

**CALL FOR OFFERS  
JANUARY 31**



# OFFERING MEMORANDUM

**2300 W LOOP SOUTH**  
2300 W LOOP SOUTH | HOUSTON, TX 77027



LAND BROKERAGE

**Brad LyBrand**  
Senior Vice President

**Glenn Dickerson**  
Vice President

# HOUSTON AT A GLANCE

## KEY ECONOMIC INDICATORS

**Metro Houston created 79,800 jobs, a 2.6 percent increase, in the 12 months ending May '19, according to the Texas Workforce Commission (TWC). Employment now stands at 3,163,600, the highest point on record. At the current pace of growth, the region should top 3.2 million jobs by year's end.**



### AVIATION

The Houston Airport System (HAS) handled 59.4 million passengers in the 12 months ending May '19. That's another record for Houston and an 8.0% increase from the 55.0 million handled over the preceding 12 months.



### BUILDING PERMITS

City of Houston building permits totaled \$909.1 million in May '19, up 81.8 percent from \$500.0 million in May '18, according to the latest data released by the city's Public Works Department.



### CONSTRUCTION

Metro Houston's construction starts totaled \$19.6 billion in the 12 months ending May '19, up 9.8% from \$17.9 billion in '18, according to the latest data from Dodge Data & Analytics.



### INFLATION

The energy index in the Houston Metro Area ticked down 0.5%, the shelter index increased 3.2% and grocery prices rose 3.2% from May '18 to May '19.



### HOME SALES

Houston-area realtors sold 8,346 single-family homes in May, a 2.8% increase from last year, according to data from the Houston Association of Realtors.



### VEHICLE SALES

Dealers sold 25,381 new vehicles, a 7.0% jump from May '18, according to TexAuto Facts, published by InfoNation, Inc. of Sugar Land. Year-to-date vehicle sales ticked up 2.7% compared to the first five months of last year.

**Houston is home to the 2nd largest concentration of Fortune 100 companies in the county (49) behind New York (72).**

# AERIAL VIEW



Afton Oaks  
Home Value  
\$480k-\$3MM

WESTHEIMER RD



River Oaks  
Home Value  
up to \$20MM

# AERIAL VIEW



Midtown



Montrose



SW FREEMWAY

WESTHEIMER RD

River Oaks  
Home Value  
up to \$20MM

Greenway  
Plaza

West University Place  
Home Value  
up to \$4MM



Afton Oaks  
Home Value  
\$480k-\$3MM

**SITE**



W LOOP S

# PROPERTY DETAILS

<b>ADDRESS</b>	2300 W Loop S, Houston, TX
<b>LATITUDE, LONGITUDE</b>	29.743437, -95.458825
<b>TOTAL ACRES</b>	±2.32 Acres
<b>FRONTAGE (APPROX.)</b>	250 ft. on W Loop Fwy S
<b>ACCESS</b>	W Loop Fwy S
<b>UTILITIES</b>	City of Houston
<b>SCHOOL DISTRICT</b>	Houston ISD
<b>IMPROVEMENTS</b>	137 Room Hotel
<b>YEAR BUILT</b>	1998

## ADDITIONAL PROPERTY DETAILS

<b>PARCEL ID</b>	1192610010001
<b>OWNER</b>	ESA P Portfolio, LLC
<b>PROPERTY</b>	2300 West Loop S   Houston, TX 77027
<b>LEGAL</b>	Res A Blk 1 Homestead Village West Loop
<b>PRICING</b>	To Be Determined by Market

### Due Diligence Information

To access the due diligence information please contact Brad LyBrand or Glenn Dickerson.

**PLEASE DO NOT DISTURB TENANT**

## 2019 TAX RATES

001	Houston ISD	1.206700
040	Harris County	0.418580
041	Harris County Flood Control	0.028770
042	Port of Houston Authority	0.011550
043	Harris County Hospital District	0.171080
044	Harris County Education Dept	0.005190
048	Houston Community College	0.100263
061	City of Houston	0.588310
<b>TOTAL</b>		2.530443

## 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	24,683	191,627	506,045
5-YR Est. Population Growth	0.7%	0.7%	0.7%
Average Household Income	\$137,622	\$147,592	\$134,471
Median Owner-Occupied Housing Value	\$594,844	\$715,613	\$573,861

## MEDIAN HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 Projected Median HHI	\$110,094	\$101,399	\$84,364
2019 Estimated Median HHI	\$95,539	\$88,399	\$84,364
2010 Census Median HHI	\$82,306	\$79,182	\$72,524
2000 Census Median HHI	\$73,123	\$66,594	\$58,090

# UPTOWN HOUSTON

## UPTOWN HOUSTON

Anchored by Post Oak Boulevard, Uptown Houston is an urban community of exceptional beauty, sophistication, style and international prominence in the heart of Houston. Defined by its unique blend of prestigious business and residential addresses, with the best in shopping, hotels, dining and entertainment.

