



Grand Monarch Apartments

155 Plez Morgan Dr, Montgomery, TX 77356

72 Units | Built 2024



TYLER BYNUM (LEAD)
 Director
 Tyler.Bynum@FranklinSt.com
 918.346.7520

CHIBUZOR NNAJI
 Managing Director
 Chibuzor.Nnaji@FranklinSt.com
 469.426.1602

PATRICK STRAKE
 Managing Director
 Patrick.Strake@FranklinSt.com
 512.906.8393

ALLY CONNEALY
 Associate
 Ally.Connealy@FranklinSt.com
 832.622.8874

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This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

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Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents or whatever nature independently and not to rely on the contents of this Proposal in any manner.

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The Property

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PROPERTY DETAILS

Grand Monarch

155 Plez Morgan Dr, Montgomery, TX 77356

72 Units | Built 2024

Grand Monarch Apartments is a well-maintained garden-style apartment community located in the rapidly growing Montgomery, Texas submarket, just northwest of Houston. The property offers a thoughtfully designed residential environment with spacious floorplans..

Positioned on Plez Morgan Drive, the community benefits from its proximity to major thoroughfares such as Highway 105 and Interstate 45, providing residents efficient connectivity to The Woodlands, Conroe, and the greater Houston metropolitan area. The property features multiple residential buildings set within a landscaped setting, offering residents a comfortable and welcoming living environment with modern conveniences and attractive outdoor spaces.

Originally constructed with durable building materials and maintained through ongoing improvements, Grand Monarch Apartments provides a balanced mix of functionality and comfort. Residential units feature open floor plans, fully equipped kitchens, generous storage space. Select units may offer upgraded finishes, enhancing the overall living experience for residents seeking both value and quality.

Extra land space for the opportunity to add community amenities such as a grilling area, dog park, running trail or dok. The community layout promotes outdoor living and a neighborhood atmosphere.

The surrounding Montgomery area continues to experience strong population growth driven by expanding employment opportunities, quality schools, and the lifestyle appeal of nearby Lake Conroe and The Woodlands. Residents benefit from close proximity to retail centers, grocery stores, dining options, and recreational amenities, including parks, golf courses, and waterfront activities.

Additionally, the property is conveniently located near major healthcare providers, educational institutions, and regional employment hubs throughout Montgomery County. The area's combination of suburban charm, natural surroundings, and access to Houston's economic base contributes to sustained rental demand.

With its desirable location, functional unit layouts, and access to expanding regional growth, Grand Monarch Apartments represents a well-positioned multifamily investment opportunity within one of the Houston area's most dynamic suburban markets.

- 2024**
Year Built
- 72**
Residential Units
- 898 SF**
Average Unit Size
- 71,400**
SF GBA
- 12**
Buildings
- 7.59 AC**
Site Size
- 4025-00-00100**
Parcel #
- Montgomery**
County

