



FIVE OAKS PLACE

POST OAK HOTEL

UPTOWN PARK

BLVD PLACE

CENTRAL PARK POST OAK

±2.32 AC
610 LOOP

Post Oak Blvd. (10,596 VPD)

(223,325 VPD)

610

RIVER OAKS DISTRICT

Westheimer Rd (32,762 VPD)

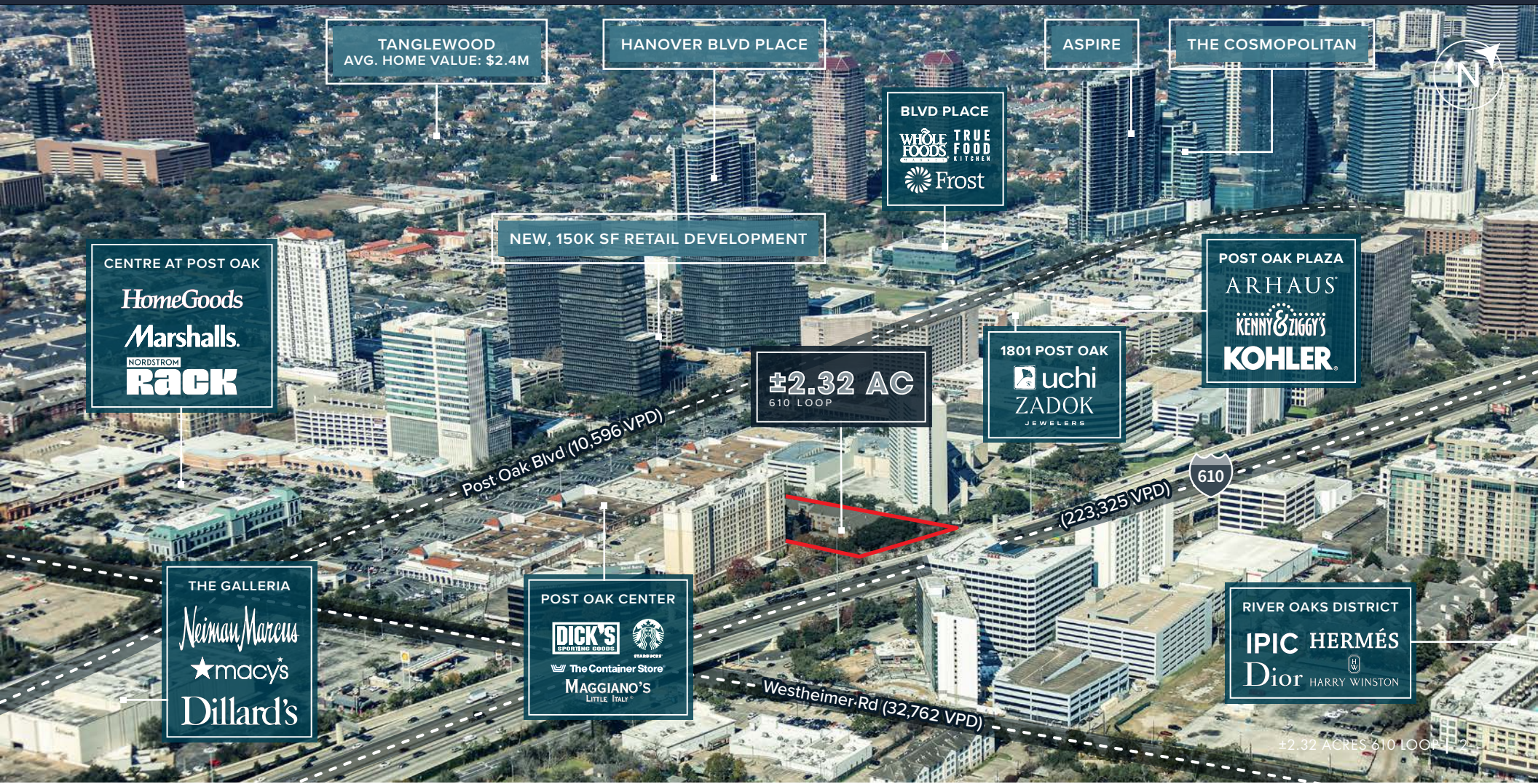
±2.32 AC

610 LOOP
HOUSTON, TEXAS



THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present a premier 2.32-acre development site fronting the 610 Loop in the prestigious Uptown/Galleria submarket. The Uptown/Galleria submarket receives over 30 million visitors annually, attracted by Class A office, vast array of retail, and luxurious hotel room accommodations. The Property benefits from frontage on the 610 Loop providing exceptional visibility to 223,325 vehicles and surrounded by an affluent demographic with \$190,008 average household income within a 1-mile radius. The Property is currently improved as an Extended Stay Hotel, allowing the future purchaser some unique optionality in the redevelopment of the property. Given the dense and luxurious amenities available in the Uptown/Galleria area, there are limited comparable development opportunities. The 2.32 acres represents an outstanding development opportunity for investors to enter this premier submarket that has become the new entertainment hub of Houston.



