

DOWNTOWN HOUSTON

MEMORIAL PARK

GALLERIA / UPTOWN

RIVER OAKS DISTRICT
HOUSTON

EQUINOX | HERMES PARIS | Steak 48
hopdoddy. | DIOR | iPic
Cartier | SAINT BERNARD

GREENWAY PLAZA

WILLIAMS TOWER



THE GALLERIA
A SIMON MALL

Laks Fifth Avenue | CHANEL | Salvatore Ferragamo | Louis Vuitton | VERSACE | Gucci | Neiman Marcus | SAINT LAURENT | TOM FORD | NORDSTROM

MEMORIAL LUTHERAN SCHOOL
Classical Education

THE AUGUSTA
LUXURY APARTMENT BLDG

CROSLY TANGLEWOOD

2626
FOUNTAIN VIEW

THE WARWICK

FOUNTAIN VIEW DR. | 17,232 VPD



LIVING SPACES

KATZ'S DELICATESSEN
ESTABLISHED 1888

WESTHEIMER RD. | 71,390 VPD

IHOP | PGA TOUR SUPERSTORE

PAPPAS BROS.
Steakhouse

The French House | SPOTLIGHT KARAOKE | PHO BEN

FOR GROUND LEASE | ±1 AC | HOUSTON, TX 77505

2660 FOUNTAIN VIEW DRIVE



PROPERTY DESCRIPTION

FOUNTAIN VIEW DR.

WESTHEIMER RD.

WESTHEIMER RD.

LIVING SPACES

- ±1 Acre Hard Corner For Ground Lease
- Located in the Galleria area at the intersection of Westheimer Road and Fountain View Drive
- No zoning
- Call broker for pricing

INVESTMENT HIGHLIGHTS



ACTIVE DISPOSAL INCOME
- **\$151,147** AVERAGE
HOUSEHOLD INCOME
WITHIN A 5-MILE RADIUS



235,083 HOUSEHOLDS
WITHIN A 5 MILE RADIUS
OF PROPERTY



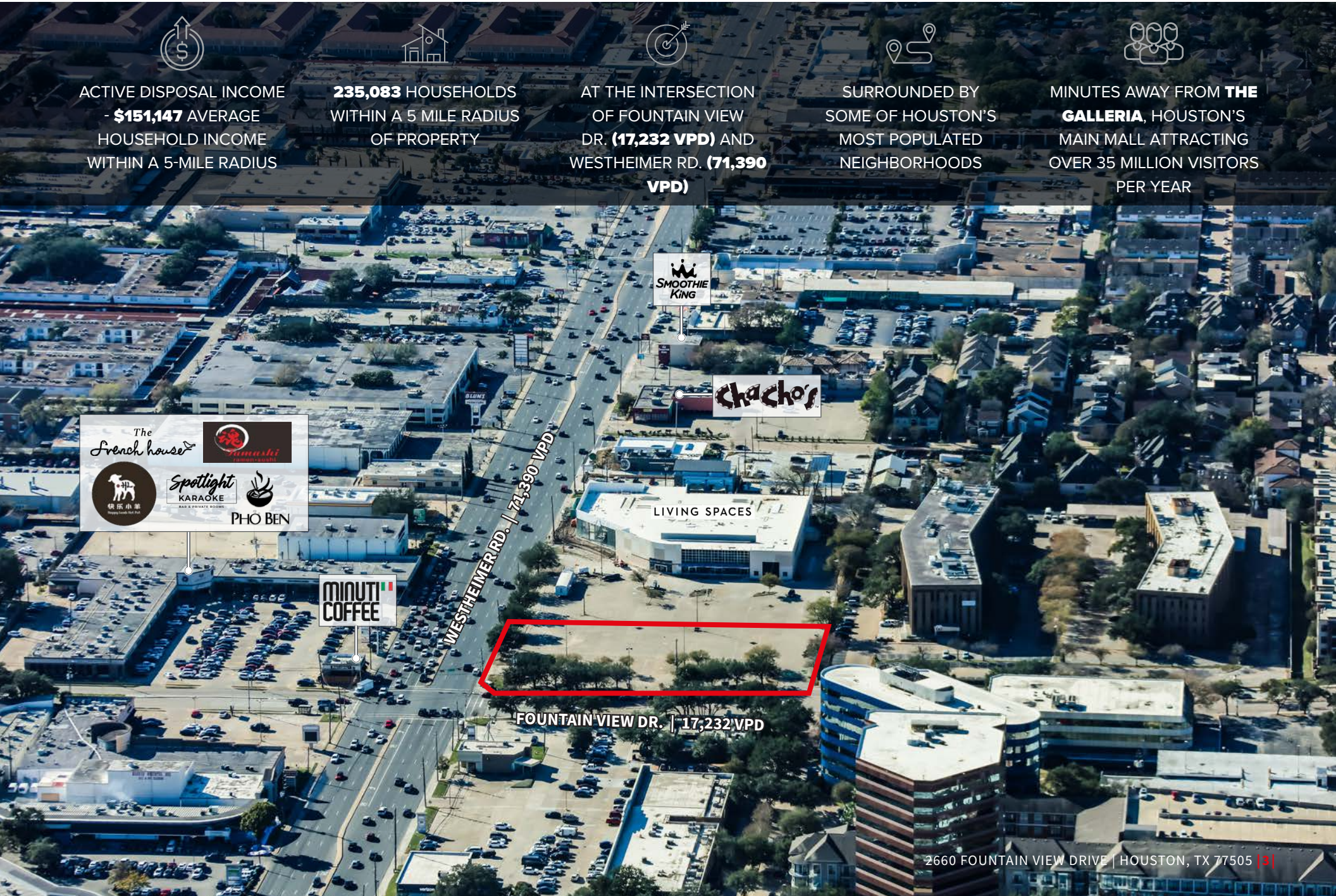
AT THE INTERSECTION
OF FOUNTAIN VIEW
DR. (**17,232 VPD**) AND
WESTHEIMER RD. (**71,390**
VPD)



