

7840 N. SAM HOUSTON PARKWAY W

HOUSTON, TEXAS

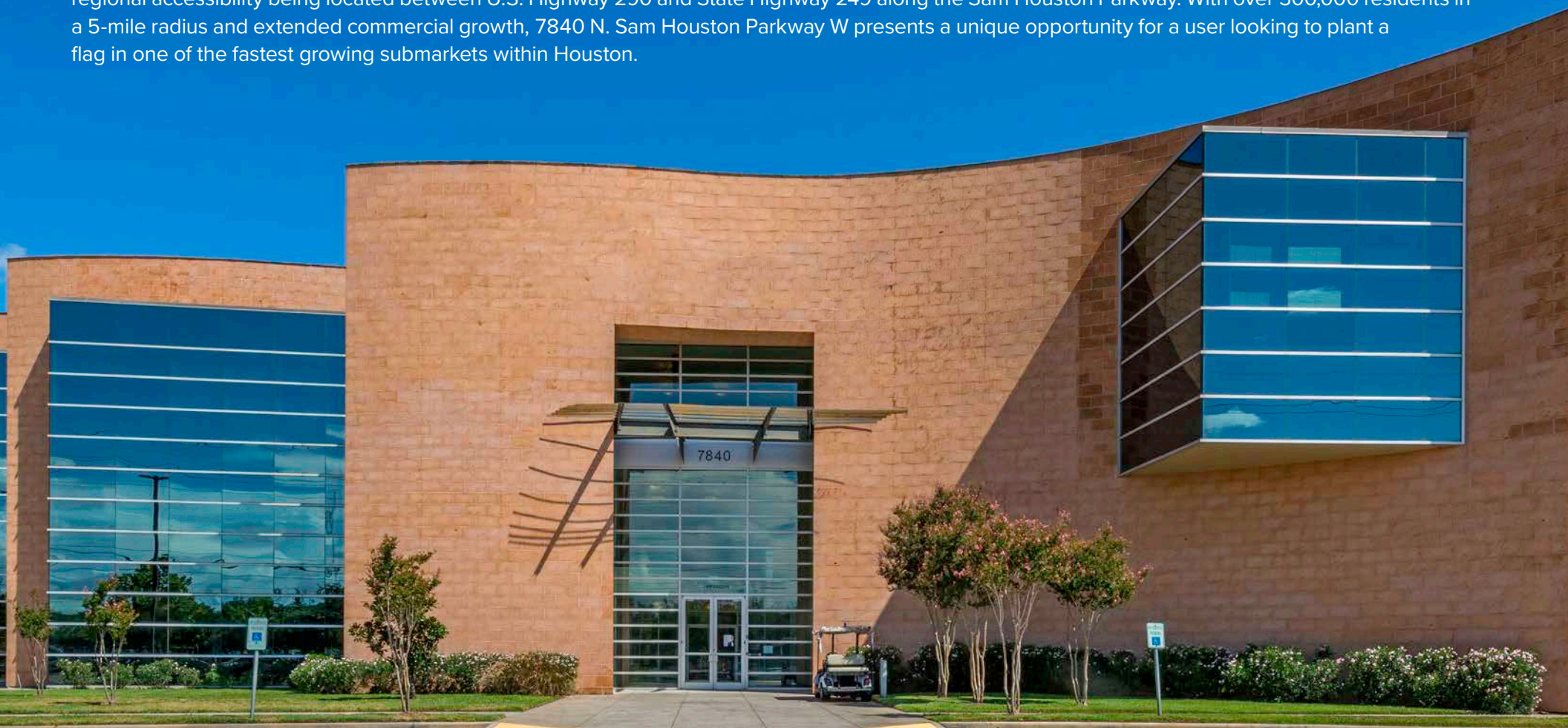
CONFIDENTIAL OFFERING MEMORANDUM

UNIQUE USER OPPORTUNITY



THE OFFERING

Jones Lang LaSalle Americas, Inc., as an exclusive advisor to the owner, is pleased to present the opportunity to acquire the fee-simple interest in 7840 N. Sam Houston Parkway W, a 35,214 SF office building situated on 1.83 acres. The Property has unparalleled Beltway frontage and visibility, as well as excellent regional accessibility being located between U.S. Highway 290 and State Highway 249 along the Sam Houston Parkway. With over 300,000 residents in a 5-mile radius and extended commercial growth, 7840 N. Sam Houston Parkway W presents a unique opportunity for a user looking to plant a flag in one of the fastest growing submarkets within Houston.



