



±3.38 AC
Teague Rd



H-E-B
2.2M ANNUAL VISITS

Gessner Rd | 35,000 VPD

Kempwood Dr | 20,000 VPD

3.38 ACRES

TEAGUE ROAD

HOUSTON, TEXAS



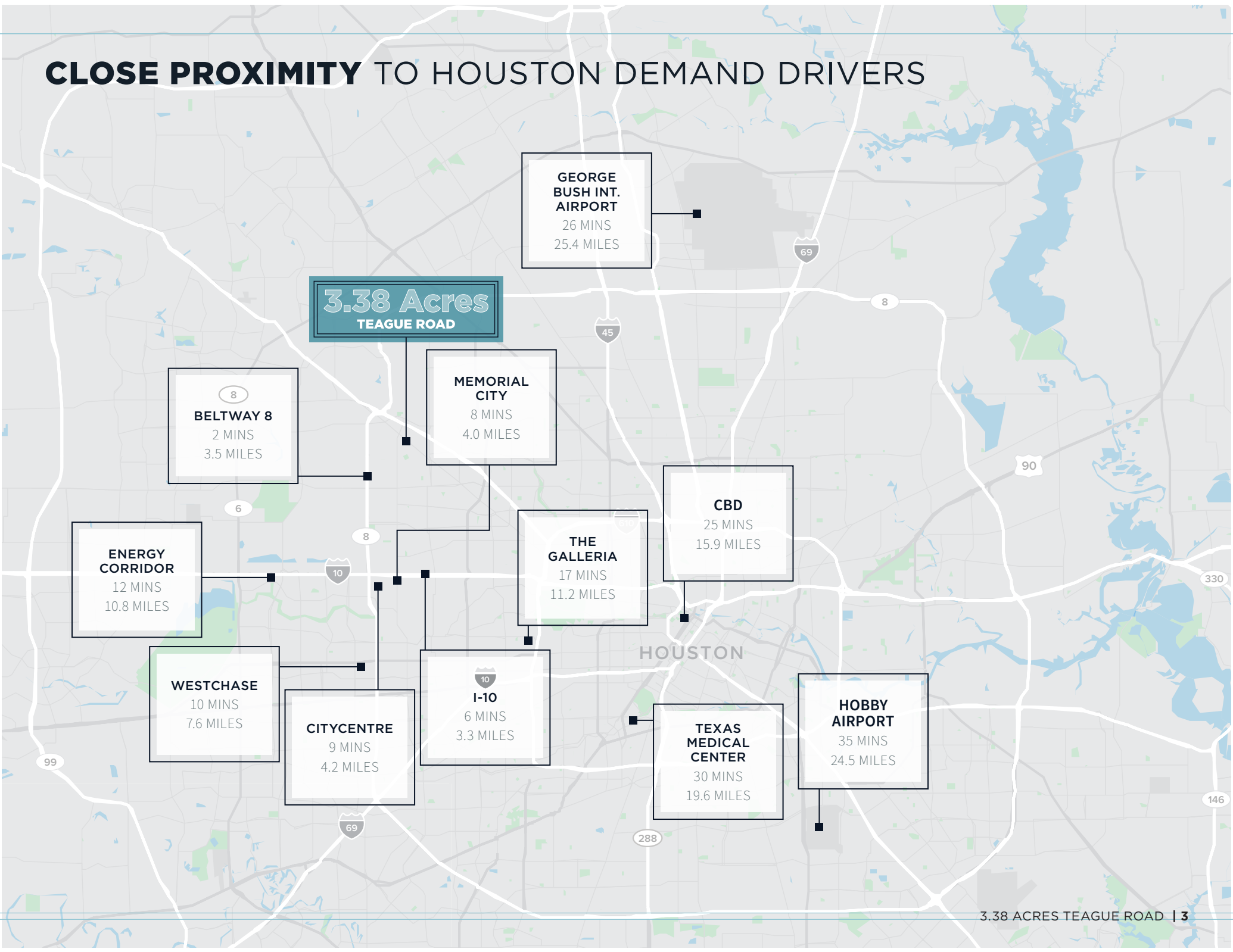
THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of ownership, is pleased to present the opportunity to acquire a ±3.38-acre development site in Houston’s highly desirable Spring Branch submarket. Strategically located near the intersection of Kempwood Drive and Gessner Road, which carries a combined traffic count of approximately 55,000 vehicles per day, the Property offers exceptional accessibility being just two minutes from Beltway 8 and six minutes from Interstate 10.