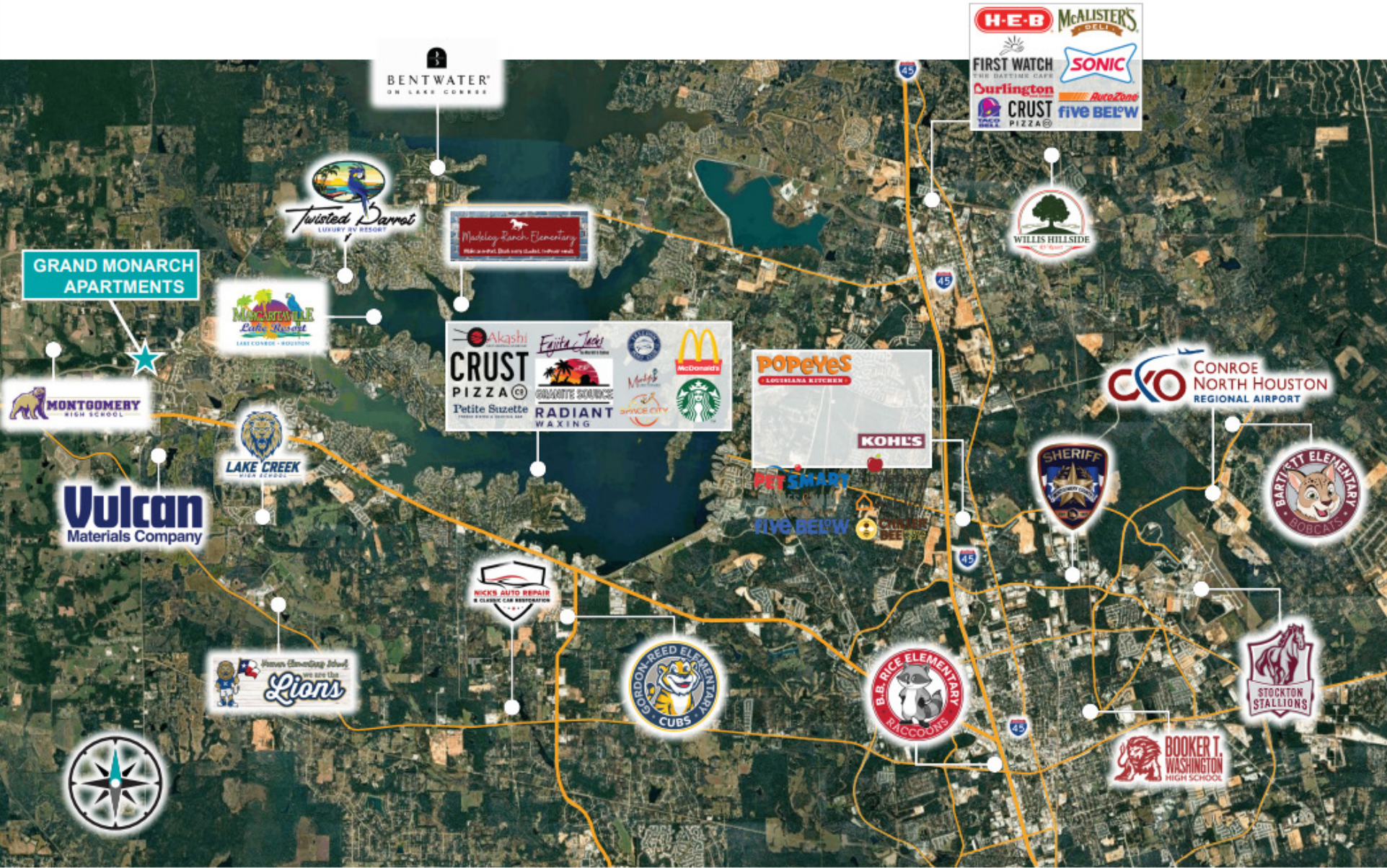
AERIAL MAPS



AERIAL MAPS



AERIAL MAPS



ABOUT GRAND MONARCH APARTMENTS

Community Amenities

- Storage Space
- Community-Wide WiFi
- Lake Access
- Fenced Lot

Apartment Amenities

- Washer/Dryer
- Air Conditioning
- Dishwasher
- High Speed Internet Access
- Hardwood Floors
- Island Kitchen
- Microwave
- Refrigerator
- Ceiling Fans
- Tub/Shower
- Disposal
- Stainless Steel Appliances
- Oven
- Freezer
- Pantry

*In Select Units

INVESTMENT HIGHLIGHTS

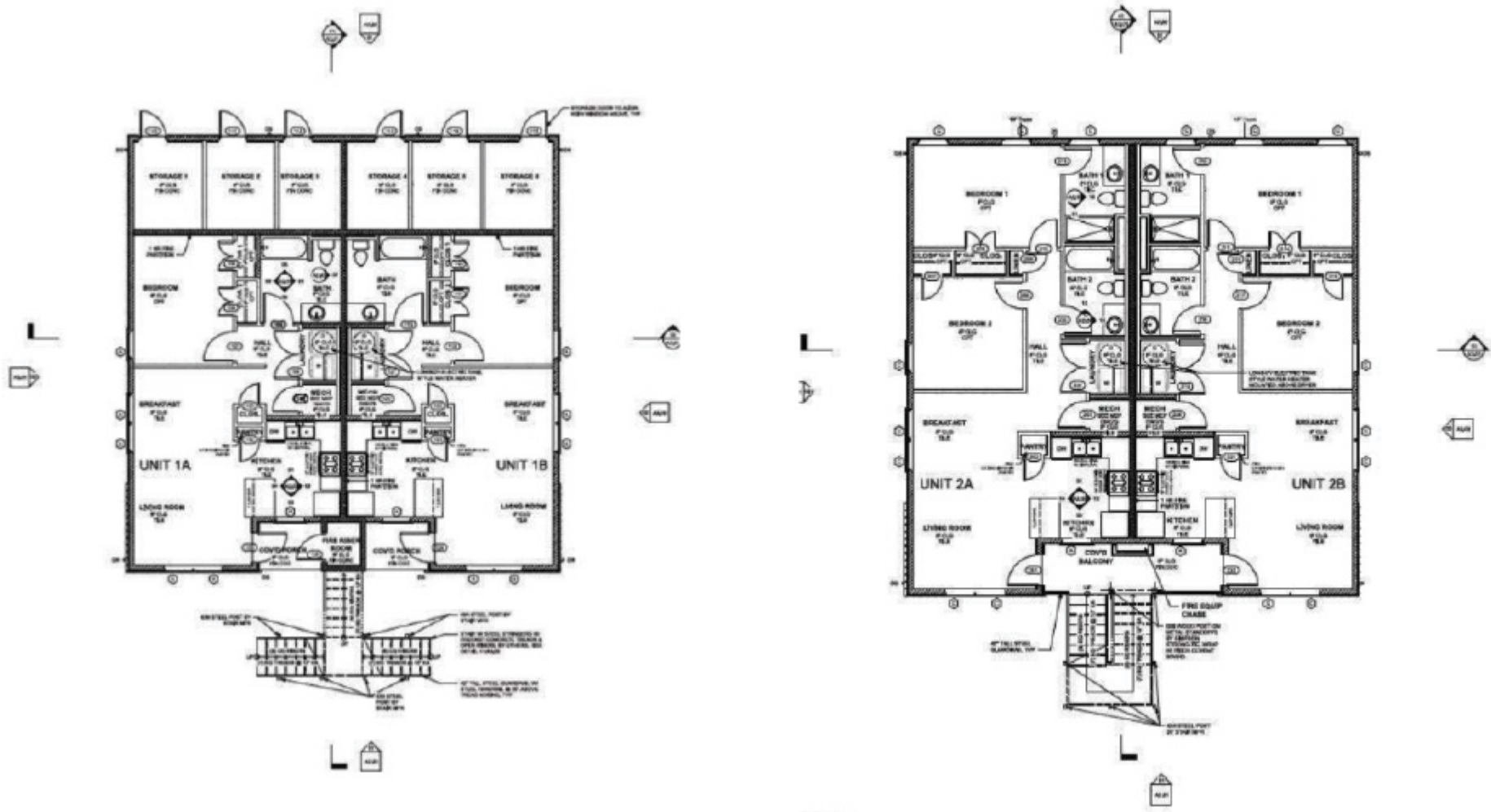
- **Current Rents:** Current and proforma rent projects at **\$1.66/SF for 1-bedroom units** and **\$1.42/SF for 2-bedroom units**, with an all bills paid model including water, sewer, trash, WiFi, and an 80 sf storage unit.
- **Turnkey Asset with Additional Upside: Offered on a fee-simple, free-and-clear basis**, allowing investors full flexibility in financing and operational strategy.
- **High-Growth Location:** Montgomery, TX continues to experience strong rental demand and economic growth, supporting long-term asset appreciation. Notably, this location is less than 2 miles away from a new H-E-B development.
- **Grand Monarch Apartments** presents a **rare opportunity to acquire a newly built, high-quality multifamily** asset with immediate **value-add potential**. Whether as a **stabilized investment or a strategic repositioning play**, this property is poised to deliver long-term returns



INTERIOR PICTURES



FLOOR PLANS





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RENT COMPARABLES

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RENT COMPARABLES

S



GRAND MONARCH

Address	155 PLEX MORGAN DR, MONTGOMERY, TX 77356
Year Built	2024
Units	72

Units	Type	Sq. Feet	Rent	Rent/SF
24	1 Bedroom x 1 Bathroom	725	\$1,200	\$1.66
48	2 Bedroom x 2 Bathroom	985	\$1,394	\$1.42

