

CityCentre

Downtown

Westchase

BELTWAY  
8



Galleria

Addicks Reservoir

Kiewit

ConocoPhillips

MCDERMOTT

SM ENERGY

N. Eldridge Parkway

THE UNIVERSITY OF TEXAS  
MD Anderson  
Cancer Center

PGS  
SIEMENS

bp

bp

Energy  
Corridor

bp

PARK ROW

19.01 ACRES

INTERSTATE  
10

VPD: 208,144

Addicks Park & Ride  
METRO

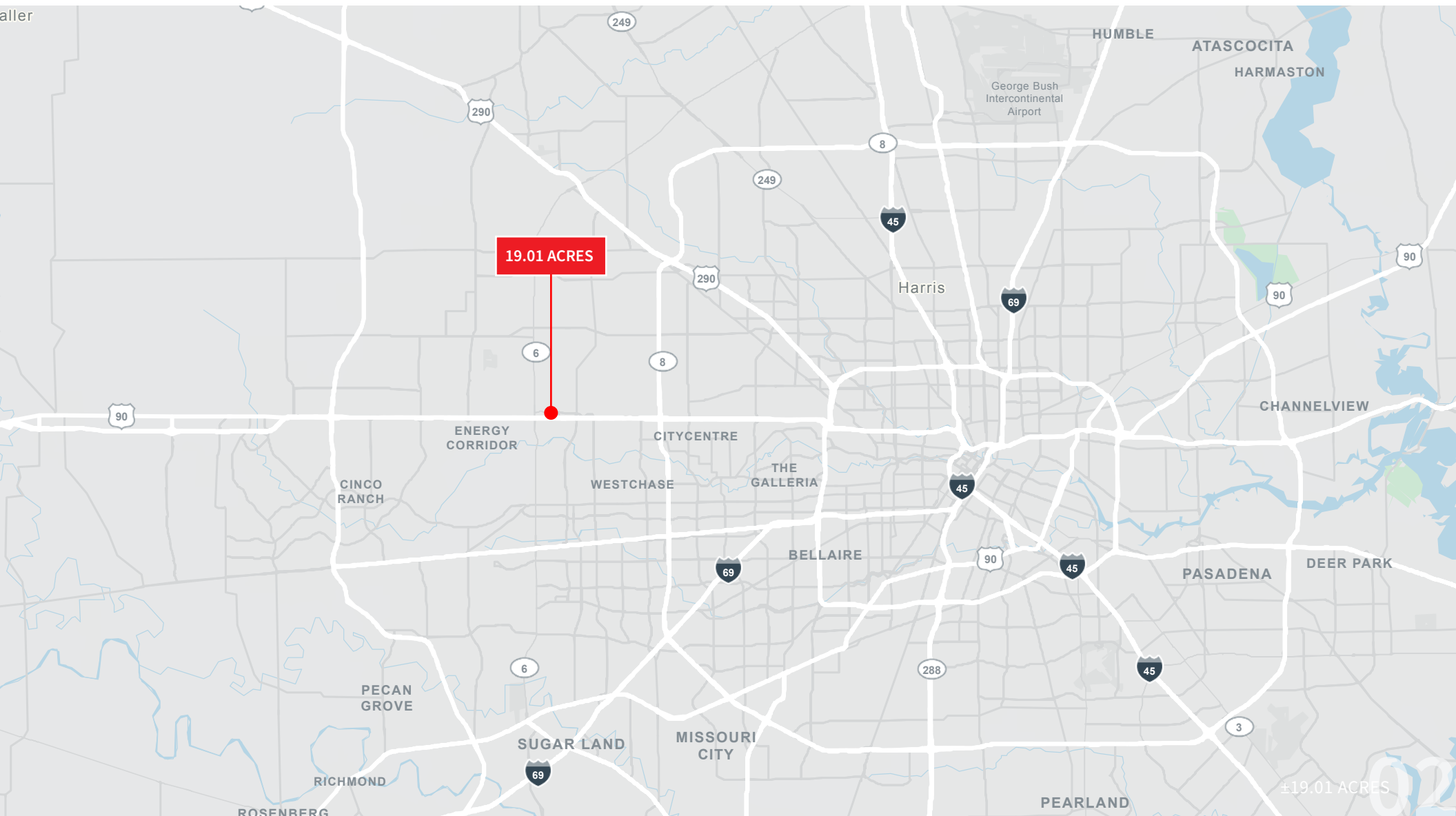
±19.01 Acres  
Park Row & I-10





# | The Opportunity

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase ±19.01 acres located on I-10 and Park Row, between Beltway 8 and Highway 6 (“the Property”) in Houston, Texas. The Property is an exceptional site due to its location in the heart of the Energy Corridor, Houston’s third largest employment center and home to many global energy firms. This offering represents a tremendous opportunity to acquire a highly visible and accessible site that is ideal for a wide variety of development options.





