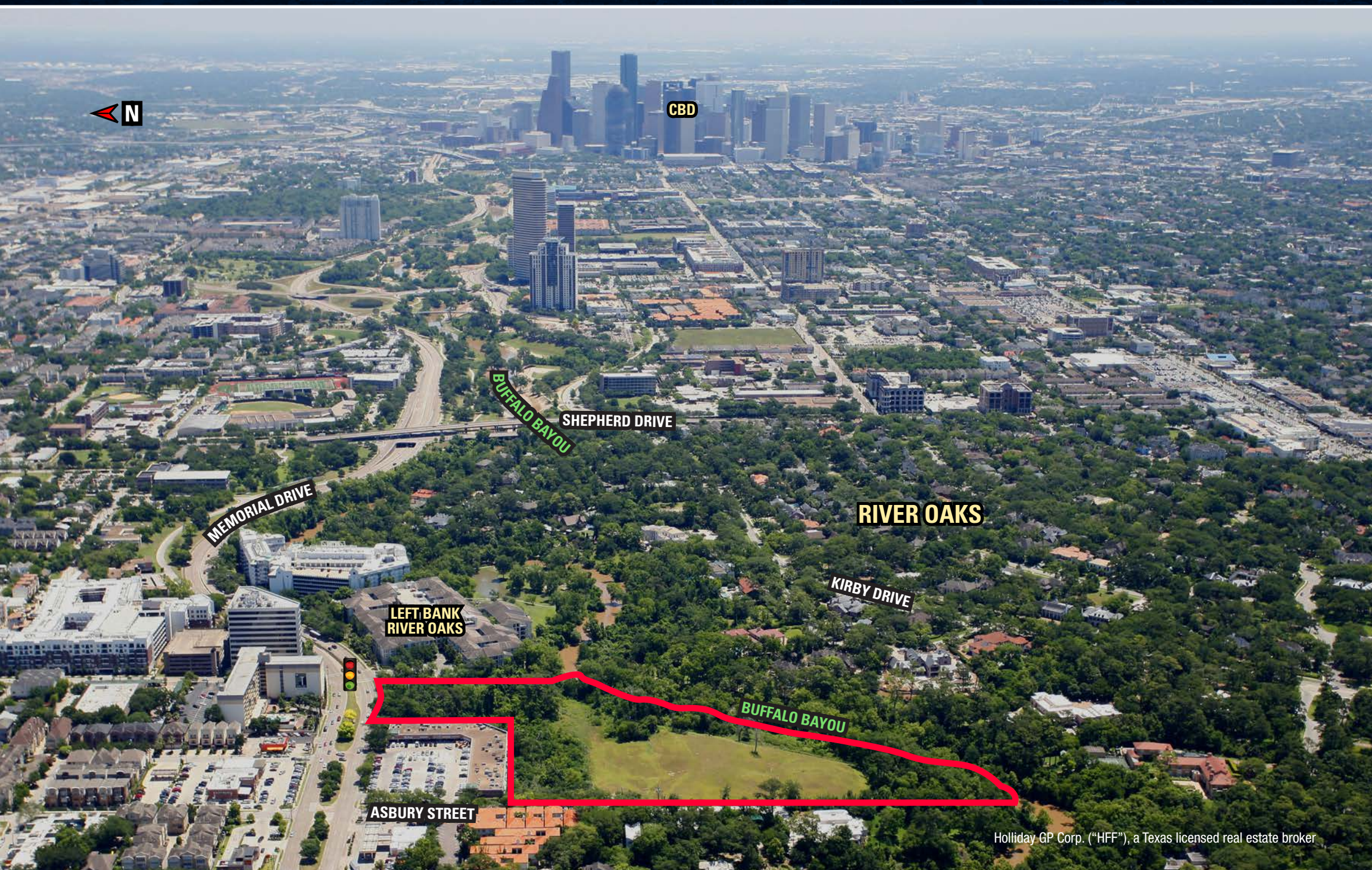


±11.27 Acres on Memorial Drive & Buffalo Bayou

HOUSTON, TEXAS | EXECUTIVE SUMMARY



GREENWAY PLAZA

THE GALLERIA



MEMORIAL PARK

**RIVER OAKS
COUNTRY CLUB**

RIVER OAKS

**BAYOU BEND
TOWERS**

ASBURY STREET

MEMORIAL DRIVE

BUFFALO BAYOU

**LEFT BANK
RIVER OAKS**



±11.27 Acres on Memorial Drive

HOUSTON, TEXAS • CONFIDENTIAL OFFERING MEMORANDUM

HFF & Lewis Property Company, on behalf of Ownership, is pleased to present the rare opportunity to acquire a premier ±11.27 acre site along the iconic Buffalo Bayou in Houston, Texas ("The Property"). The Property is the only undeveloped site along the bayou between the Galleria and the CBD and offers an urban wilderness with unrivaled views across Houston that will be preserved by the low rise homes of the prestigious River Oaks subdivision. The site is located on Memorial Drive, providing quick and uncongested access to the CBD and Galleria. The Property is truly an irreplaceable development opportunity that is well positioned to capitalize on the strength of Houston's growing economy.

EXCLUSIVELY OFFERED BY

INVESTMENT SALES

DAVIS ADAMS

Managing Director

STERLING CURRY

Analyst

FOR CAPITAL INQUIRIES

CORTNEY COLE

Managing Director

HFF®

9 Greenway Plaza, Suite 700

Houston, Texas 77046

Phone (713) 852-3500

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3773 Richmond Avenue, Suite 200

Houston, Texas 77046

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Fax (713) 533-4401

INVESTMENT HIGHLIGHTS

URBAN WILDERNESS

- Located along the banks of the Buffalo Bayou preserves a natural and picturesque setting in an urban, inner-city environment, a scarcity in Houston.
