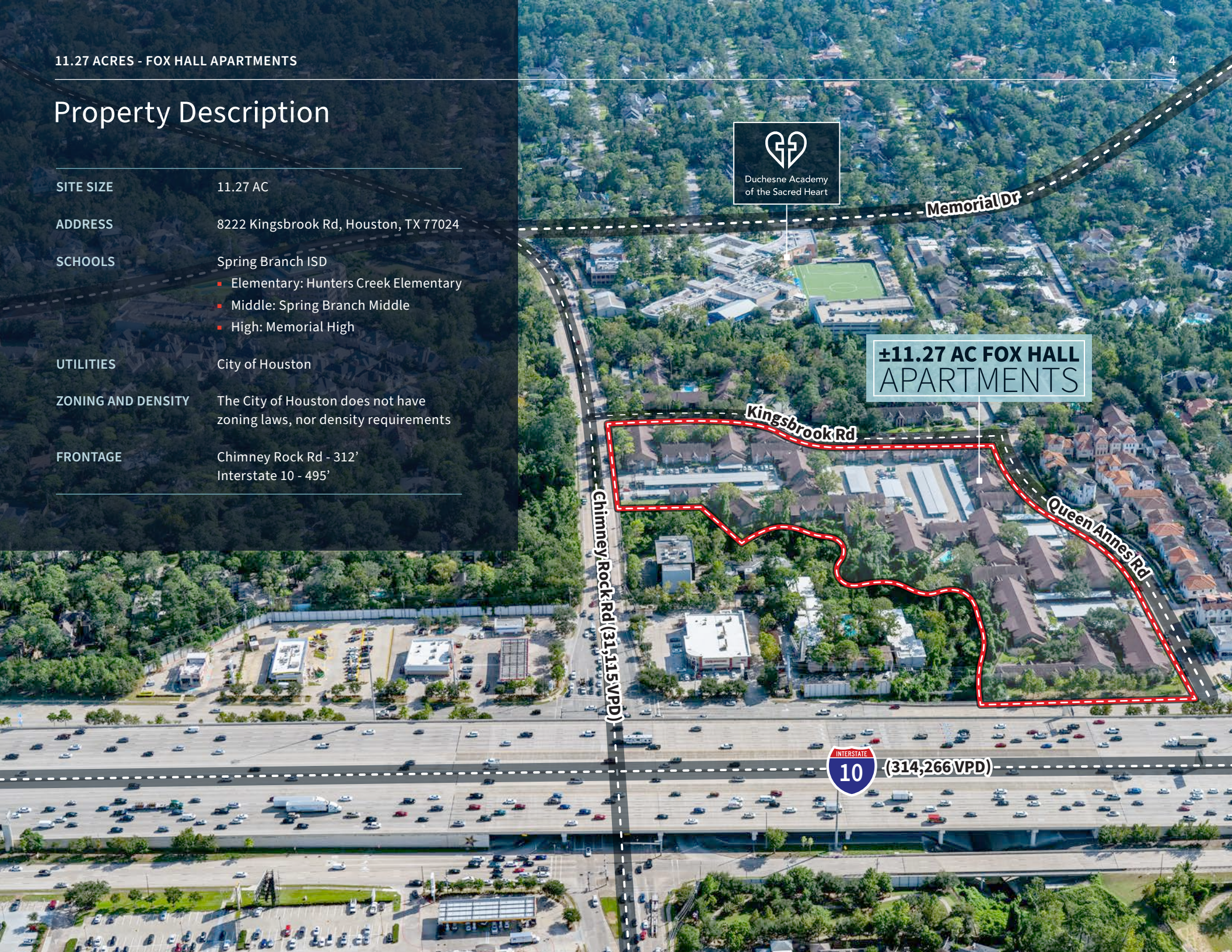
ZONING

**The City of Houston does not
have zoning laws nor density
restrictions**

11.27 ACRES - FOX HALL APARTMENTS

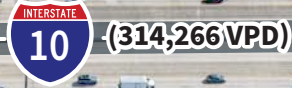
Property Description

SITE SIZE	11.27 AC
ADDRESS	8222 Kingsbrook Rd, Houston, TX 77024
SCHOOLS	Spring Branch ISD <ul style="list-style-type: none">Elementary: Hunters Creek ElementaryMiddle: Spring Branch MiddleHigh: Memorial High
UTILITIES	City of Houston
ZONING AND DENSITY	The City of Houston does not have zoning laws, nor density requirements
FRONTAGE	Chimney Rock Rd - 312' Interstate 10 - 495'



