



±11.7AC CLAY & GESSNER

NO DETENTION REQUIRED | HOUSTON, TX



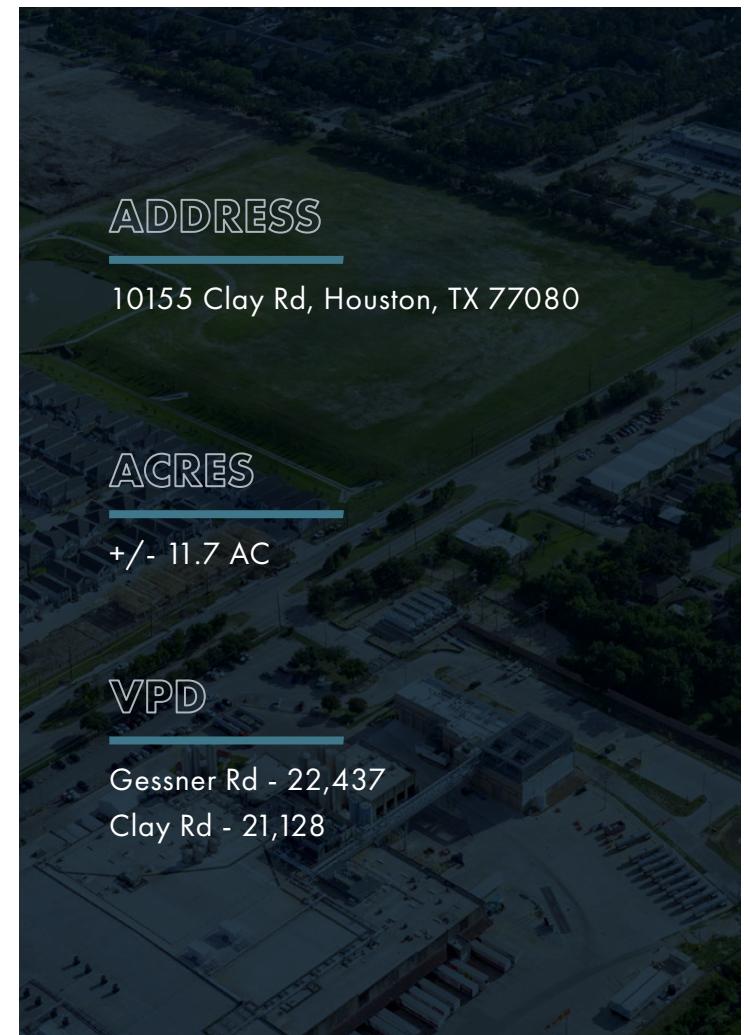
THE OFFERING

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present a premier +/- 11.7 AC site located at the corner of Gessner Rd & Clay Rd. The site is development ready with detention in place, utilities at the property lines, and is in a MUD district. The Property is zoned to one of the best school districts in Harris County, Spring Branch ISD. The dense surrounding population of over 275k residents and \$121k+ Average Household Income within a 5-mile radius drives significant demand for single-family residential homes. The site is a rare opportunity to purchase or joint venture development-ready land in the middle of the "new population center of Houston" near the intersection of I-10 and Beltway 8. Bolstered by significant population growth and a momentum shift in location requirements among the largest employers in the Houston MSA, West Houston has become the most coveted market for real estate investors.