# Property Description

## SITE SIZE

19.01 AC

## ADDRESS

14000 Katy Fwy, Houston, TX 77079

## FLOOD PLAIN

Outside of the 100 and 500 Year Flood Plain

## SCHOOLS

Katy Independent School District

## UTILITIES

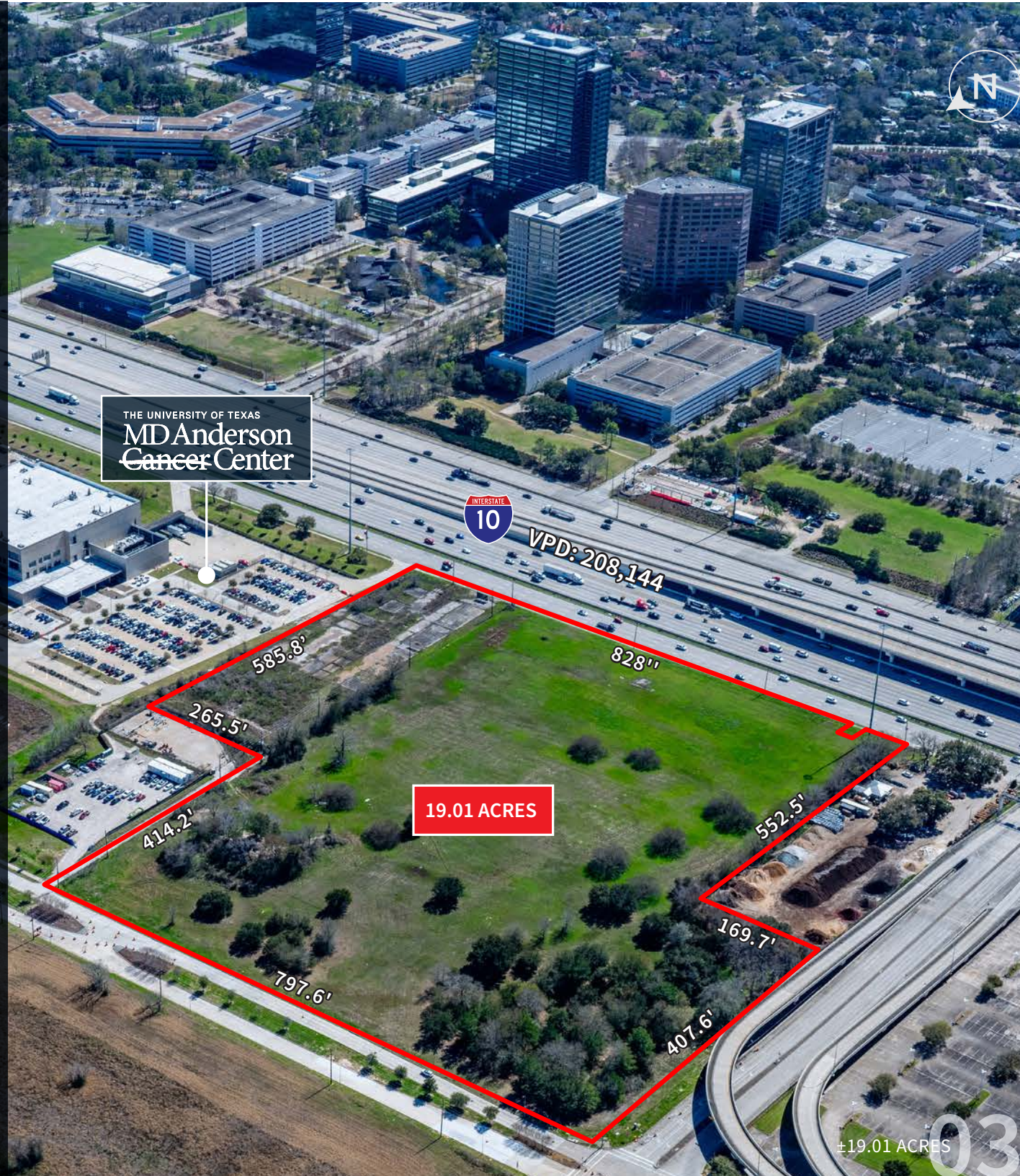
City of Houston

## ZONING AND DENSITY

The City of Houston does not have zoning laws, nor density requirements

## FRONTAGE

828' of Frontage on I-10 and 798' on Park Row





# Investment Highlights



## IDEAL DEVELOPMENT SITE WITH TREMENDOUS OPPORTUNITY

With 19.01 Acres in the heart of Houston's energy corridor, the Property presents the versatility to accommodate a wide variety of future development opportunities for potential investors.



## UNMATCHED ACCESS AND VISIBILITY ALONG I-10

With immediate ingress/egress to I-10, the Property provides unmatched access to all of Houston's largest employment hubs. The location provides investors the unique opportunity to acquire highly visible and accessible real estate on one of Houston's major freeways.



## PREMIER LOCATION: ENERGY CORRIDOR

The Energy Corridor is home to headquarters and regional offices of prominent global firms within the energy sector and beyond. Its strategic location, diverse industry presence, and commitment to sustainable practice make it an attractive destination for established companies and emerging businesses.



## HIGH DENSITY AREA WITH STRONG DEMOGRAPHIC BASE

Within a 3-mile radius:

- > \$123,953 avg. household income
- > 10-YR population growth of 16%
- > 23.9M square feet of office inventory
- > 4.3M square feet of retail inventory
- > 17,929 multi-family units



# Ingress / Egress





# Energy Corridor at a Glance



	1-MILE	3-MILE	5-MILE
2010 Population	10,653	77,032	174,624
2024 Population	11,669	89,667	204,163
2010 - 2023 Population Growth %	10%	16%	17%
2028 Estimated Total Population	11,927	92,256	208,072
2024-2028 Est. Population Growth %	2%	3%	2%
Average Household Income	\$147,715	\$123,953	\$114,035
Average Home Value	\$508,948	\$468,756	\$471,282
% of Population (25+) with a College Degree	63%	62%	56%
Median Age	39	38	37

