

12100 Martin Luther King

12100 Martin Luther King Blvd | Houston, TX 77048



Confidential Offering Memorandum





12100 MARTIN LUTHER KING PROJECT LEADS

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TABLE OF CONTENTS

EXECUTIVE SUMMARY 04

INVESTMENT HIGHLIGHTS 10

LOCATION OVERVIEW 14

MAJOR EMPLOYERS 28



01 Executive Summary



Executive Summary

12100 Martin Luther King

12100 Martin Luther King is a +/- 0.81-acre commercial development opportunity in Southeast Houston, Texas. The Site is located at the southwest corner of the Martin Luther King Blvd and Park Village Drive intersection. The prime location on one of Houston's most prominent streets in South Acres/ Crestmont Park, with direct access to Airport Blvd, allows for significant visibility. **12100 Martin Luther King** is located on the hard corner just outside of Sandrock Station, a newly developed single-family community featuring 100 homes. The Site offers a developer scale in one of Houston's most rapidly gentrifying submarkets with connectivity to the greater MSA.

	± 0.81 AC Total Acreage		Commercial Projected Site Use		C2 State Class Code
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Houston Demographics

5 Mile Radius



2,344,572

2025 Population



2,458,700

2030 Population



\$55,302

Median Household Income



106,233

Employment



Houston Market Statistics



Largest U.S. Port by Tonnage:
The Port of Houston is the busiest port in the U.S. by total tonnage, handling over 275 million tons of cargo annually and playing a key role in global trade.



Energy Capital of the World: Houston is home to over 4,600 energy-related firms, including the headquarters of more than 500 oil and gas exploration and production firms. It leads the U.S. in energy innovation, including renewables and carbon capture technologies.

HOUSTON, TX WORKFORCE

2%
YOY EMPLOYMENT GROWTH
(HARRIS COUNTY)

TOP INDUSTRIES



MEDICAL



ENERGY (OIL & GAS)



AEROSPACE



02 Investment Highlights





12100 Martin Luther King

Site Summary

PROPERTY DESCRIPTION

ADDRESS	12100 Martin Luther King Blvd, Houston, TX 77048
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	± 0.81 AC
HOUSTON CAD ACCOUNT #	1450560010067
TAX RATE	2.092362
COUNTY	Harris
SUBMARKET	Southeast Houston
CURRENT USE	Vacant Land
PROJECTED USE	Commercial
STATE CLASS CODE	C2 - Real, Vacant Commercial
LAND USE CODE	8002 - Land Section 2

**Regional Detention In Place*

TAX GRID

HOUSTON ISD	0.8683
HARRIS COUNTY	0.38529
HARRIS CO FLOOD CNTRL	0.04897
PORT OF HOUSTON AUTHY	0.00615
HARRIS CO HOSP DIST	0.16348
HARRIS CO EDUC DEPT	0.004799
HOU COMMUNITY COLLEGE	0.096183
CITY OF HOUSTON	0.51919
TOTAL	2.092362

UTILITIES PROVIDER LOCATION

WATER / WASTEWATER	City of Houston	To the Site
ELECTRIC	City of Houston	To the Site
GAS	City of Houston	To the Site





03

Location Overview

City Highlights

HOUSTON, TEXAS

Houston, Texas, is the 4th largest city in the U.S. and serves as a major center for energy, healthcare, aerospace, and global trade. As part of the broader Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA), which is the 5th largest MSA in the country with over 7.5 million residents—the city continues to experience strong population and economic growth. South Houston, located just southeast of Downtown, is a key part of the metro’s industrial and commercial landscape, benefiting from its proximity to the Port of Houston, Houston Hobby Airport, and major transportation corridors.



ECONOMY + EMPLOYMENT

Houston is home to 24 Fortune 500 companies, with key industries including oil and gas, petrochemicals, healthcare, and logistics. South Houston plays a crucial role in manufacturing, trade, and industrial development, thanks to its close access to the Port of Houston, one of the busiest ports in the United States.



RETAIL + LIFESTYLE

As one of the most diverse cities in the nation, Houston offers a rich mix of shopping, dining, and entertainment options. South Houston provides a blend of local retail centers, cultural attractions, and recreational spaces, catering to a growing residential and workforce population. The area’s proximity to Downtown Houston, the Texas Medical Center, and the Energy Corridor enhances its accessibility to world-class amenities, sports venues, and major cultural institutions.



