Rare 2.7 Acre Tract in Galleria/Uptown District

DEVELOPMENT / COVERED LAND PLAY OPPORTUNITY

PRIMARY CONTACTS:

Patrick Keegan
Senior Vice President
tel +1 713.275.9631
patrick.keegan@partnersrealestate.com
Lic. #531783

Jack Panus
Associate
tel +1 713.316.7031
jack.panus@partnersrealestate.com
Lic. #812569

713 629 0500
5847 San Felipe St, Suite 1400
Houston, Texas 77057
WWW.PARTNERSREALESTATE.COM

ADDRESSES

- 2306 McCue Road, Houston, TX 77056
- 2320 McCue Road, Houston, TX 77056

2.7 Acres

MARKET

Houston

SUBMARKET

Galleria/Uptown

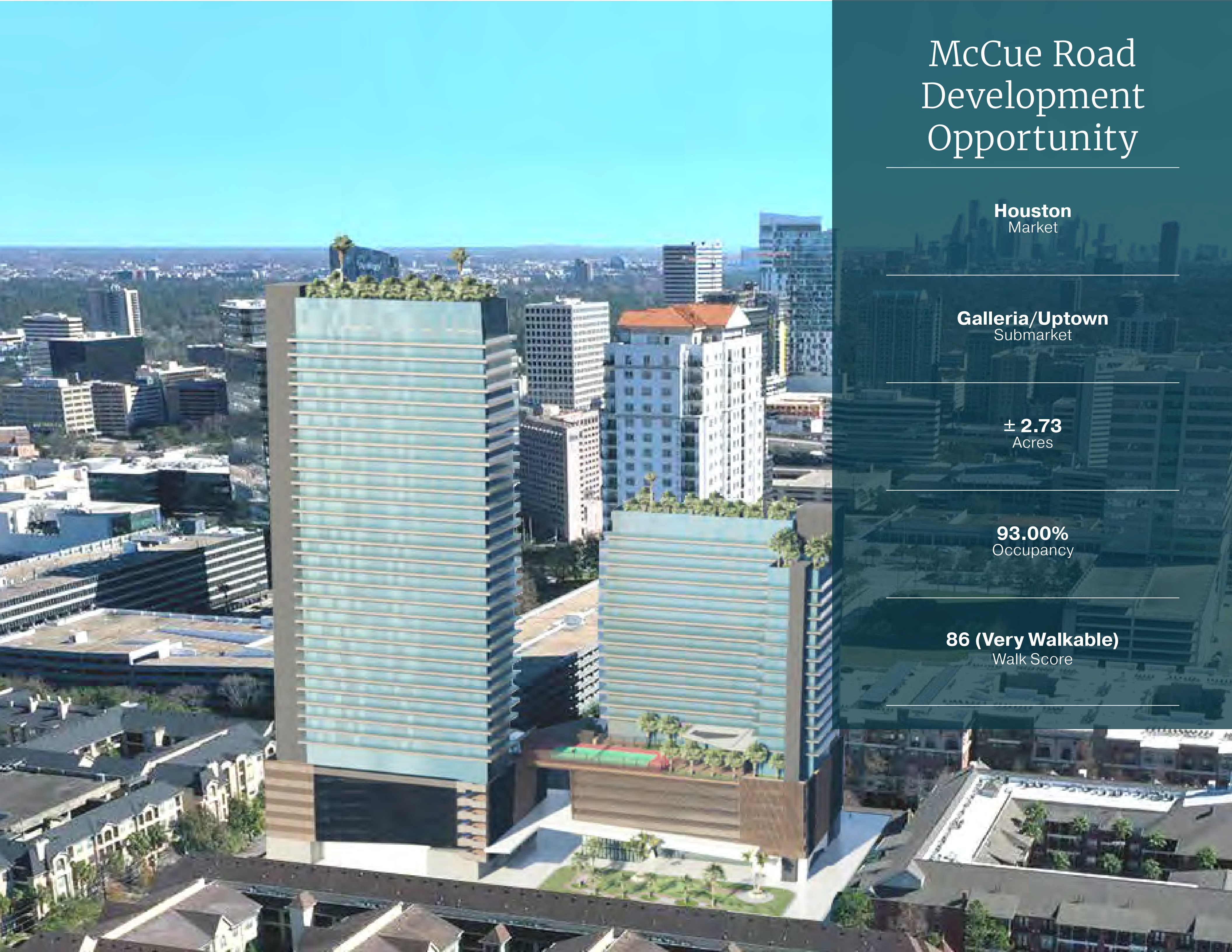
COUNTY

Harris

THE OPPORTUNITY

Partners Real Estate is pleased to exclusively offer a 2.7 acre development site in Houston's highly sought-after Galleria/Uptown Submarket. The Galleria/Uptown area is home to over 23 million square feet of office space, the largest retail destination in the region, and a daytime population supported by major employers in finance, energy, healthcare, and professional services. The neighborhood's walkability, transit access, and proximity to premier shopping, dining, and entertainment options continue to drive demand for quality housing. Home values in the Greater Uptown area have seen consistent year-over-year growth, and the submarket remains a top destination for renters and investors alike.

With a prime infill location in one of Houston's most established and affluent districts, the McCue Road site presents a compelling opportunity for high-rise, luxury, and hospitality-driven mixed-use redevelopment, offering significant long-term upside in a core urban market.