1



VIC AT WOODFOREST

Address	1800 Central Pine St, Montgomery, TX 77316
Year Built	2023
Units	334

Units	Type	Sq. Feet	Rent	Rent/SF
179	1 Bedroom x 1 Bathroom	712	\$1,545	\$2.17
155	2 Bedroom x 2 Bathroom	1,198	\$2,102	\$1.75
354		937	\$1,657	\$1.77

2



TOWN CREEK VILLAGE

Address	22870 Highway 105 W, Montgomery, TX 77356
Year Built	2014
Units	152

Units	Type	Sq. Feet	Rent	Rent/SF
76	1 Bedroom x 1 Bathroom	764	\$1,173	\$1.54
60	2 Bedroom x 2 Bathroom	1,024	\$1,392	\$1.36
16	3 Bedroom x 2 Bathroom	1,343	\$1,735	\$1.29
152		927	\$1,351	\$1.46

3



CAPRI VILLAS AT THE LAKE

Address	425 Mcaleb Rd, Montgomery, TX 77316
Year Built	2017
Units	168

Units	Type	Sq. Feet	Rent	Rent/SF
60	1 Bedroom x 1 Bathroom	672	\$1,229	\$1.83
84	2 Bedroom x 2 Bathroom	1,086	\$1,452	\$1.34
24	3 Bedroom x 2 Bathroom	1,232	\$1,707	\$1.39
168		959	\$1,546	\$1.61

RENT COMPARABLES



4
900 NEW DAY AVE

Address 900 New Day Ave, Montgomery, TX 77316

Year Built 2024

Units 51

Units	Type	Sq. Feet	Rent	Rent/SF
8	Studio	560	\$1,158	\$2.07
19	1 Bedroom x 1 Bathroom	739	\$1,456	\$1.97
24	2 Bedroom x 2 Bathroom	1,143	\$1,998	\$1.75
51		901	\$1,895	\$2.10



5
THE TERRANCE AT PINE LAKE COVE

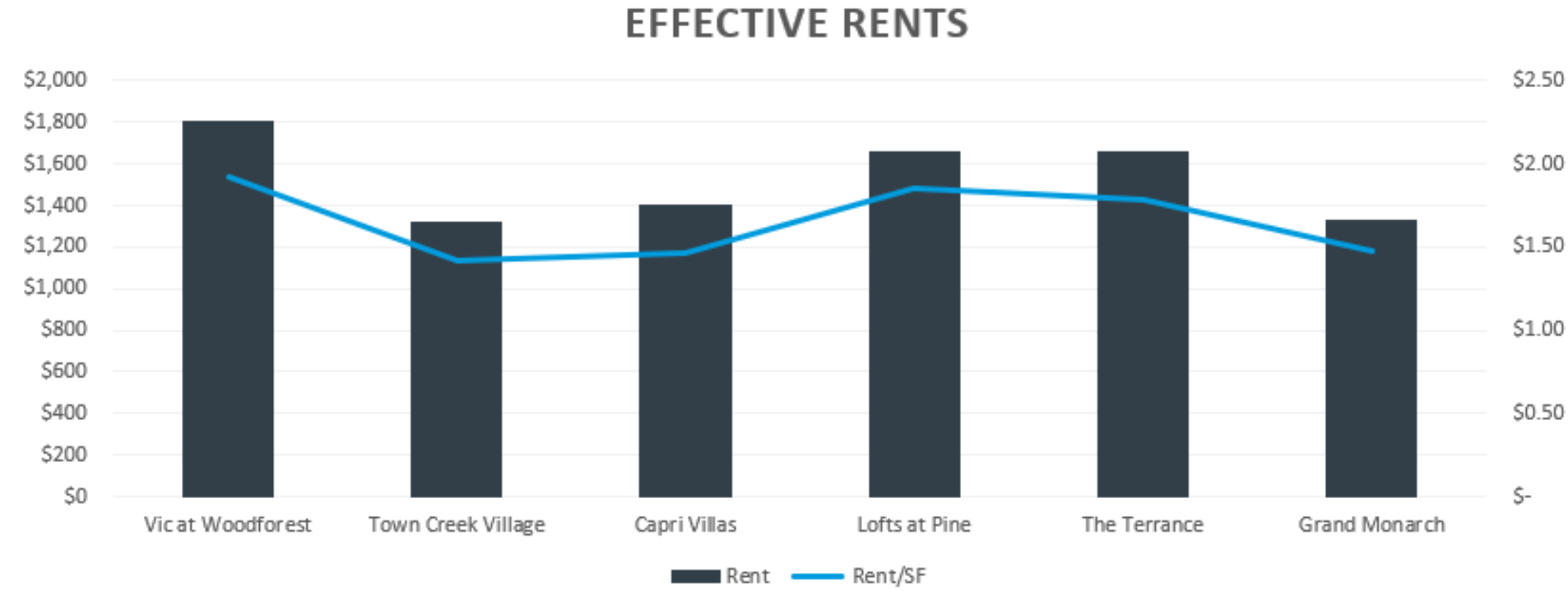
Address 275 PINE TERRACE DR, MONTGOMERY, TX 77316

Year Built 2024

Units 241

Units	Type	Sq. Feet	Rent	Rent/SF
24	Studio	556	\$1,212	\$2.18
121	1 Bedroom x 1 Bathroom	793	\$1,531	\$1.93
83	2 Bedroom x 2 Bathroom	1,166	\$1,849	\$1.59
13	3 Bedroom x 2 Bathroom	1,532	\$2,559	\$1.67
241		937	\$1,686	\$1.80