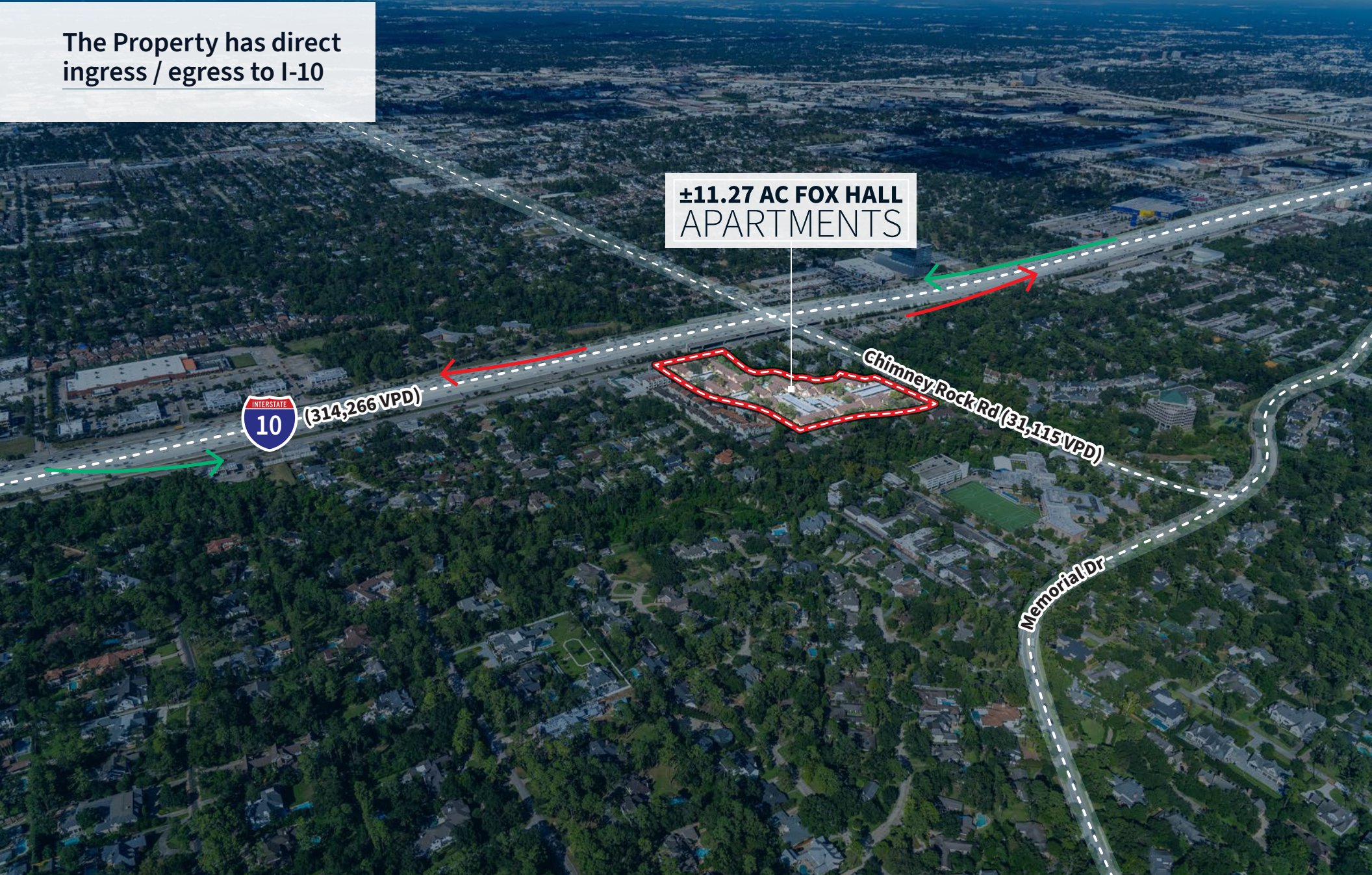
Duchesne Academy
of the Sacred Heart

**±11.27 AC FOX HALL
APARTMENTS**



Ingress / Egress