McCue Road Development Opportunity

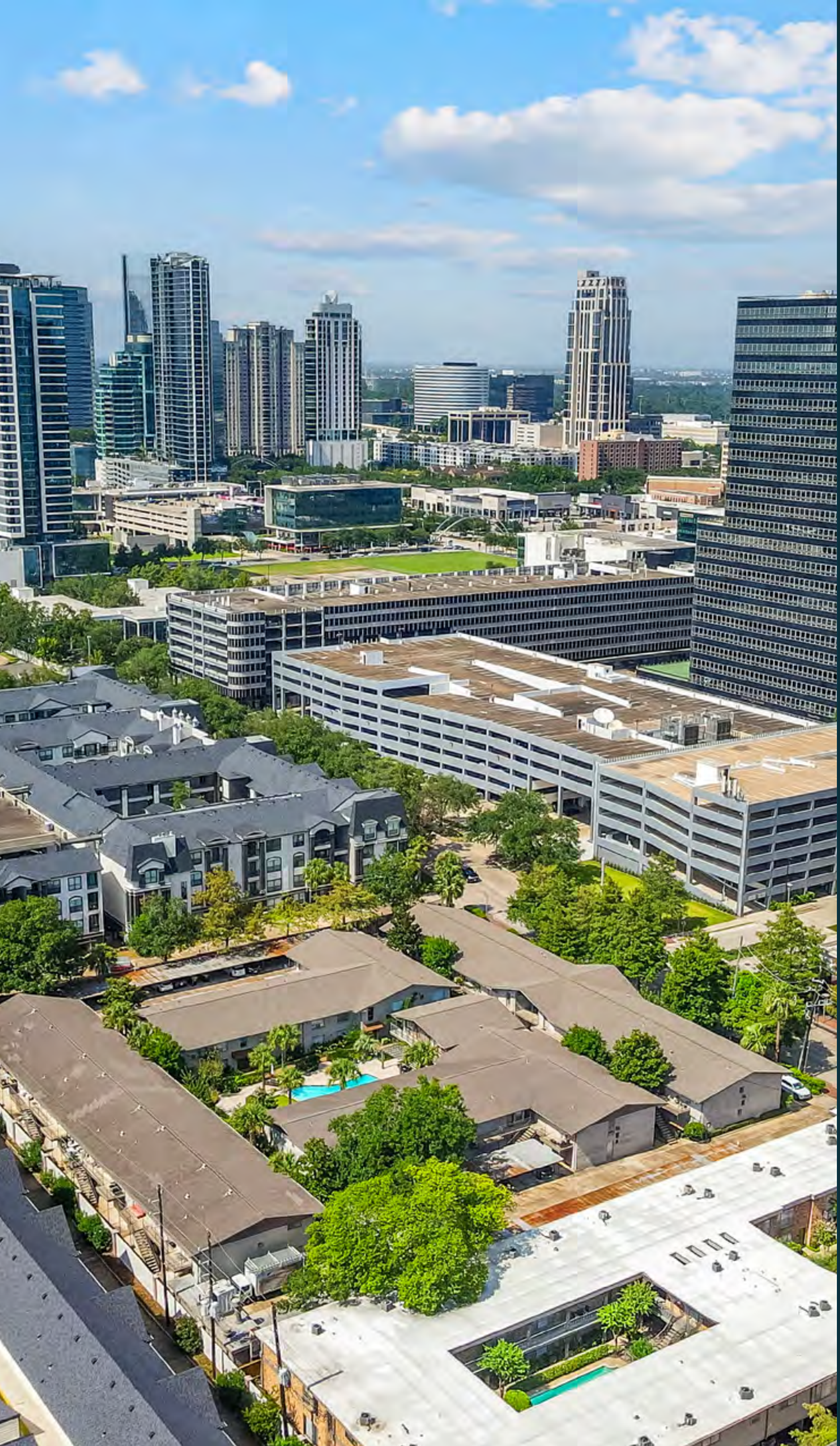
Houston
Market

Galleria/Uptown
Submarket

± 2.73
Acres

93.00%
Occupancy

86 (Very Walkable)
Walk Score



Investment Highlights

PROMIXIMITY TO KEY ASSET HUBS
- The Galleria (1-5 minute walk)
- Uptown District (23+ million SF Class A properties)
- BLVD Place (20 acres mixed-use pioneer)
- River Oaks District (5-minute drive)

LUXURY RESIDENTIAL DEMAND
Evident from Dominion Post Oak and the upcoming St. Regis Residences, demonstrating appetite for high-end developments in the Galleria/River Oaks/Memorial Park corridor.

SHORT-TERM CASH FLOW
Well-maintained multifamily units (98 units, stabilized occupancy).

EXPANSION UPSIDE
High-rise residential, branded hospitality, mixed-use towers—leveraging rare infill plot within one of Houston’s densest retail/employment corridors.

AMENITY-RICH POSITIONIN
drives future asset resilience: walkable to high-end retail, offices, transit, dining, and entertainment.

Galleria/Uptown Houston

Houston, Texas remains one of the most dynamic and opportunity-rich primary markets in the U.S.—defined by its economic diversity, pro-growth policies, and long-term demographic tailwinds. As the nation's fourth-largest city and a global energy capital, Houston continues to attract business investment, talent migration, and large-scale development across key sectors including healthcare, logistics, and innovation.