- Spectacular views in all directions, particularly overlooking River Oaks, Buffalo Bayou, Texas Medical Center, Greenway Plaza, Memorial Park, the Galleria, and CBD.
- The Property is positioned on a peninsula that extends into the meandering bayou, which along with height restrictions on the neighboring western property, preserves views for years to come.
- Surrounded by high income earners with an average household income of over \$175,000.
- ±281 feet of frontage along Memorial Drive, a prestigious and uncongested east/west thoroughfare connecting the CBD to the Galleria and Memorial Villages.

LOCATION

- Short commute times to Houston's largest employment centers, 6 minutes to Downtown, 9 minutes to the Galleria, 10 minutes to Greenway Plaza, and 13 minutes to the Texas Medical Center.
- Within walking distance to the approximately 1,500 acre Memorial Park, a favorite among Houston's joggers, golfers, and nature enthusiasts.
- Possessing ±1,150 feet of bayou frontage and within walking distance to the Buffalo Bayou Park, featuring watercraft and bike rentals, summer concerts, and miles of walking trails.
- Close proximity to River Oaks, the most prestigious residential neighborhood in Houston and Washington Avenue, a popular entertainment district.

OPPORTUNITY

- Build into a rapidly growing and dense area with a projected 10% population growth rate over the next five years.
- Continued high level of job creation, with year over year job growth adding 62,500 new jobs T-12 in March 2018.
- Houston's strong economy is supported by thriving energy, financial, manufacturing, medical, and shipping industries.
- Ability to raise portions of the Property above the 500 year floodplain.