The Property has direct ingress / egress to I-10



**±11.27 AC FOX HALL
APARTMENTS**

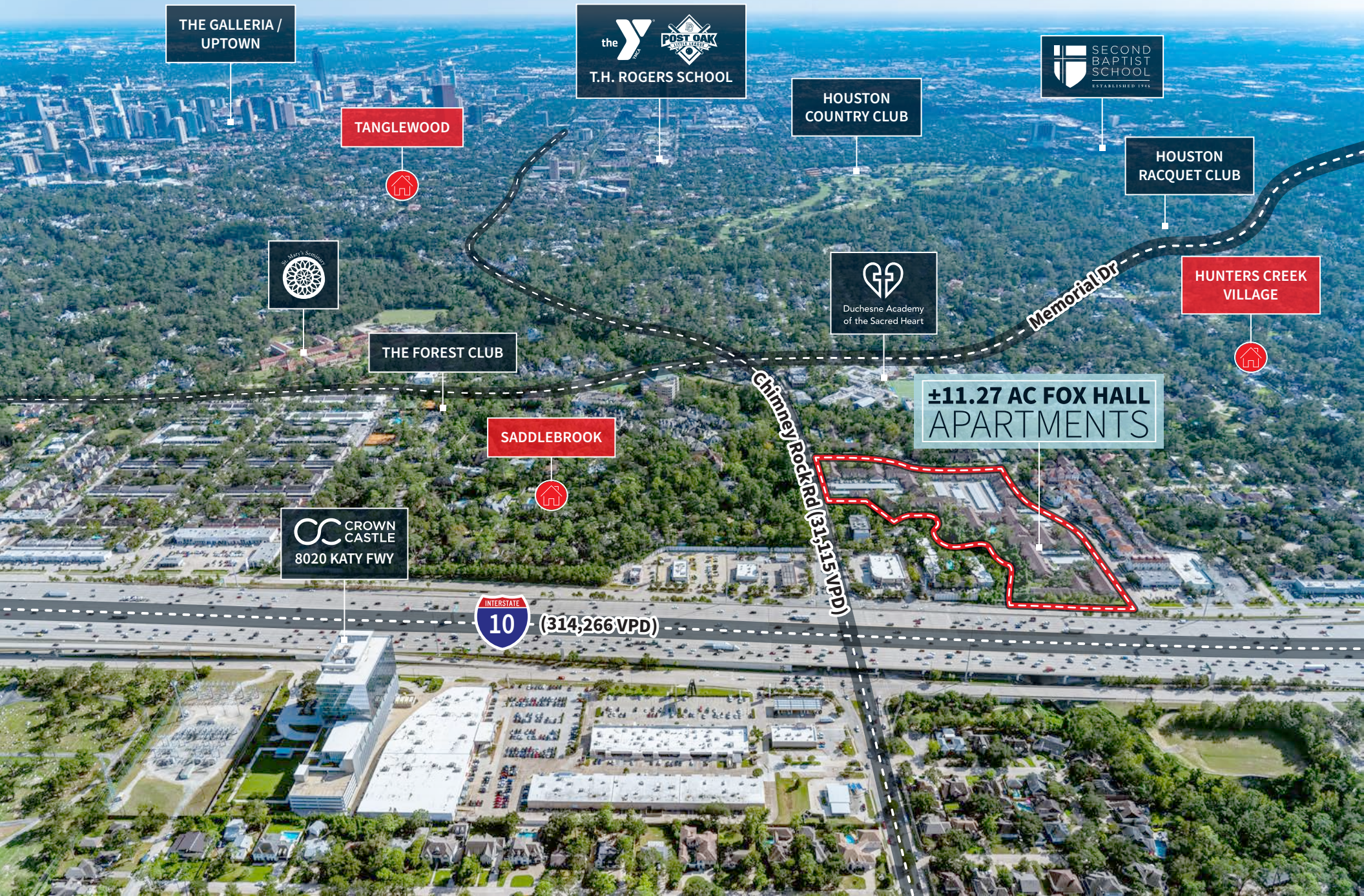


(314,266 VPD)

Chimney Rock Rd (31,115 VPD)