Within this vast metro, the Galleria/Uptown submarket stands out as one of the most established and prestigious districts—a true live-work-play environment with dense urban amenities, luxury retail, and Class A office supply. Anchored by The Galleria Mall's 400+ retailers and over 23 million square feet of office space, Uptown combines economic activity with lifestyle appeal, making it a magnet for high-income professionals, international residents, and corporate tenants.

The McCue Road portfolio is strategically positioned within this coveted corridor—steps from Post Oak Boulevard and within walking distance to dining, shopping, and employment centers. The area's limited infill land, vertical zoning allowances, and ongoing redevelopment make it one of the few submarkets in Houston where land value continues to outperform. With excellent access to I-610, US-59, and Westheimer, the location offers unmatched regional connectivity while benefiting from increasing walkability and placemaking initiatives.

Houston's landlord-friendly legal framework, no state income tax, and streamlined permitting processes continue to draw institutional capital, particularly in areas like Uptown where barriers to entry are high and repositioning potential is strong. The submarket is also favored by downsizing homeowners seeking condo-style or high-rise living, as well as corporate renters seeking proximity to major employers.

From an investment perspective, Galleria/Uptown offers a compelling blend of stability and upside—with near-term cash flow potential and long-term redevelopment optionality. Whether viewed through the lens of urban land banking, multifamily density, or mixed-use repositioning, McCue Road represents a rare opportunity to secure a core asset in one of Houston's most supply-constrained and consistently desirable submarkets.