RENTS CHART





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Financials

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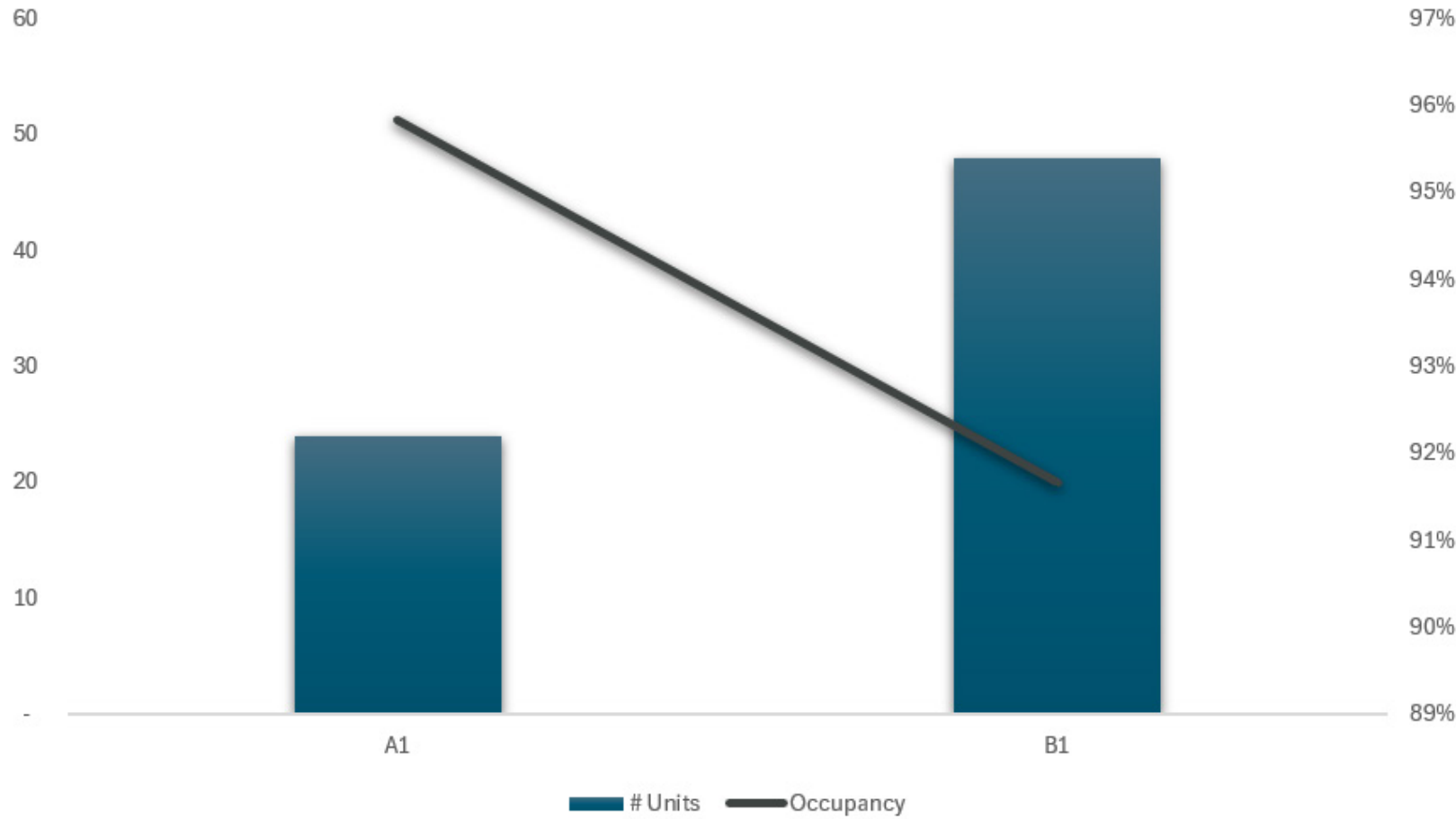
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RENTROLL SUMMARY

Unit Type	# Units	Occupancy	SF / Unit	In-Place Rent	Rent / SF	Pro Forma Rent	Rent / SF	% Growth
A1	24	96%	725	\$1,200.00	\$1.66	\$1,250.00	\$1.72	4.00%
B1	48	92%	985	\$1,394.00	\$1.42	\$1,450.00	\$1.47	3.86%
Total / Avg.	72	93%	898	\$1,329.33	\$1.48	\$1,383.33	\$1.54	3.90%