±19.01 ACRES

06



# East Facing Aerial



George Bush Park

Park Ten Business Park

Addicks Reservoir

6  
TEXAS

VPD: 26,542

Addicks Park & Ride

**METRO**

INTERSTATE  
10

VPD: 203,144

19.01 ACRES

bp



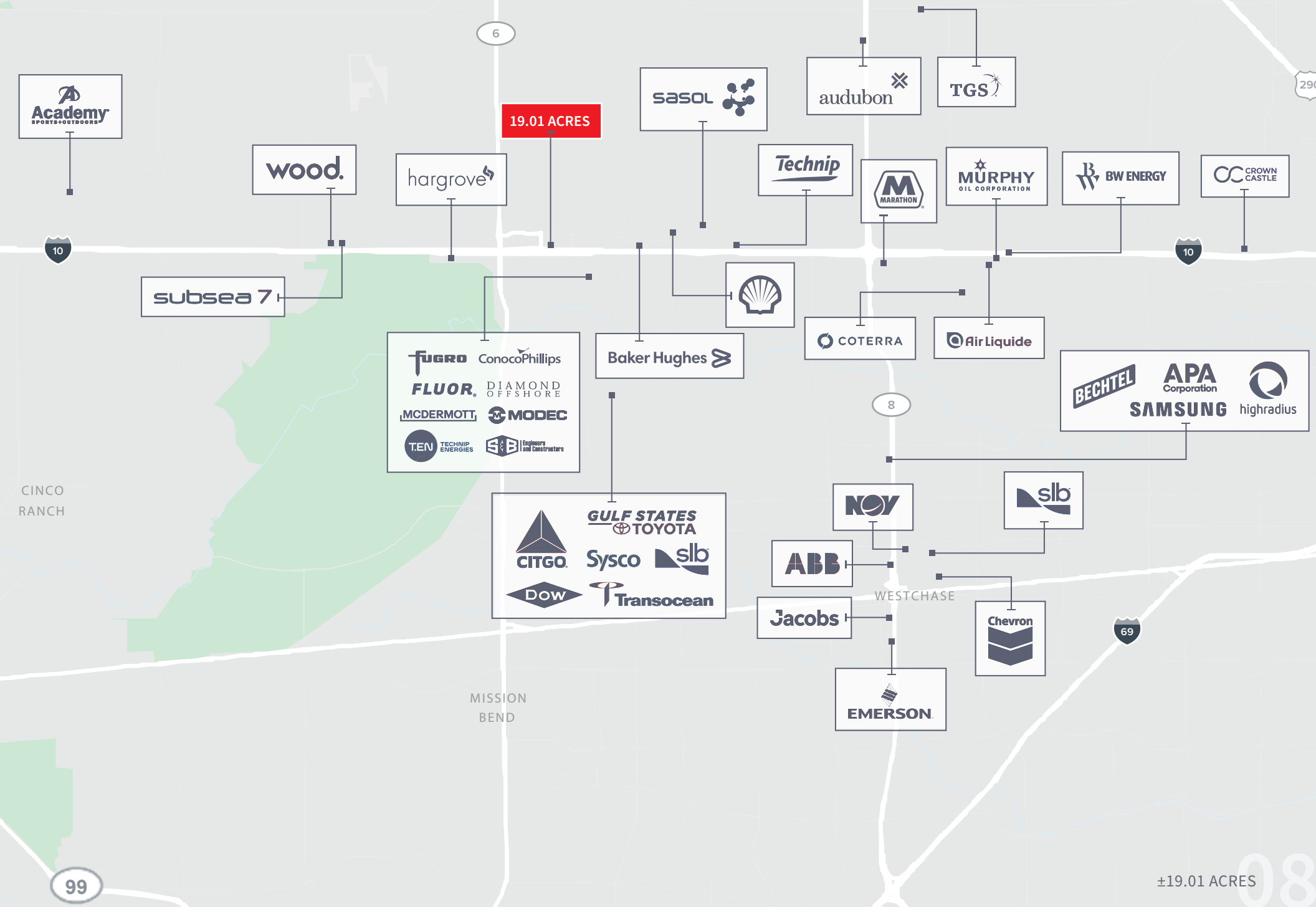
THE UNIVERSITY OF TEXAS  
**MD Anderson**  
Cancer Center

19.01 ACRES

07



# Proximity to Houston's Top Employers





# Premier Location

The Energy Corridor, known as the Central Business District of West Houston, is the third largest employment center in Houston and a hotbed for business and development in the Houston Metropolitan Area. It is home to headquarters and regional offices of prominent global firms within the energy sector and beyond including BP America, ConocoPhillips, Gulf States Toyota, Methodist Hospital System, and Sysco. As a major employment center with over 300+ companies, 104,000 employees and 26+ million square feet of office space, the Energy Corridor differentiates itself with immediate access to natural assets, recreational trails, and adjacency to over 26,000 acres of parks and open green space.



8.7 MILES

## WESTCHASE DISTRICT

The Westchase District spans 2,700 acres, contains 18 million square feet in 117 office buildings, 1.4 million square feet in 42 retail centers and 3,075 hotel rooms in 23 hotels. Major tenants in the Westchase District include ABB, BMC Software, DataVox, Jacobs Engineering, National Oilwell Varco, Phillips 66, Samsung and Schlumberger. It is home to 1,500+ businesses and 93,000+ employees.