Beltway frontage & visibility with excellent ingress/egress



Value add opportunity at an attractive basis



Superior demographics & residential base



High growth location with exceptional regional access



Robust suburban amenity base



Galleria/Uptown

Memorial City



Remington Square

Houston Oaks

Sam Houston Crossing

Fallbrook Pines Business Park

Fallbrook Distribution Center

Legacy Center

Northwest Crossings

Grand National Business Park

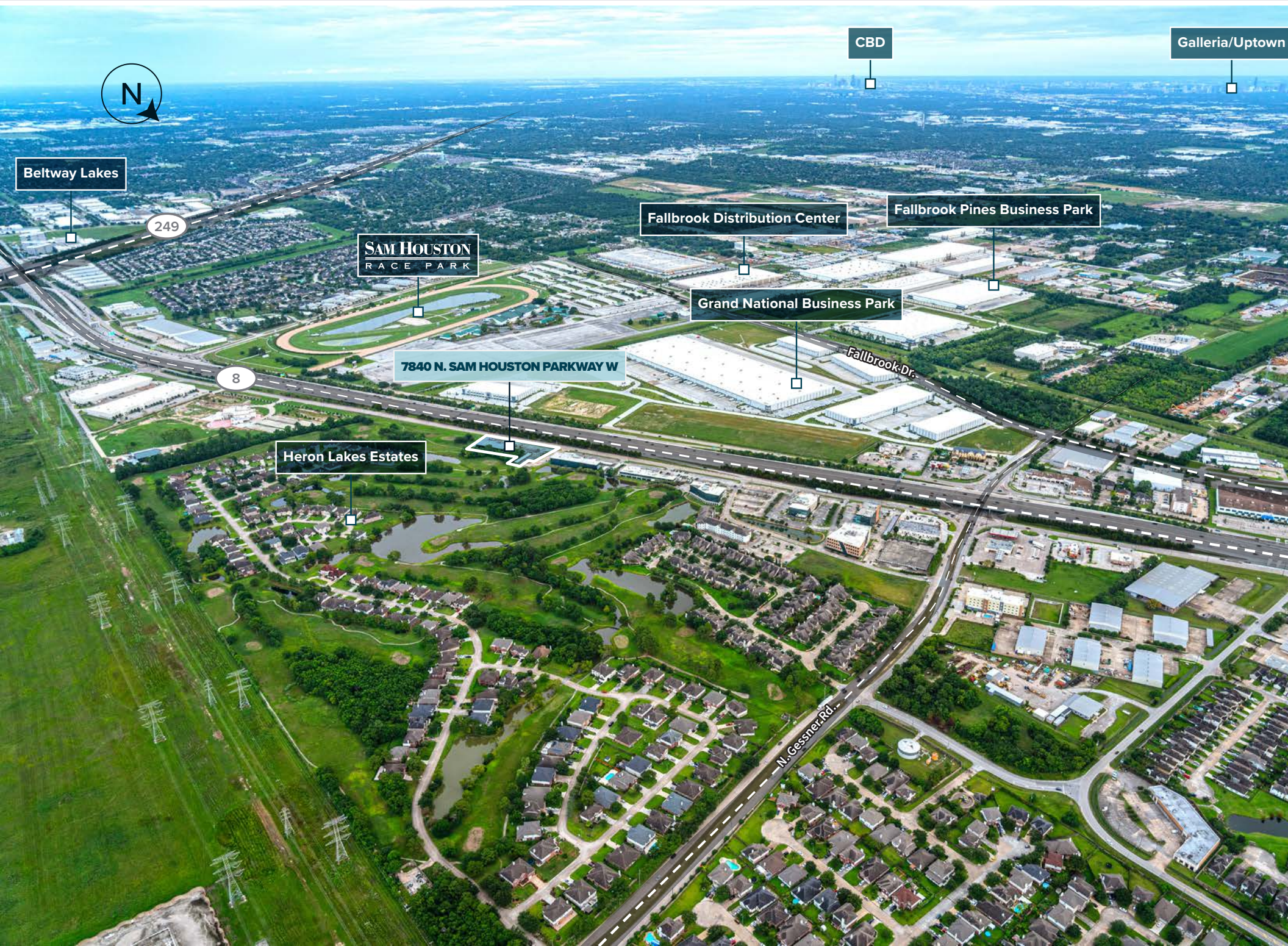
Fallbrook Dr.

8

7840 N. SAM HOUSTON PARKWAY W

Heron Lakes Estates

N. Gessner Rd.



Beltway Lakes

249

SAM HOUSTON
RACE PARK

8

7840 N. SAM HOUSTON PARKWAY W

Heron Lakes Estates

Fallbrook Distribution Center

Grand National Business Park

Fallbrook Pines Business Park

Fallbrook Dr.