SURROUNDED BY
SOME OF HOUSTON'S
MOST POPULATED
NEIGHBORHOODS



MINUTES AWAY FROM **THE**
GALLERIA, HOUSTON'S
MAIN MALL ATTRACTING
OVER 35 MILLION VISITORS
PER YEAR



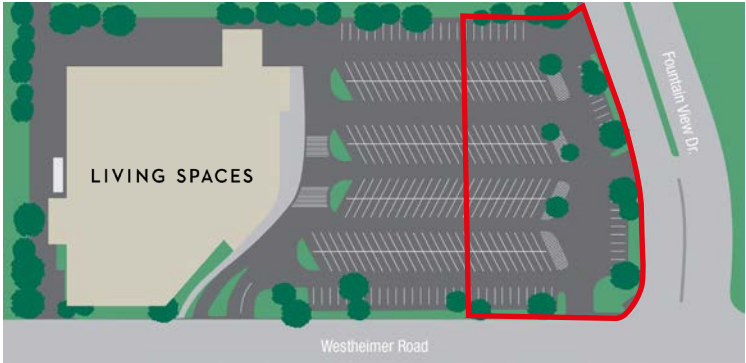
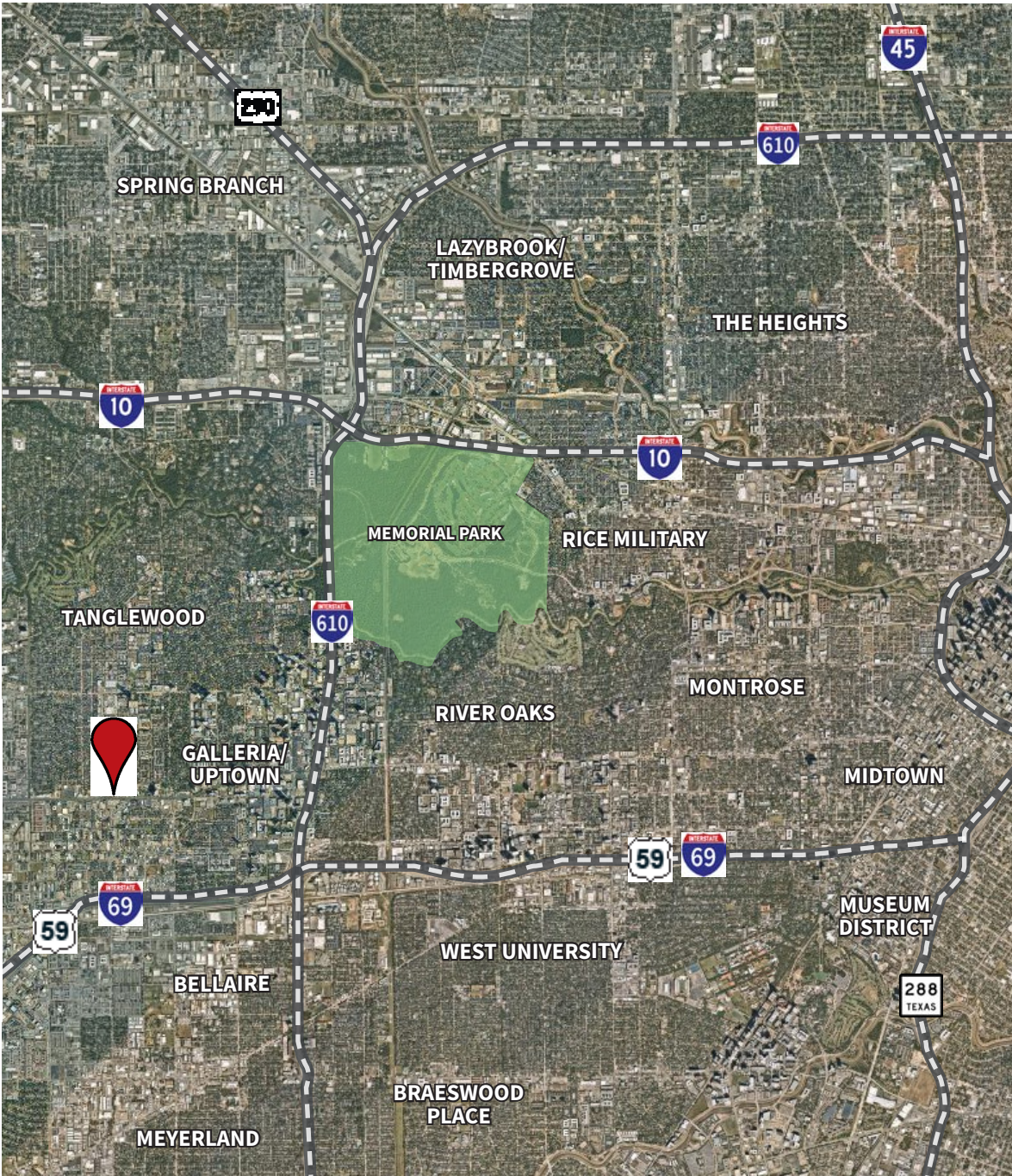
LIVING SPACES



