



**3300 YORKTOWN ST**

**OFFERING MEMORANDUM**

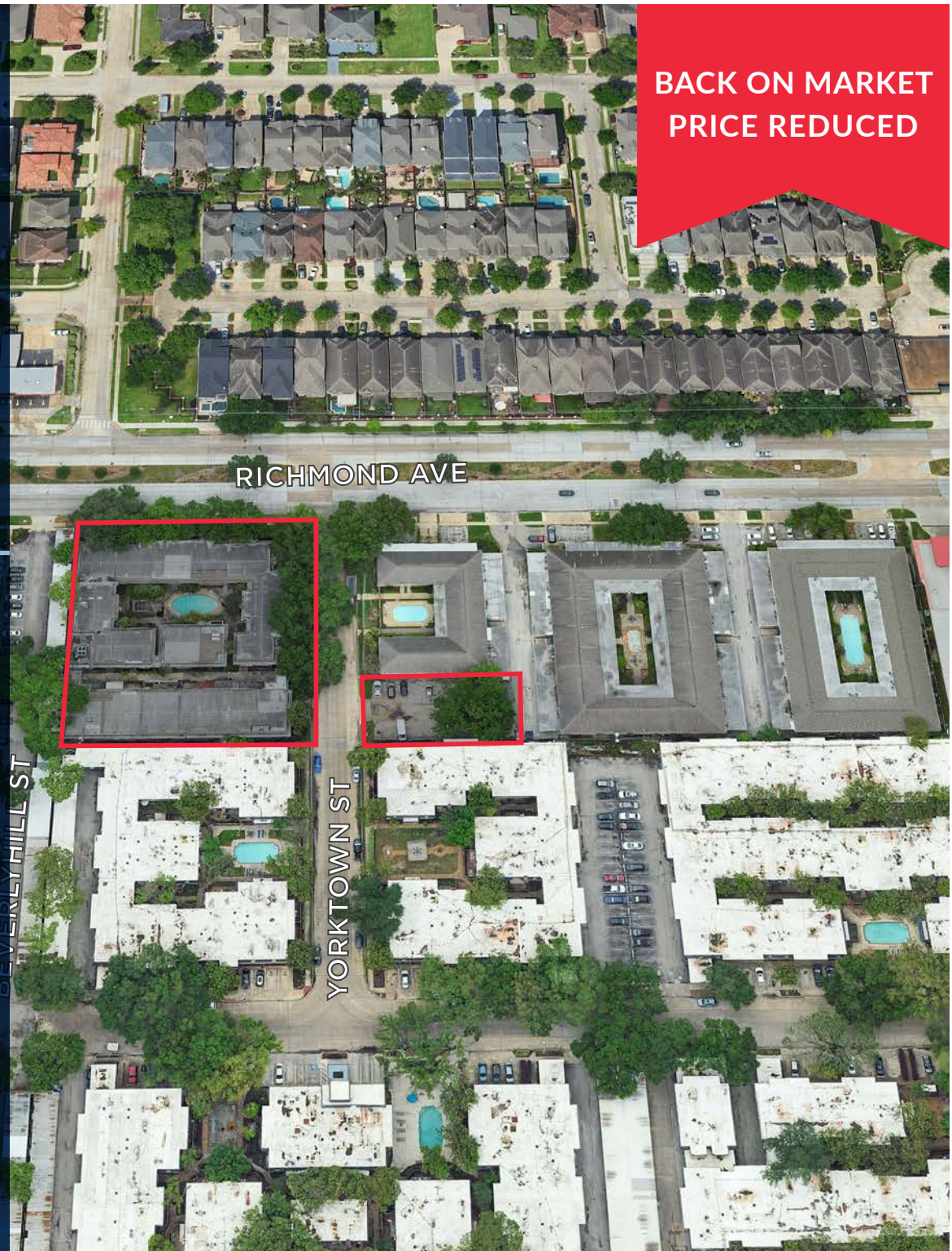
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**BACK ON MARKET  
PRICE REDUCED**





# MEET THE TEAM

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# HOUSTON AT A GLANCE

## KEY ECONOMIC INDICATORS

OVER THE PAST 10 YEARS ('11 TO '21), HOUSTON HAS ADDED MORE THAN 1,150,600 RESIDENTS. THE REGION HAS MAINTAINED A TREND ESTABLISHED IN THE '90S OF ADDING 900,000 OR MORE RESIDENTS EACH DECADE.



