

Arrive.
RIVER OAKS®



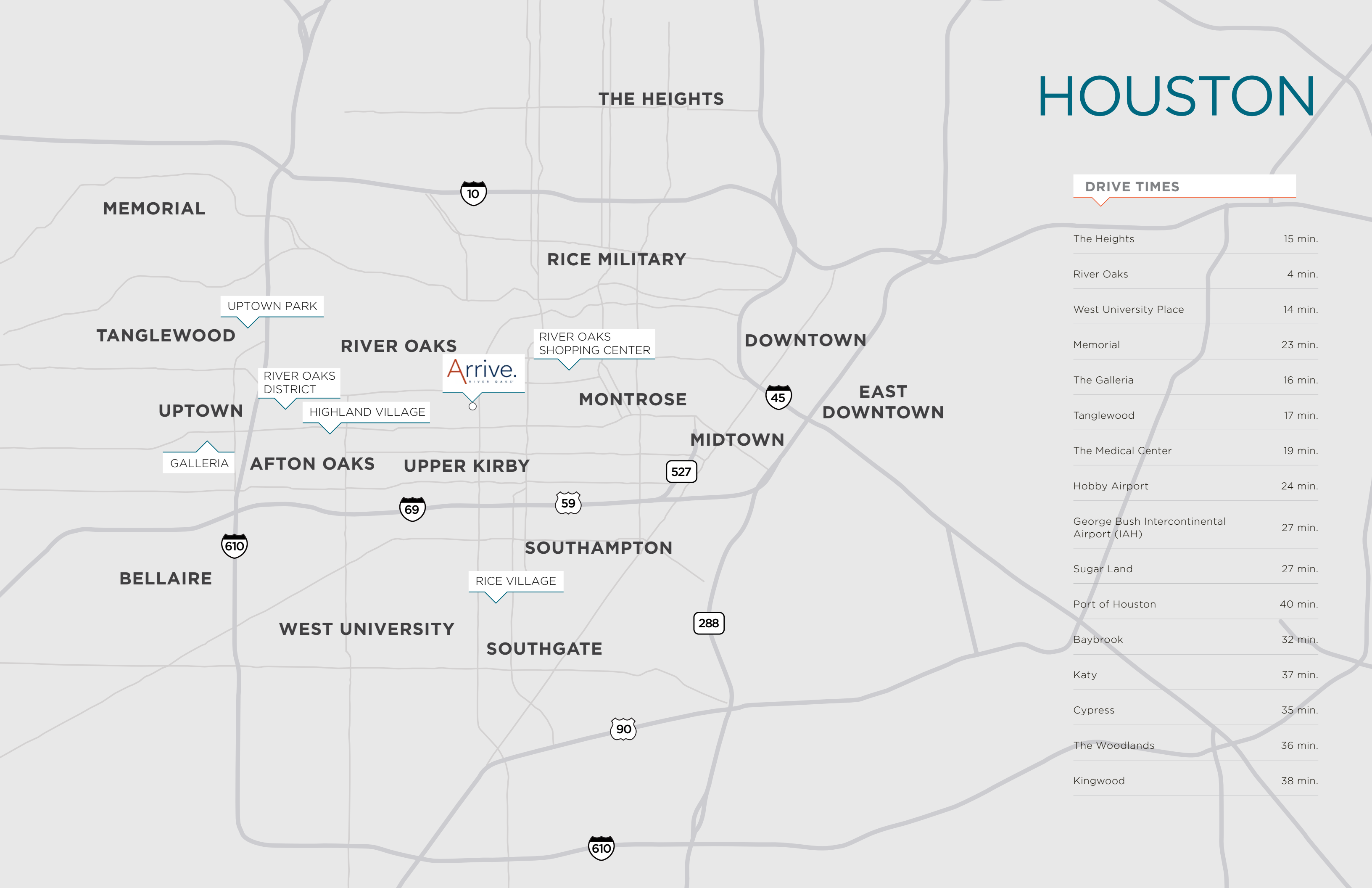
SUITSUPPLY

TOOTSIES

RED HOT HOLIDAY
TOOTSIES

SELF PARKING
Clearance 15' 6"

HOUSTON



DRIVE TIMES

The Heights	15 min.
River Oaks	4 min.
West University Place	14 min.
Memorial	23 min.
The Galleria	16 min.
Tanglewood	17 min.
The Medical Center	19 min.
Hobby Airport	24 min.
George Bush Intercontinental Airport (IAH)	27 min.
Sugar Land	27 min.
Port of Houston	40 min.
Baybrook	32 min.
Katy	37 min.
Cypress	35 min.
The Woodlands	36 min.
Kingwood	38 min.