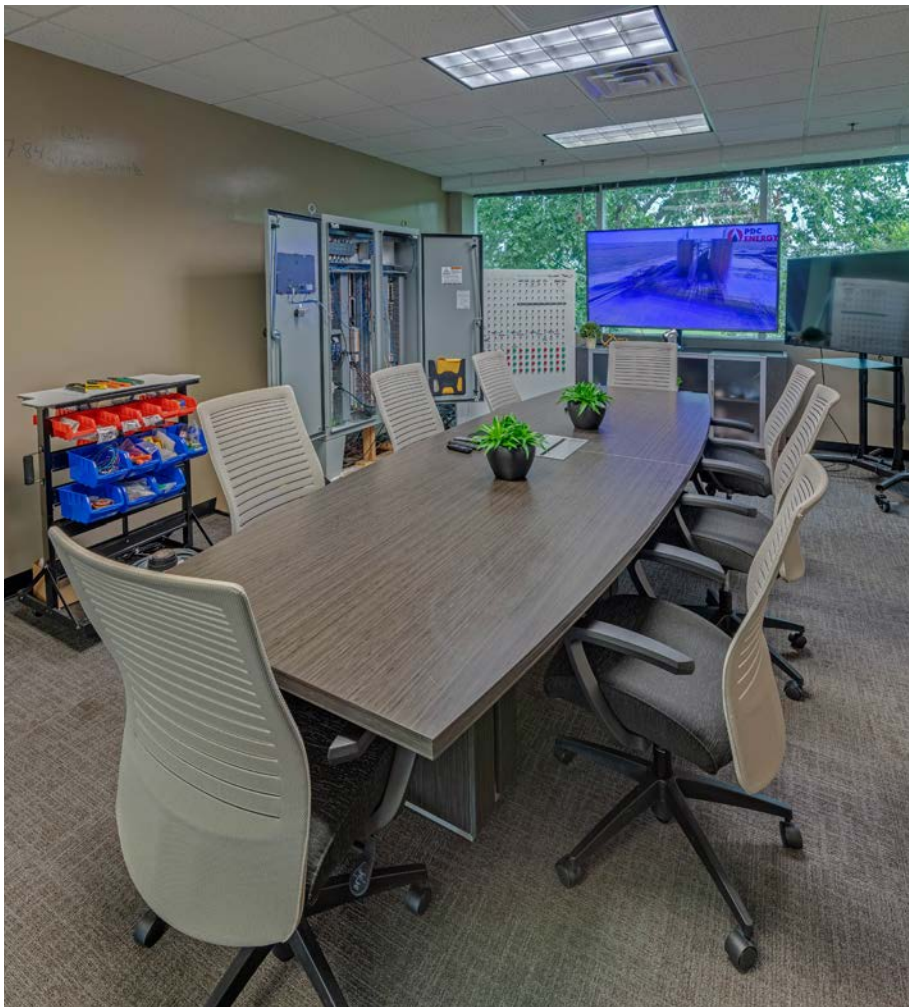
CBD

Galleria/Uptown

N. Gessner Rd.

USER OPPORTUNITY

Situated in the Northwest Houston submarket, this offering presents the opportunity for a user to own their own building in an irreplaceable location with frontage and visibility along Beltway 8, one of the most heavily traveled roadways in the Houston MSA. 7840 N. Sam Houston Parkway W is located in close proximity to over 300,000 residents while simultaneously located near premier commercial growth across the submarket. The Property offers a rare opportunity to purchase in a “must-have” location with regional accessibility for tenants and owners alike.



INVESTMENT HIGHLIGHTS

BELTWAY FRONTAGE & VISIBILITY WITH EXCELLENT INGRESS/EGRESS

The Property holds direct frontage on Sam Houston Parkway ("Beltway 8"), providing visibility and branding opportunities to the 106,000+ vehicles per day that travel the tollway and 28,615 vehicles per day that travel the service road. The Property also provides tenants with exceptional multi-directional regional accessibility through Beltway 8, State Highway 249, U.S. Highway 290, and Interstate 10, linking Heron Lakes to Houston's newest and most highly regarded residential communities and employment centers. Heron Lakes also features nine access points of ingress and egress including two from N. Gessner Road that facilitate easy access to and from the buildings.

VALUE ADD OPPORTUNITY AT AN ATTRACTIVE BASIS

The Property allows investors to focus on value creation primarily through lease up of vacant space. The Property also presents several additional opportunities to drive rental rates up through a variety of potential cosmetic-related capital projects, offering investors a rare opportunity to purchase an extremely well-located suburban office park significantly below replacement cost.



SUPERIOR DEMOGRAPHICS & RESIDENTIAL BASE

The regional profile showcases a population that is well-educated, occupationally diverse, above state average in income and below state average in unemployment. The Property has a residential base of 301,521 people with an average household income of \$104,858 within a five-mile radius. The 5-mile radius surrounding the Property added 25,000+ new residents over the last decade and is expected to increase average household income by 16.8% over the next five years. Houston's population continues to primarily grow to the north and northwest, the Property's regional accessibility is well-positioned to benefit from outsized tenant demand.