### AVIATION

The Houston Airport System (HAS) handled 3.5 million passengers in January '22, up from 2.0 million in January '21. This marked the fourth consecutive month with international passenger volume exceeding 600,000.



### UNEMPLOYMENT

The unemployment rate for metro Houston was 5.5 percent in January '22, up from 4.8 percent in December '21 but down from 7.9 percent in January '21. The Texas rate was 4.8 percent, up from 4.2 percent in December but down from 7.0 percent in January of last year. The U.S. rate was 4.4 percent, up from 3.7 percent in December but down from 6.8 percent last January. The rates are not seasonally adjusted.



### SALES TAX

Sales and use tax collections for the 12 most populous Houston-area cities<sup>1</sup> totaled \$1.1 billion in the 12 months ending January '22, up 18.5 percent from \$955.2 million for the same period a year ago. Collections for the month of January totaled \$88.0 million, up 16.9 percent from \$75.2 million in January '21.

HOUSTON IS HOME TO THE 3RD LARGEST CONCENTRATION OF FORTUNE 500 COMPANIES IN THE NATION (24) BEHIND CHICAGO (34), NEW YORK (64).



### FOREIGN TRADE

The Houston-Galveston Customs District handled foreign trade valued at \$273.1 billion in '21, up from 47.6 percent from \$194.3 billion in '20. A jump in total tonnage and in the value of crude, a major Houston export, led to the growth.