WESTHEIMER RD. | 71,390 VPD

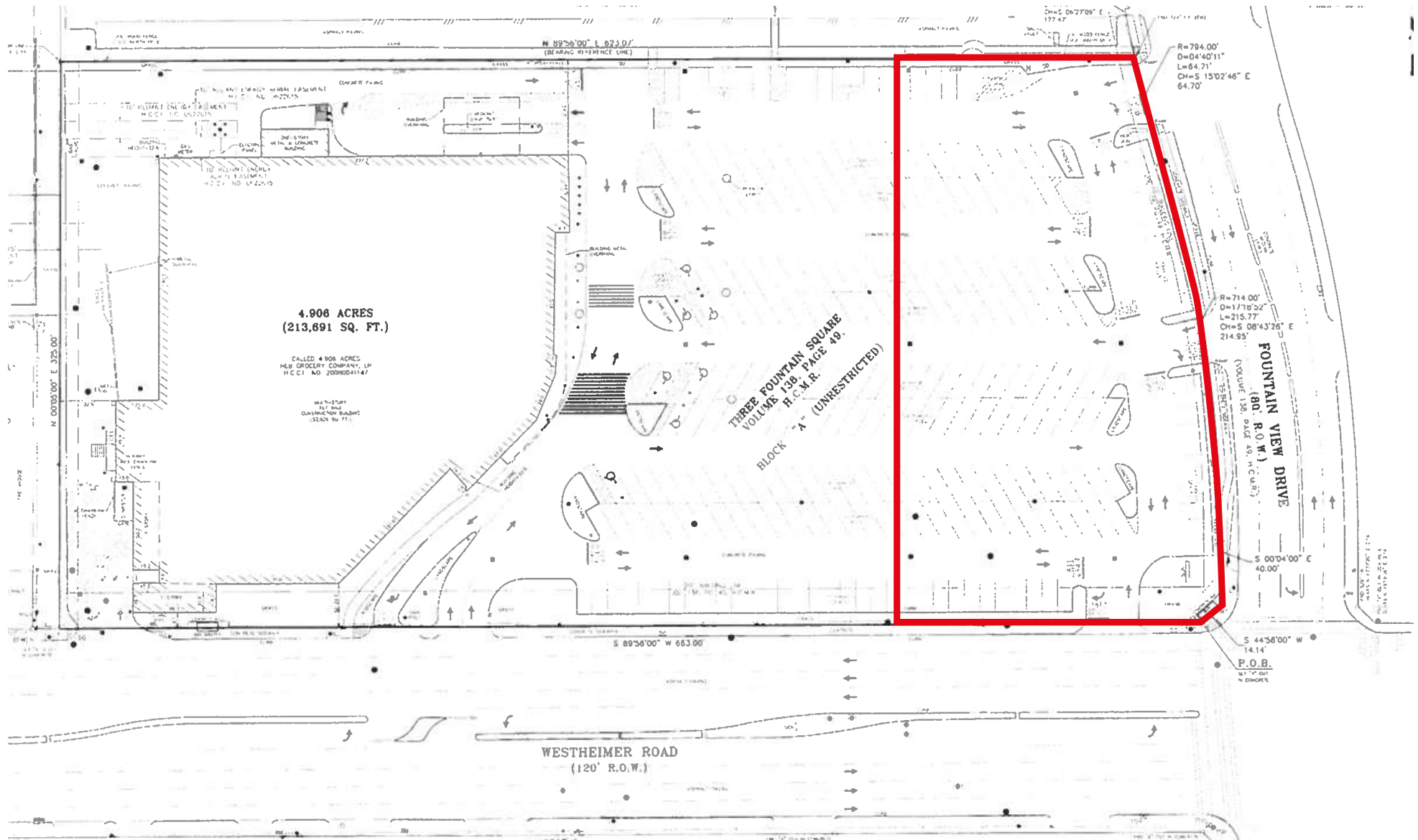
FOUNTAIN VIEW DR. | 17,232 VPD

LOCATION



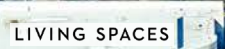
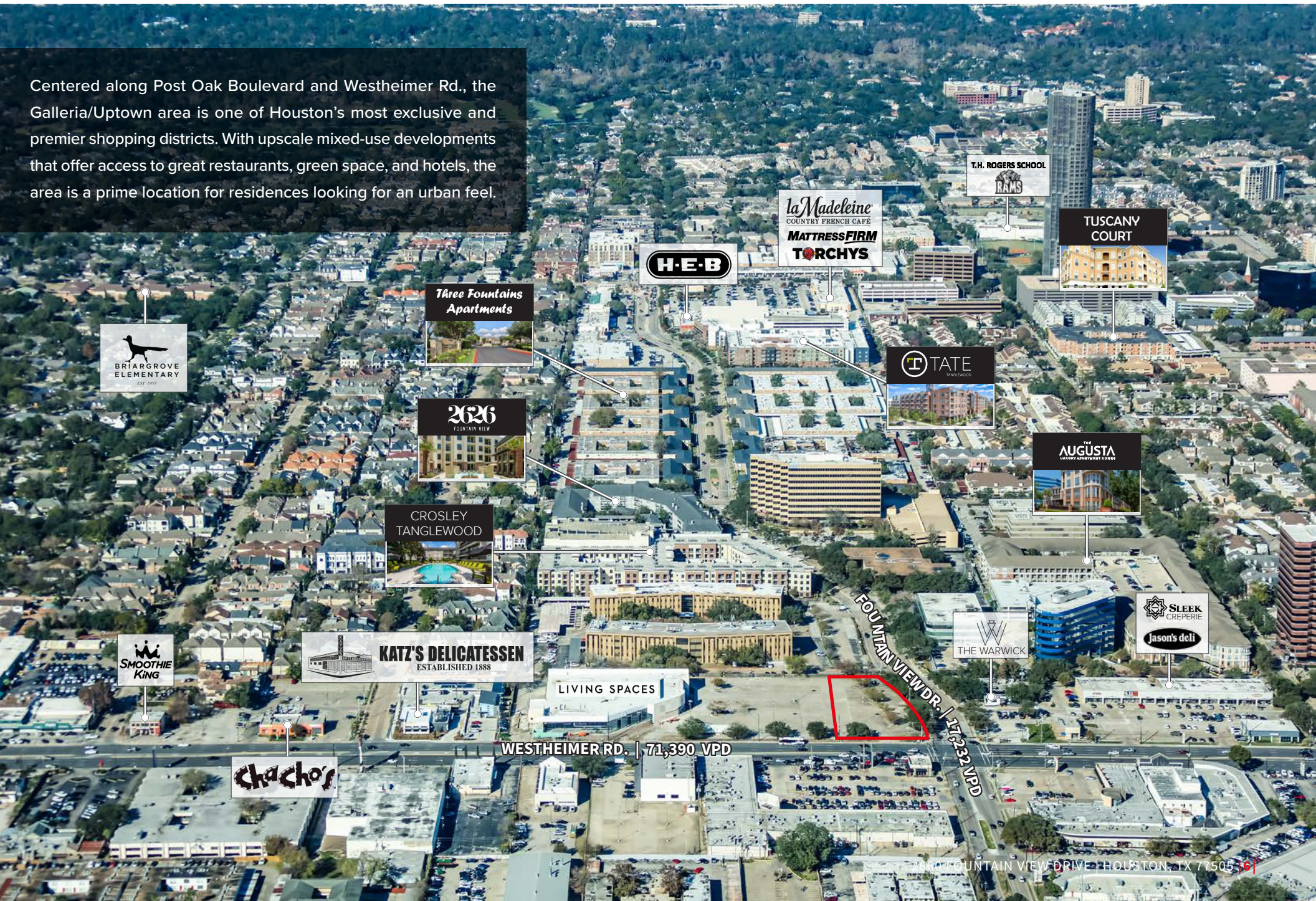
Demographics	1 mile	3 miles	5 miles
2025 Total Population	33,461	216,453	520,946
Total Daytime Population	40,638	246,227	530,871
Median Age	36.3	35.8	36.4
Avg. Household Income	\$123,797	\$136,411	\$151,147
Average Home Value	\$598,498	\$862,470	\$800,943

SITE PLAN



GALLERIA / UPTOWN RETAIL CORRIDOR

Centered along Post Oak Boulevard and Westheimer Rd., the Galleria/Uptown area is one of Houston's most exclusive and premier shopping districts. With upscale mixed-use developments that offer access to great restaurants, green space, and hotels, the area is a prime location for residences looking for an urban feel.

