

# 4444

## MONTROSE

17,325 LAND SF | HOUSTON, TEXAS

RESIDENCES AT LA COLOMBE D'OR

MONTROSE  
Avg. Home Value: \$676,757

HANOVER MONTROSE  
327 Units

THE THOMPSON  
172 Keys

UNIVERSITY OF ST. THOMAS  
9,445 Students

4444  
MONTROSE

Montrose Blvd (17,928 VPD)

MUSEUM TOWER  
187 Units

THE CARTER  
305 Units

69 (200,386 VPD)





# THE OFFERING



Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present a premier 17,325 SF development site located at 4444 Montrose Blvd. The Property has an existing, unoccupied, +/-6,868 SF building on it that may work well for a variety of uses. The site is north of US-59 and just west of the Houston CBD in one of Houston’s most well-known and popular neighborhoods: Montrose. 4444 Montrose Blvd is a rare opportunity to purchase a Property directly on Montrose Blvd with a dense and affluent surrounding population that is driving significant demand for continued redevelopment of one of Houston’s most prestigious neighborhoods.





# INVESTMENT HIGHLIGHTS

- Surrounded by some of Houston's newest and exciting developments
- Conveniently located between Downtown, The Texas Medical Center, Rice University, and River Oaks
- Rare opportunity to acquire a development parcel in a prime infill location with access to all Houston's major employers.
- Dense Surrounding Population - Over 484,000 residents living within a 5-mile radius
- Centered around Houston's most affluent neighborhoods including River Oaks, West University, Upper Kirby, and Rice

## ADDRESS

4444 Montrose Blvd,  
Houston, TX 77006

## ACRES

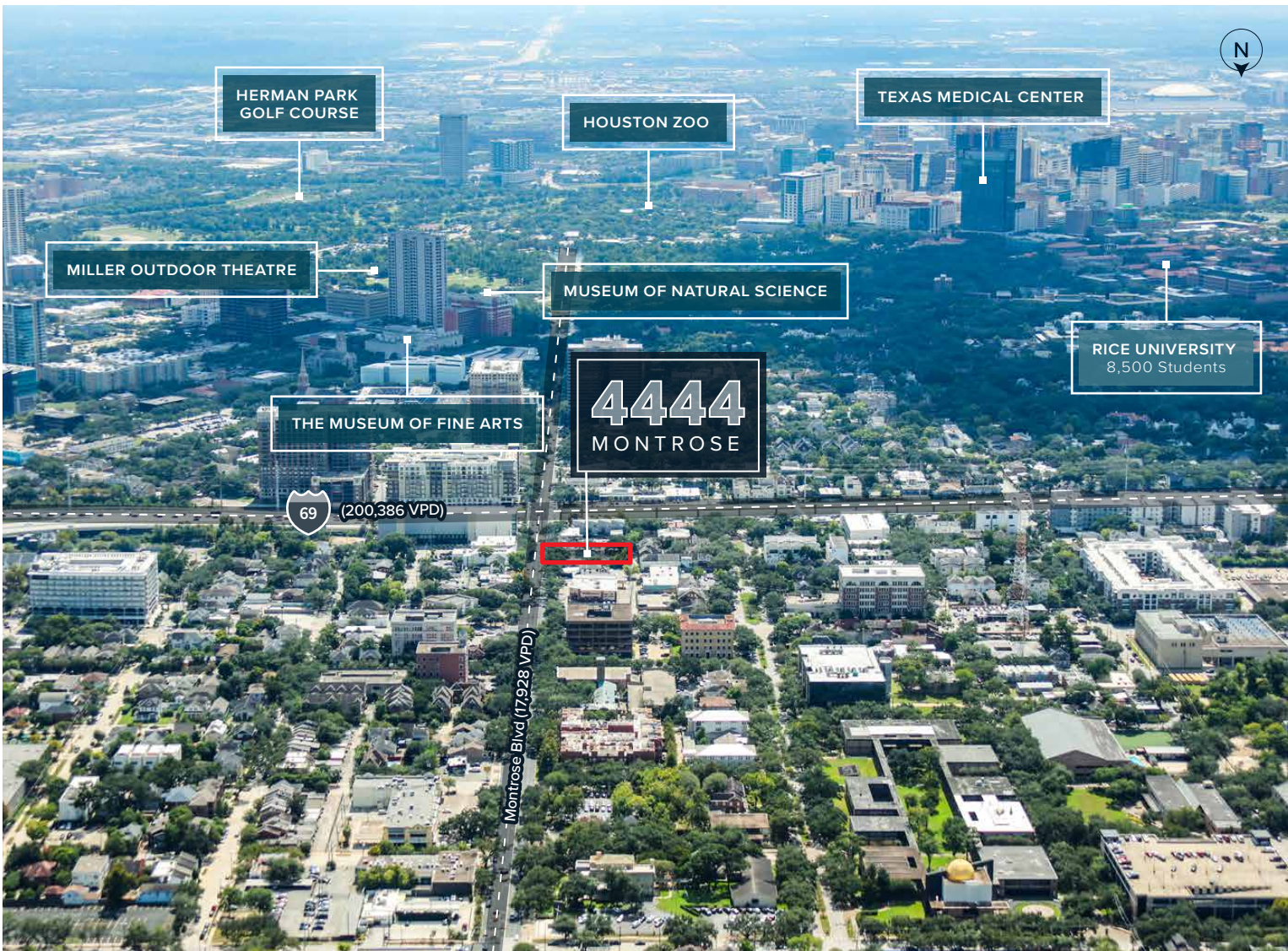
0.398 (17,325 SF)