TANGLEWOOD
AVG. HOME VALUE: \$2.4M

HANOVER BLVD PLACE

ASPIRE

THE COSMOPOLITAN

BLVD PLACE
WHOLE FOODS
TRUE FOOD KITCHEN
Frost

NEW, 150K SF RETAIL DEVELOPMENT

CENTRE AT POST OAK
HomeGoods
Marshalls.
NORDSTROM
Rack

POST OAK PLAZA
ARHAUS
KENNY & ZIGGY'S
KOHLER

±2.32 AC
610 LOOP

1801 POST OAK
uchi
ZADOK
JEWELERS

Post Oak Blvd (10,596 VPD)

610
(223,325 VPD)

THE GALLERIA
Neiman Marcus
★macy's
Dillard's

POST OAK CENTER
DICK'S SPORTING GOODS
STARBUCKS
The Container Store
MAGGIANO'S LITTLE ITALY

RIVER OAKS DISTRICT
IPIC HERMÉS
Dior HARRY WINSTON

Westheimer Rd (32,762 VPD)

±2.32 ACRES 610 LOOP

INVESTMENT HIGHLIGHTS



IDEAL DEVELOPMENT SITE WITH OPTIONALITY

2.32 AC is large enough for most developments
Office, Condominium, Hospitality, Multifamily, Retail

UNMATCHED ACCESS AND VISIBILITY ALONG 610 LOOP

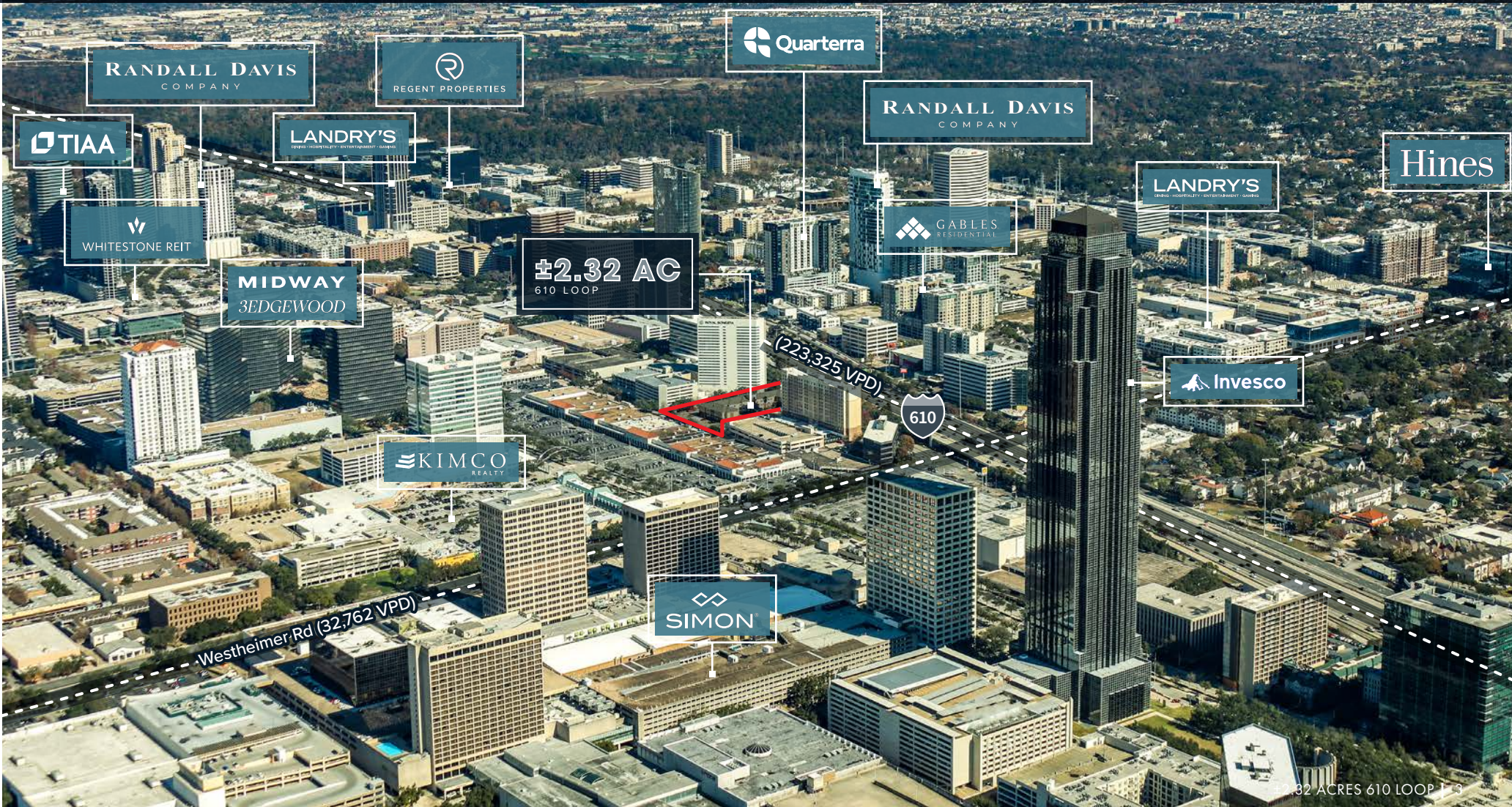
Frontage on well-connected 610 Loop to Greater Houston
Highly visible to traffic with 223,325 vehicles per day