LOCALE

BAYOU CITY

4TH

Most populous city

7M

People living in metro

5TH

Largest metro

1.13M

New residents gained 2010-2018

POPULATION

7M

People live in the Houston MSA

7.8M

2023 projected population

2.02%

2018-2023 projected population growth

HH INCOME



\$64,711

2018 median household income



\$33,140

2018 per capita income

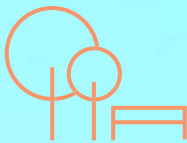
TOURISM



Houston Livestock Show and Rodeo broke paid attendance records in 2015 with

1,377,477

attendees



370

Developed municipal parks

7,800

Acres of George Bush Park, largest county park in the U.S.

Annual Festivals & Events:

- Chevron Houston Marathon
- Mardi Gras! Galveston
- Bayou City Art Festival
- BP MS 150
- Shell Houston Open
- The Nutcracker Market



2.55M

Houston Zoo visitors in 2016

6,000

Animals in residence

ARTS & CULTURE



9.2M

Museum District annual visitors

19

Cultural institutions to explore



17TH

Largest museum in the nation — Museum of Fine Arts

500

Institutions devoted to arts, science and history



91

Foreign Consulates



145

Different languages spoken

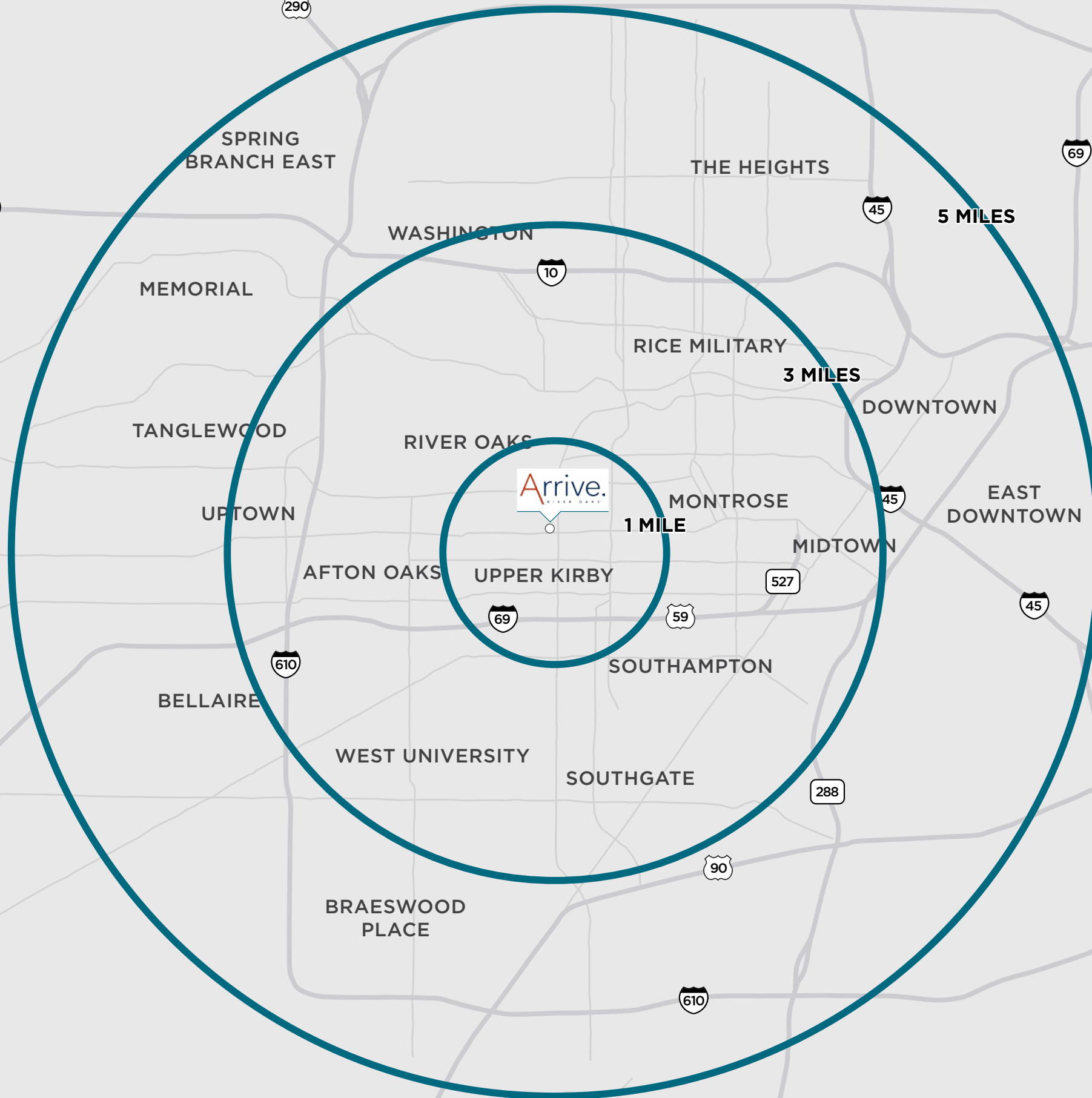


800

Foreign-owned firms



LOCAL

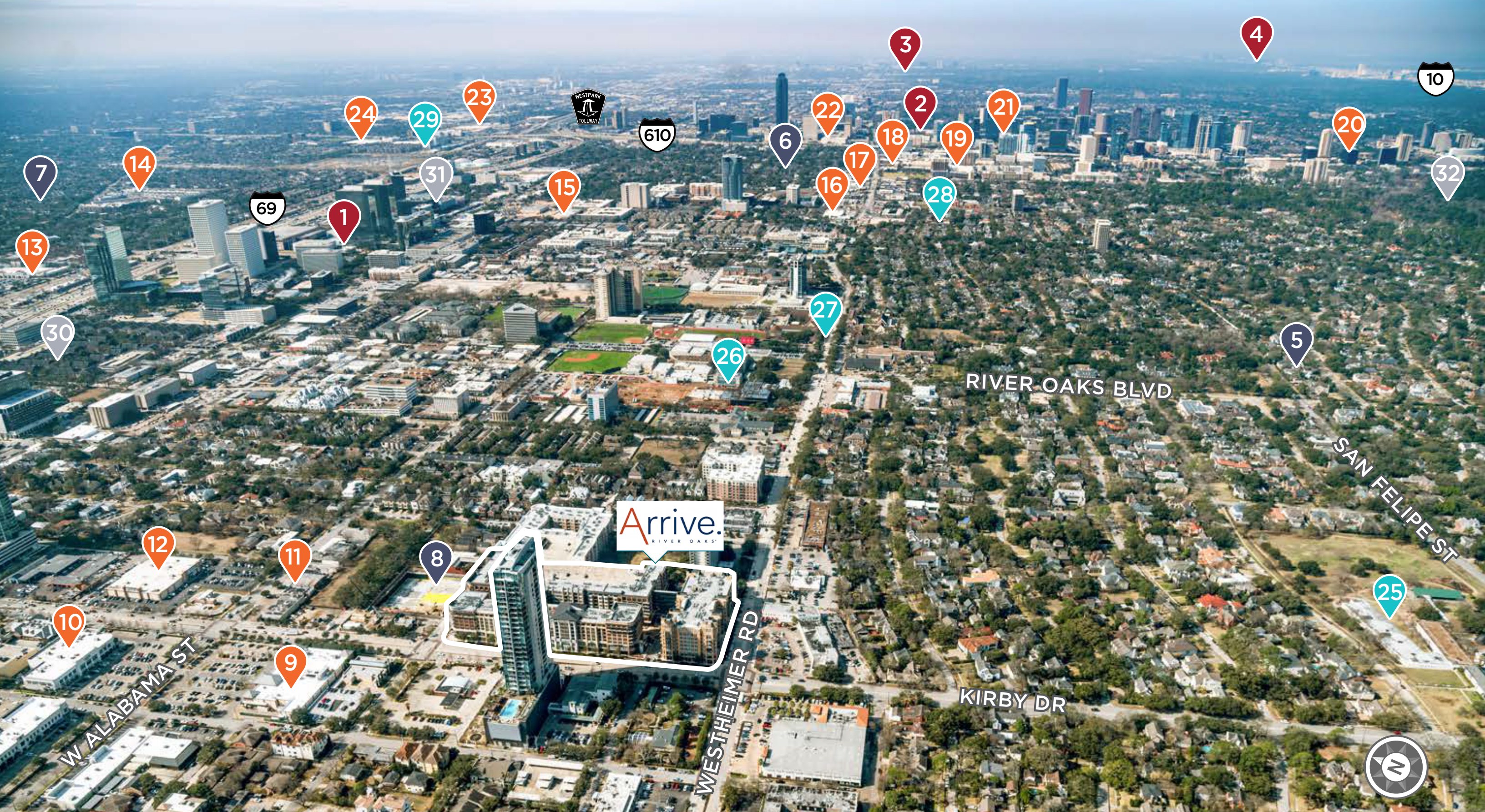


	1 Mile	3 Miles	5 Miles
POPULATION			
2018	23,897	203,589	534,703
2023	26,501	229,708	588,505

DAYTIME POPULATION			
2018	38,376	512,353	1,037,208
Workers	29,405	432,720	797,455

MEDIAN HOME VALUE			
2018	\$497,294	\$464,949	\$388,037
2023	\$503,233	\$476,376	\$414,841

AVERAGE HH INCOME			
2018	\$147,272	\$147,126	\$119,770
2023	\$160,809	\$160,869	\$132,858



EMPLOYMENT

- 1 Greenway Plaza
- 2 Galleria Uptown District
- 3 Westchase District
- 4 Energy Corridor

RESIDENTIAL

- 5 River Oaks
- 6 Afton Oaks
- 7 West University Place
- 8 Hanover

RETAIL

- 9 Whole Foods Market
- 10 Centre at River Oaks
- 11 Future HEB
- 12 Bed Bath & Beyond

- 13 Plaza in the Park
- 14 Wesleyan Plaza
- 15 Greenway Commons
- 16 Central Market