CENSUS 2010 SUMMARY	1-MILE	3-MILE	5-MILE
Population	3,757	95,632	272,406
Households	1,122	32,340	94,885
Median Age	32.9	35	35.4

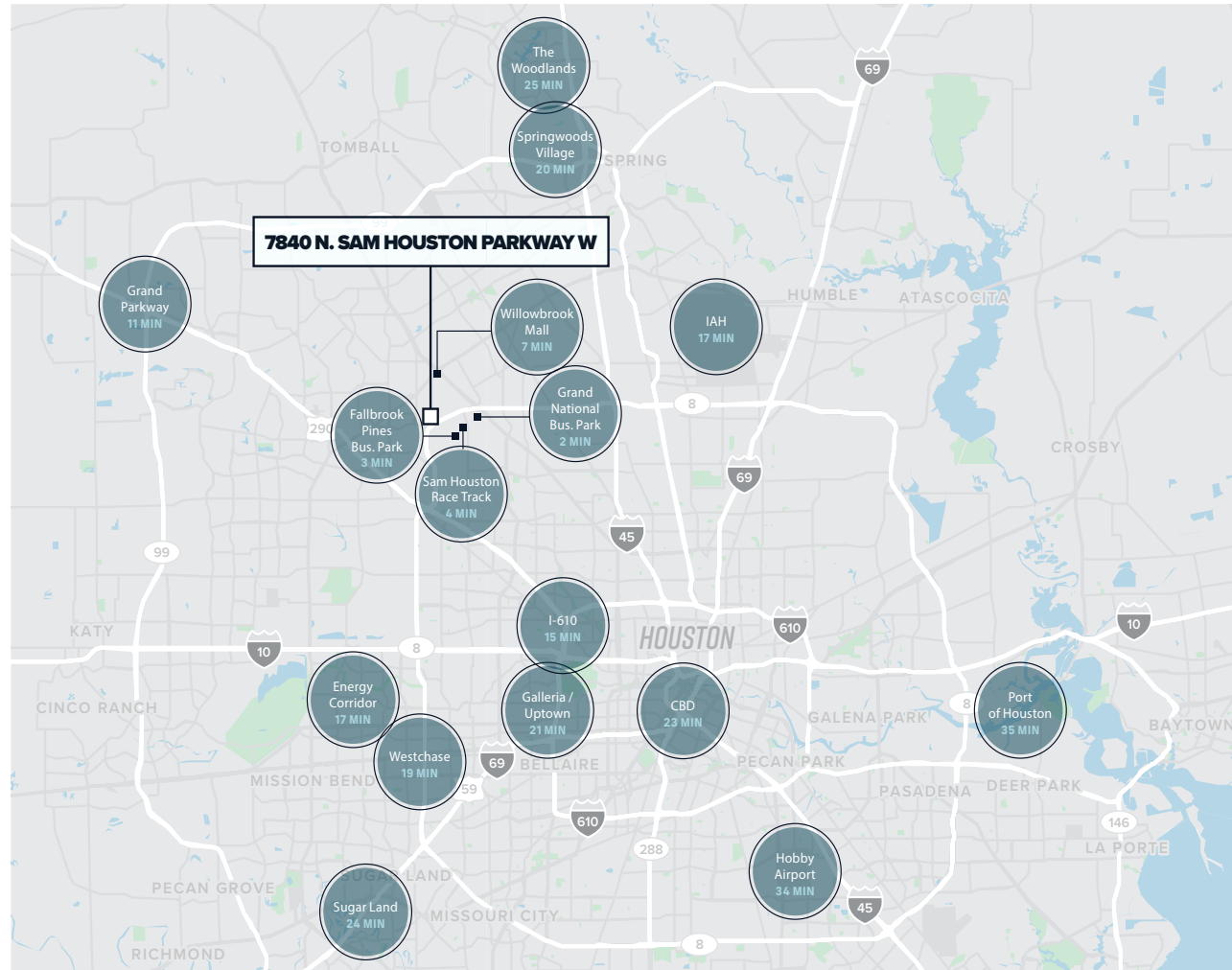
2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	4,578	102,749	300,225
Households	1,388	35,069	105,944
Median Age	32.7	34.2	34.9
Median Household Income	\$66,857	\$65,268	\$63,955
Average Household Income	\$88,408	\$91,899	\$92,737

2028 SUMMARY	1-MILE	3-MILE	5-MILE
Population	4,681	103,015	301,521
Households	1,429	35,460	107,322
Median Household Income	\$80,887	\$74,884	\$72,904
Average Household Income	\$102,987	\$104,024	\$104,858

HIGH GROWTH LOCATION WITH EXCEPTIONAL REGIONAL ACCESS

The Property is strategically located in one of the fastest growing areas of the Houston MSA. Grand National Business Park, a Hines industrial development located immediately across the Beltway, includes 1.2 million square feet of industrial/logistics space and will offer an amenity retail center on the Beltway 8 frontage along with a business-class hotel. Directly across from Grand National Business Park, Trammell Crow Company & Clarion's Fall Brook Pines Business Park consists of over 1.3 million square feet of industrial/logistics space that delivered in 2018 and brought even more growth to the area.