The site presents a compelling opportunity for residential or multifamily site, benefiting from its proximity to several of Houston’s premier employment, retail, and entertainment destinations, including CityCentre, the Energy Corridor, and Memorial City. Additionally, the Property is zoned to highly regarded Spring Branch ISD schools, further enhancing its appeal to future residents and end users.



CLOSE PROXIMITY TO HOUSTON DEMAND DRIVERS



INVESTMENT HIGHLIGHTS

MINUTES FROM MAJOR DESTINATIONS

Close Proximity to Houston's Major Employment Hubs and Retail Centers

- 8 Minutes to Memorial City Mall
- 9 Minutes to City Centre
- 12 Minutes to Energy Corridor

IN THE HEART OF SPRING BRANCH

Ideally Located off Two of the Highest Trafficked Arteries in the Spring Branch Area

- Kempwood Dr experiences 20,000 VPD at the property's location
- Gessner experiences 35,000 VPD at the intersection

SEAMLESS REGIONAL CONNECTIVITY

Quick Access to Two of Houston's Largest Major Highways and Commute Routes

- Only 2 minutes from Beltway 8 via Kempwood Dr
- Only 6 minutes from IH-10 via Gessner Rd



PROPERTY DESCRIPTION

SITE SIZE

± 3.38 Acres

LOCATION

2711 Teague Rd, Houston, TX 77080

SCHOOLS

Spring Branch Independent School District

- Terrace Elementary
- Spring Oaks Middle School
- Spring Woods High School

OPPORTUNITY ZONE

No

UTILITIES

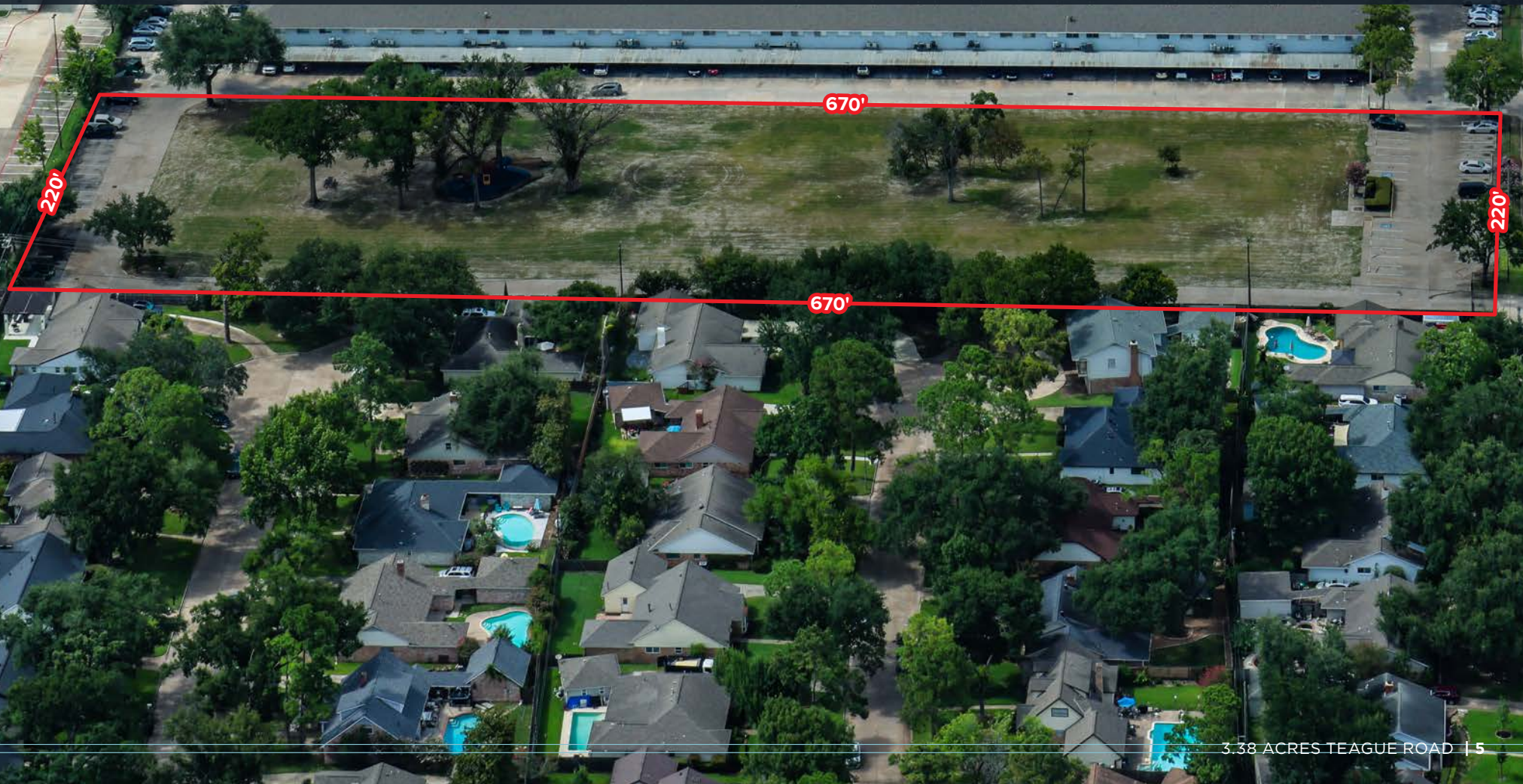
City of Houston

ZONING AND DENSITY

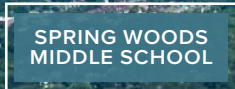
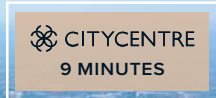
There are no zoning or density restrictions within the City of Houston