PRICING DETAILS



OPERATING STATEMENT

Historical & Projected

	Historical / Actuals				Takeover		Pro-Forma	
	T-12	T-6	T-3	T-1	Annual	Per Unit	Year 2	Per Unit
Income								
Potential Market Rent	\$1,209,600.00	\$1,209,600.00	\$1,209,600.00	\$1,209,600.00	\$1,209,600.00	\$16,800.00	\$1,209,600.00	\$16,800.00
(Loss to Lease)	-\$57,600.00	-\$57,600.00	-\$57,600.00	-\$57,600.00	-\$50,040.00	-\$695.00	-\$43,200.00	-\$600.00
Gross Potential Revenue	\$1,152,000.00	\$1,152,000.00	\$1,152,000.00	\$1,152,000.00	\$1,159,560.00	\$16,105.00	\$1,166,400.00	\$16,200.00
Rental Losses								
Vacancy	-\$145,028.00	-\$46,217.00	-\$24,365.00	-\$42,416.00	-\$69,573.60	-\$966.30	-\$69,984.00	-\$972.00
Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	-\$23,191.20	-\$322.10	-\$23,328.00	-\$324.00
Rental Revenue	\$1,006,972.00	\$1,105,783.00	\$1,127,635.00	\$1,109,584.00	\$1,066,795.20	\$14,816.60	\$1,073,088.00	\$14,904.00
Other Income								
RUBs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,262.00	\$420.31
Other Income	\$901.00	\$3,490.00	\$3,440.00	\$3,960.00	\$5,820.00	\$80.83	\$71,280.00	\$990.00
Total Other Income	\$901.00	\$3,490.00	\$3,440.00	\$3,960.00	\$5,820.00	\$80.83	\$101,542.00	\$1,410.31
Effective Gross Revenue	\$1,007,873.00	\$1,109,273.00	\$1,131,075.00	\$1,113,544.00	\$1,072,615.20	\$14,897.43	\$1,174,630.00	\$16,314.31
Expenses								
Operating								
Repairs & Maintenance	\$15,284.00	\$15,284.00	\$15,284.00	\$15,284.00	\$19,500.00	\$270.83	\$23,000.00	\$319.44
Contract Services	\$7,893.00	\$7,893.00	\$7,893.00	\$7,893.00	\$17,000.00	\$236.11	\$17,007.00	\$236.21
Payroll/Commissions	\$4,825.00	\$4,825.00	\$4,825.00	\$4,825.00	\$34,000.00	\$472.22	\$74,000.00	\$1,027.78
Advertising/Promotions	\$13,696.00	\$13,696.00	\$13,696.00	\$13,696.00	\$13,697.00	\$190.24	\$13,697.00	\$190.24
Internet/admin	\$32,780.00	\$32,780.00	\$32,780.00	\$32,780.00	\$32,780.00	\$455.28	\$32,780.00	\$455.28
Unlines								
Electric	\$8,954.00	\$8,954.00	\$8,954.00	\$8,954.00	\$8,954.00	\$124.36	\$8,954.00	\$124.36
Water & Sewer	\$17,812.00	\$17,812.00	\$17,812.00	\$17,812.00	\$17,812.00	\$247.39	\$17,812.00	\$247.39
Trash	\$11,062.00	\$11,062.00	\$11,062.00	\$11,062.00	\$11,062.00	\$153.64	\$11,062.00	\$153.64
Property Taxes	\$171,317.00	\$171,317.00	\$171,317.00	\$171,317.00	\$175,000.00	\$2,430.56	\$190,000.00	\$2,638.89
Insurance	\$64,261.00	\$64,261.00	\$64,261.00	\$64,261.00	\$46,000.00	\$638.89	\$46,000.00	\$638.89
Operating Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$18,000.00	\$250.00	\$18,000.00	\$250.00
Management Fees	\$39,148.00	\$39,148.00	\$39,148.00	\$39,148.00	\$42,904.61	\$595.90	\$35,238.90	\$489.43
Total Operating Expenses	\$387,032.00	\$387,032.00	\$387,032.00	\$387,032.00	\$436,709.61	\$6,065.41	\$487,550.90	\$6,771.54
NOI	\$ 620,841.00	\$ 722,241.00	\$ 744,043.00	\$ 726,512.00	\$ 635,905.59	\$ 8,832.02	\$ 687,079.10	\$ 9,542.77

Notes

Gross Potential Rent: Taken to proforma rents of \$1,250 on 1 beds and \$1,450 on 2 beds

Loss to Lease: Backed off proforma to rents of \$1,200 on 1 beds and \$1,394 on 2 beds

Physical Vacancy: Underwritten to 93% occupancy

Bad Debt: Underwritten at 2%

Other Income: Proforma adding in a RUBs + internet / washer dryer income

Contract Services: Mainly landscaping

Internet/Admin: Has an internet contract

Payroll: Commissions for leasing

Management Fee: Local management quote to run property at 4% fee with no salaries

Insurance: Updated quote in deal room

Property Taxes: Proforma to purchase price



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Market Overview

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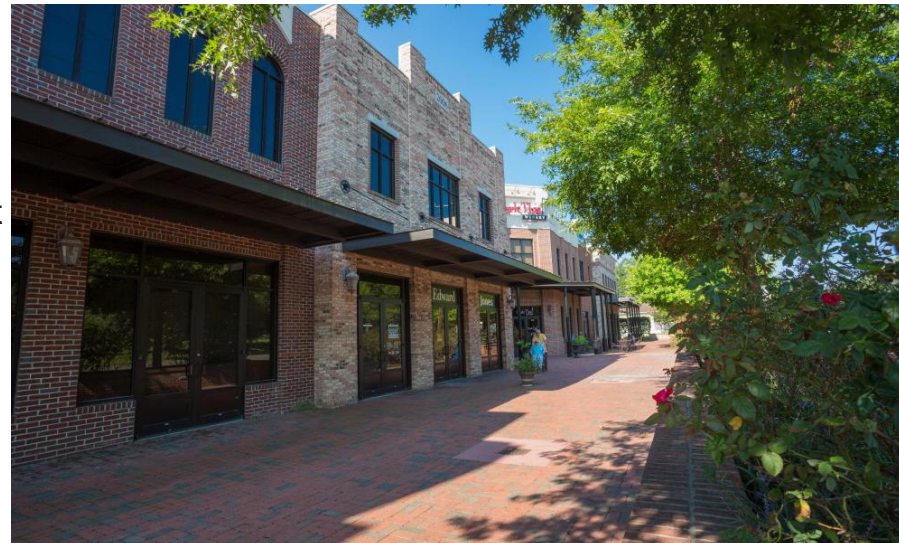


ABOUT MONTGOMERY

Montgomery, located in southeastern Texas and the county seat of Montgomery county, is about 50 miles northwest of Houston. It's situated at the junction of Texas State Highway 105 and Farm to Market Road 149, near the southwestern edge of Sam Houston National Forest. The city's proximity to Lake Conroe and major highways provide easy access to outdoor recreation and nearby urban centers.

The city's economy is diverse, with significant contributions from retail, healthcare, education, and oil and gas industries. The Montgomery Independent School District plays a major role in the local economy, along with various healthcare facilities expanding from the Texas Medical Center. Retail and manufacturing sectors, particularly those related to oil field services, further support the job market.