## VPD

Montrose Blvd - 22,299

## ZONING

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





# PROPERTY DESCRIPTION



## SITE SIZE

0.398 AC / 17,325 SF

## ADDRESS

4444 Montrose Blvd, Houston, TX 77006

## SCHOOLS

Houston Independent School District

- Poe Elementary
- Lanier Middle School
- Lamar High School

## UTILITIES

City of Houston

## ZONING & DENSITY

There are no zoning or density restrictions within the City of Houston

## DETENTION

No additional detention will be required

## FLOOD PLAIN

The Property is outside of the 500-Yr Flood Plain



# WEST FACING AERIAL



**WEST UNIVERSITY**  
Avg. Home Value: \$2,125,596

**RICE UNIVERSITY**  
8,500 Students

**SOUTH HAMPTON / RICE**  
Avg. Home Value: \$943,474

**GREENWAY PLAZA**

**GALLERIA/UPTOWN**

**RIVER OAKS**  
Avg. Home Value: \$3,744,509

**MONTROSE**  
Avg. Home Value: \$676,757

**UNIVERSITY OF ST. THOMAS**  
9,445 Students

**4444**  
**MONTROSE**

69  
(200,386 VPD)

Montrose Blvd (17,928 VPD)

Richmond Ave (44,210 VPD)  
69



# DEMOGRAPHICS

4444  
MONTROSE

HOUSTON

1-MILE

3-MILE

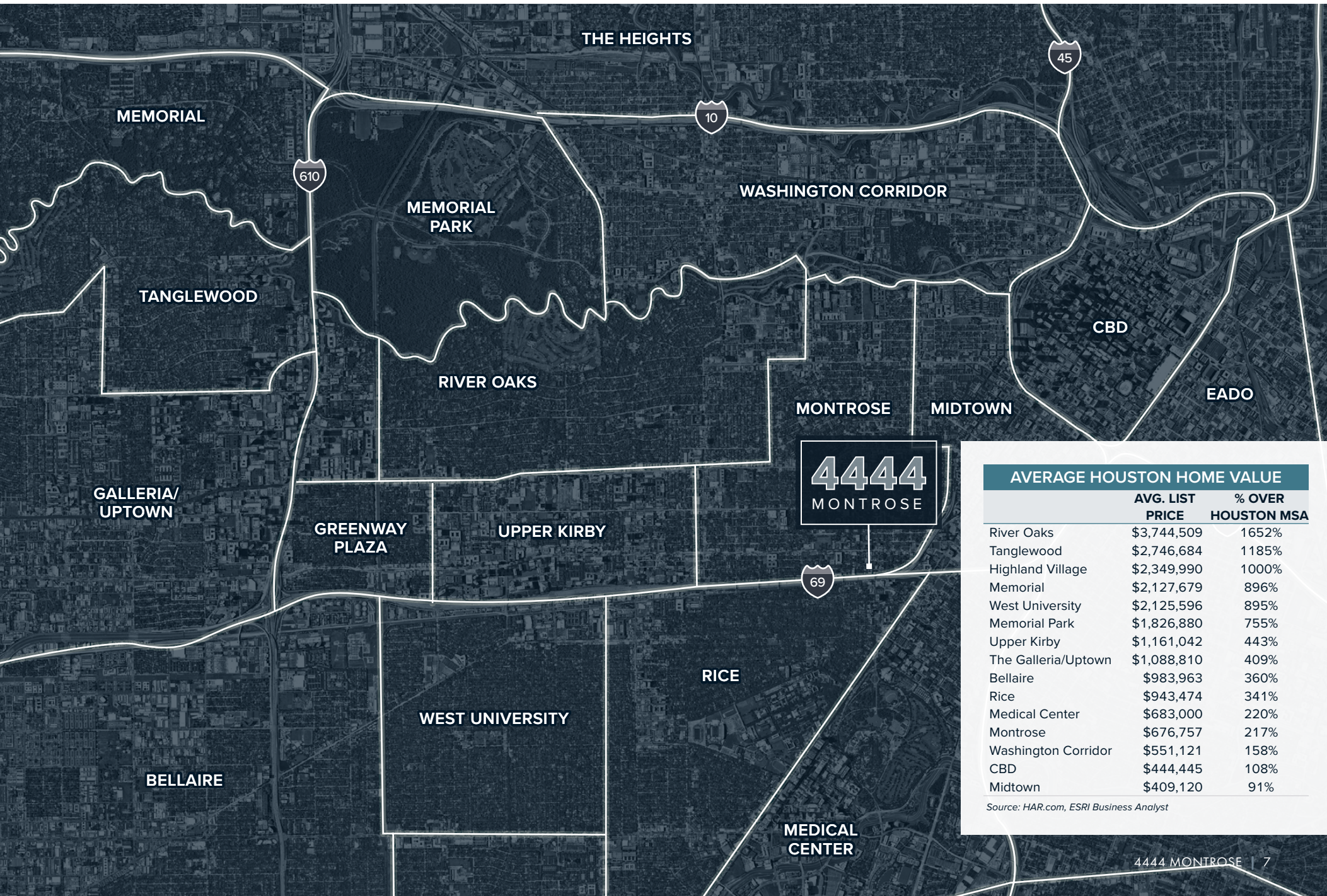
5-MILE

West  
University  
Place

1 MILE	3 MILE	5 MILE
2010 POPULATION		
21,594	159,700	395,045
2010 - 2025 POPULATION GROWTH		
27.1%	36.0%	22.7%
2025 POPULATION		
27,444	217,176	484,780
2025 MEDIAN AGE		
37.3	34.4	35.2
2025 AVERAGE HOUSEHOLD INCOME		
\$169,420	\$164,252	\$158,223



# HOUSTON'S AFFLUENT NEIGHBORHOODS



## AVERAGE HOUSTON HOME VALUE

	AVG. LIST PRICE	% OVER HOUSTON MSA
River Oaks	\$3,744,509	1652%