5.5 MILES

## CITYCENTRE

CityCentre is a pedestrian-friendly, mixed-use development situated at the I-10 and Beltway 8 interchange. The 37-acre expanse, especially popular with Energy Corridor residents and those working in the nearby West Houston Medical Center, brings together casual and fine dining, shopping, retail, office space, and residential living.



7.4 MILES

## MEMORIAL CITY

Memorial City is a 265-acre employment district with 12,500+ employees, 3.6 million square feet of retail space, and 2.9 million square feet of primarily Class A office space. The largest employers are Memorial Hermann Memorial City, Memorial City Mall, Chase Bank and CEMEX's US headquarters.



1.0 Mile

## PARK TEN BUSINESS PARK

Park Ten Business Park is a premier mixed-use development located in the Energy Corridor offering a wide variety of commercial properties including office buildings, industrial warehouses, and flex spaces in combination with top entertainment and dining options.



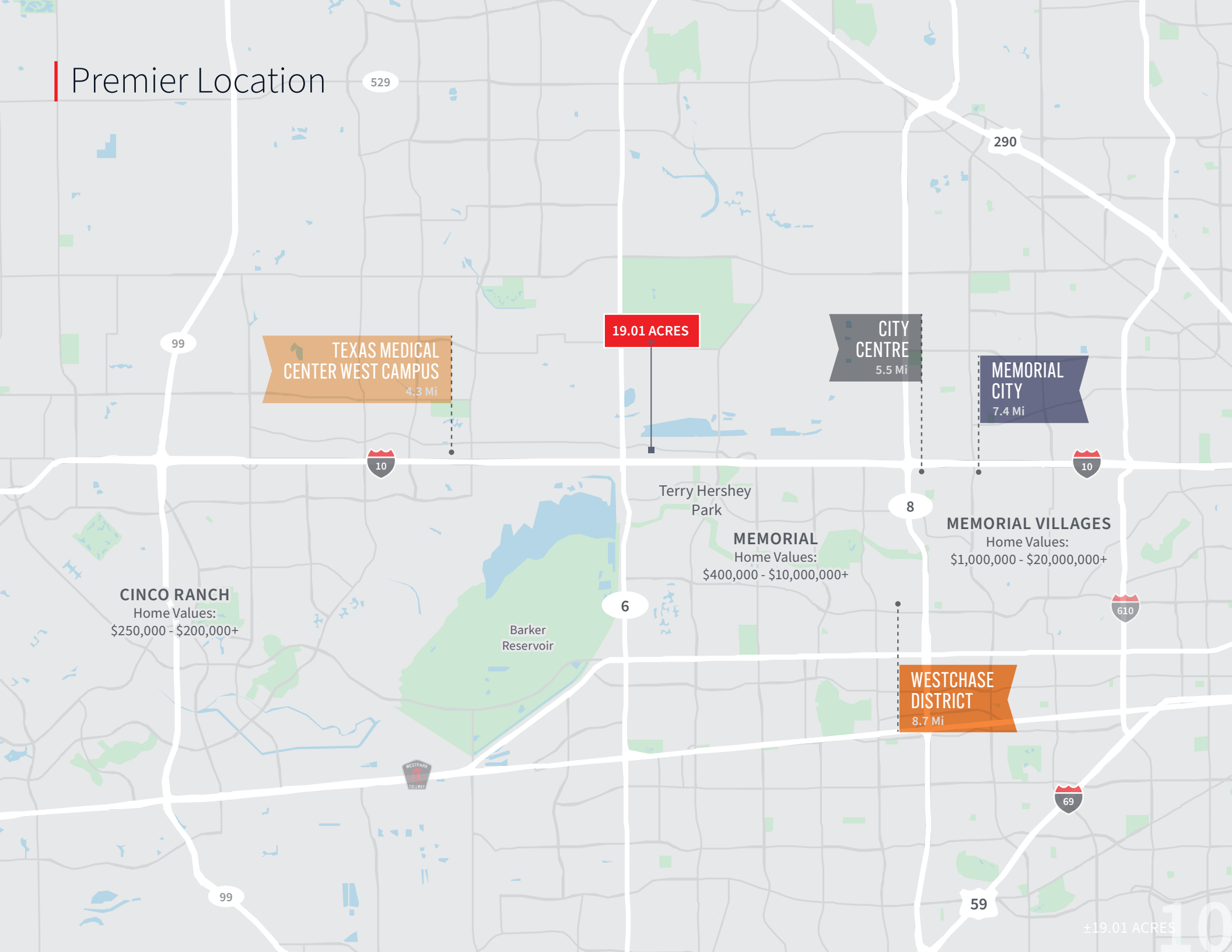
4.4 MILES

## TEXAS MEDICAL CENTER CAMPUS

The West Campus of Texas Medical Center features 170 acres of satellite hospitals including Texas Children's, Methodist and Memorial Hermann. The TMC's 170 acres of land is virtually the same size as the original Texas Medical Center and will continue to grow in order to serve the growing west Houston area.



# Premier Location





# | The Houston Economy

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. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & 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's ship channel ranks #1 in the nation | 1<sup>st</sup> in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HQS & 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