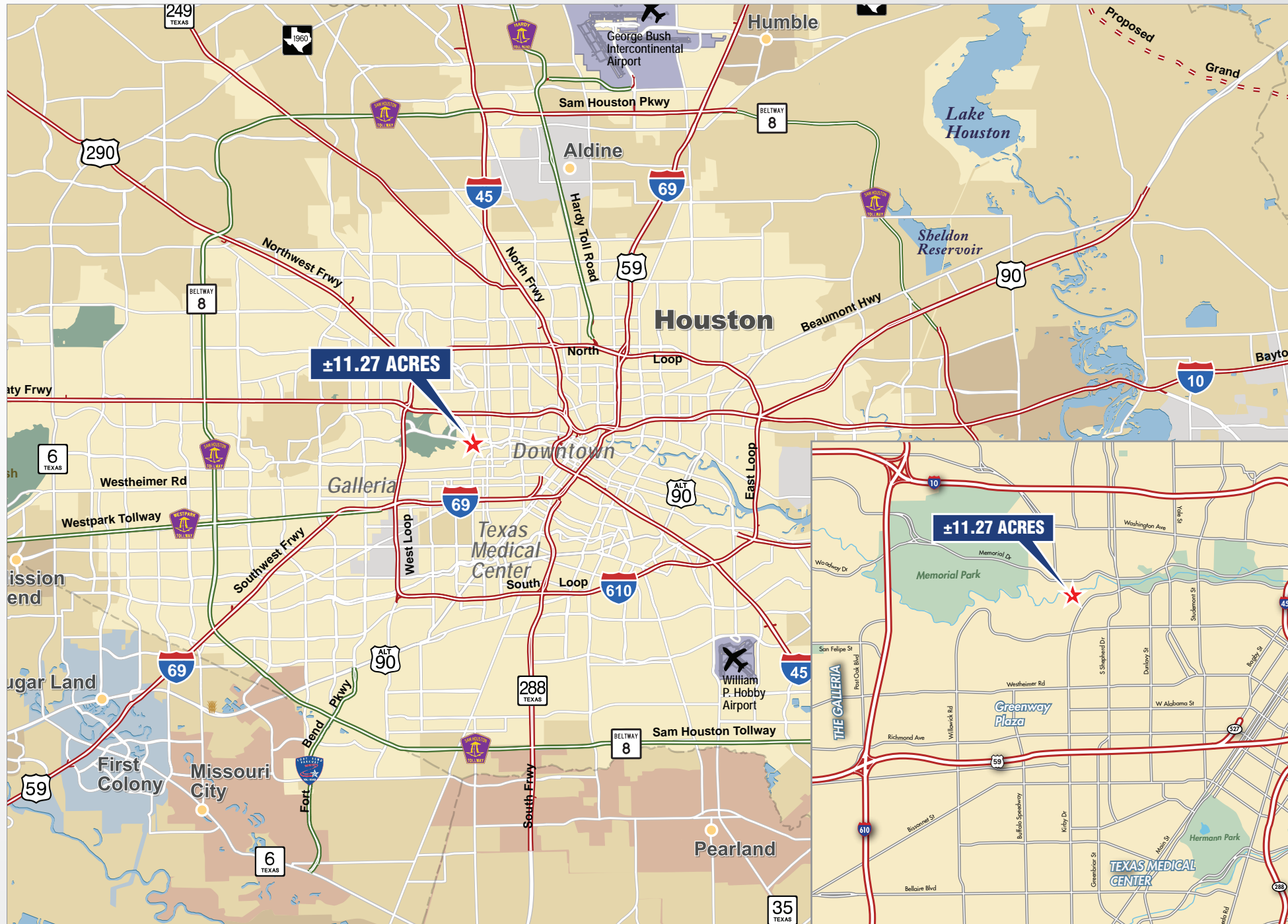
Buffalo Bayou Park



Entry to Property from Asbury Street

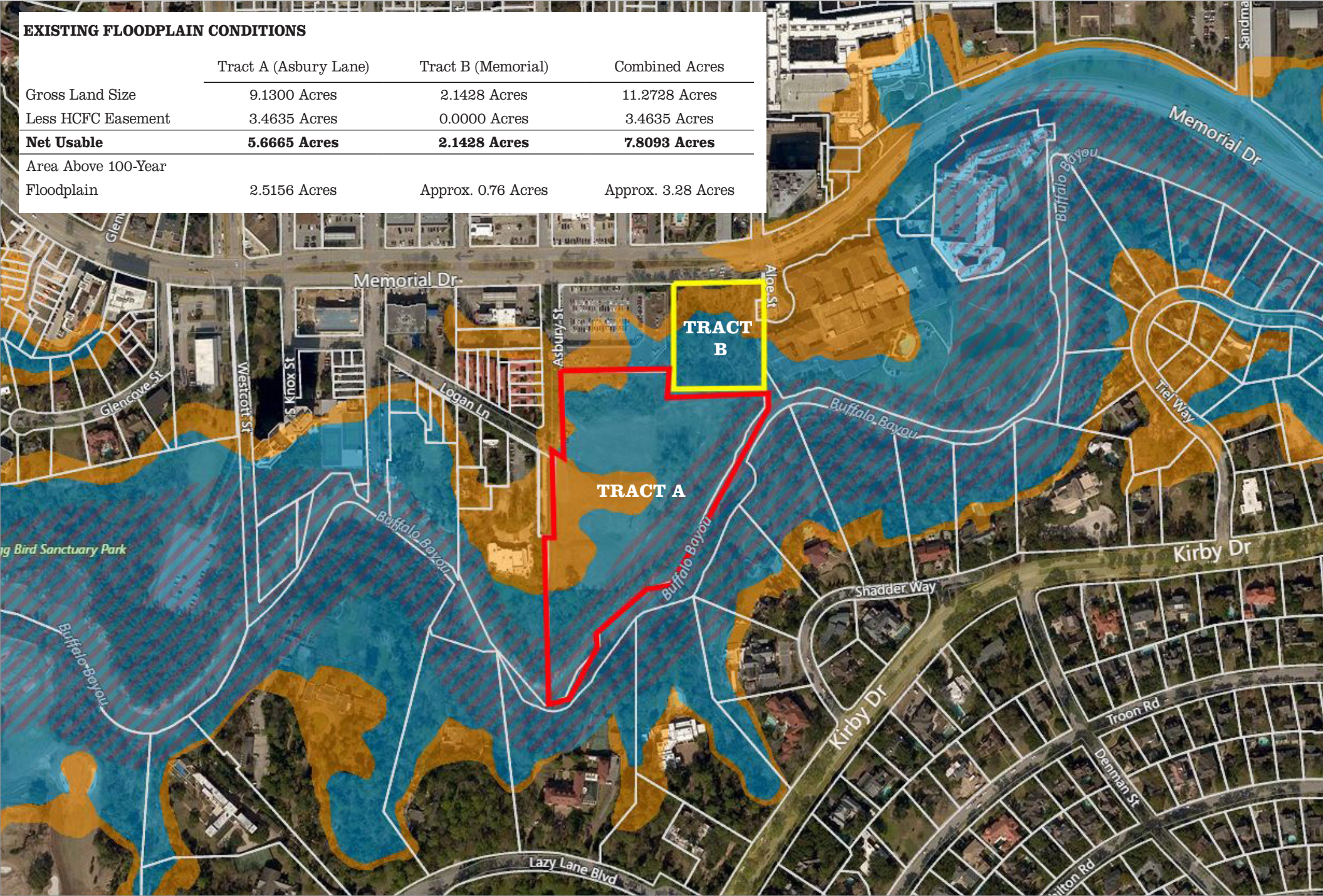


LOCATION MAPS



PROPERTY SPECIFICS

LOCATION	Wraps SEC of Memorial Drive and Asbury Street (between Shepherd Drive and Westcott Street)		
LAND SIZE		Tract A (Asbury Lane)	Tract B (Memorial)
	Gross Land Size	9.1300 Acres	2.1428 Acres
	Less HCFC Easement	3.4635 Acres	0.0000 Acres
	Net Usable	5.6665 Acres	2.1428 Acres
			Combined Acres
			11.2728 Acres
			3.4635 Acres
			7.8093 Acres
FRONTAGE	281.29' of Memorial Drive Frontage 1,150.39' of Buffalo Bayou (Water) Frontage		
TRAFFIC COUNT	48,678 Cars per Day - 2012 Memorial Drive west of Asbury Street		
ZONING	The City of Houston has no zoning regulations		
RESTRICTIONS	Not subject to any use, height, or density restrictions		
WATER SERVICE	8-inch water main in Logan Lane		
WASTEWATER SERVICE	8-inch sewer line in Asbury Street		
STORM WATER	66" storm sewer on north side of the 9.13 acre tract behind the retail center.		
TOPOGRAPHY	The main portion of the Property is generally flat along Asbury Street, and slopes off as you approach Buffalo Bayou. There is a ravine in the property that runs in between the two tracts, behind the shopping center. Past hydrology studies (see data room) show the ravine can be mitigated on-site. The erosion source has been removed and replaced with the 66" storm sewer shown on the survey.		
FLOODPLAIN	Sections of the Property near Buffalo Bayou lie within the 100 year floodplain. The area encumbered with the H.C.F.C.E is primarily in the floodway. Detailed analysis of the floodplain and fill mitigation options from LJA Engineering can be found in the online document center.		
ENVIRONMENTAL	Existing Phase 1 ESA with subsurface investigation, wetlands, and endangered species assessment is available in the Document Center.		
REAL ESTATE TAXES	The Property is under the jurisdiction of the Harris County Appraisal District (HCAD). Total tax rate for the Property is \$2.526348.		
	Parcel I (Memorial)	122-157-001-0002	
	Parcel II (Asbury)	126-434-001-0001	