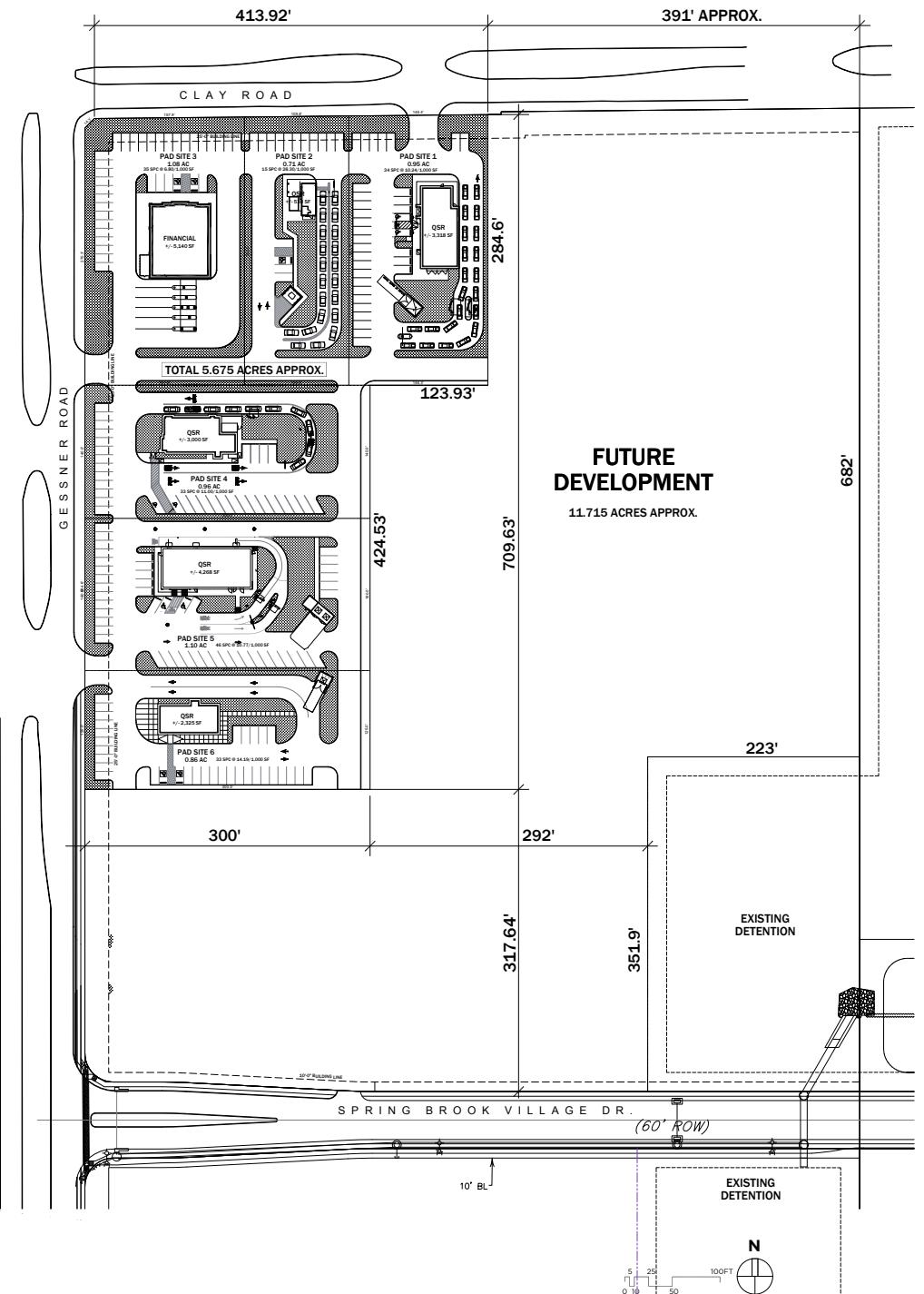


INVESTMENT HIGHLIGHTS

- Positioned in the center of gravity for Houston's hottest office submarkets. Over 3.2M square feet of notable office leases signed in the last 24 months.
- Within a 10 minute drive from major retail/entertainment hubs including CityCentre and Memorial City Mall
- Excellent ingress / egress with easy access to Interstate 10 and Beltway 8 that lead directly to every corner of Houston
- No detention required, saving developers capital and time
- Rare opportunity to acquire a development parcel in a prime suburban location with access to all Houston's major employers.
- Zoned to Spring Branch ISD, a top ranked school district in Harris County
- Dense Surrounding Population - Over 275,000 residents living within a 5-mile radius