Additional contributors to the area's rapid growth are its location between the Energy Corridor and The Woodlands, and proximity to ExxonMobil's 385-acre campus comprised of approximately 3M square feet, Noble Energy's 1M square foot global headquarters, and the multitude of large corporate campuses within Springwoods Village. Additional elements include state-of-the-art medical facilities, high-end and affordable housing, and immediate access to a plethora of dining and shopping venues that are unmatched in suburban Houston.



SpringWoods Village

20 Minute Drive



Galleria/Uptown

21 Minute Drive



Central Business District

23 Minute Drive



ROBUST SUBURBAN AMENITY BASE

The Property's strategic location provides its tenants with the distinct advantage of convenience. Northwest Houston has experienced significant development and population growth over the last 10 years, creating more demand for office product. The area has an "urban-suburban" feel with over 15.1 million square feet of retail space within a 4-mile radius and is surrounded by both executive and employee housing options for tenants.



*El Tiempo
Cantina*

P.F. CHANG'S

hopdoddy
BURGER BAR



BANK OF AMERICA



DINING

Another Broken Egg
Babin's Seafood
BJ's Restaurant
Beck's Prime
Buffalo Wild Wings
Chili's
Chipotle
Churrascos
CiCi's Pizza
Denny's
El Corrito Mexican
El Tiempo
Fuddruckers
Fuzzy's Taco Shop
Hopdoddy
Marble Slab Creamery
Mia Bella
Mo's Irish Pub
New York Pizza
Olive Garden
Peli Peli
P.F. Chang's
Potbelly Sandwich Works
Quiznos
Raising Cane's
Salata
Saltgrass Steakhouse
Sandtrap Grill
Shipley Do-Nuts
Smashburger
SUBWAY
Torchy's Tacos
Whataburger

ENTERTAINMENT

AMC Theatres
Sam Houston Race Park
Baker Street Pub

HEALTH AND FITNESS

24 Hour Fitness
Lifetime Fitness
Planet Fitness

HEALTH CARE CENTERS

Methodist Hospital
Willowbrook

LODGING

Best Western Premier
Element by Westin
Extended Stay America
Fairfield Inn & Suites
Hilton Garden Inn
Home 2 Suites by Hampton
Homewood Suites
Hyatt Place
Residence Inn