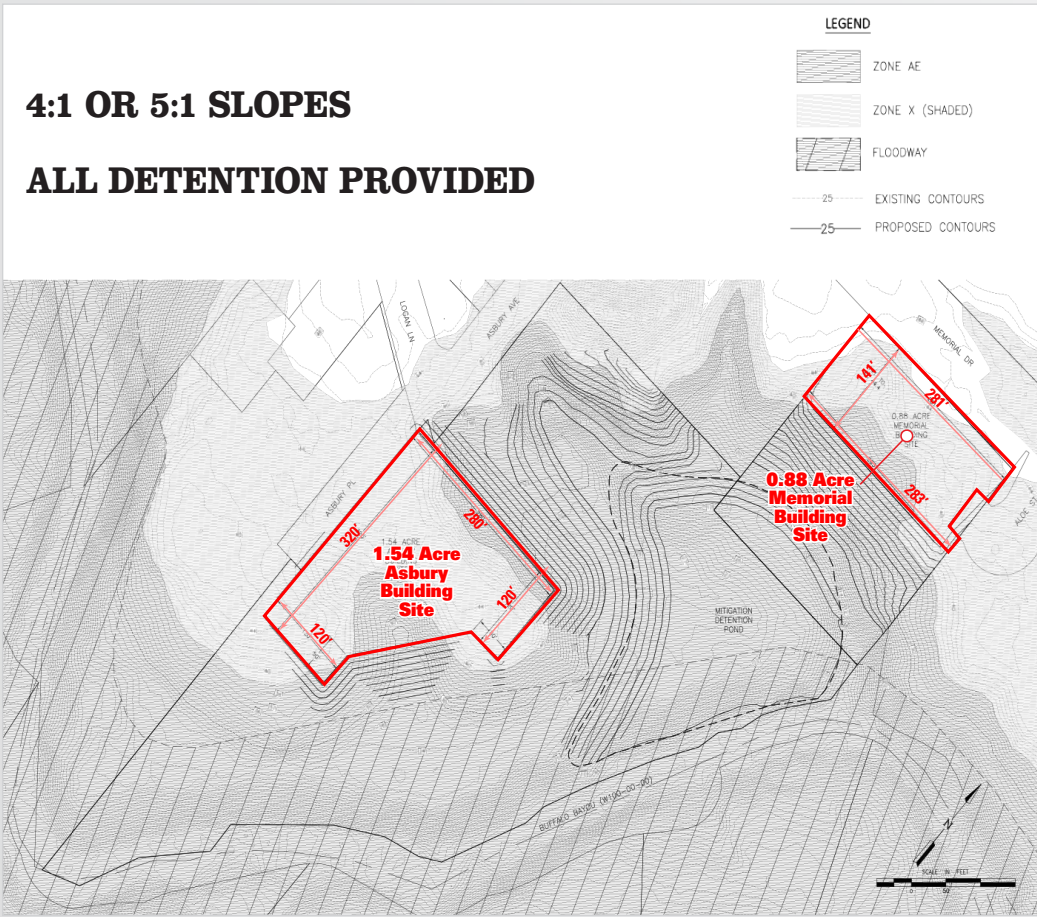


DEVELOPMENT OPTIONS

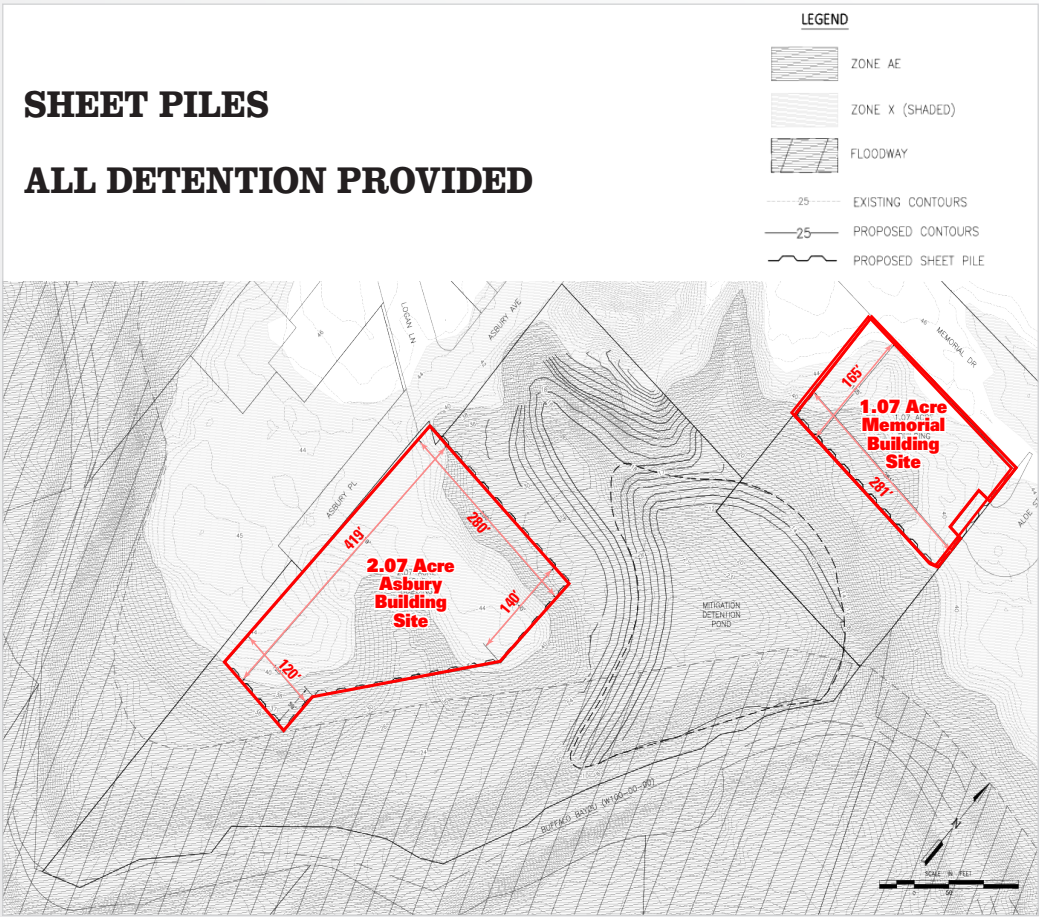
FLOODPLAIN AND FILL MITIGATION

The owner has engaged LJA Engineering, Inc. to review and provide various options to fill and mitigate the floodplain. The Property can be mitigated to provide development sites at or above the 500-year floodplain. There are numerous options that range from a total of 2.42 to 3.14 acres completely out of the floodplain. The Property or portions of the Property can also be developed on piers above the floodplain with little to no mitigation. A detailed report along with cost estimates can be found in the online document center.