Tanglewood	\$2,746,684	1185%
Highland Village	\$2,349,990	1000%
Memorial	\$2,127,679	896%
West University	\$2,125,596	895%
Memorial Park	\$1,826,880	755%
Upper Kirby	\$1,161,042	443%
The Galleria/Uptown	\$1,088,810	409%
Bellaire	\$983,963	360%
Rice	\$943,474	341%
Medical Center	\$683,000	220%
Montrose	\$676,757	217%
Washington Corridor	\$551,121	158%
CBD	\$444,445	108%
Midtown	\$409,120	91%

Source: HAR.com, ESRI Business Analyst



# NEXUS OF RECENT DEVELOPMENT



## AUTRY PARK DEVELOPMENT

14-acre mixed use walkable development embracing the concept of an integrated urban lifestyle. The three-phase plan includes three towers encompassing 1,450 residential units, 350,000 SF of Class A office space, and 100,000 SF of select retail encircling a central green space. Phase 1 of the project is expected to be completed fall of 2021.



## SKANSKA

Future Mixed Use Development



## THE HERON

The Heron is a luxury apartment complex with 302 units that recently opened in March 2025 and offers the details and refinement of a custom home.



## HANOVER MONTROSE

Hanover Montrose is a luxury multifamily complex with 327 units. Built in 2016, the property features a variety of upscale amenities and features that attract the best residents across the city.



## THE ALLEN

The Allen will be a landmark mixed-use development featuring a luxury hotel, condominiums, retail, and state-of-the-art office buildings. The development reaches new levels of sophistication, convenience, and connectivity to what matters most.