With more than 16 million square feet, Uptown accounts for more than 13% of Houston's total "Class A" office space, second only to Downtown Houston

- Approximately 2,000 companies call Uptown home
- More than six million square feet of retail space
- Annual retail sales exceed \$3.6 billion
- Average household income within a 3-mile radius of Uptown exceeds \$106,000
- More than 30 million visitors per year
- 34 hotels with more than 7,800+ rooms
- Nearly \$300 million in hotel room revenue
- Top 20 largest business district in the USA

## RECENT AREA DEVELOPMENTS

### 1801 Post Oak Blvd

- 1.6 Acre mixed use projects
- 112K SF retail, restaurant, office
- Michael Hsu Architect

### Aspire Post Oak Tower

- 39 Stories
- 383 apartments
- Designed by Gensler Architecture
- Amenities: Top floor Skylounge, 15,000 SF of first floor retail with a "best-in-class-restaurant"
- Average rent: \$3,500
- Expected completion: 2021

### Highland Village

- Premiere Shopping District
- 2019 Apple Store renovated

### McNair Plaza (Under Development)

- \$500 million project
- 1.2M SF mixed-use development
- 150 room Rosewood luxury hotel
- 80 branded residences
- 250 luxury rentals
- 300,000 SF of Class A office space
- 40,000 SF of retail

### River Oaks District

High end retail:



Restaurants:



## MAJOR AREA AMENITIES

### The Galleria Mall

- The Galleria hosts more than 30 million visitors annually, making it the number one shopping and tourist attraction in Houston.
- The Galleria is #1 PSF sale of any mall in Texas

### Post Oak Hotel

- Only five-star Hotel in Houston
- \$350 million
- 250 rooms
- 38 stories
- 6 restaurants
- Bentley, Rolls Royce & Bugatti dealership integrated

### Williams Tower

- 64 stories
- 1.4 million SF class A office space
- 31st tallest building in the US
- Phillip Johnson architect

# LOCATION OVERVIEW



## POPULATION

27,939,904



2<sup>ND</sup> FASTEST  
GROWING ECONOMY  
IN THE U.S.A.



TOP STATE FOR  
JOB GROWTH  
13+ MILLION WORKERS

54

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



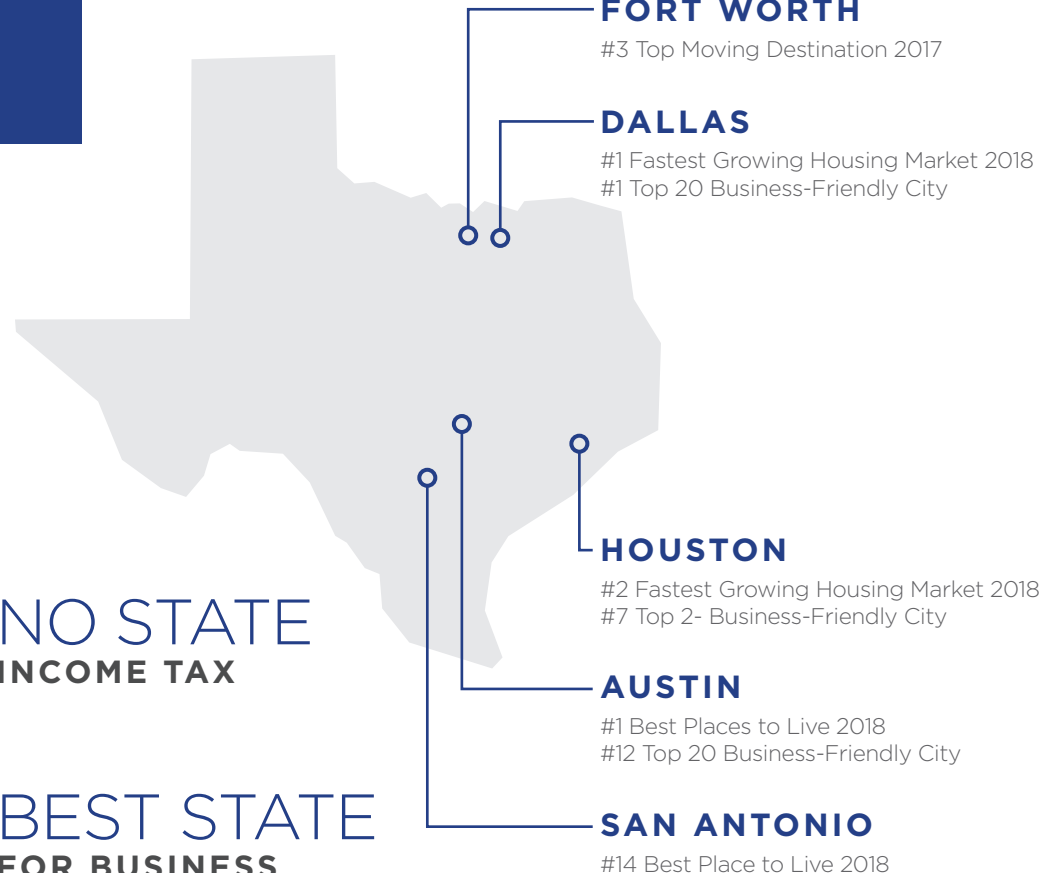
NO STATE  
INCOME TAX



BEST STATE  
FOR BUSINESS  
10TH YEAR IN A ROW



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON



AWARDED 2014 GOVERNOR'S CUP  
FOR THE MOST NEW AND EXPANDED  
CORPORATE FACILITIES: 689

OVER 3,000 COMPANIES HAVE  
LOCATED OR EXPANDED  
FACILITIES IN TEXAS SINCE 2009

# LOCATION HIGHLIGHTS

As the fifth most populous metro area in the U.S., Houston houses roughly 6.9 million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west. The city of Houston is the largest in the metro with 2.3 million residents.