- 17 Highland Village
- 18 River Oaks District
- 19 Target
- 20 Uptown Park

- 21 BLVD Place
- 22 The Galleria
- 23 Walmart Supercenter
- 24 Home Depot

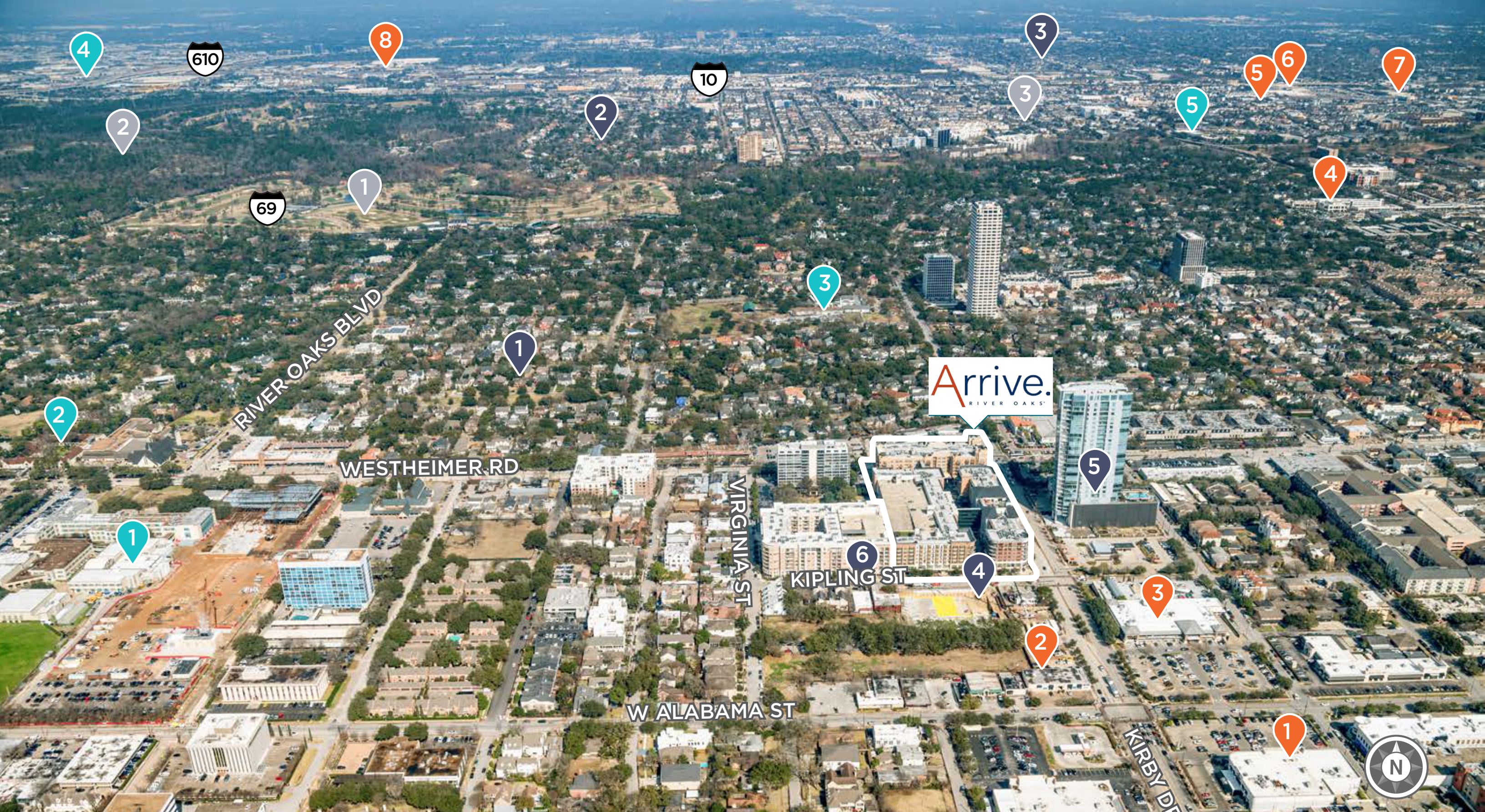
SCHOOLS

- 25 River Oaks Elementary School
- 26 Lamar High School
- 27 St. John's School
- 28 River Oaks Baptist School

- 29 Houston Community College

POINTS OF INTEREST

- 30 Levy Park
- 31 Edwards Greenway Theater
- 32 Memorial Park



RESIDENTIAL

- | | |
|-------------------|--------------|
| 1 River Oaks | 5 2727 Kirby |
| 2 Rice Military | 6 Giorgetti |