MARKET DEMOGRAPHICS

5 MILES

547,360
Population

36.6
Median Age

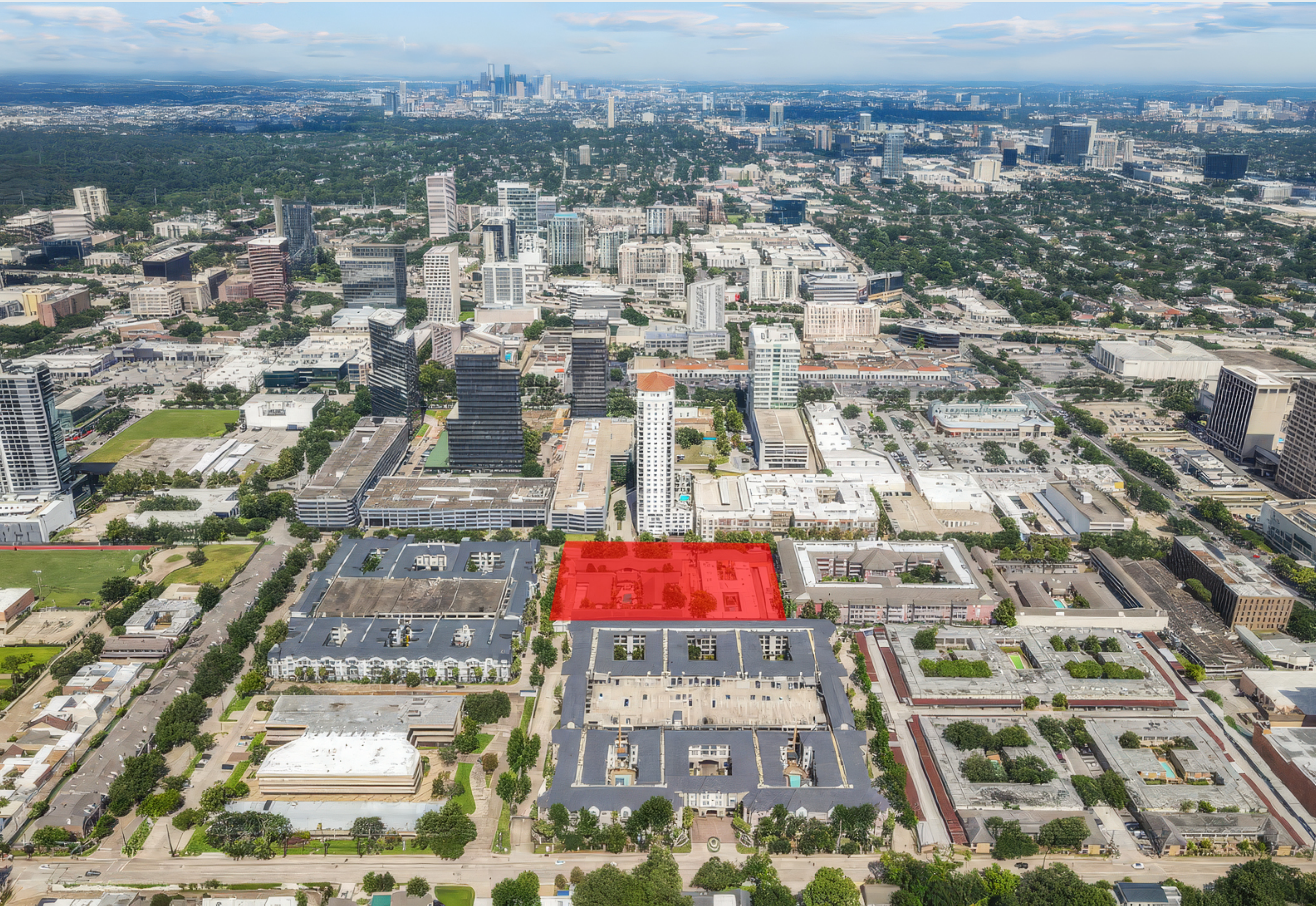
250,241
Households

$119,226
Average HH Income

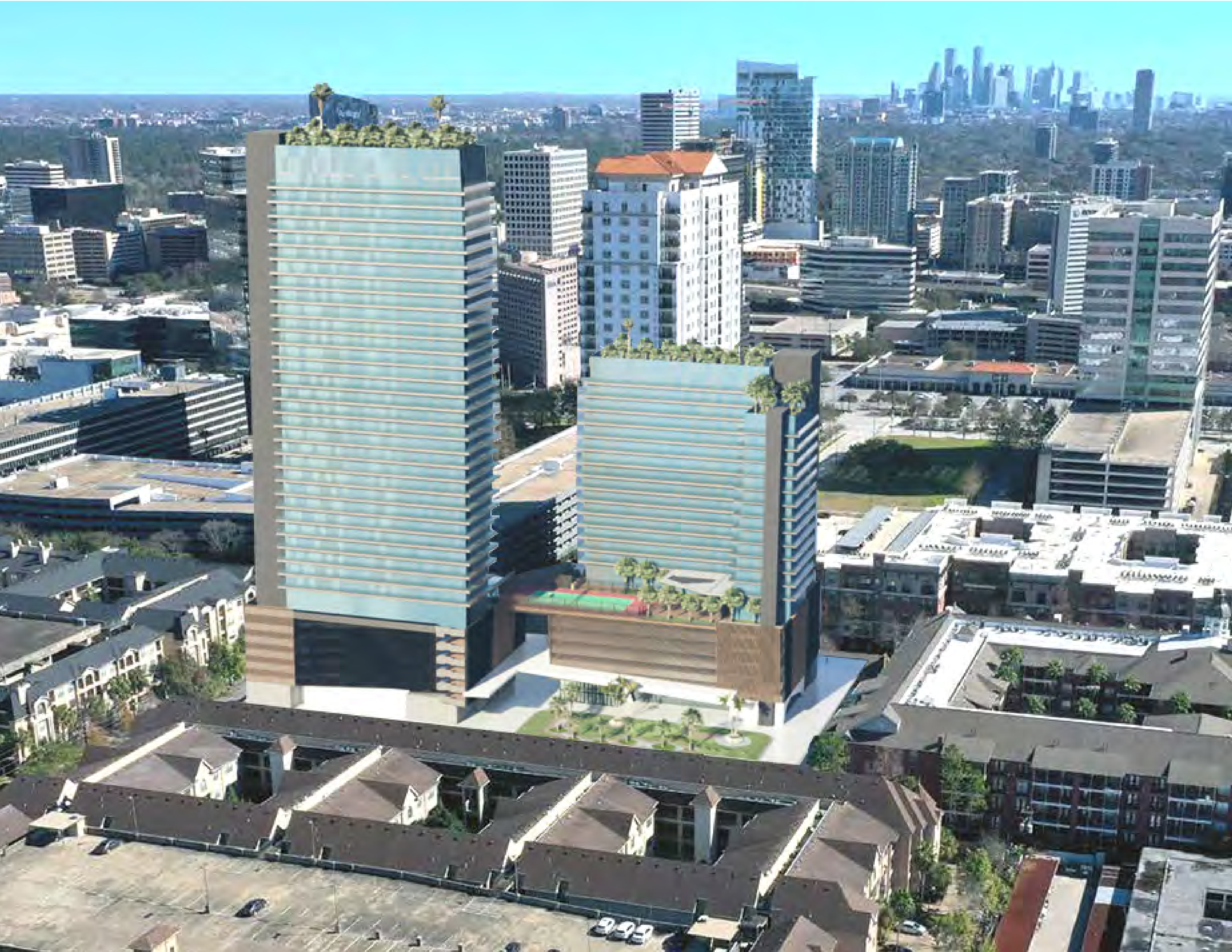
68%
Housing Units Renter-Occupied

AERIAL HIGHLIGHTS - NORTH

AERIAL HIGHLIGHTS - EAST




VIEW PRESENTATION



Covered Land Play - Redevelopment

Currently improved with two multifamily rental properties, the McCue site provides stable in-place income while offering prime future development value. Its multi-frontage positioning, walkability, and dense zoning profile make it well-suited for:

- Luxury mid- or high-rise multifamily
- Boutique hotel or branded residences
- Vertical mixed-use (residential/retail/hospitality)
- Corporate executive housing or short-term rental products

With Houston's ongoing urban densification, infill land of this nature—especially within walking distance of the Galleria—is increasingly rare.

Rendering of potential development (right)

Investment

• Short-term cash flow from well-maintained multifamily units (98 units, stabilized occupancy).

• Expansion upside for high-rise residential, branded hospitality, mixed-use towers—leveraging rare infill plot within one of Houston's densest retail/employment corridors.

• Amenity-rich positioning drives future asset resilience: walkable to high-end retail, offices, transit, dining, and entertainment.