Memorial Dr

South Facing Aerial



THE GALLERIA / UPTOWN

the Y POST OAK T.H. ROGERS SCHOOL

SECOND BAPTIST SCHOOL ESTABLISHED 1944

TANGLEWOOD

HOUSTON COUNTRY CLUB

HOUSTON RACQUET CLUB



THE FOREST CLUB

Duchesne Academy of the Sacred Heart

HUNTERS CREEK VILLAGE

SADDLEBROOK

±11.27 AC FOX HALL APARTMENTS

CROWN CASTLE 8020 KATY FWY

INTERSTATE 10 (314,266 VPD)

Chimney Rock Rd (3115 VPD)

Memorial Dr

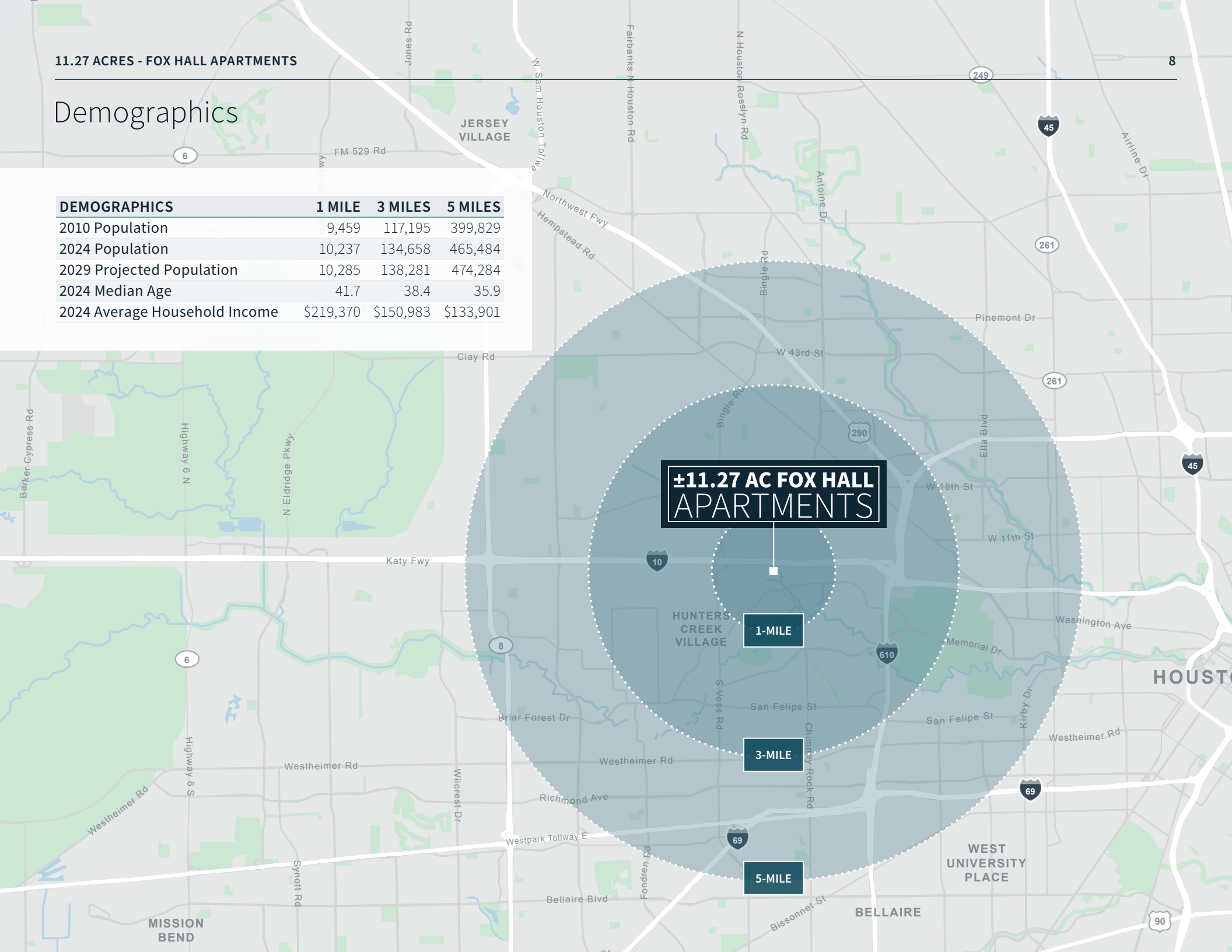
Site Plan Rendering



11.27 ACRES - FOX HALL APARTMENTS

Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	9,459	117,195	399,829
2024 Population	10,237	134,658	465,484
2029 Projected Population	10,285	138,281	474,284
2024 Median Age	41.7	38.4	35.9
2024 Average Household Income	\$219,370	\$150,983	\$133,901