| 3 Houston Heights | |
| 4 Hanover | |

RETAIL

- | | |
|------------------------------|---------------------------|
| 1 Centre at River Oaks | 5 Walmart Supercenter |
| 2 HEB | 6 Sprouts Farmer's Market |
| 3 Whole Foods Market | 7 Kroger |
| 4 River Oaks Shopping Center | 8 Houston Design Center |

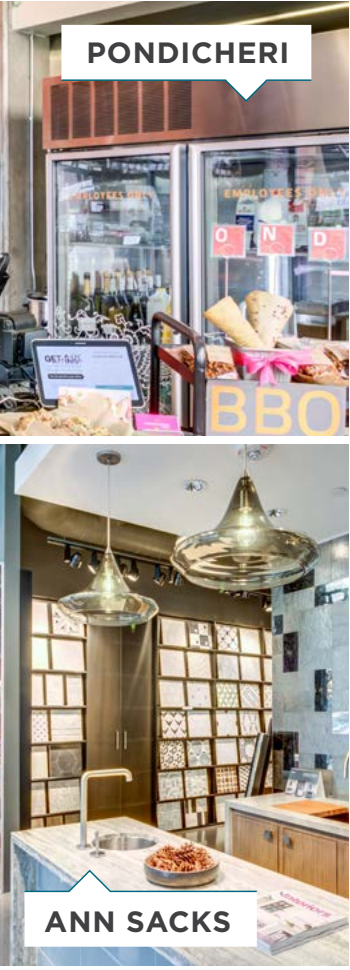
SCHOOLS

- | | |
|--------------------------------|--------------------------|
| 1 Lamar High School | 5 St. Thomas High School |
| 2 St. John's School | |
| 3 River Oaks Elementary School | |
| 4 Awty International School | |