FLOOD PLAIN

Not located in the 500-Yr or 100-Yr Flood Plain



STRONG DEMOGRAPHICS



Kempwood Dr - 20,000 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	19,533	105,972	276,756
% Population Growth (2020-2025)	10.8%	9.1%	7.0%
2025 Population	21,638	115,592	296,083
2030 Population Projection	23,270	124,420	316,368
% Population Growth (2025-2030)	7.5%	7.6%	6.9%
2025 Median Age	37.4	36.0	37.1
2025 Average Household Income	\$105,950	\$96,886	\$113,360

STRONG DEMOGRAPHICS

±3.38 AC

Teague Rd

SPRING SHADOWS
AVG. HOME VALUE: \$581K

SPRING BRANCH CENTRAL
AVG. HOME VALUE: \$501K

SPRING BRANCH WEST
AVG. HOME VALUE: \$400K

SPRING VALLEY
AVG. HOME VALUE: \$1.4M



Surrounded by established neighborhoods with home values ranging from approximately **\$400K to \$1.4M**, this site offers a compelling opportunity for residential developers. Adjacent to **Spring Shadows**, where average home values are approximately **\$581K**, the property benefits from proven buyer demand, strong surrounding pricing, and continued investment throughout the Spring Branch area, supporting the potential for attractive new construction returns.

STRATEGICALLY POSITIONED WITHIN MINUTES OF MEMORIAL CITY, CITY CENTRE, AND THE ENERGY CORRIDOR



CITY CENTRE - 9 MINUTES

CityCentre is a dynamic mixed-use destination featuring over 2 million square feet of office, retail, hospitality, and entertainment space. Notable tenants include Technip Energies, McDermott, Bowl & Barrel, The Moran Hotel, and numerous high-end restaurants and retailers.