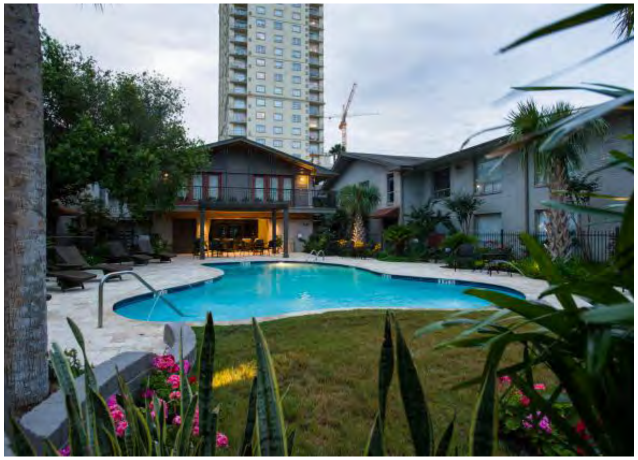
CURRENT UNITS

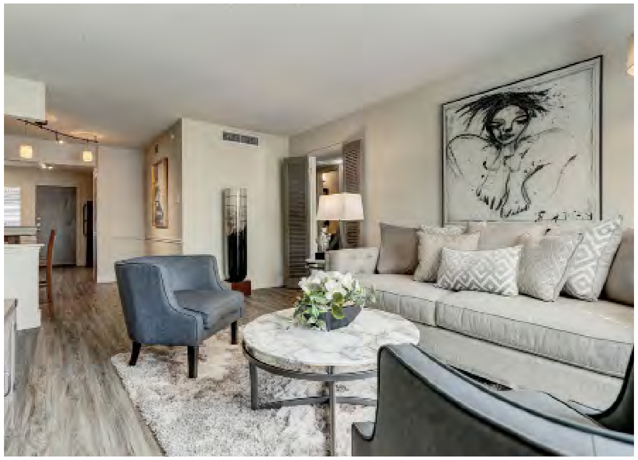
58- Units

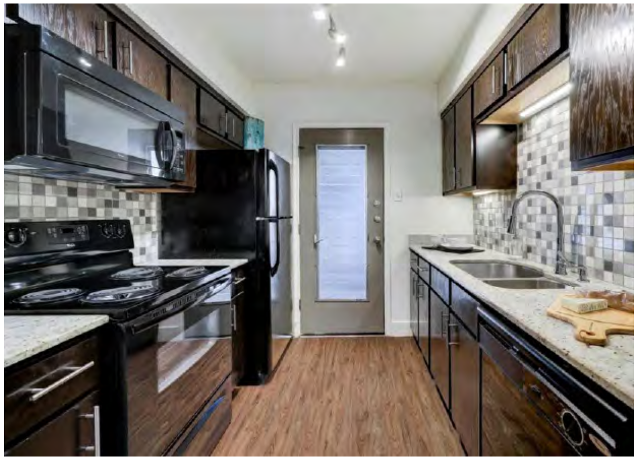
40 - Units

98 Units in Total

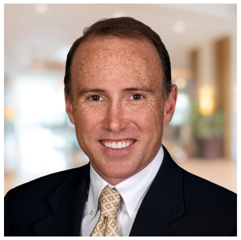
Exterior and interior photos of existing portfolio (below)







Meet The Team



Patrick Keegan
Senior Vice President
tel +1 713.275.9631
patrick.keegan@partnersrealestate.com
Lic. #531783

Patrick Keegan is a Senior Vice President in the Land Services Group at Partners, where he advises landowners, developers, investors, and other stakeholders on land acquisitions, dispositions, and development opportunities throughout the Greater Houston region.

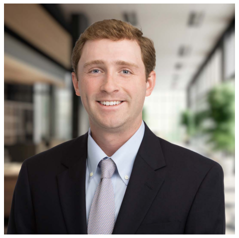
With more than 23 years of commercial real estate experience, Patrick has developed extensive knowledge of Houston's land and retail markets, with particular expertise in identifying value and navigating transactions in high-growth and emerging corridors. His experience spans a broad range of property types and assignments, from development land and commercial sites to large-scale and mixed-use opportunities. Patrick takes an advisory-driven approach to his work, helping clients evaluate market conditions, highest and best use, positioning, and transaction strategy to achieve their objectives.

A Houston native, Patrick earned a B.A. in Economics from Texas A&M University. His longstanding ties to the region and understanding of Houston's growth patterns provide a valuable perspective for clients evaluating opportunities across the market.

Patrick is also deeply committed to the Houston community. He serves as Board Chair of The Council on Recovery and has been involved with organizations including the Houston Food Bank, West University Little League, Justice Forward, Midtown Arts & Theater Center Houston (MATCH), Memorial Park Conservancy, Buffalo Bayou Partnership, and Rothko Chapel Luminaries.

Outside of work, Patrick enjoys spending time with his family, fly fishing and the outdoors, and exploring history and travel.

Meet The Team



Jack Panus
Associate
tel +1 713.316.7031
jack.panus@partnersrealestate.com
Lic. #812569

Jack Panus is an Associate specializing in land brokerage in Partners' Houston office.

Since joining Partners in 2023, Jack has focused on land sales across the Greater Houston region, working with landowners, developers, and investors on transactions ranging from infill redevelopment to suburban path-of-growth opportunities. A Houston native, Jack has watched the market grow and change firsthand, giving him a deep familiarity with the region he now serves.

Jack received his Bachelor's Degree from The University of Texas at Austin. Prior to joining Partners, he completed internships at OHT Partners, where he worked alongside superintendents on the daily tasks for a multifamily development, and Lincoln Property Company, where he assisted the development and leasing teams with collecting market research on properties in Austin.

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