PROPERTY DESCRIPTION



SITE SIZE

+/- 11.7 AC

ADDRESS

10155 Clay Rd, Houston, TX 77080

DETENTION

No additional detention will be required

RESTRICTIONS

Restricted against developing industrial or multifamily

UTILITIES

Harris County MUD 552

SCHOOLS

Spring Branch Independent School District

- Terrace Elementary
- Northbrook Middle School
- Northbrook High School

FLOOD PLAIN

LOMR is finalized and the Property is outside of the floodplain

INGRESS / EGRESS

N

10 | 325,208 VPD

6-MINUTE DRIVE TO I-10

BELTWAY 8 | 158,384 VPD

3-MINUTE DRIVE TO BELTWAY 8

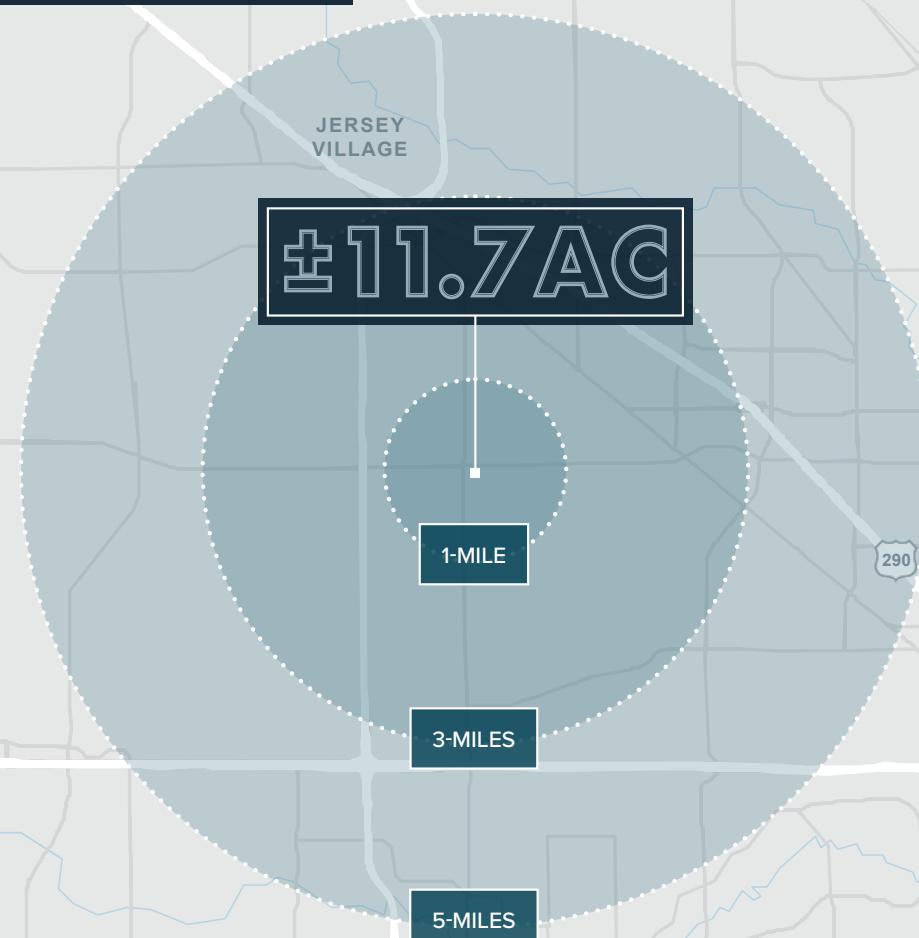
±11.7 AC

Clay Rd | 21,128 VPD

Gessner Rd | 22,437 VPD

DEMOGRAPHICS

| DEMOCRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|----------|-----------|
| 2010 Population | 16,281 | 97,347 | 253,076 |
| 2010 - 2024 Population Growth | 9.3% | 6.0% | 8.8% |
| 2024 Population | 17,793 | 103,144 | 275,342 |
| 2024 Median Age | 38.4 | 34.6 | 36.5 |
| 2024 Average Household Income | \$104,510 | \$92,808 | \$121,823 |