ACCESSIBILITY + INFRASTRUCTURE

Houston is one of the most well-connected cities in the U.S., with four major highways (I-10, I-45, I-69, and Beltway 8), two international airports, and one of the largest rail networks in the country. South Houston benefits from Houston Hobby Airport, which serves millions of passengers annually, and its direct access to Highway 3, I-45, and the 610 Loop, making it a prime location for industrial and commercial development. The Port of Houston, one of the largest shipping hubs in the world, drives economic activity and employs thousands of people in logistics, trade, and distribution.

EVENTS + CULTURE

While known for its economic strength, Houston also boasts a variety of outdoor and cultural attractions. South Houston is near Buffalo Bayou Park, Hermann Park, and Clear Lake, offering green spaces, trails, and waterfront recreation. The city is home to renowned institutions like The Museum District, The Houston Zoo, Space Center Houston, and the Houston Livestock Show and Rodeo, reinforcing its reputation as a major cultural and entertainment hub.

Houston's continued growth and economic diversification make it a prime destination for business, investment, and real estate development, with South Houston positioned as a key player in the region's industrial and commercial expansion.

DOWNTOWN HOUSTON

Downtown Houston remains Texas' largest business hub, boasting approximately 50 million square feet of office space and employing over 168,000 professionals, including those at ten Fortune 500 companies. The area is also a major destination for entertainment and recreation, housing nine major performing arts organizations within the 13,000-seat theater district and two major professional sports venues. As a transportation nexus, Downtown sits at the intersection of the light rail system, park and ride services, and the metropolitan freeway network.

 **25 min**
Drive Time to Site



TEXAS MEDICAL CENTER (TMC)

The Texas Medical Center, located just south of Downtown, is the world's largest medical complex, encompassing over 50 million square feet across 1,345 acres. It comprises 61 member institutions, including leading hospitals, research facilities, and universities, collectively employing over 106,000 healthcare professionals. Annually, TMC handles over 10 million patient encounters, positioning Houston at the forefront of medical innovation and patient care. The center's ongoing TMC3 project, a 37-acre life sciences campus, aims to further bolster Houston's status as a global leader in healthcare and biotechnology.

 **20 min**
Drive Time to Site



ENERGY CORRIDOR

Stretching along a seven-mile section west of Houston off Interstate 10 (Katy Freeway), the Energy Corridor is home to some of the world's largest energy corporations, including BP, Shell Oil Company, CITGO Petroleum Corporation, and J. Ray McDermott. The district houses over 4,600 energy-related companies, employing more than 94,000 individuals, earning it the moniker "The Energy Capital of the World." As of Q4 2024, the Energy Corridor led Houston's office leasing activity, with 1.5 million square feet leased, reflecting its ongoing significance in the energy sector.