MEMORIAL CITY - 8 MINUTES



Memorial City is a premier mixed-use district anchored by Memorial City Mall, Memorial Hermann Memorial City Medical Center, and major employers including Hewlett Packard Enterprise. The area features luxury residential, hospitality, retail, and Class A office developments.



ENERGY CORRIDOR - 12 MINUTES



The Property offers an easy commute to Houston's Energy Corridor, home to major employers including Shell, BP, ConocoPhillips, Citgo, and Baker Hughes. Encompassing more than 26 million square feet of office space, the district supports one of the region's largest concentrations of high-income professionals.

LOCATED OFF TWO OF THE HIGHEST TRAFFICKED ARTERIES IN THE SPRING BRANCH AREA

Ideally situated near the intersection of Kempwood Drive and Gessner Road, the Property benefits from exposure to approximately 55,000 vehicles per day, including 20,000 VPD along Kempwood and 35,000 VPD along Gessner. The surrounding retail corridor is anchored by an H-E-B generating approximately 2.2 million annual visits and complemented by national retailers including Walgreens, ALDI, and multiple banking institutions. This established amenity base supports both multifamily demand and neighborhood-serving retail development



QUICK ACCESS TO TWO OF HOUSTON'S LARGEST MAJOR HIGHWAYS AND COMMUTE ROUTES

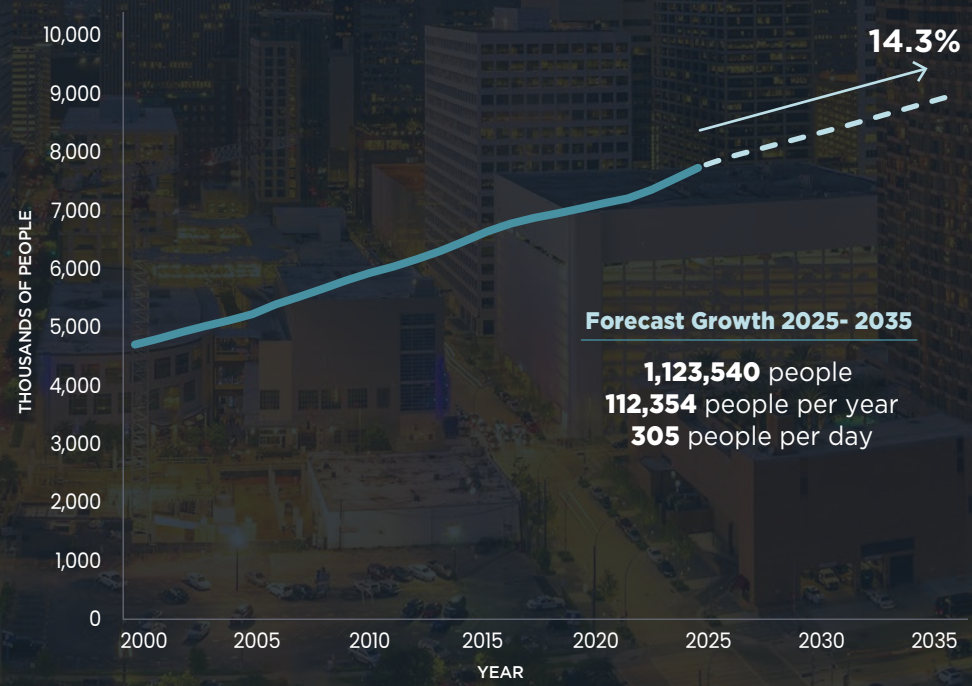


With direct access to Beltway 8 in just two minutes via Kempwood Drive and Interstate 10 in six minutes via Gessner Road, the Property is ideally positioned for efficient connectivity throughout the Houston metropolitan area. These major transportation corridors provide seamless access to West Houston's leading employment centers, retail destinations, and residential neighborhoods, while also supporting convenient commuting patterns for the area's growing workforce.