UNPARALLELED ACCESSIBILITY

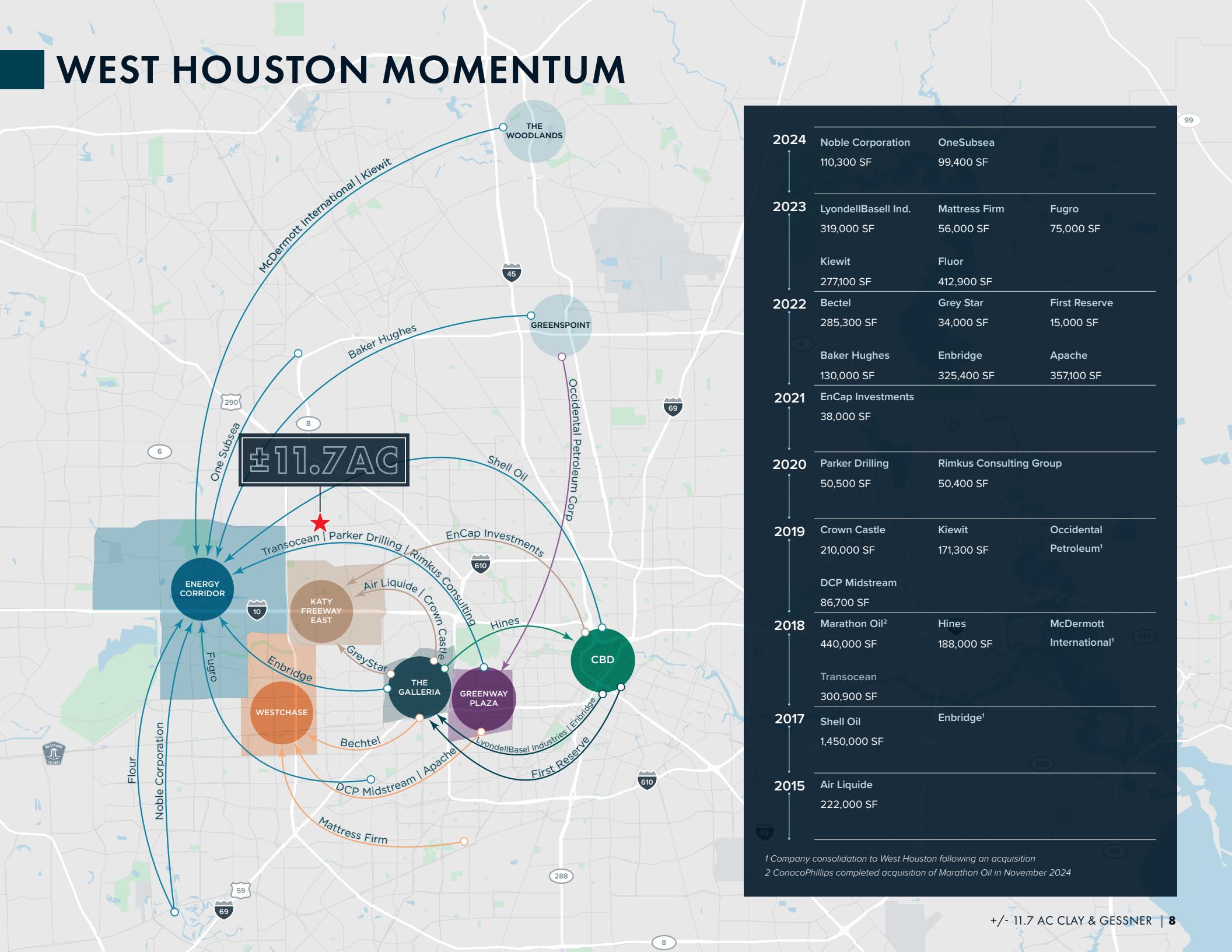
Nestled along Clay Road and Gessner Road between Beltway 8, I-10, and Highway 290, the Property offers an exceptional investment opportunity in a highly accessible location. The developable land is strategically positioned near some of Houston's most coveted neighborhoods, providing potential residents with an enviable lifestyle.