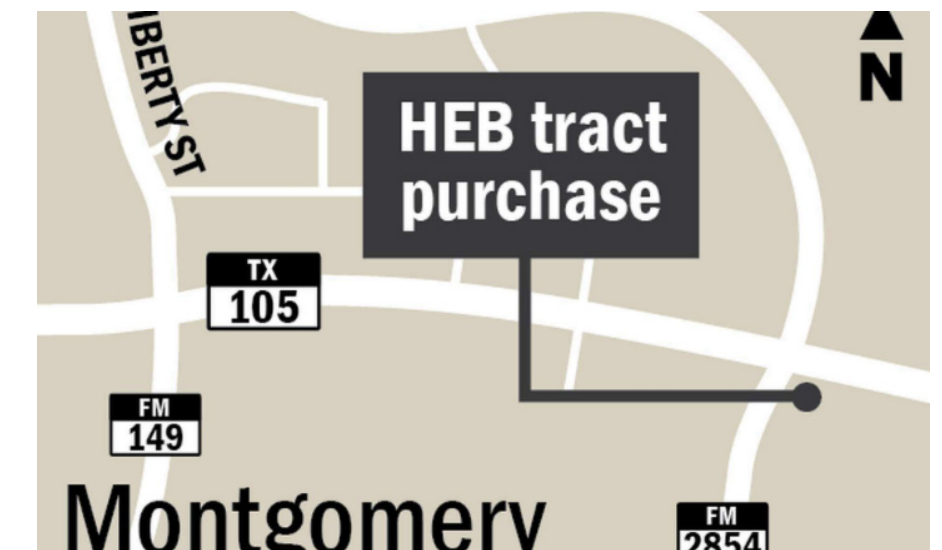
The city boasts a lower population density compared to larger Texas cities, with an estimated 1,948 residents as of 2020. Montgomery offers a range of housing options, from waterfront properties to historic homes, with a median home price of \$386,000 as of February 2025. These factors, combined with its rich history as one of the oldest towns in Texas and its recognition as the birthplace of the Texas Long Star Flag, make Montgomery an attractive place to live, contributing to a major high quality of life for those seeking a peaceful retreat with easy access to metropolitan areas.



MONTGOMERY GROWTH

Montgomery, Texas, has experienced significant growth in recent years, with its population increasing by approximately 42.1% since 2020, reaching a projected 3,488 residents in 2025. This rapid expansion has been accompanied by a surge in new businesses and infrastructure development. In October 2024, a Home Depot opened in the city, and an H-E-B grocery store is planned for construction with a \$30 million investment, expected to be completed by late summer 2026.

To support this growth, Montgomery County commissioners have proposed a \$480 million road bond aimed at addressing over 70 mobility projects, ensuring infrastructure keeps pace with the rising population. Additionally, local infrastructure improvements include projects like the College Street drainage update and enhancements to Water Plant No. 3. Montgomery's blend of historical charm, economic opportunities, and strategic investment portions it as an increasingly desirable place to live and work.



HOUSTON, TX MSA

GLOBAL HEALTHCARE ANCHOR | EMPLOYMENT DRIVER | DEMAND GENERATOR

ECONOMIC & DEMOGRAPHIC OVERVIEW

Houston is the fourth-largest city in the U.S. and one of the most economically diverse metros in the country. While globally recognized as the Energy Capital of the World, the metro’s employment base extends across healthcare, logistics, aerospace, manufacturing, and international trade. The region’s pro-business environment, lack of state income tax, and steady in-migration continue to drive multifamily demand across submarkets.

The metro benefits from the presence of major corporate headquarters, the Texas Medical Center, the Port of Houston, and NASA’s Johnson Space Center—each serving as large-scale employment anchors. Combined with above-average population growth and relative housing affordability compared to other major U.S. metros, Houston remains a top-tier multifamily investment market.

METRO HIGHLIGHTS



Global Energy & Trade Hub with International Reach

Houston functions as a global energy capital and international trade gateway, anchored by the Port of Houston and one of the largest concentrations of energy companies in the world. The metro serves as headquarters to industry leaders including ExxonMobil, Chevron, and ConocoPhillips, supporting a vast ecosystem of engineering, manufacturing, and logistics firms. This globally connected infrastructure drives consistent job creation, corporate relocation activity, and long-term population growth across the region.



World-Leading Healthcare & Life Sciences Presence

The metro benefits from a resilient employment base led by the Texas Medical Center—the largest medical complex in the world. Major institutions including MD Anderson Cancer Center, Houston Methodist Hospital, and Baylor College of Medicine provide tens of thousands of stable, high-paying jobs while attracting global research funding and biotechnology investment. This healthcare and education backbone offers economic durability and sustained housing demand across market cycles.



Diverse Population Base Driving Retail, Culture & Long-Term Growth

Retail, hospitality, and entertainment sectors thrive on Houston’s position as the fourth-largest city in the United States and the nation’s most diverse major metro. Major venues such as NRG Stadium and the George R. Brown Convention Center generate year-round visitation through professional sports, large-scale conventions, and cultural events. Continued investment in infrastructure, mixed-use development, energy transition initiatives, and aerospace innovation supports ongoing economic diversification and reinforces Houston’s long-term real estate growth trajectory.

MONTGOMERY DEMOGRAPHICS



1,948

Total Population within Montgomery



\$1,950

Median Gross Rent within Montgomery



\$72,917

Average Household Income in Montgomery



\$366,600

Median Home Value within Montgomery



1,109

Total Households within Montgomery

Radius	Population (2024)	Projected Population 2029	Estimated Households (2024)	Projected Households (2029)	Average Household Income (2024)	Estimated Median Household (2029)	Census Average Household Income (2010)
5 Min	3,125	4,054	1,235	1,626	\$216,550	\$236,708	\$88,992
10 Min	11,068	14,225	1,279	5,567	\$198,177	\$210,773	\$82,418
15 Min	31,717	40,154	12,634	16,164	\$156,284	\$163,546	\$86,529

Renter-Occupied: 42%

Owner-Occupied: 58%

CORPORATE HEADQUARTERS

GLOBAL HEALTHCARE ANCHOR | EMPLOYMENT DRIVER | DEMAND GENERATOR

ExxonMobil
ExxonMobil is a multinational energy corporation engaged in the exploration, production, refining, and global distribution of oil, natural gas, and petroleum products.

Chevron
Chevron is an integrated energy company involved in the exploration, production, refining, and marketing of oil, natural gas, and related energy products worldwide.

Phillips 66
Phillips 66 is a diversified energy manufacturing and logistics company focused on refining crude oil, processing natural gas liquids, and transporting fuel products worldwide.

Sysco
Sysco is the world's largest foodservice distributor, supplying restaurants, healthcare facilities, and hospitality operators with food products, kitchen equipment, and supply chain services.

Enterprise Products Partners
Enterprise Products Partners L.P. is a midstream energy company that provides transportation, storage, processing, and export services for natural gas, natural gas liquids (NGLs), crude oil, refined products, and petrochemicals through an extensive network of pipelines, storage facilities, and terminals across North America.

Plains GP Holdings
Plains GP Holdings L.P. is a midstream energy company that transports, stores, and markets crude oil and natural gas liquids through its pipeline and logistics infrastructure across North America.