BANKS

Bank of America
Capital One
Compass Bank
Wells Fargo
Woodforest Bank



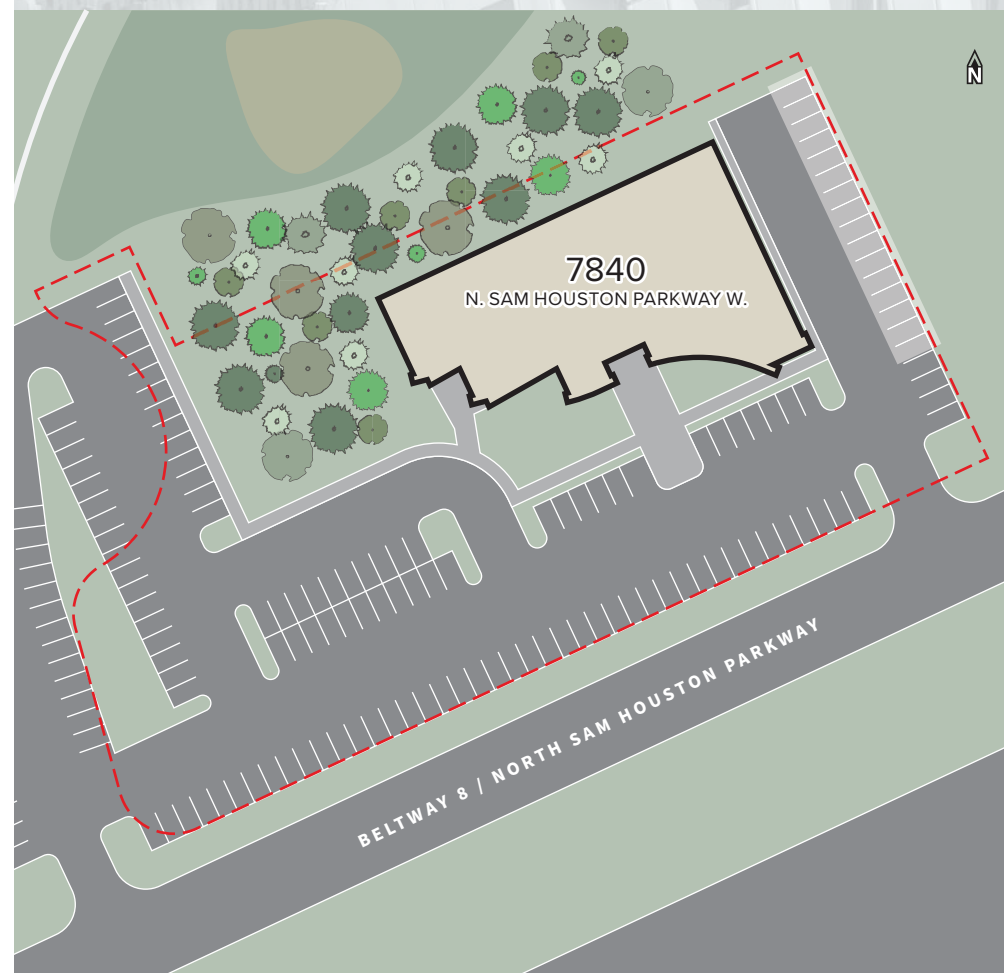
7840 N. SAM HOUSTON PARKWAY W

LOCATION	7840 N. Sam Houston Parkway W. Houston, Texas 77064 Harris County
PROPERTY DESCRIPTION	3-story, multi-tenant office building
YEAR BUILT	2005
PARKING	3.41/1,000 parking ratio Total Parking – 120 parking spaces 82 regular parking spaces 34 covered parking spaces 4 handicap accessible spaces
BUILDING EXTERIOR	Cantera stone, exterior insulation and finish system (EIFS) and ¼" reflective glazed glass with anodized aluminum frame.
BUILDING INTERIOR	Flooring is a mix of slate, tile and carpet. Walls are drywall and metal stud. The ceilings are 24" x 24" USG ceiling system.
ROOF	Hi-Tech standing seam metal roof.
HVAC	Two rooftop unit with programmable thermostat.
ELEVATORS	Two Otis hydraulic elevators.
DOORS	Entrance doors consist of glass doors set in metal frames. Tenant doors vary throughout the building.
RESTROOMS	Six restrooms, one men's and one women's per floor.
LIGHTING	Pendant lights, 4" fluorescent lights and 24" x 48" grid mounted emergency lights.
PLUMBING	PVC and copper pipes for domestic plumbing and ductile iron piping for fire protection.
LIFE SAFETY	Automatic sprinkler system throughout the building, monitored fire alarm and card key access system.