±11.27 AC FOX HALL APARTMENTS

1-MILE

3-MILE

5-MILE

11.27 ACRES - FOX HALL APARTMENTS

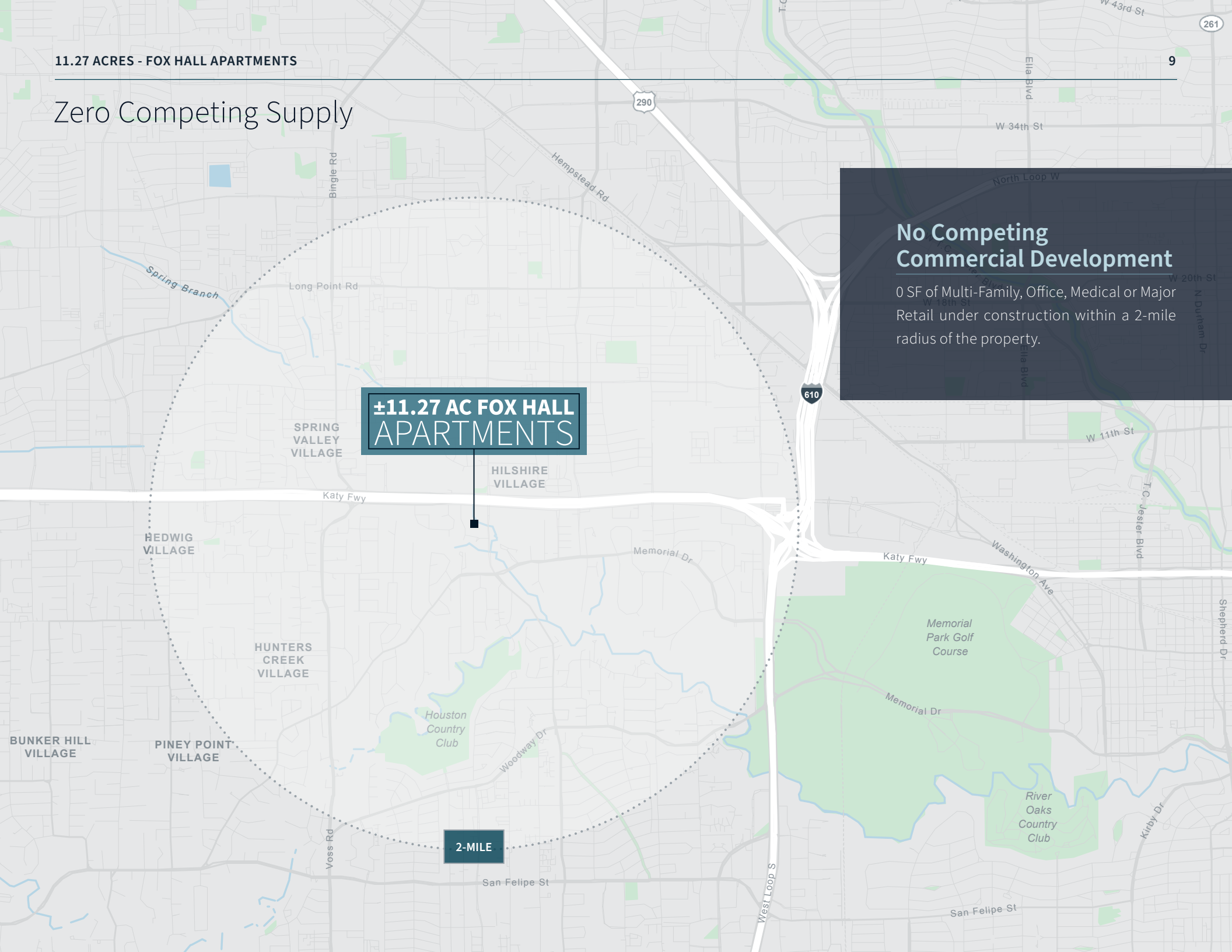
Zero Competing Supply