The community benefits from its proximity to an array of convenient amenities. Multiple grocery options, including H-E-B, ALDI, Kroger, Costco, and Sam's Club, are within close proximity. Just 2.9 miles south, Memorial District Park hosts a diverse selection of dining establishments, featuring local favorites such as Mia's Table, Hando, The Blind Goat, and Fege's BBQ.

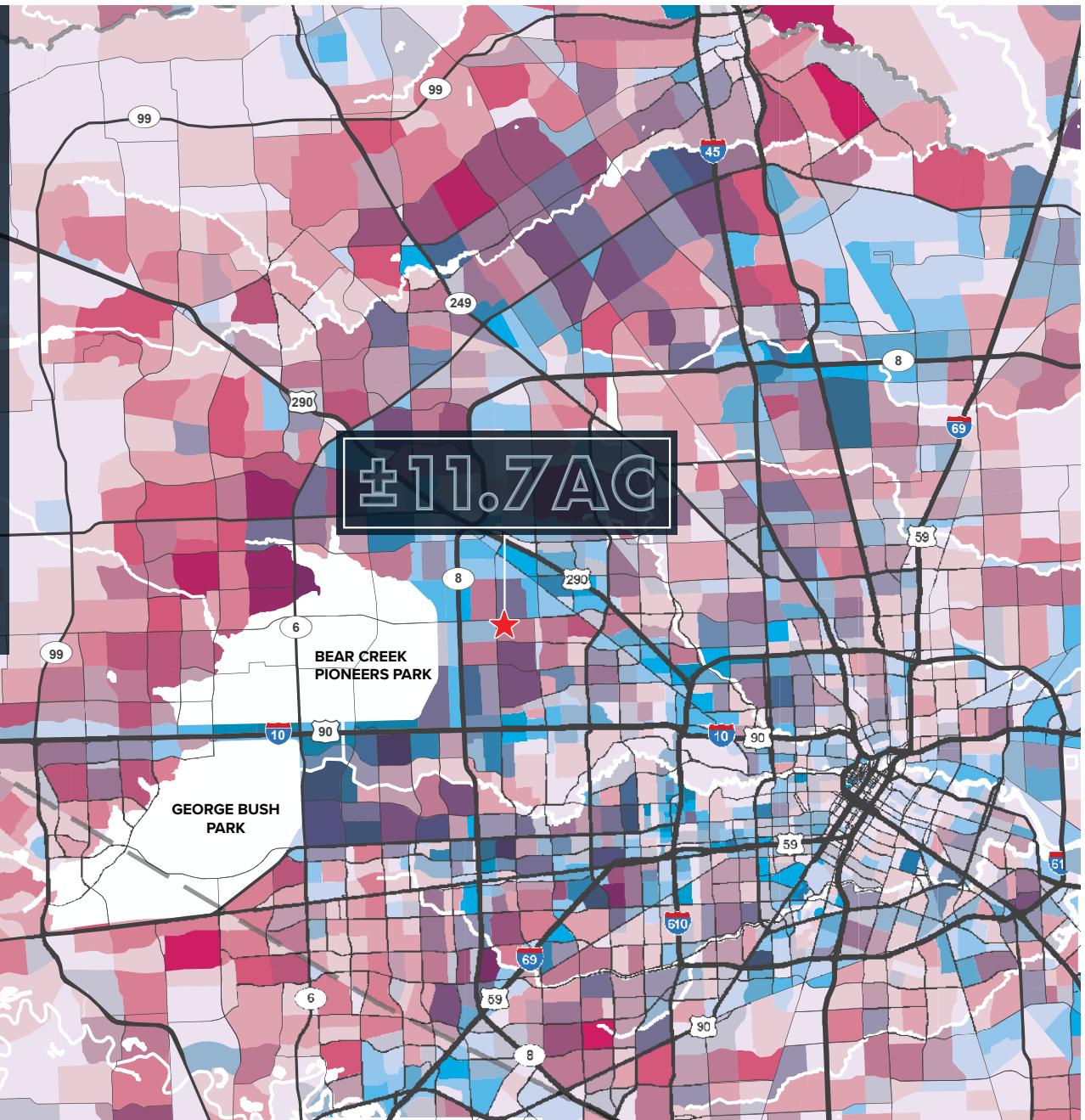
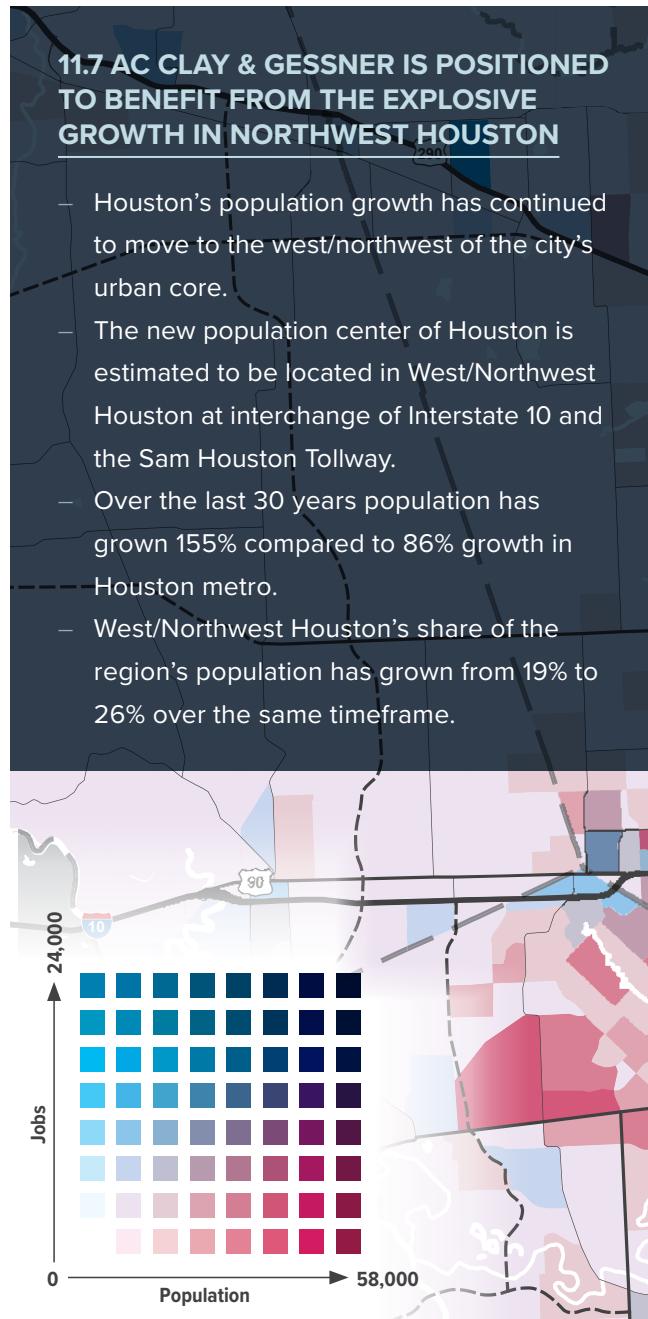
The Property's location offers a plethora of exceptional demographics including: a daytime employee count of over 217,000 people. There is a total population of over 275,000 people and an average household income exceeding \$121,000 within a 5-mile square radius.