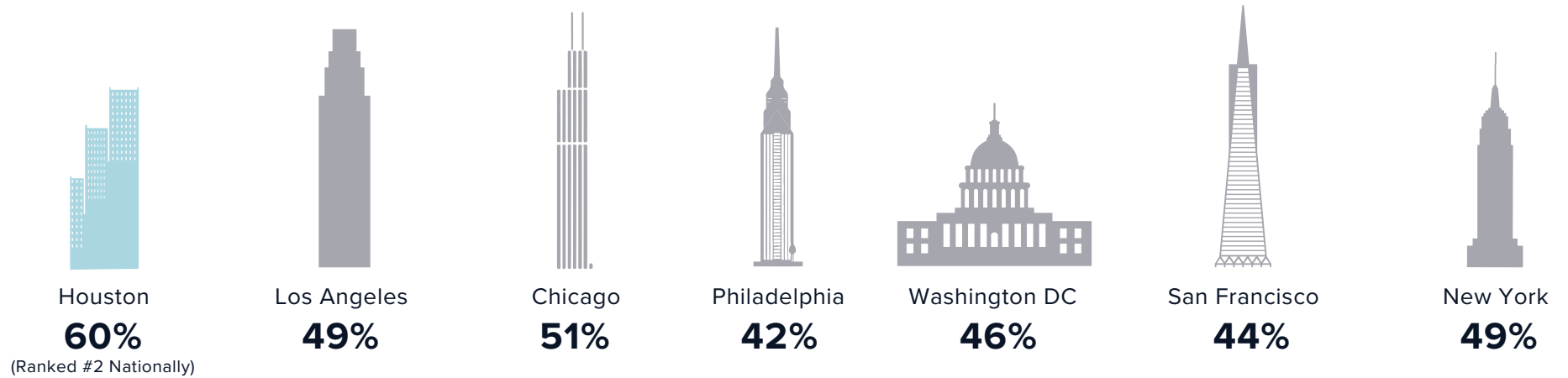
## LARGEST MEDICAL COMPLEX IN THE WORLD

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

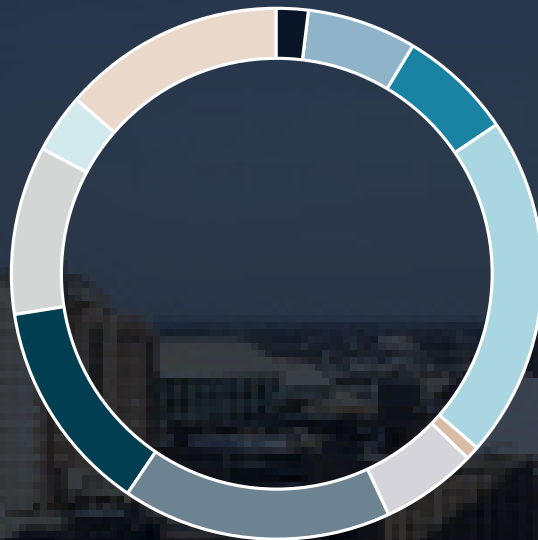
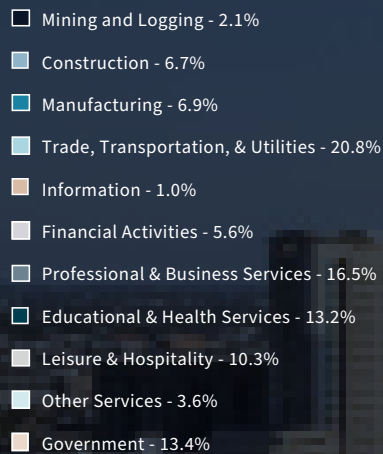


# Employment

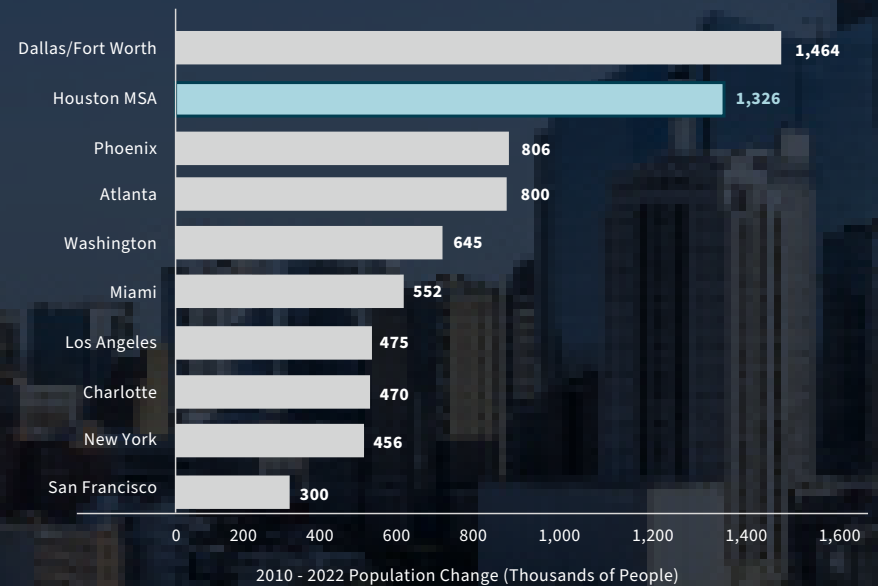
## BACK TO WORK % ACROSS MAJOR METROS



## HOUSTON EMPLOYMENT BY INDUSTRY (2023)



## #2 METRO FOR POPULATION GROWTH





# | Nation-Leading Employment Growth



**70,100**

New jobs added in 2023



**+152,900**

Net change in total  
non-farm employment

*(From Jan 2022 to Jan 2023)*



**3,500,000**

Person workforce, nearing all  
time high for Houston



**79%**

Of Houston's higher education  
graduates stay and work in the region;

*The sixth highest retention  
rate in the U.S.*



**#2**

In the country for  
percent job growth



**#2**

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



# Nation-Leading Employment Growth

**#1 MSA**

FOR PROJECTED  
POPULATION GROWTH

HOUSTON IS HOME TO  
**23** FORTUNE 500 COMPANIES &  
**48** FORTUNE 1000 COMPANIES

**50+**

CORPORATE HEADQUARTER  
RELOCATIONS TO HOUSTON SINCE 2017

**LEADING**

PRO BUSINESS ENVIRONMENT





# Contacts

## Execution and Leadership

### DAVIS ADAMS

Managing Director  
713 852 3558  
davis.adams@jll.com

### BRANDON CLARKE

Executive Vice President  
713 425 1806  
brandon.clarke@jll.com

### DUSTIN SELZER

Managing Director  
713 852 3596  
dustin.selzer@jll.com

## Analytical Support

### DAWSON HASTINGS

Analyst  
713 425 1801  
dawson.hastings@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

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