## MONTROSE COLLECTIVE

Montrose Collective is a mixed-use development in the heart of Houston's most culturally eclectic neighborhood. The project combines retail, restaurant and office to embrace the energy and inclusiveness of Montrose.

**4444**  
MONTROSE



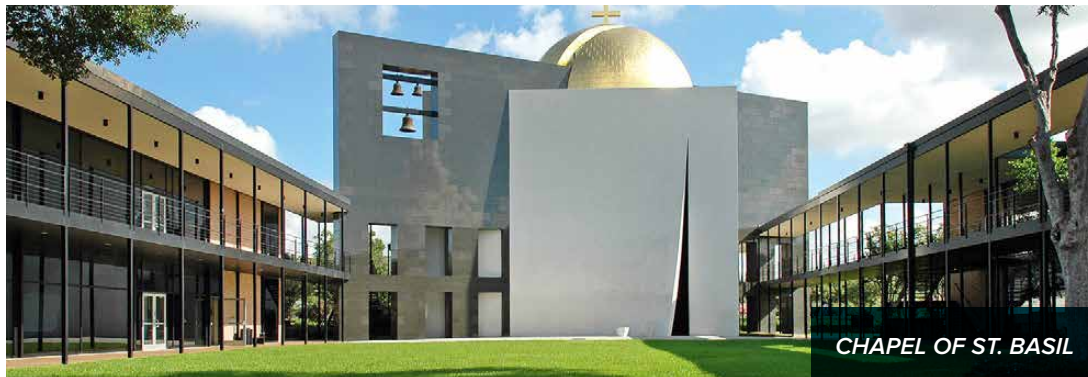
# MONTROSE EPICENTER

The Montrose neighborhood gained notoriety as home to Houston's counter culture in the 1960s through the 1980s and is now considered one of the most desirable addresses in town. Montrose includes some of the nation's greatest museums and is **conveniently located between Downtown, The Texas Medical Center, Rice University, and River Oaks**. The diversity of the neighborhood's housing stock, incomes, cultural backgrounds, dining options, and institutions (both educational and the arts) is a real asset. It is one of Houston's few truly urban and walkable areas.

“

HOUSTON'S, AND TEXAS'S,  
COOLEST NEIGHBORHOOD

*TexasMonthly*





# THE TEXAS MEDICAL CENTER

The Texas Medical Center (TMC) - the largest medical complex in the world - was founded in 1914 and is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation collectively pushing the limits of what is possible in modern medicine.

Beyond the global medical impact stemming from the work done at TMC, the center serves as the life blood and strength of the economic foundation for Houston and the larger region. The TMC provides economic resiliency, job growth, employment opportunities, and demand for ancillary real estate development.

10 MILLION

PATIENT ENCOUNTERS  
PER YEAR

8TH

LARGEST BUSINESS  
DISTRICT IN THE U.S.