WEST HOUSTON MOMENTUM



NORTHWEST HOUSTON GROWTH

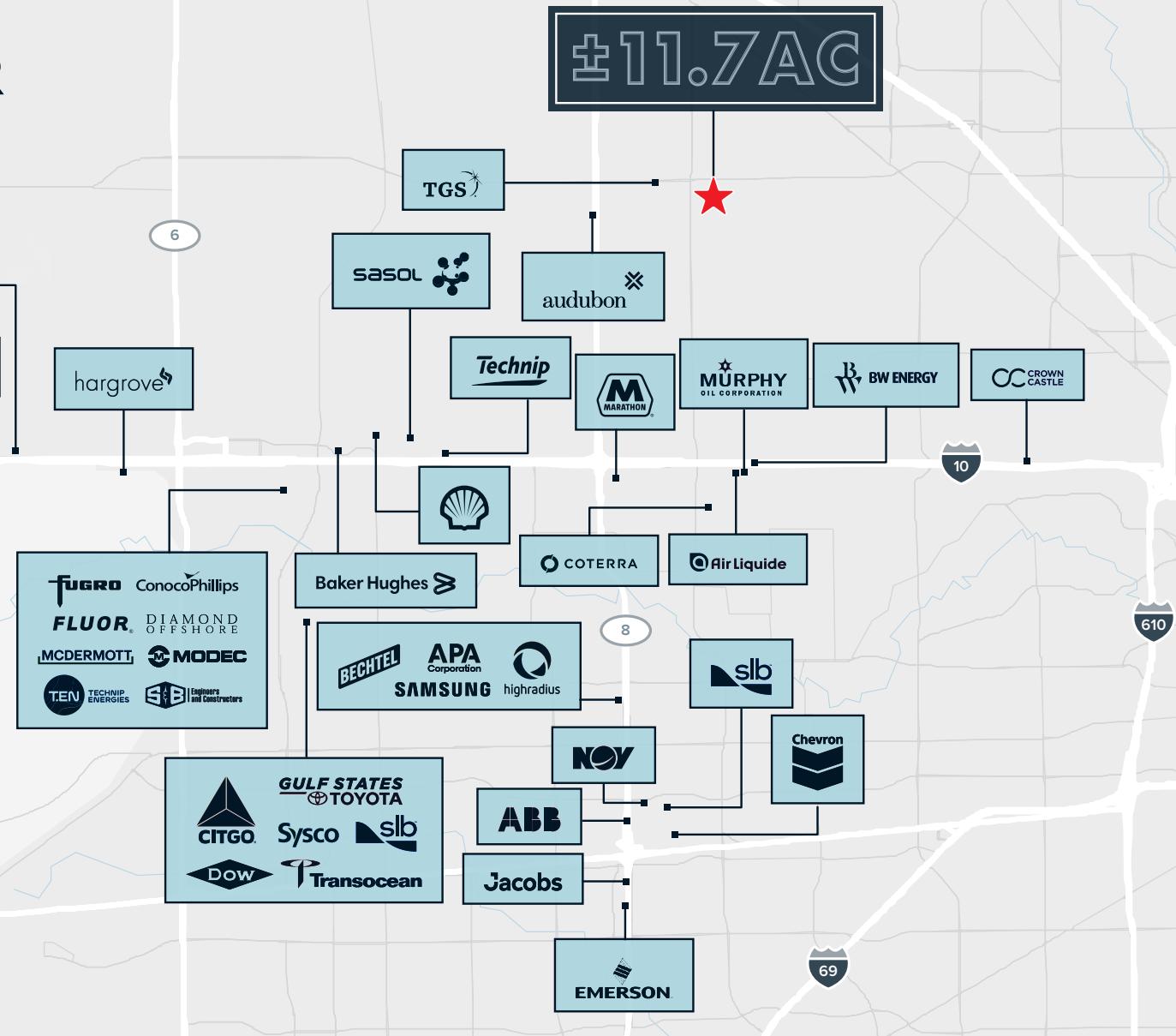


ENERGY CORRIDOR

Houston's Energy Corridor submarkets - Katy Freeway East, Katy Freeway West, and Westchase - total 47.1M SF of office inventory and comprise the 12th largest office submarket cluster in the U.S. The area has seen significant growth in the last 12-18 months, and is currently the #1 office leasing submarket in the nation.