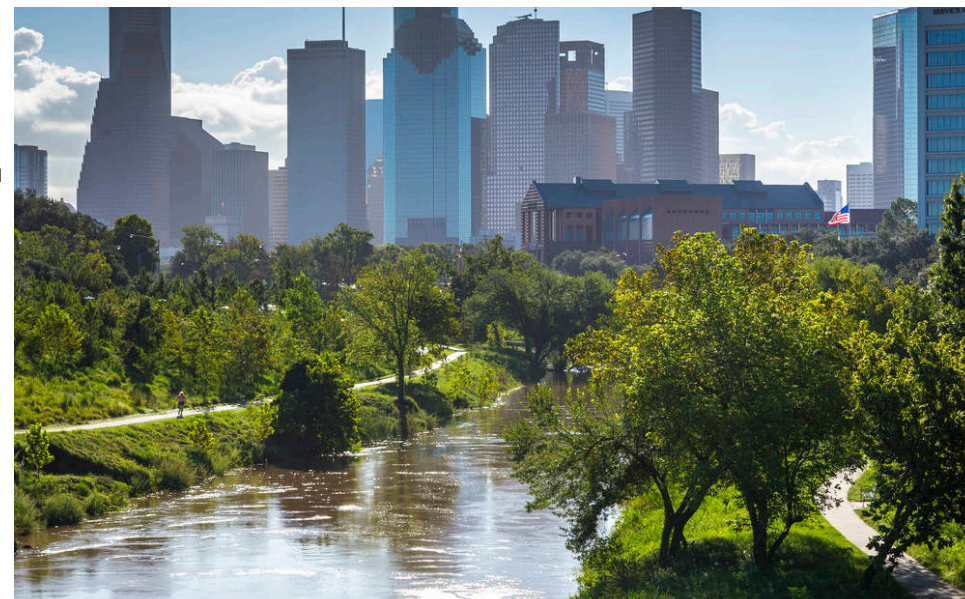
Hewlett Packard Enterprise
Hewlett Packard Enterprise is an information technology company that provides enterprise hardware, software, and cloud solutions, including servers, storage, networking, and hybrid cloud platforms for businesses and organizations.

Occidental Petroleum
Occidental Petroleum is an international energy company that explores for and produces crude oil and natural gas, primarily in the United States and the Middle East.

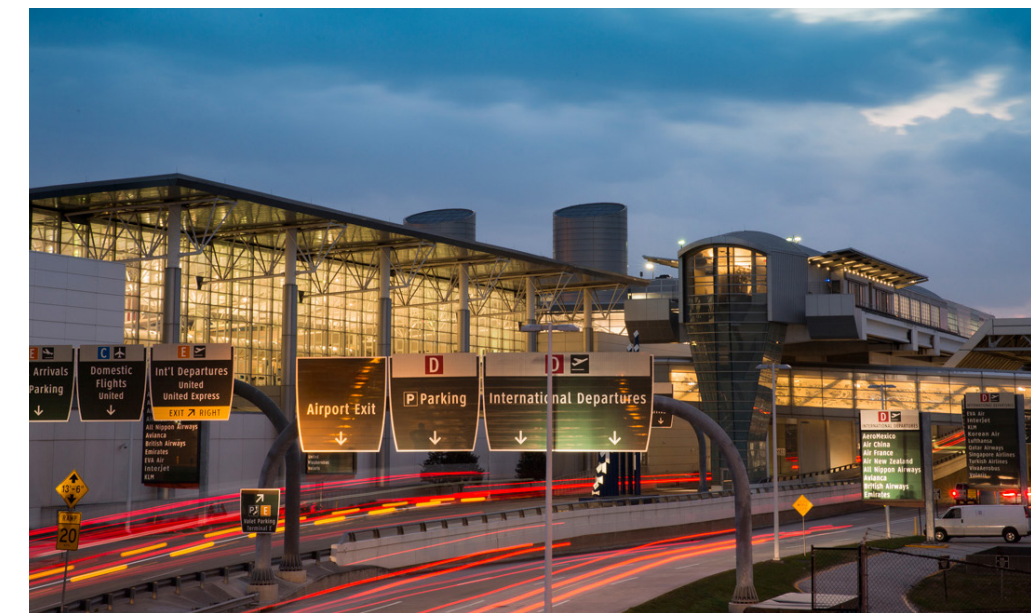
ConocoPhillips
ConocoPhillips is an independent exploration and production company specializing in the development and extraction of crude oil and natural gas resources globally.

Baker Hughes
Chevron is an integrated energy company involved in the exploration, production, refining, and marketing of oil, natural gas, and related energy products worldwide.

<p>PHILLIPS 66</p> <ul style="list-style-type: none"> Employees: 13,200 Industry: Oil & Gas Headquarters: Houston, TX 	<p>CHEVRON</p> <ul style="list-style-type: none"> Employees: 45,298 Industry: Oil & Gas Headquarters: Houston, TX
<p>SYSCO</p> <ul style="list-style-type: none"> Employees: 76,000 Industry: Wholesale Food Distribution Headquarters: Houston, TX 	<p>EXXONMOBIL</p> <ul style="list-style-type: none"> Employees: 61,000 Industry: Oil and Gas Headquarters: Spring, TX



GEORGE BUSH INTERCONTINENTAL AIRPORT



George Bush Intercontinental Airport (IAH), located in Northern Houston, is a major hub for both domestic and international flights, primarily serving as a United Airlines hub. One of the busiest airports in the U.S., IAH features five terminals and offers a range of amenities, connecting millions of passengers worldwide. The airport has earned several awards for its service, including a top ranking for customer satisfaction in the 2019 J.D. Power and Associates study and the "Best Airport for Customer Service" award from the Houston Business Journal in 2015.



Houston's freeway system is a crucial element of the city's infrastructure, supporting its rapid growth and providing essential connections between neighborhoods, business districts, and suburbs. The I-610 Loop, which encircles downtown Houston, is the heart of the system, linking major areas like the Galleria, Medical Center, and Energy Corridor. I-45, running North to South, connects the city to Dallas and other key regions, serving as a vital corridor for commuters and freight. I-10, stretching East to West, facilitates both local and interstate traffic, connecting Houston to cities like San Antonio and El Paso. The Sam Houston Tollway (Beltway 8) acts as an outer ring road, helping alleviate congestion on the inner loops by offering an alternative route for drivers traveling around the city.