PROPERTY SIZE
±35,214 RSF

TYPICAL FLOOR SIZE
±11,738 RSF

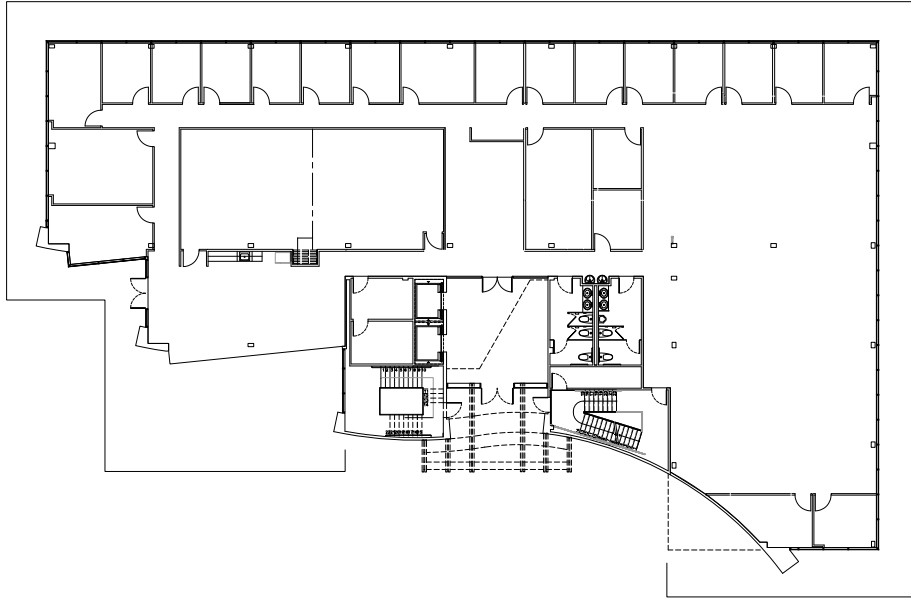
SITE SIZE
±1.8306 AC. or 79,740 SF



7840 N. SAM HOUSTON PARKWAY W FLOOR PLANS

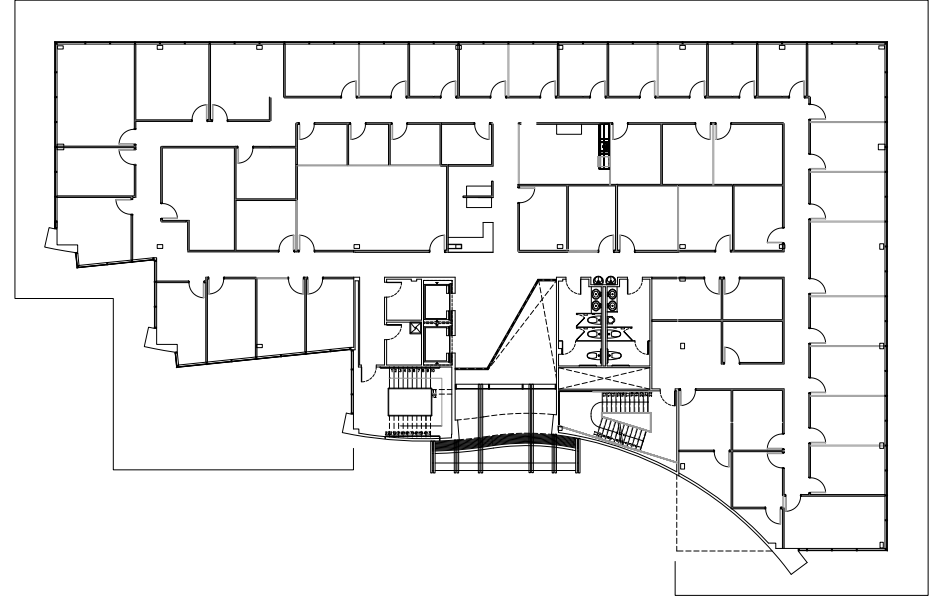
FLOOR 1

Suite 100
Available
11,754 NRA



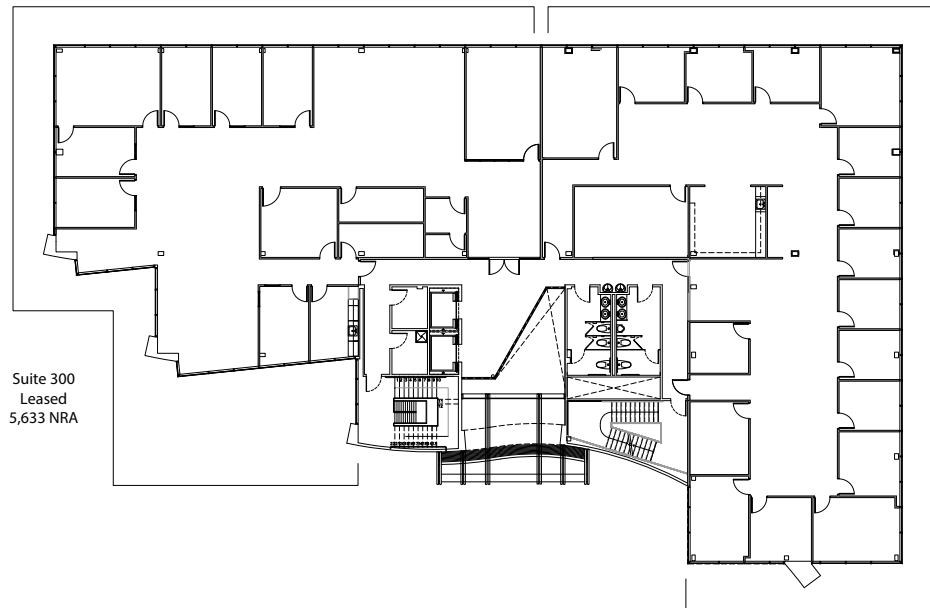
FLOOR 2

Suite 200
Available
11,512 NRA



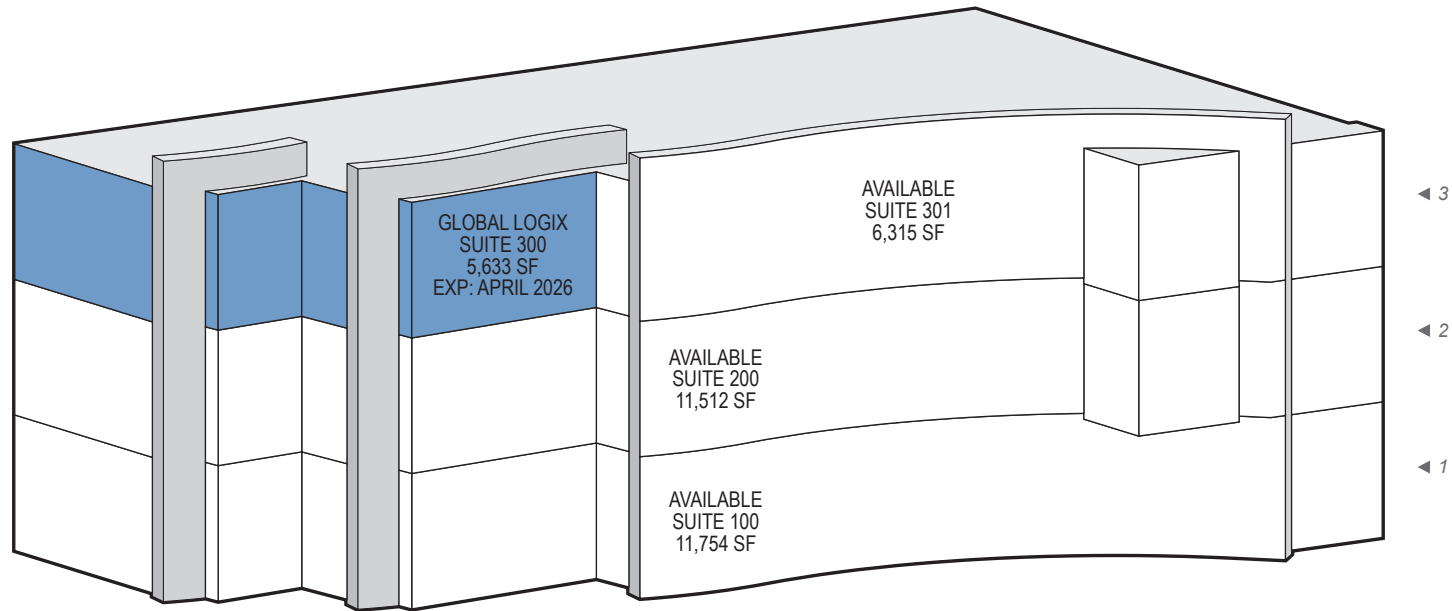
FLOOR 3

Suite 300
Leased
5,633 NRA



Suite 301
Available
6,315 NRA

7840 SAM HOUSTON PKWY W. STACKING DIAGRAM



WEST BELT CORRIDOR LOCATION OVERVIEW

The Property is situated within the West Belt Corridor, one of the nation's fastest developing corporate and technology corridors. The primary paths of growth in terms of population and employment in Houston over the past ten years have been to the north and to the west which has spurred significant large scale residential, retail and commercial development within and surrounding the West Belt Corridor. The growth has been facilitated by the excellent transportation infrastructure serving the area that includes Beltway 8 and Katy Freeway (Interstate-10) and newly expanded Grand Parkway. Furthermore, the most desirable employment pool in the Houston metropolitan area resides in the western section of the city—a key factor in the attraction and retention of some of the largest and most successful employers to west and northwest Houston. The West Belt Corridor is centered along Beltway 8, traversing from Highway 249 on the north to I-10 to the south. The West Belt Corridor features exceptional regional accessibility given its close proximity to some of the most heavily traversed thoroughfares within Houston's well-developed transportation network. With round-trip commuting times from West Houston to Downtown increasing by more than 42% since 2011, the importance of The Property's central location to where West Houston's employees live cannot be underscored enough.



PREFERRED CORPORATE ADDRESS