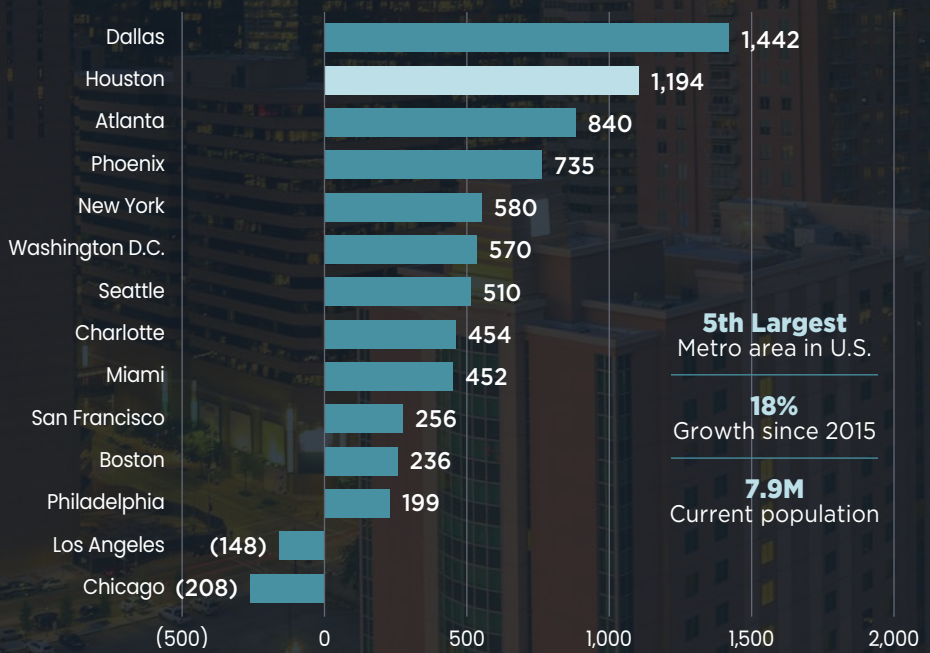
HOUSTON'S BOOMING POPULATION GROWTH

NATION LEADER IN DOMESTIC NET MIGRATION WHILE GATEWAY MARKETS SAW NET-LOSSES

HOUSTON MSA TOTAL POPULATION



POPULATION GROWTH (2015-2025)



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 7.9 million residents is foreign born. The Houston MSA continues to grow, reaching 7.9 million people in 2026. The region's population has increased by 60% since 2010, and projected to break the 8 million mark in the near future.

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



THE HOUSTON **ECONOMY**

An aerial photograph of the Houston skyline, featuring several prominent skyscrapers including the Bank of America Tower and the JP Morgan Chase Tower. In the foreground, a multi-lane highway with traffic is visible, along with some lower-rise commercial buildings and green spaces.

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 ship channel ranks #1 in the nation | 1st in
domestic & foreign waterborne tonnage | 1,800 foreign
owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

#3 in U.S. for Fortune 500 Headquarters
housing 26 Fortune 500 companies

MAGNET FOR TOP TALENT IN THE U.S.

3.52 million total jobs forecasted for the end of 2026,
a new record for the region

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in
the U.S. | 14,800 new jobs created in 2025

HOUSTON MARKET

7.9M

current
population

1.03M

projected growth
(2010-2030)

\$124,300

avg household
income

2.8M

current
households

14,800

new jobs
added in 2025

3.52M

total non-farm
employment

3.7M

person
workforce

42.4%

households with
\$100k+ income



CONTACTS

INVESTMENT ADVISORS

DAVIS ADAMS

Managing Director
+1 713 291 1361
davis.adams@jll.com

HUDSON MCLEROY

Analyst
+1 713 243 3373
hudson.mcleroy@jll.com

DAWSON HASTINGS

Analyst
+1 281 928 0752
dawson.hastings@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2026. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.