### HOME SALES

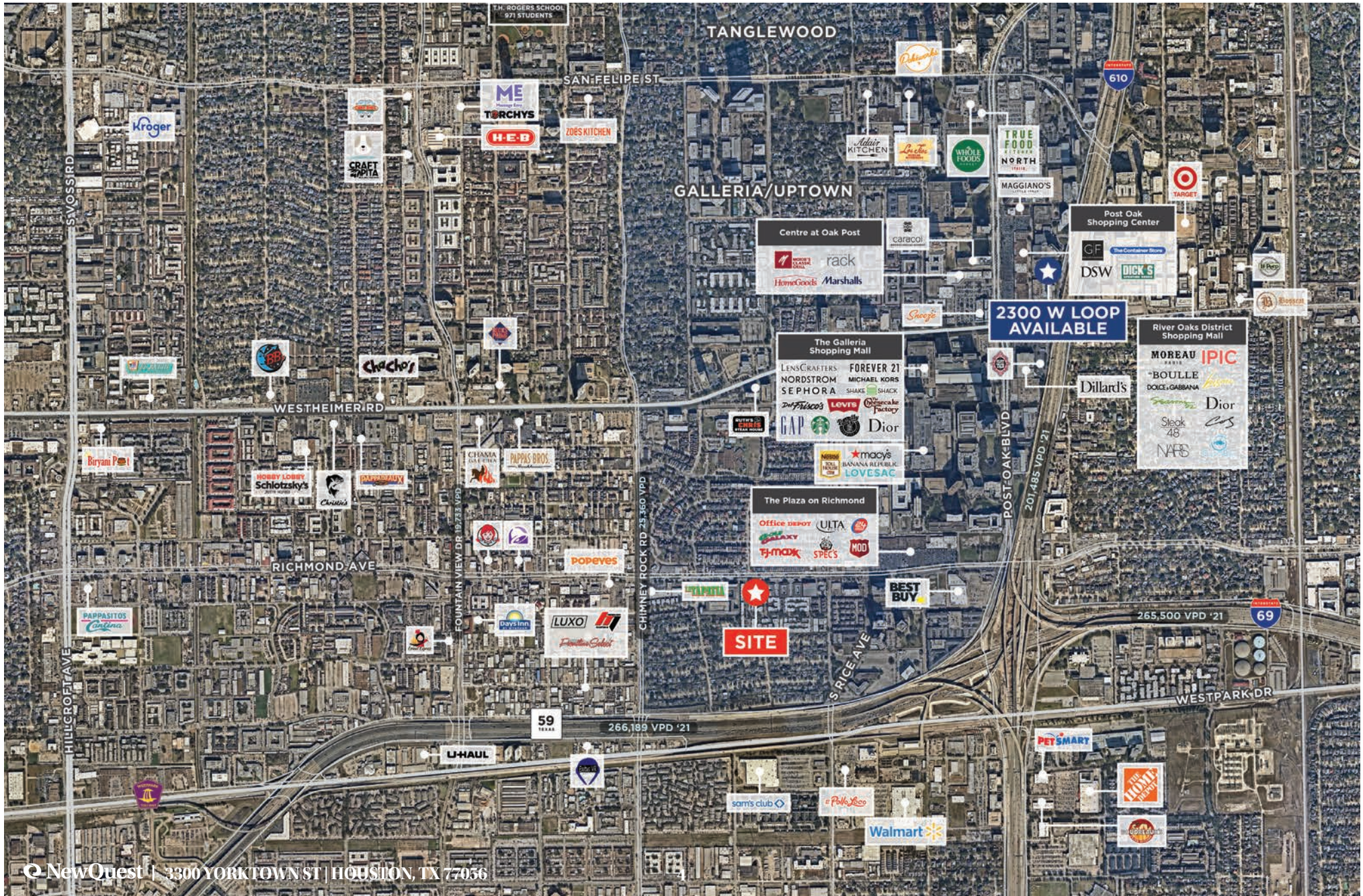
Single-family home sales jumped 22.9 percent with 7,372 units sold compared to 5,997 in February of 2021, according to the Houston Association of Realtors. Compared to the last "normal" February ('20), the sales volume was up 23.3 percent. With fewer housing options available for purchase, consumers placed heavy demand on single-family rental homes in February.



### VEHICLE SALES

Houston-area auto dealers sold 24,248 new vehicles in January '22, a decrease of 7.1 percent from January '21, according to TexAuto Facts, published by InfoNation, Inc. of Houston. Truck/SUV sales fell 3.3 percent compared to January '21 and car sales dropped 19.2 percent.











# SITE PLAN



# PROJECT HIGHLIGHTS

## ±1.13 ACRES AVAILABLE FOR SALE IN HOUSTON

- 1.13 ACRES IN THE GALLERIA INCLUDES A 7,000-SF LOT ACROSS THE STREET
- JUST 0.7 MILES FROM THE GALLERIA MALL
- POTENTIAL COVERED LAND PLAY WITH EXISTING 34-UNIT CONDOMINIUM BUILDING WITH TENANTS
- RARE CORNER DEVELOPMENT OPPORTUNITY IN A PRIME LOCATION IN HOUSTON, TEXAS

Approximate Size:	±1.13 acres of land 50,470 SF condominium building
Price:	\$6,200,000 \$4,900,000
School District:	Houston ISD
Frontage:	±200 ft on Richmond Ave. ±200 ft on Yorktown St.