±11.27 AC FOX HALL APARTMENTS

2-MILE

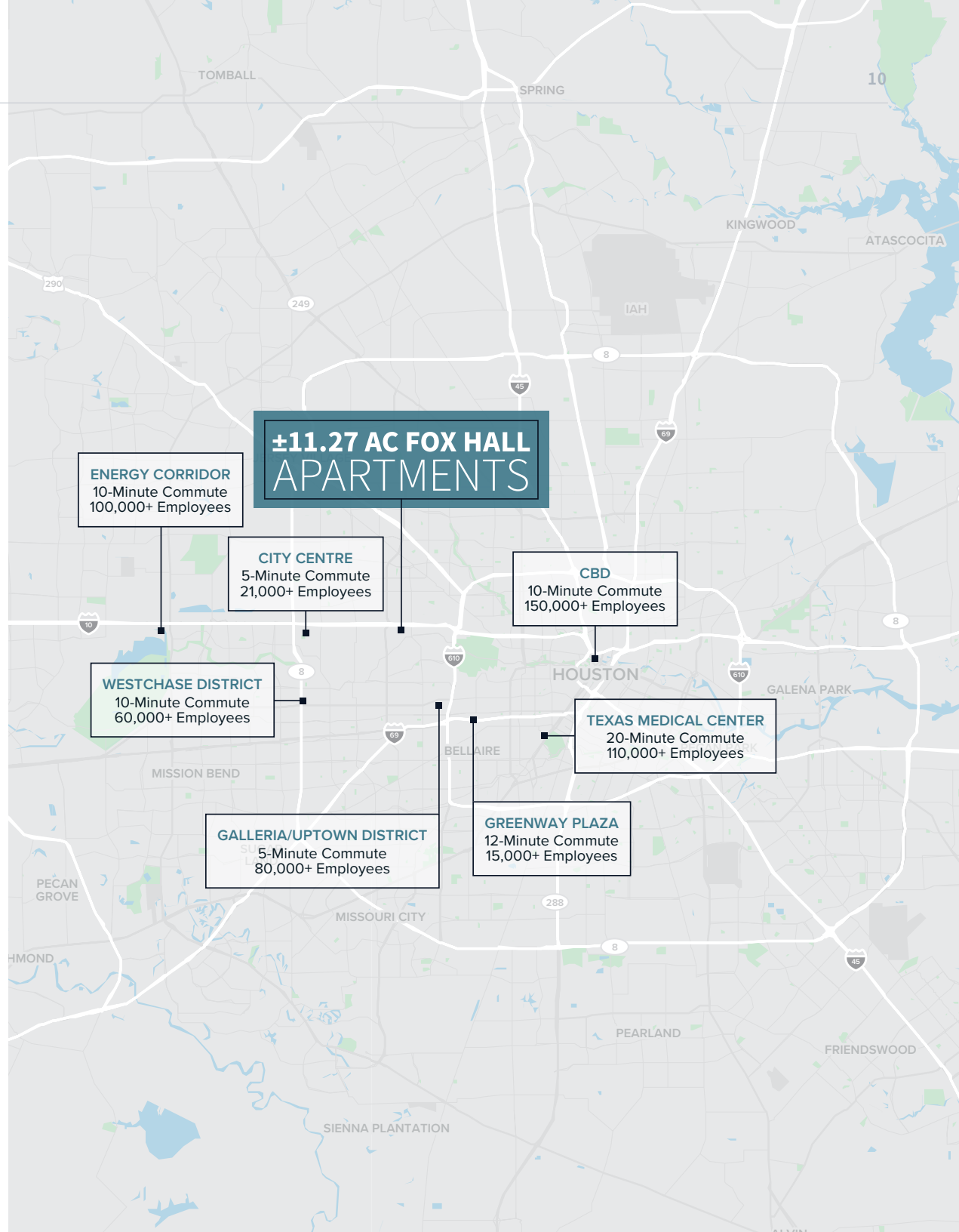
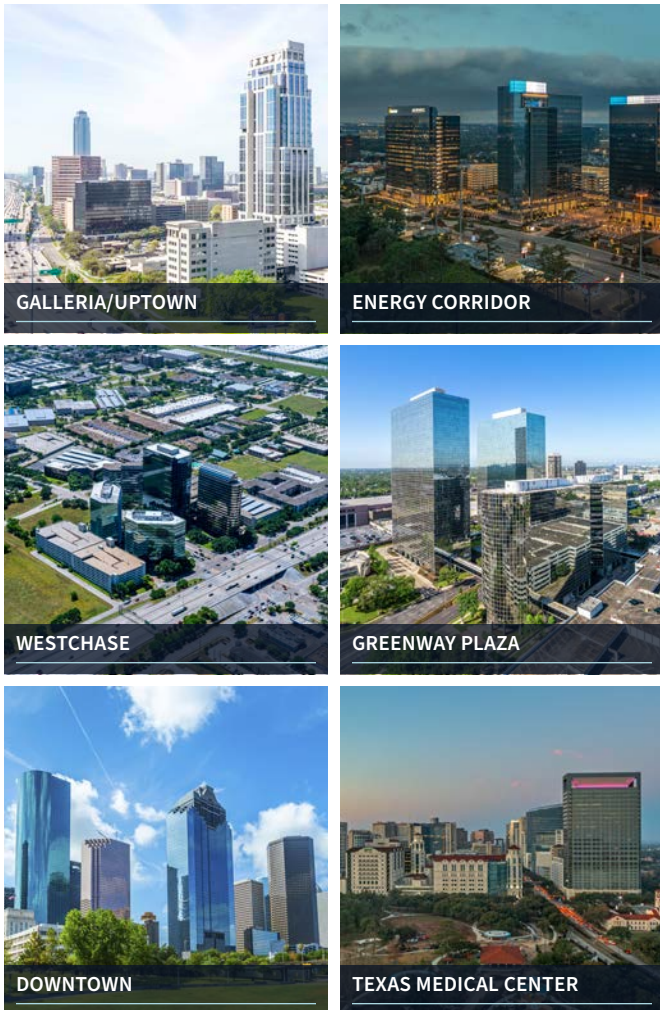
No Competing Commercial Development