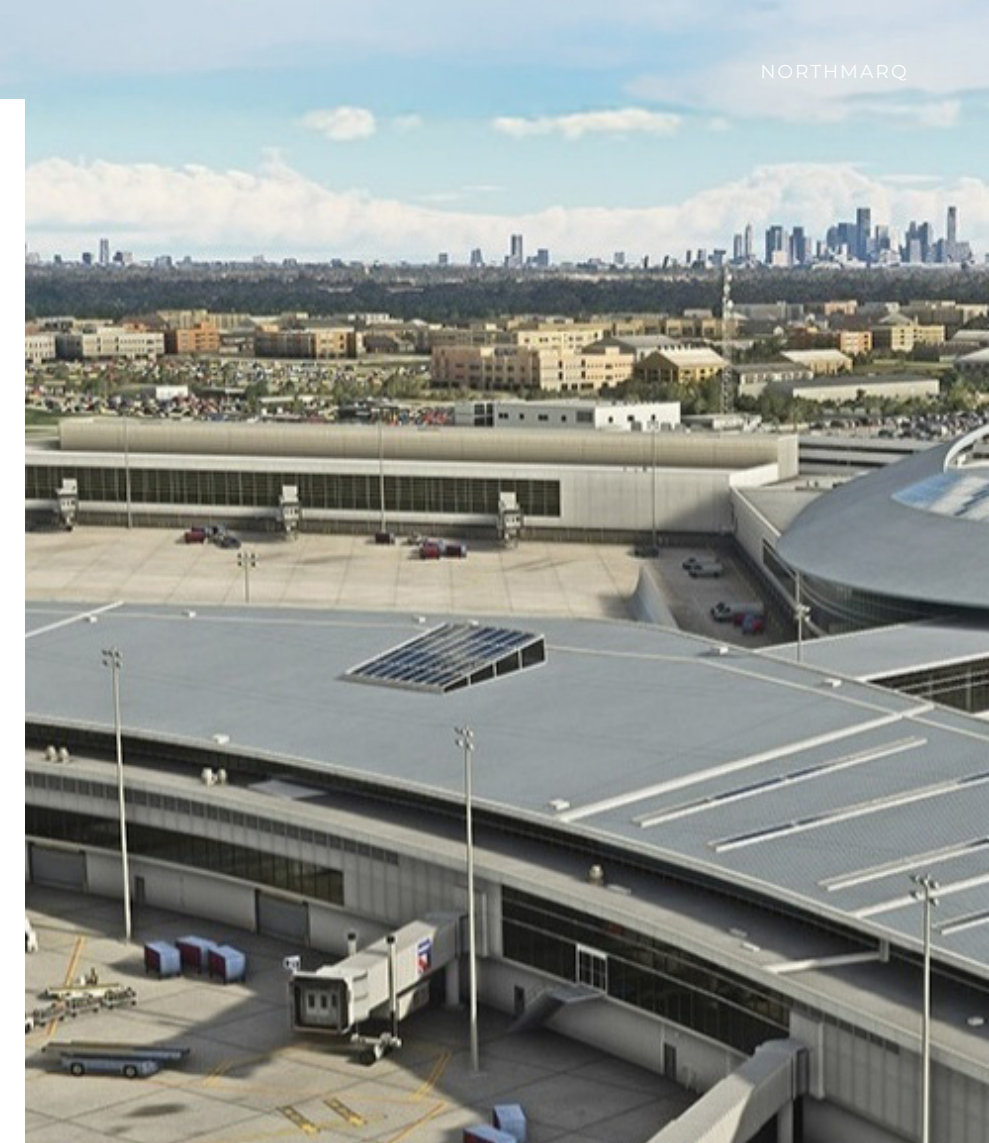


 **35 min**
Drive Time to Site

WILLIAM P HOBBY AIRPORT (HOU)

William P. Hobby Airport is one of the major airports serving Houston, located approximately 7 miles south of Downtown. It is Houston's second busiest airport, handling over 14 million passengers annually as of 2024. Hobby Airport primarily serves domestic flights, with connections to more than 30 destinations across the U.S. and international routes, including destinations in Mexico and Central America. The airport is undergoing significant expansion with the ongoing development of the International Terminal, expected to enhance its capacity and attract more international flights. In addition to its commercial aviation role, Hobby is also a hub for Southwest Airlines, contributing to the city's connectivity and economic vitality. Its strategic location and proximity to key Houston destinations, such as South Houston, Greenway Plaza, and the Energy Corridor, make it a critical transportation asset for both business and leisure travel.

 **12 min**
Drive Time to Site



GREENWAY PLAZA

Greenway Plaza is a 52-acre mixed-use development comprising 11 buildings with nearly 5 million square feet of leasable space. The district includes award-winning restaurants, vibrant nightlife, acclaimed retail outlets, upscale multifamily residences, and a 24-screen movie theater, creating a dynamic environment that seamlessly blends work and leisure.

 **25 min**
Drive Time to Site



THE GALLERIA

Located in Houston's Uptown District, The Galleria is an upscale mixed-use urban development and the largest shopping center in Texas. Spanning over 3 million square feet, it features 400 stores and restaurants, two Westin hotels, and three office towers. Annually, The Galleria attracts more than 26 million visitors, serving as a major retail and tourist destination. Anchor tenants include Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's. The Williams Tower, a 64-story skyscraper adjacent to The Galleria, offers 1.4 million square feet of Class A office space and stands as the fourth tallest building in Texas.