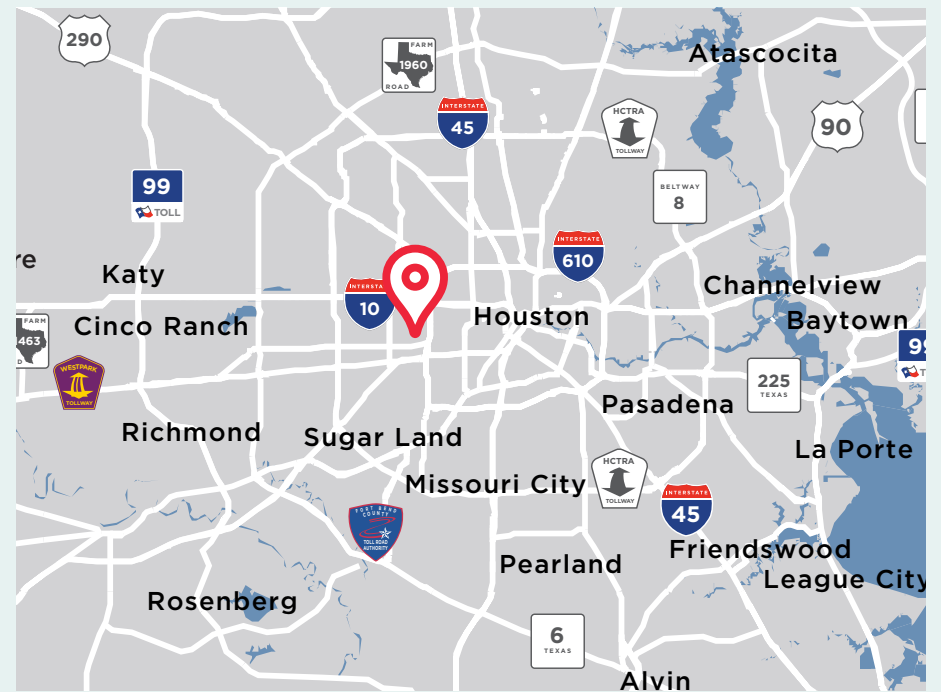
**17.89% POPULATION GROWTH**  
WITHIN 1 MILE FROM 2020 TO 2023



**\$165K AVERAGE HOUSEHOLD INCOME**  
WITHIN 3 MILES



**570,074 POPULATION**  
WITHIN 5 MILES





# PROPERTY DETAILS

<b>ADDRESS</b>	3300 YORKTOWN ST, HOUSTON, TX 77056
<b>LATITUDE, LONGITUDE</b>	29.7312, -95.4714
<b>TOTAL ACRES</b>	±1.13 ACRES
<b>FRONTAGE (APPROX.)</b>	±200 FT. ON RICHMOND AVE ±200 FT. ON YORKTOWN ST
<b>ACCESS</b>	1 DRIVEWAY ON YORKTOWN ST
<b>UTILITIES</b>	CITY OF HOUSTON
<b>ZONING</b>	NO ZONING IN HOUSTON, TX
<b>CURRENT USE</b>	34 CONDOMINIUM UNITS

## ADDITIONAL PROPERTY DETAILS

<b>PARCEL ID</b>	1107760000001-18, 1107770000002-8 11077700000019, 1107780000001-2, 1107790000001-6
<b>OWNER</b>	MULTI-OWNERS
<b>PROPERTY</b>	3300 YORKTOWN ST #1-34, HOUSTON, TX 77056
<b>LEGAL</b>	UNIT 1-34 BLDG A .024598 INT COMMON LAND & ELE YORKTOWN T/H CONDO

### DUE DILIGENCE INFORMATION

To access the due diligence information please contact Glenn Dickerson, Andre Azizi or Brad LyBrand.

**PLEASE DO NOT DISTURB TENANTS**

## 2023 TAX RATES (NOT CERTIFIED)

001	HOUSTON ISD	0.868300
040	HARRIS COUNTY	0.350070
041	HARRIS COUNTY FLOOD CONTROL	0.031050
042	PORT OF HOUSTON AUTHORITY	0.005740
043	HARRIS COUNTY HOSPITAL DISTRICT	0.143430
044	HARRIS COUNTY EDUCATION DEPT	0.004800
048	HOUSTON COMMUNITY COLLEGE	0.092231
061	CITY OF HOUSTON	0.519190
597	UPTOWN TIRZ (061)	0.0
978	UPTOWN TIRZ (001)	0.0
<b>TOTAL</b>		2.014811