0 SF of Multi-Family, Office, Medical or Major Retail under construction within a 2-mile radius of the property.



Proximity to Top Employers

Few locations outside of the loop offer the accessibility to prime employment that Fox Hall Apartments offers. Located within minutes of Interstate 10 and the 610 loop, the site offers multiple commute options to all of Houston's best employment, epicurean, entertainment, professional sports and recreation experiences.



Galleria / Uptown District

Uptown Houston is a leading economic driver of the city of Houston and the largest business center in the nation outside of a traditional downtown.

The Galleria is the ultimate urban lifestyle that showcases the best of Houston on a grand scale. It is one of Houston’s key economic engines and has evolved from near rural conditions in the 1960’s into one of the nation’s premier mixed-use urban centers. Centrally located and spanning approximately 500 acres, the Galleria / Uptown District is approximately ten miles west of downtown Houston. The District is home to over 30 million square feet of commercial office space, six million square feet of retail space, 8,400 hotel rooms, more than 100 restaurants, and a booming residential market. More than 200,000 international business professionals, fashionistas, city dwellers, and tourists from around the globe converge in the area daily. Defined by its unique blending of prestigious business and residential addresses with the best in shopping, dining and entertainment, the Galleria / Uptown District is one of the world’s leading urban districts and hosts more than 30 million visitors annually



30M SF Commercial Office Space	6M SF Retail Space	8,400 Hotel Rooms
100+ Restaurants	200,000 Daily Global Tourists	30M Annual Visitors



City Centre

The western suburbs of Houston are known for trophy mid-rise office buildings, leafy residential neighborhoods, high-income demographics, and wide highways. The area had not been known for pedestrian friendly environments until just over a decade ago, when Midway created CITYCENTRE, a mixed use development with over 1 -Million square feet of Class A office space, 400,000 square feet of upscale shopping and dining, a 266-key luxury hotel, and over 1,000 luxury multi-family units. The bulk of the CITYCENTRE site was for many years the home of Town & Country Mall, an ill-conceived 3-level regional mall that opened in 1983 and was demolished in 2005 by Midway, who purchased it shortly after the property fell into foreclosure. With Houston's strong westerly growth patterns, the site is very near the demographic center of the Houston metropolitan area located in one of the wealthiest zip codes in Texas, with an average household income of nearly \$137,043 and a population of 143,800 within a three-mile radius. The Property's ideal proximity to two of Houston's major thoroughfares affords tremendous visibility to more than 550,000 vehicles passing the site daily. With The Moran Hotel and Norris Conference Center at CITYCENTRE, business travelers are drawn to the area, making it the perfect venue for team meetings, corporate conferences, galas, or weddings.