 **25 min**
Drive Time to Site





04 Major Employers

Major Employers

HOUSTON, TEXAS

COMPANY	EMPLOYEES	DRIVE TIME
Walmart	37,000	Various
Memorial Hermann Health System	24,108	32 minutes
H-E-B	23,727	Various
The University of Texas MD Anderson Cancer Center	21,086	19 minutes
McDonald's Corp.	20,918	Various
Houston Methodist	20,000	21 minutes
Kroger	16,000	Various
United Airlines	14,937	21 minutes
Schlumberger	12,069	15 minutes
Shell Oil Co.	11,507	Various
Exxon Mobil Corp	11,000	Various
Texas Children's Hospital	10,992	21 minutes
HCA Houston Healthcare	10,830	13 minutes
Landry's Inc.	10,800	26 minutes
UTMB Health	9,928	Various
Harris Health System	9,174	16 minutes

01

PHILLIPS 66

Phillips 66 Headquarters are in the Westchase District just off Beltway 8 and employs over 2,200 people. Looming quietly over the highway, the office is a 1.1 million SF campus that spans the space of four-and-a-half football fields. Out of 24 Fortune 500 companies headquartered in Houston, Phillips 66, ranked 34th, is the highest-ranking Houston-based company.



Phillips 66

02

CHEVRON

Chevron Corporation is an American multinational energy corporation and one of the successor companies of Standard Oil. Chevron works to meet the world's growing energy demand by exploring for oil and natural gas, as well as refining and marketing gasoline. Chevron has multiple offices in the Houston area including a 3 million SF downtown office and a 28-acre campus in Bellaire that employs a total of over 9,000 people.

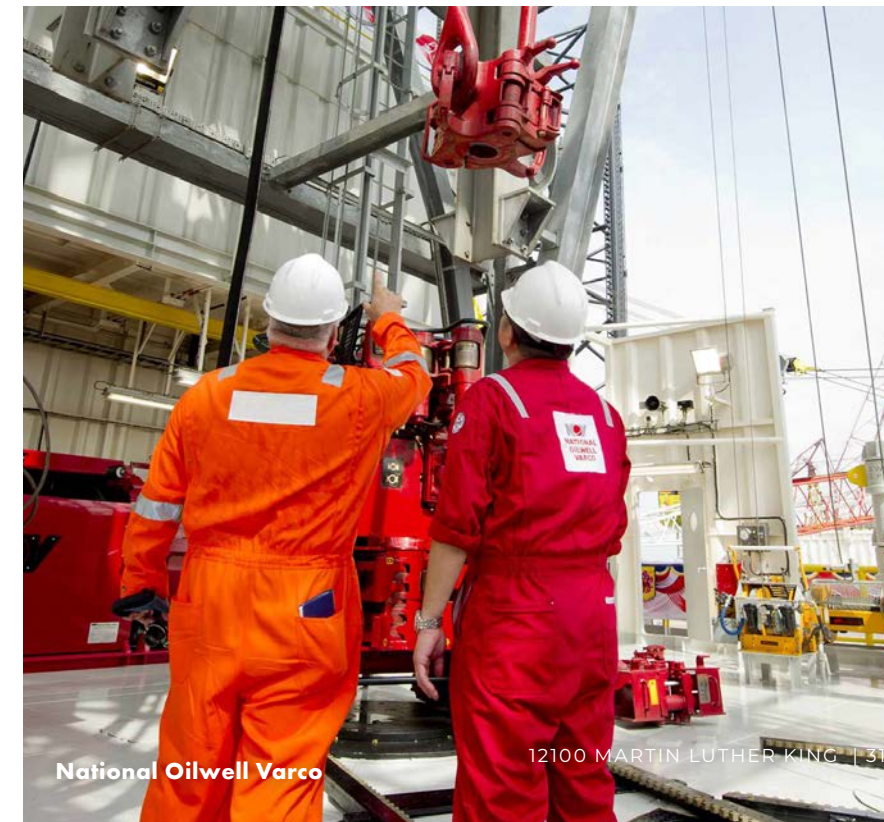


Chevron

03

NATIONAL OILWELL VARCO

National Oilwell Varco (NOV), located in the Westchase area, is one of Houston's largest employers. NOV provides oilfield equipment, technologies, and expertise to help oil and gas customers worldwide meet their challenge. With over 90 facilities in the greater Houston area, NOV leased an entire 22-story tower in the Westchase area. More than 11,000 individuals in the greater Houston area work at National Oilwell Varco.



National Oilwell Varco



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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **12100 Martin Luther King**.

OFFERING STRUCTURE

12100 Martin Luther King is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development Plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. **ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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