CENTER OF HOUSTON MIGRATION

Houston's population has shifted westward
Energy Transfer, Enbridge, LyondellBasell, and First Reserve recently moved to Uptown/Galleria

EXCEPTIONAL RETAIL AND ENTERTAINMENT AMENITIES

27 restaurants within a 5-minute drive
Surrounded by retail hubs like The Galleria, Uptown Park, River Oaks District, and Highland Village



PROPERTY DESCRIPTION



SITE SIZE

±2.32 Acres

PROPERTY

- Extended Stay Hotel
- 137 Keys
- 64,692 SF

**Financials Available in Data Room*

ADDRESS

2300 W Loop S, Houston, TX 77027

SCHOOLS

Houston Independent School District

- Briargrove Elementary
- Tanglewood Middle School
- Wisdom High School

OPPORTUNITY ZONE

No

UTILITIES

City of Houston

ZONING & DENSITY

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

DETENTION

No additional detention will be required

FLOOD PLAIN

The Property is outside of the 500-Yr Flood Plain

EXCEPTIONAL DEMOGRAPHIC POSITIONING



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	18,677	167,862	448,350
2010 - 2025 Population Growth %	49%	16%	17%
2025 Population	27,886	194,671	526,709
2025 Households	16,671	96,961	252,741
2025 Median Age	39.2	37.1	35.9
2025 Average Household Income	\$190,008	\$170,947	\$162,907



GALLERIA PLACEMAKING - 2004

±2.32 AC
610 LOOP



GALLERIA PLACEMAKING - 2026

OFFICE	MIXED-USE
MULTIFAMILY	RETAIL



THE DOMINION (2004)

POST OAK CENTRAL REDEVELOPMENT SITE

±2.32 AC
610 LOOP

GREY HOUSE (2016)

RIVER OAKS DISTRICT (2015)
IPIC Dior Cartier
Steak 48 EQUINOX
HERMÈS

MILLENNIUM HIGH STREET

200 PARK PLACE (2020)

WESTHEIMER OAKS

HANOVER POST OAK (2014)

HANOVER BLVD PLACE (2019)

JOHN GOFF PROPOSED OFFICE SITE

6 BLVD PLACE (2009)

THE ANNIE
TURNER'S
NB

CRIMSON (2020)

BLVD PLACE (2014)
WHOLE FOODS
NORTH TRU FOOD
ITALIA KITCHEN

BOWEN RIVER OAKS (2021)

1801 POST OAK (2021)
uchi Rami's ZADOK
KITCHEN JEWELERS

THE WILSHIRE (2018)

SKYHOUSE (2015)

THE IVY (2017)

THE JAMES (2015)

ASPIRE (2021)

1500 POST OAK (2016)

ARABELLA CONDOS (2018)

4411 SAN FELIPE (2022)

AMEGY TOWER (2017)

PEARL RIVER OAKS (2010)

THE POST OAK HOTEL (2018)

777 POST OAK BLVD
JUST BOUGHT BY TILLMAN FERTITTA

GABLES POST OAK (2013)

HARLOW RIVER OAKS (2014)

LOCATED IN THE RETAIL & ENTERTAINMENT HUB OF HOUSTON

±2.32 Acres 610 Loop is located in the most prominent retail hub of Houston, surrounded by some of the city's most luxurious and popular retailers and restaurants. With over 27 restaurants located within a 5-minute drive, the Property boasts both immediate and nearby options for tenants. Given the countless restaurant and entertainment options within minutes, the site gives its users a full retail experience without needing to leave the submarket.

Uptown Park



The Galleria



Highland Village



River Oaks District



IN THE HEART OF HOUSTON

30M SF

OF COMMERCIAL OFFICE SPACE

100+

RESTAURANTS

6M SF

OF RETAIL SPACE

200,000

TOURISTS FROM AROUND THE GLOBE DAILY

8,400

HOTEL ROOMS

30M

VISITORS ANNUALLY

OFFICE

- 15th largest business district in the US
- 30.6M sf of Commercial office space
- 2,000+ companies
- 83,000 employees

RETAIL

- #1 by leaseable space & sales volume in the city
- 6.3M sf available to lease
- 2.4M sf of 400+ restaurants and stores
- #4 largest retail complex in the country
- \$3.6B+ in annual retail sales

HOTELS / TOURISM

- 30M+ visitors from all over the world every year
- #1 hotel district in Houston
- 39 hotels and 8,400 rooms

RESIDENTIAL

- 180K+ residents in a three-mile radius
- \$1M average home values in surrounding neighborhoods
- Tanglewood
- Afton Oaks
- River Oaks
- Per Capita Income is higher than Beverly Hills, Buckhead and University Parks



+2.32 ACRES 610 LOOP

THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

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 & 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

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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