CITYCENTRE has become Houston's premier open-air, mixed-use work, entertainment and shopping destination. The definition of a true Live/Work/Play environment, this iconic development seamlessly blends Class A office, high-end retailers and restaurants, luxury loft-style apartments, and robust event spaces. Serving Houston's most affluent communities, this 50-acre development has been recognized by residents, consumers, and employees alike as one of the most dynamic and walkable "urban village" environments in the state of Texas. In addition to a truly irreplaceable infill location, about 2 million people can reach CITYCENTRE in 20 minutes.

50 ACRE

Development

1,075,000 SF

Class-A Office

400,000 SF

High Street Retail

255

Key Luxury Hotels

100%

Office Occupancy

1,120

Luxury Multifamily Units

140,000 SF

Premier Fitness Facility

8

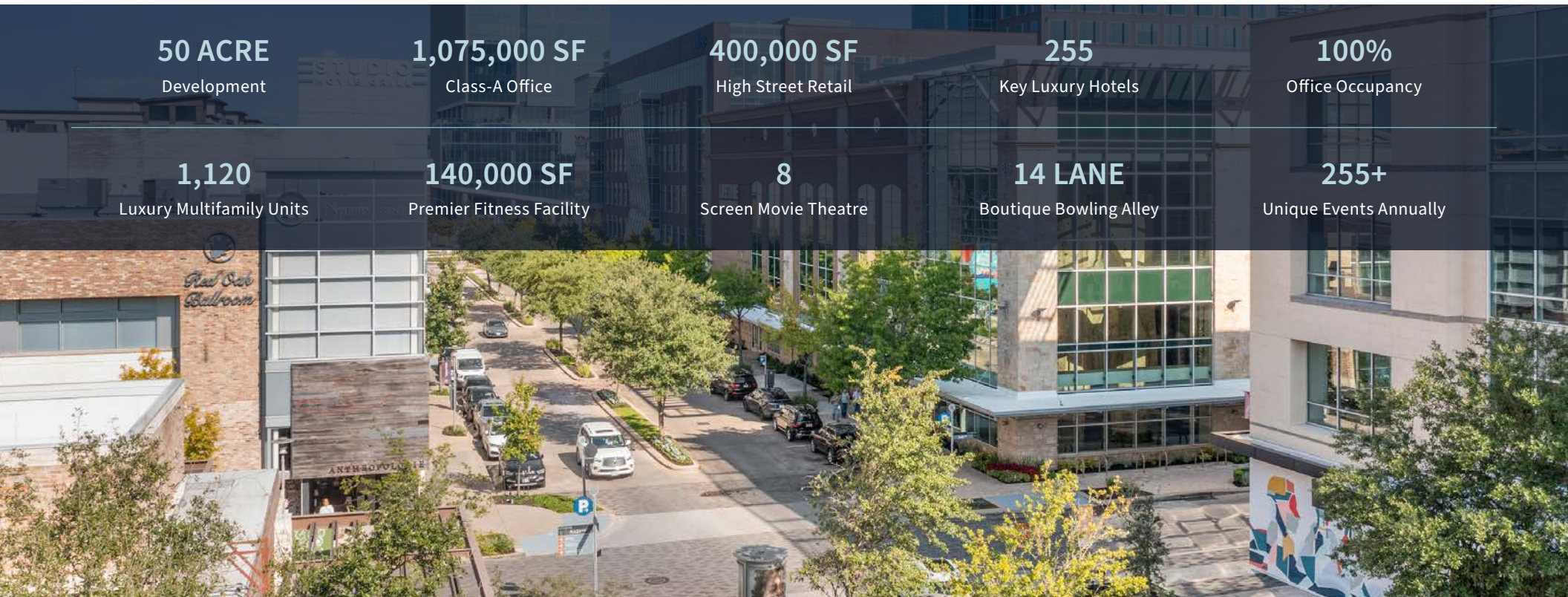
Screen Movie Theatre

14 LANE

Boutique Bowling Alley

255+

Unique Events Annually



The Houston Story

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

FAVORABLE TAX CLIMATE

0% State & Local income tax

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

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

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters 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

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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