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 ESTIMATED POPULATION	30,716	216,428	517,704
5-YR EST. POPULATION GROWTH	0.7%	1.0%	1.4%
AVERAGE HOUSEHOLD INCOME	\$119,549	\$164,906	\$163,346
MEDIAN OWNER-OCCUPIED HOUSING VALUE	\$406,538	\$511,754	\$500,739

## MEDIAN

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2028 PROJECTED MEDIAN HHI	\$85,397	\$105,315	\$109,506
2023 ESTIMATED MEDIAN HHI	\$82,603	\$103,274	\$106,988
2010 CENSUS MEDIAN HHI	\$57,818	\$73,186	\$71,197
2000 CENSUS MEDIAN HHI	\$51,626	\$60,967	\$57,843



# UPTOWN HOUSTON

## UPTOWN HOUSTON

Anchored by Post Oak Boulevard, Uptown Houston is an urban community of exceptional beauty, sophistication, style and international prominence in the heart of Houston. Defined by its unique blend of prestigious business and residential addresses, with the best in shopping, hotels, dining and entertainment.

With more than 16 million square feet, Uptown accounts for more than 13% of Houston's total "Class A" office space, second only to Downtown Houston

- Approximately 2,000 companies call Uptown home
- More than 7 million square feet of retail space
- Annual retail sales exceed \$3.6 billion
- Average household income within a 3-mile radius of Uptown exceeds \$106,000
- More than 30 million visitors per year
- 39 hotels with more than 8,400+ rooms
- Nearly \$300 million in hotel room revenue
- Top 20 largest business district in the USA

## MAJOR AREA AMENITIES

### THE GALLERIA MALL

- The Galleria hosts more than 30 million visitors annually, making it the number one shopping and tourist attraction in Houston.
- The Galleria is #1 PSF sale of any mall in Texas

## RECENT AREA DEVELOPMENTS

### 1801 Post Oak Blvd

- 1.6 Acre mixed use projects
- 112K SF retail, restaurant, office

### Aspire Post Oak Tower

- 39 Stories
- 383 apartments
- Amenities: Top floor Skylounge, 15,000 SF of first floor retail with a "best-in-class-restaurant"
- Average rent: \$3,500

### 4411 San Felipe (Under Development)

- 77,189 SF of Class A office space
- 16,796 SF of retail and restaurant space
- 60% leased
- Tenants include SIBS International Inc., Advancial Federal Credit Union, GT Leach, 3650 REIT, and Colliers International

### POST OAK HOTEL

- Only five-star Hotel in Houston
- \$350 million
- 250 rooms
- 38 stories
- 6 restaurants
- Bentley, Rolls Royce & Bugatti dealership integrated

### MCNAIR PLAZA (UNDER DEVELOPMENT)

- \$500 million project
- 1.2M SF mixed-use development
- 150 room Rosewood luxury hotel
- 80 branded residences
- 250 luxury rentals
- 300,000 SF of Class A office space
- 40,000 SF of retail

### River Oaks District

High end retail:



### WILLIAMS TOWER

- 64 stories
- 1.4 million SF class A office space
- 31st tallest building in the US
- Phillip Johnson architect



# LOCATION HIGHLIGHTS

## HOUSTON

As the fourth most populous metro area in the U.S., Houston houses roughly seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west. The city of Houston is the largest in the metro with 2.3 million residents.

# METRO HIGHLIGHTS

## CORPORATE GROWTH

Houston will remain a top destination for corporate relocations due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.

## HIGHER EDUCATION

Over 40 post-secondary educational institutions are located in the metro. Nearly 31 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.

## LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.





# TEXAS OVERVIEW

53

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



POPULATION  
29,527,941



2<sup>ND</sup> LARGEST  
STATE ECONOMY  
IN THE U.S.A.