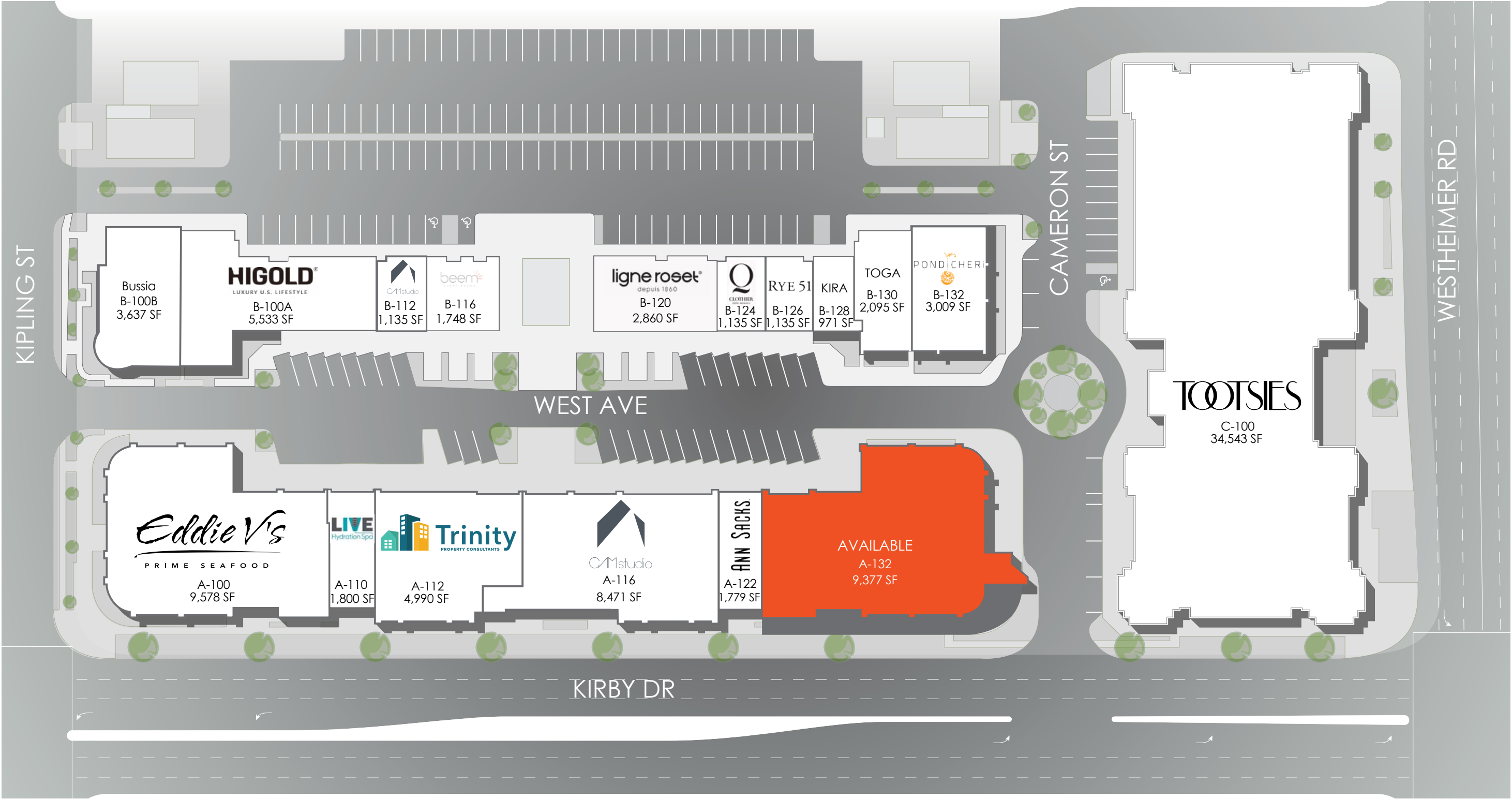
POINTS OF INTEREST

- | |
|---------------------------|
| 1 River Oaks Country Club |
| 2 Memorial Park |
| 3 Washington Ave |

TENANTS



LEVEL 1



LEVEL 2





OFFICE SPACE

AVAILABILITIES

A-200	6,317 sf	Virtual Tour	View Floorplan
A-206	4,987 sf		View Floorplan
A-210	2,526 sf	Virtual Tour	View Floorplan
A-132	9,377 sf		

PROPERTY DETAILS

Owner	FPA Multifamily
Address	2800 Kirby Dr Houston, TX 77098
Class	A
Total NRA	194,000 sf
Floors	2
Smallest/Largest Contiguous	2,526 sf / 6,317 sf
Starting Rental Rate	\$30 NNN

Operating Expenses	\$20.57
Add-on Factor	11.23%
Parking Ratio & Rate	3/1,000 Free Garage
T.I. Allowance	Negotiable
Amenities	High ceilings Floor-to-ceiling windows Restroom & breakroom in each suite Onsite property management Management conference room available 24/7 security Mixed-use with abundant dining & retail



OUTDOOR SPACES





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RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS



FPA  MULTIFAMILY
SEARCHING FOR OPPORTUNITY