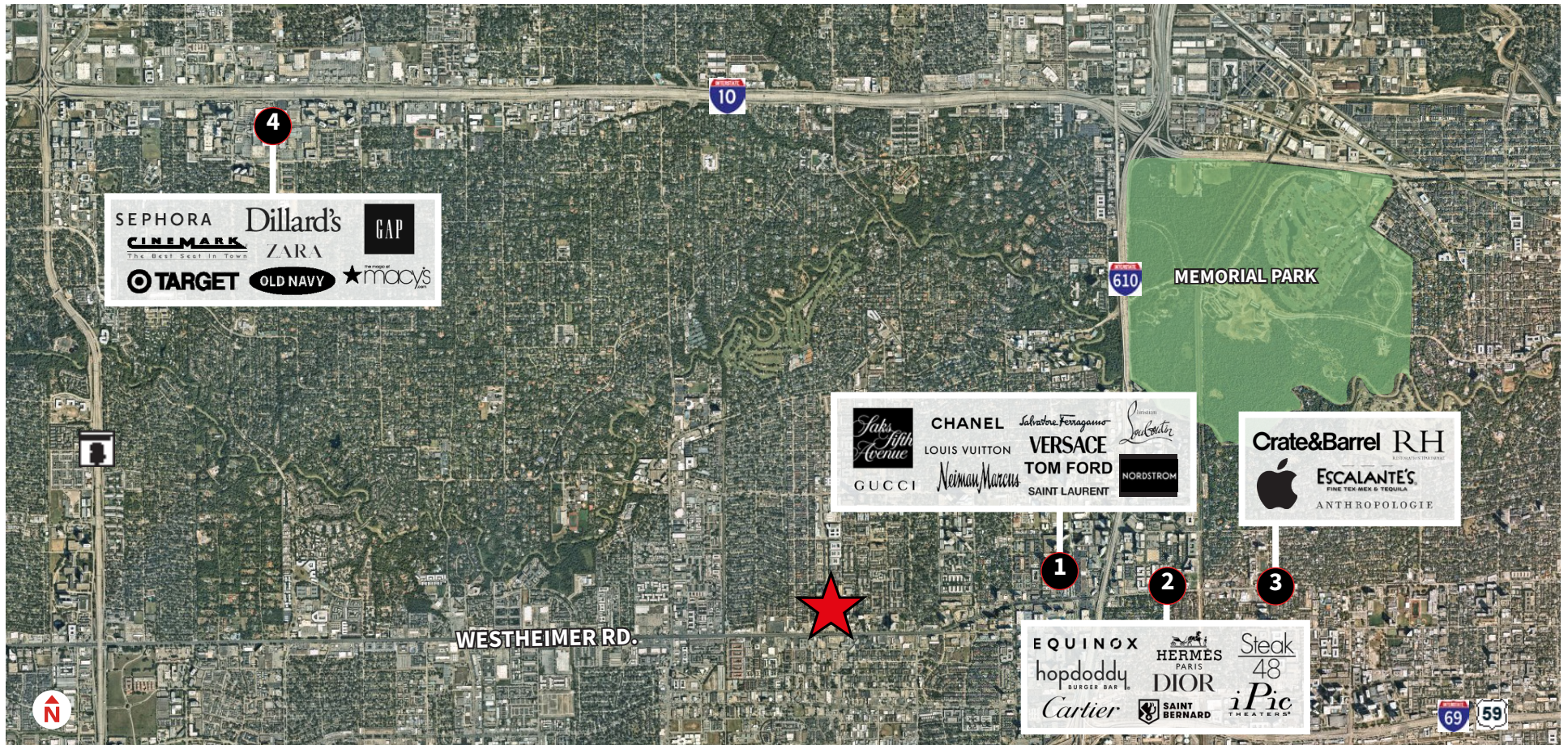


WESTHEIMER RD. | 71,390 VPD

FOUNTAIN VIEW DR. | 17,622 VPD

SUBMARKET OVERVIEW

#	Shopping Center Name	Distance From Property	# of Visits	Center Size (SF)	Notable Tenants
★	2660 Fountain View Drive				
1	The Galleria	1.4 Miles	±35,000,000	±2,400,000 SF	Neiman Marcus, Nordstrom, Saks Fifth Avenue
2	River Oaks District	2.1 Miles	±2,200,000	±252,000 SF	Equinox, Hopdoddy Burger Bar, iPic, Steak 48
3	Highland Village	2.4 Miles	±2,200,000	±70,489 SF	Anthropologie, Apple, Crate & Barrel, Escalante's
4	Memorial City Mall	6.1 Miles	±20,000,000	±1,700,000 SF	Cinemark, Dillard's, Gap, Macy's, Sephora, Target



| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

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



CRITICAL MASS OF HQS AND 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

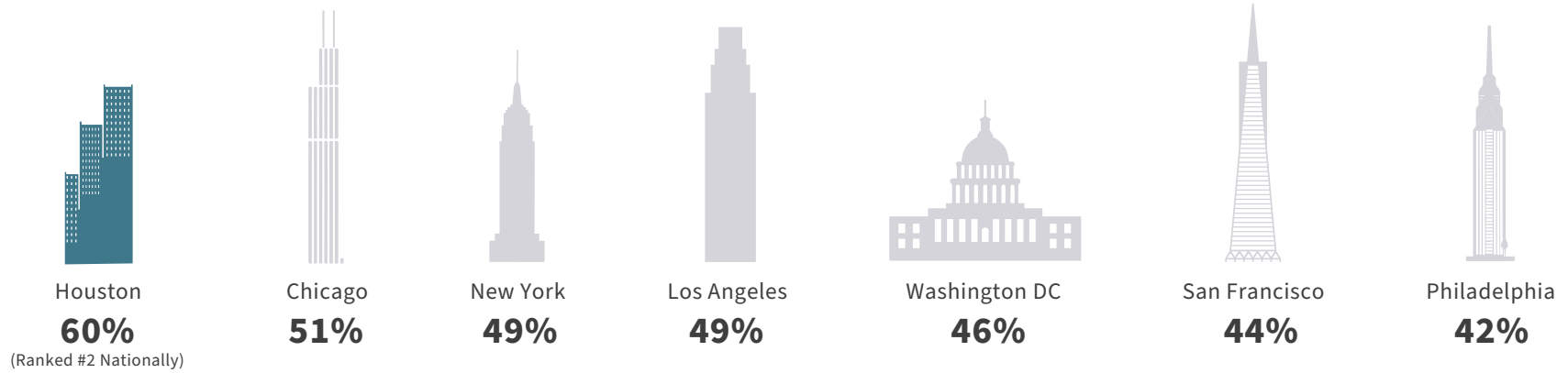


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

BACK TO WORK % ACROSS MAJOR METROS

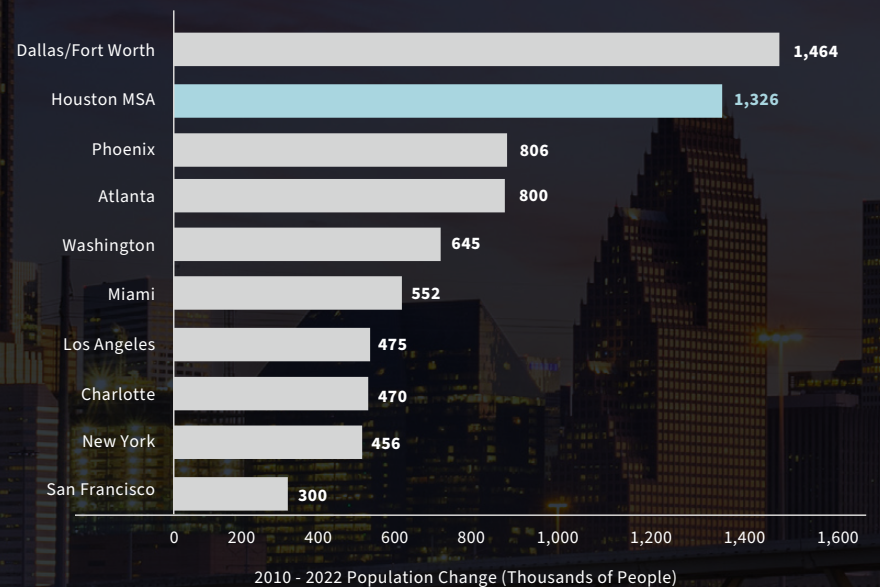


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

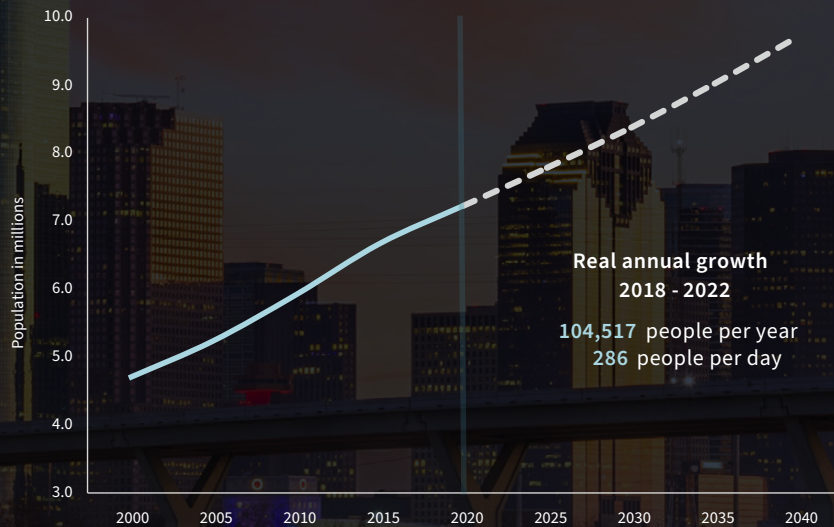


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &

44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment



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