HOUSTON UNIVERSITIES



TEXAS SOUTHERN UNIVERSITY



UNIVERSITY OF ST. THOMAS HOUSTON

- University of Houston:**
 - Founded:** 1927
 - Location:** Houston, Texas
 - Enrollment:** Over 46,000 students, including approximately 40,000 undergraduates.
 - Degree Programs:** Offers over 120 undergraduate and 200 graduate degree programs.
 - Faculty:** Home to over 2,800 faculty members.
 - Research Budget:** Exceeds \$200 million annually.
 - Academic Focus:** Strong academic focus in fields such as business, engineering, law, health, and the arts.
 - Athletics:** Known for its NCAA Division I athletic teams, the Houston Cougars.
- Rice University:**
 - Founded:** 1912
 - Location:** Houston, Texas
 - Enrollment:** Approximately 4,000 undergraduate students
 - Degree Programs:** Offers more than 50 undergraduate and graduate degree programs across a variety of fields.
 - Faculty:** Home to about 6,000 faculty members.
 - Research Budget:** Over \$160 million annually.
 - Academic Focus:** Renowed for its academic rigor in science, engineering, business, and humanities.
 - Athletics:** Known for its NCAA Division I athletic teams, the Rice Owls.
- Texas Southern University:**
 - Founded:** 1927
 - Location:** Houston, Texas
 - Enrollment:** Approximately 7,000 students, including both undergraduate and graduate students.
 - Degree Programs:** Offers more than 40 undergraduate and graduate degree programs across a variety of fields.
 - Faculty:** Home to over 500 faculty members.
 - Research Budget:** Approximately \$13 million annually.
 - Academic Focus:** Strong academic focus in fields such as law, business, health sciences, and public affairs.
 - Athletics:** Known for its NCAA Division I athletic teams, the TSU Tigers.
- University of St. Thomas Houston:**
 - Founded:** 1947
 - Location:** Houston, Texas
 - Enrollment:** Around 1,500 students, including both undergraduate and graduate students.
 - Degree Programs:** Offers more than 30 undergraduate and graduate degree programs.
 - Faculty:** Home to over 100 faculty members.
 - Research Budget:** Limited, but focuses on research in humanities, theology, and the sciences.
 - Academic Focus:** Known for strong programs in liberal arts, theology, business, and education.
 - Athletics:** The UST Celts participate in NCAA Division III athletics.

Universities are essential to Houston's growth, driving economic development, innovation, and cultural virality. They attract students, researchers, and faculty from across the globe, enriching the city with a diverse and highly educated population. Houston's universities foster innovation through cutting-edge research and often collaborate with local industries, particularly in energy, healthcare, and technology, to create new solutions and technologies. They also play a significant role in the city's economy by providing jobs, supporting local businesses, and attracting investments. Beyond academics, Houston universities contribute to the city's cultural and social life through arts, events, and community engagement. In essence, these institutions are crucial for maintaining Houston's competitive edge and ensuring its long-term success and prosperity.

HOUSTON ATTRACTIONS

SPACE CENTER | MUSEUM OF NATURAL SCIENCE | MUSEUM OF FINE ARTS



SPACE CENTER HOUSTON

\$15M Annual Revenue
Source, 2024

45 Minutes from Downtown
Source, 2024

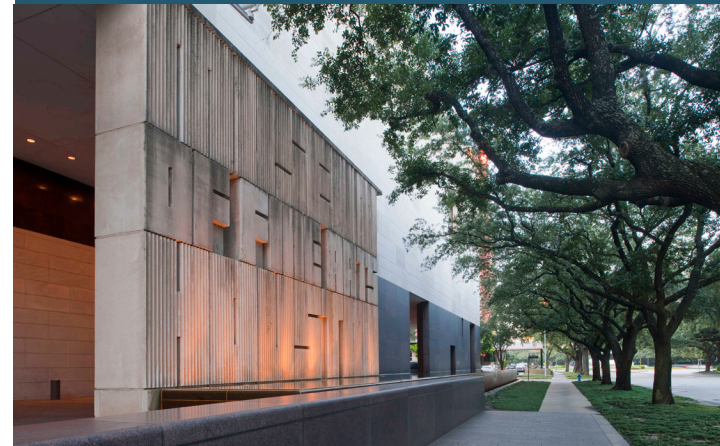
As the official visitor center for NASA's Johnson Space Center, Space Center Houston offers a fascinating glimpse into the history and future of space exploration. Visitors can see actual spacecraft, meet astronauts, and experience interactive exhibits, making it one of the most iconic attractions in the city.

HOUSTON MUSEUM OF NATURAL SCIENCE

Known for its incredible exhibits, the Houston Museum of Natural Science is one of the most visited museums in the country. It features everything from dinosaur fossils to gems and minerals, ancient civilizations, and cutting-edge scientific displays, offering something for everyone in the family.

\$1M Annual Revenue
Source, 2024

15 Minutes from Downtown
Source, 2024



HOUSTON MUSEUM OF NATURAL SCIENCE

15 Minutes from Downtown
Source, 2024

This is one of the largest art museums in the U.S. and a cultural cornerstone of Houston. With a vast collection of artwork from across the world, including European masterpieces, Asian art, and contemporary pieces, it provides visitors with an enriching experience through rotating exhibits and educational programs.

Grand Monarch Apartments

155 Plez Morgan Dr, Montgomery, TX 77356
72 Units | Built 2024

CONTACT US

TYLER BYNUM (LEAD)

Director

Tyler.Bynum@FranklinSt.com

918.346.7520

CHIBUZOR NNAJI

Managing Director

Chibuzor.Nnaji@FranklinSt.com

469.426.1602

PATRICK STRAKE

Managing Director

Patrick.Strake@FranklinSt.com

512.906.8393

ALLY CONNEALY

Associate

Ally.Connealy@FranklinSt.com

832.622.8874



Visit Us at [FranklinSt.com](https://www.FranklinSt.com)