With a highly desirable location along Beltway 8 – bound by Interstate 10 and State Highway 249 – and a significant concentration of quality, recent construction, the West Belt Corridor is home to some of Houston's most prominent corporate residents. As a result, it has become highly regarded as an important economic center within the local market, promoting a dynamic, growth-oriented corporate presence. The following table lists some of the largest and most significant corporate residents within the West Belt Corridor.

- FMC Technologies
- C.H. Robinson Logistics
- Allstate
- Farmers Insurance
- Schneider Electric
- Patterson UTI

Properties located within the West Belt Corridor benefit from access to four major highways and interstates including Beltway 8, Interstate 10, and U.S. Highway 290, and Highway 249, in addition to Clay Road—a primary west Houston thoroughfare that runs due east/ west and is traversed by approximately 35,000 + vehicles daily. Beltway 8, also referred to as the Sam Houston Parkway and the Sam Houston Tollway, forms an 88-mile, intermediate beltway around the city of Houston. This exceptional access supplies West Belt Corridor businesses with superior regional access to Houston's key centers of commerce including the Energy Corridor, the Westchase business district, the Galleria, downtown Houston, and the growing northwest Houston market. Additionally, the George Bush Intercontinental and Houston Hobby airports are both located within a 30-minute commute of the West Belt Corridor.

WEST BELT CORRIDOR HIGHLIGHTS

- Emerging submarket and a leading destination for Houston's large corporate users
- Cost-effective location that unites the Energy Corridor, Northwest Houston, and The Woodlands
- Exceptional demographics population growth
- Strategic access to an abundant, well-educated employment base
- Superior amenities
- Tremendous regional accessibility via Beltway 8, US-290, and SH 249
- A leading growth corridor within Northwest Houston
- Quality corporate presence among Houston's largest office occupiers

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