\$3 BILLION

IN CONSTRUCTION  
PROJECTS UNDERWAY

9,200

TOTAL PATIENT BEDS

20

UNIVERSITIES AND  
COLLEGES

60+

MEMBER INSTITUTIONS

50 MILLION+

DEVELOPED  
SQUARE FEET

\$25 BILLION

ANNUAL BUDGET

106,000+

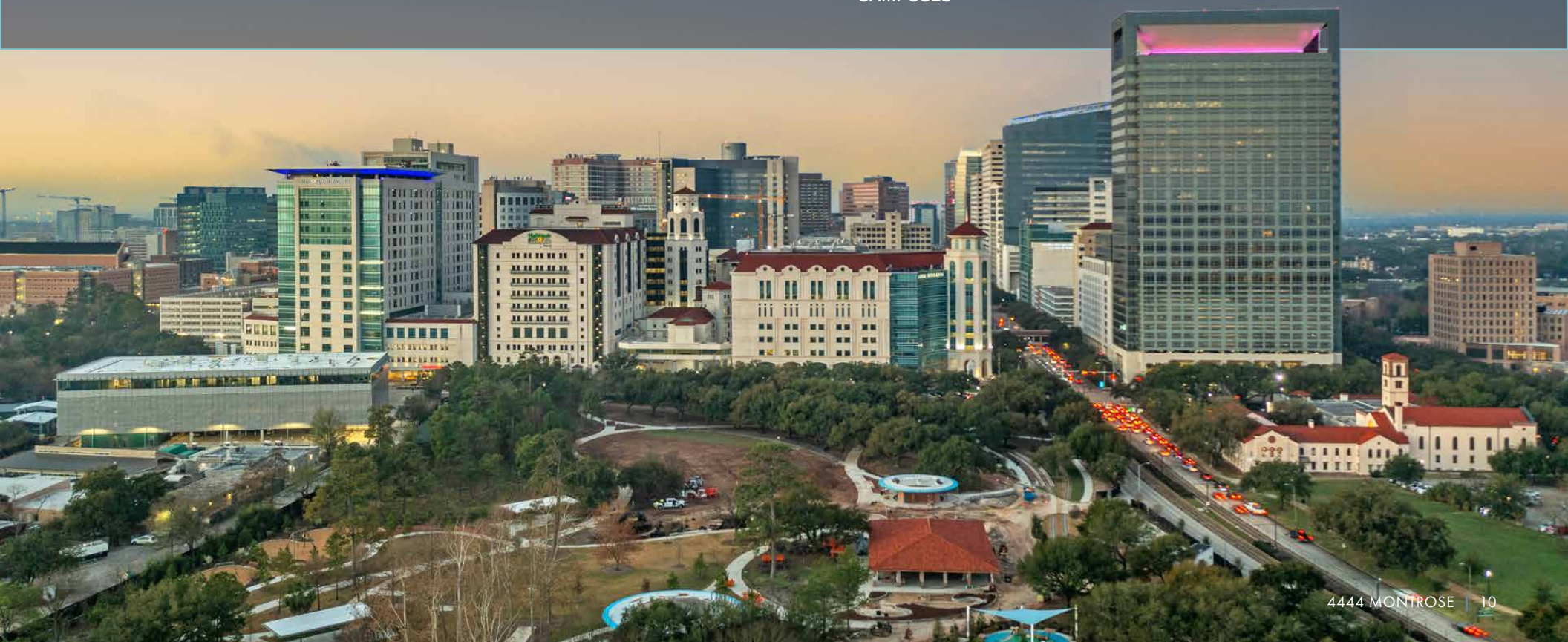
JOBS IN HEALTHCARE &  
LIFE SCIENCES

1,400

ACRES OF TMC &  
MEMBER INSTITUTION  
CAMPUSES

300+

RESEARCH LABS





# URBANIZATION ON ALL SIDES

0 MIN



## MONTROSE

The Montrose neighborhood stands at the forefront of Houston's culture. Known for its vibrant art scene and internationally acclaimed cuisine, Montrose has been called the "Heart of Houston".

2 MINS



## MIDTOWN

Midtown is Houston's premier nightlife scene and a popular residential destination for employees who work Downtown.

9 MINS



## RICE MILITARY

A residential hotspot for young professionals, Rice Military is situated around Washington Avenue - one of Houston's most popular nightlife destinations.

3 MINS



## HERMANN PARK

Hermann Park is a 445 acre urban park including a municipal golf course, the world famous Houston Zoo, an outdoor theatre, and numerous gardens.

10 MINS



## MEMORIAL PARK

One of the largest urban parks in the US, the park covers approximately 1.5 acres and features miles of hike-and-bike trails, facilities for tennis, softball, swimming, croquet, and volleyball. Memorial Park Municipal Golf Course is home to the PGA Tour's Houston Open.

12 MINS



## THE HEIGHTS

The Heights is one of the first planned communities in Texas. The shops, restaurants, and historic homes have made The Heights the preferred residential destination for young professionals.

9 MINS



## HIGHLAND VILLAGE

Highland Village is one of Houston's most established and trafficked shopping destinations. The high-end, outdoor shopping center features Houston's only Apple flagship store and is recognized by the 400 yards of palm trees that line both sides of Westheimer.

10 MINS



## RIVER OAKS DISTRICT

Houston's most successful and distinguished mixed-use retail development consisting of "high-street" retail, upscale restaurants, a luxury cinema, boutique office space, and 279 Class-A residential units. It has been called the "Rodeo Drive of Houston".

11 MINS



## THE GALLERIA

Developed by Gerald Hines in 1970, the Galleria has been a Houston landmark ever since. With over 3 million square feet of space the Galleria is the largest mall in Texas and the seventh largest shopping mall in the United States.

7 MINS



## TEXAS MED CENTER

The Texas Medical Center is the largest medical center in the world and employees over 100k people in Healthcare and Life Sciences. It consistently receives funding preventing the area from ever becoming outdated.



# 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

## 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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