Conveniently located along Interstate 10, the Energy Corridor offers excellent connectivity to major business districts like Downtown Houston and the Galleria.

Over the past few years, the area has undergone substantial development, boasting a range of local amenities, including high-quality mixed-use centers.



CENTRAL

Business District of West Houston

#1

Leasing Submarket in the Nation

3.7M SF

Leased in the Last 12 Months

12TH

Largest Office Submarket in the US

THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

CRITICAL MASS OF HQS & REGIONAL OFFICES

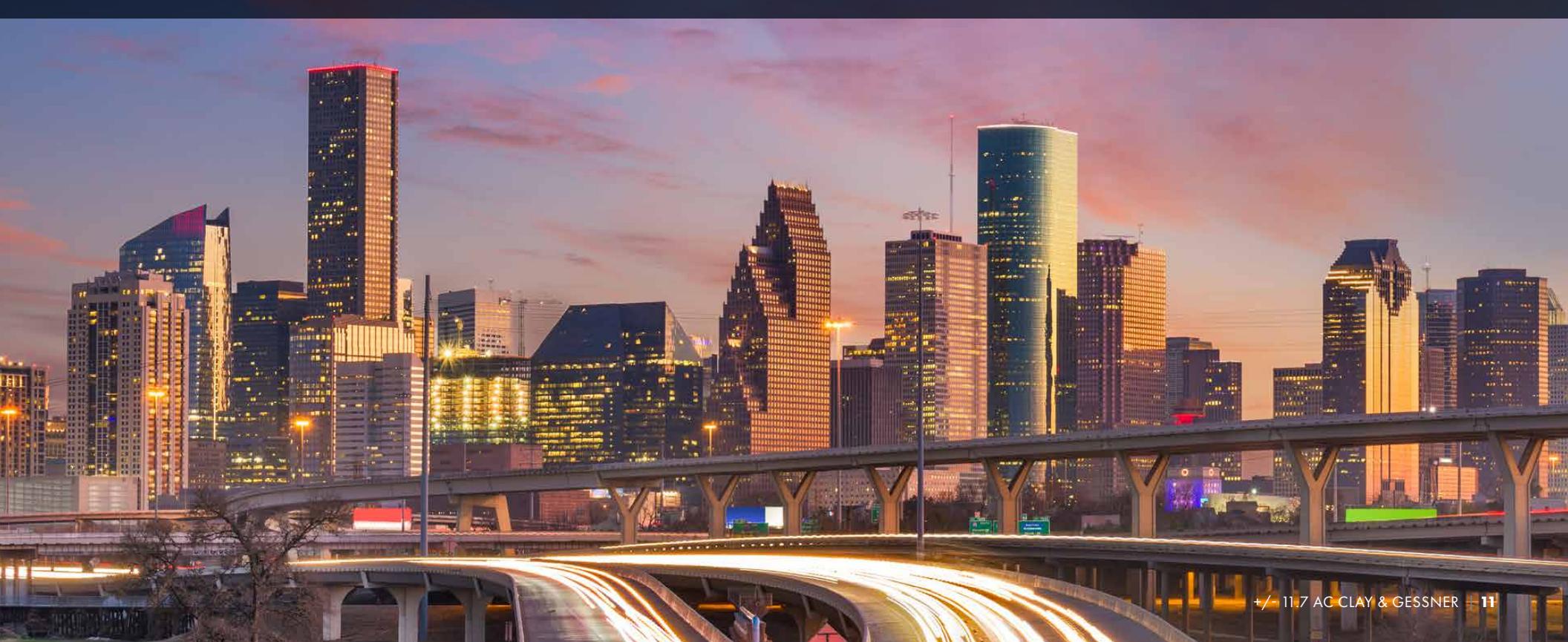
50+ corporate headquarters relocations since 2017

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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