#1 JOBS CREATOR IN  
THE NATION  
317,000 JOBS  
ADDED SINCE 2020



#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2022



#1 STATE IN  
AMERICA  
TO START A BUSINESS



BEST STATE  
FOR BUSINESS  
18<sup>TH</sup> YEAR IN A ROW



TOP STATE FOR  
GROWTH  
14+ MILLION WORKERS  
374,000 NEW RESIDENTS | 2020



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER MD  
ANDERSON, HOUSTON



NO STATE  
INCOME TAX

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
Fastest-growing city in the nation | 2010-2020  
26% Population growth since April 2010

## DALLAS

#8 Fastest-growing metro in U.S. | 2010-2022  
22 Fortune 500 companies  
153 Corporate headquarters  
8,300 Californians move in area yearly  
4+ Million strong workforce  
3rd least expensive of the 10 largest U.S. cities

## HOUSTON

#1 for Corporate Moves | 2020  
#2 in Business Expansion | 2015-2020  
#3 in the World in "Cities of the Future"  
Analysis | 2020  
#5 Best Places to Live in Texas | 2020  
Most Diverse City in the Nation  
23 Fortune 500 Companies  
Over 5M SF of industrial space opened or secured  
by Amazon since 2018  
Top 5 metropolitan areas in the country for most  
new single-family home starts in 2020.  
Ranked in Time Magazine's 'World's 100 Greatest  
Places of 2021'

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the  
3rd year in a row | 2020  
41,401 Homes sold in 2021  
In 2021, an average of 116 people moved to  
Austin per day

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America

NewQuest



66% OF THE POPULATION LIVES WITHIN  
THE TEXAS TRIANGLE OF DALLAS,  
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION FOR  
THE 6<sup>TH</sup> YEAR IN A ROW



# DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23



**14.8%**  
**POPULATION GROWTH WITHIN 5 MILES 2020-2023**



**\$163K**  
**AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES**



**570,074**  
**CURRENT POPULATION WITHIN 5 MILES**

## 2023 POPULATION BY AGE (YEARS) | 5 MILES

0-19	20-64	65+
23.3%	62.7%	14.0%

### MAJOR AREA EMPLOYERS

Air Liquide  
Apache Corp.  
Bechtel Corp.  
BHP Billiton  
Blue Cross Blue Shield of Texas  
Cameron International Corp.  
GE Energy  
Panhandle Energy  
Stewart Title Co.  
Symantec Corp.

### LARGEST EMPLOYERS IN TEXAS

AT&T  
Keller Williams  
American Airlines  
Livestock Investors Ltd  
Tenet Healthcare  
JCPenney  
Dell  
Schlumberger  
H-E-B Foods

POPULATION	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	17,909	110,256	264,508
CURRENT POPULATION	34,581	237,766	570,074
2020 CENSUS POPULATION	29,334	213,633	503,446
POPULATION GROWTH 2020 TO 2023	18.04%	11.88%	14.80%
2023 MEDIAN AGE	33.3	35.7	36.1

INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD INCOME	\$119,549	\$164,906	\$163,346
MEDIAN HOUSEHOLD INCOME	\$82,603	\$103,274	\$106,988
PER CAPITA INCOME	\$61,046	\$77,372	\$75,716

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	44.29%	46.82%	47.16%
BLACK OR AFRICAN AMERICAN	11.79%	10.86%	12.13%
ASIAN OR PACIFIC ISLANDER	11.82%	11.02%	11.94%
HISPANIC	40.28%	38.91%	35.87%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 PERSON HOUSEHOLD	43.93%	41.27%	39.86%
2 PERSON HOUSEHOLDS	29.39%	27.97%	29.95%
3+ PERSON HOUSEHOLDS	26.67%	30.76%	30.19%
OWNER-OCCUPIED HOUSING UNITS	48.11%	48.77%	50.14%
RENTER-OCCUPIED HOUSING UNITS	51.89%	51.23%	49.86%





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## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
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<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>XXX.XXX.XXXX</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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