## METRO HIGHLIGHTS

### **CORPORATE GROWTH**

Houston will remain a top destination for corporate relocations due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.

### **HIGHER EDUCATION**

Over 40 post-secondary educational institutions are located in the metro. Nearly 31 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.

### **LOW COST OF LIVING, DOING BUSINESS**

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.





# LOCATION DEMOGRAPHICS

## HOUSTON, TEXAS 77027 - 5 MILE RADIUS

 **POPULATION**  
506,045

 **HOUSEHOLDS**  
243,595

 **MEDIAN AGE**  
34.6

 **MEDIAN INCOME**  
\$84,364



## 2019 POPULATION BY AGE

### MAJOR AREA EMPLOYERS



### LARGEST EMPLOYERS IN TEXAS

AT&T  
Keller Williams  
American Airlines  
Livestock Investors Ltd  
Tenet Healthcare  
JCPenney  
Dell  
Schlumberger  
H-E-B Foods

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projected Population	25,559	198,812	524,019
2019 Estimated Population	24,683	191,627	506,045
2010 Census Population	19,018	167,912	444,980
2000 Census Population	14,409	152,308	409,808

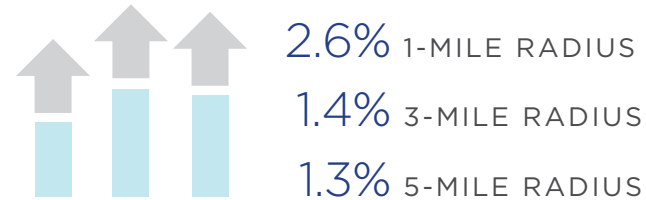
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Projected Households	16,644	102,349	259,490
2019 Estimated Households	15,649	96,128	243,595
2010 Census Households	11,280	79,868	203,343
2000 Census Households	9,090	74,083	185,591
2019 Total Occupied Units	15,649	96,128	243,595

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	18.4%	16.7%	15.6%
\$150,000 to \$199,999	9.4%	7.5%	7.8%
\$125,000 to \$149,999	7.9%	5.7%	5.9%
\$100,000 to \$124,999	9.3%	7.1%	6.9%
\$75,000 to \$99,999	13.8%	12.3%	11.6%
\$50,000 to \$74,999	15.4%	15.9%	15.9%
Under \$50,000	25.8%	34.7%	36.2%
Average Household Income	\$137,622	\$147,592	\$134,471
Median Household Income	\$95,529	\$88,399	\$84,364
Per Capita Income	\$87,280	\$74,068	\$64,818

# LOCATION DEMOGRAPHICS

## HOUSTON, TEXAS 77027

### POPULATION GROWTH 2010-2019



HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Monthly Retail Expenditures	\$7,441	\$7,812	\$7,256
<b>Consumer Expenditure Top 10 Categories</b>			
Apparel	\$267	\$281	\$261
Contributions	\$261	\$276	\$253
Education	\$255	\$270	\$247
Entertainment	\$427	\$449	\$416
Food and Beverages	\$1,076	\$1,129	\$1,052
Furnishings and Equipment	\$264	\$277	\$257
Health Care	\$599	\$631	\$588
Shelter	\$1,594	\$1,664	\$1,547
Transportation	\$1,326	\$1,391	\$1,295
Utilities	\$517	\$544	\$509

POPULATION PROFILE	1 MILES	3 MILES	5 MILES
2019 Estimate Total Population	24,683	191,627	506,045
Under 20	5,447	45,057	122,305
20 to 34 Years	6,606	51,788	135,750
35 to 39 Years	1,916	15,533	40,188
40 to 49 Years	3,077	24,529	65,133
50 to 64 Years	4,156	31,673	67,456
Age 65+	1,227	16,309	83,337
Median Age	35.8	35.2	34.6
Population 25+ by Education	17,640	133,280	347,459
Elementary (0 to 8)	352	11,054	26,574
Some High School (9 to 11)	282	3,944	12,831
High School Graduate (12)	1,226	15,249	45,489
Some College (13-15)	2,509	13,986	44,846
Associate Degree Only	682	5,527	14,295
Bachelor Degree Only	7,283	44,203	109,959
Graduate Degree	5,306	36,802	93,595

# MEET THE TEAM



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CONTACT BROKER FOR DUE DILLIGENCE INFORMATION



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