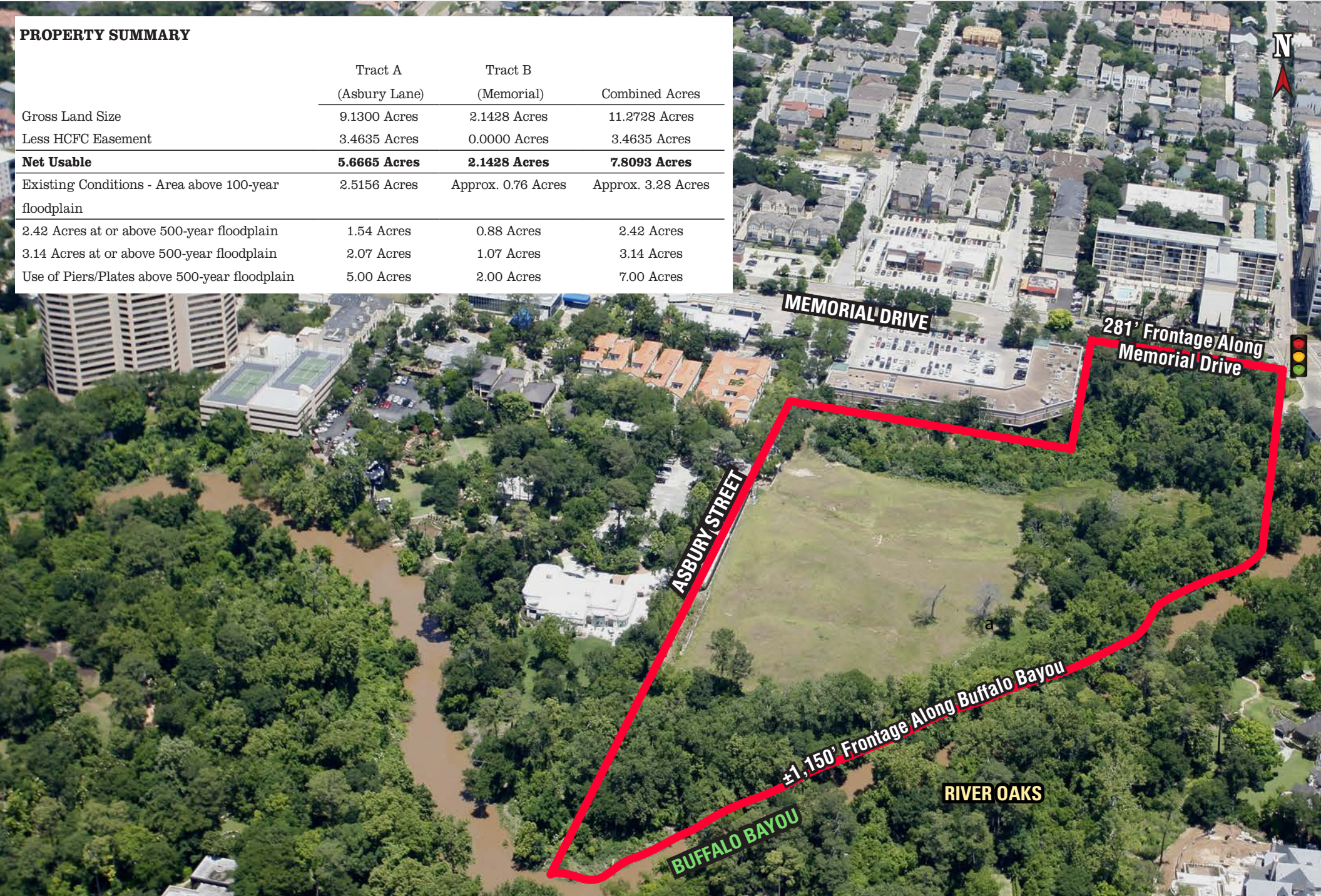
2.42 ACRES AT OR ABOVE 500-YEAR FLOODPLAIN



3.14 ACRES AT OR ABOVE 500-YEAR FLOODPLAIN

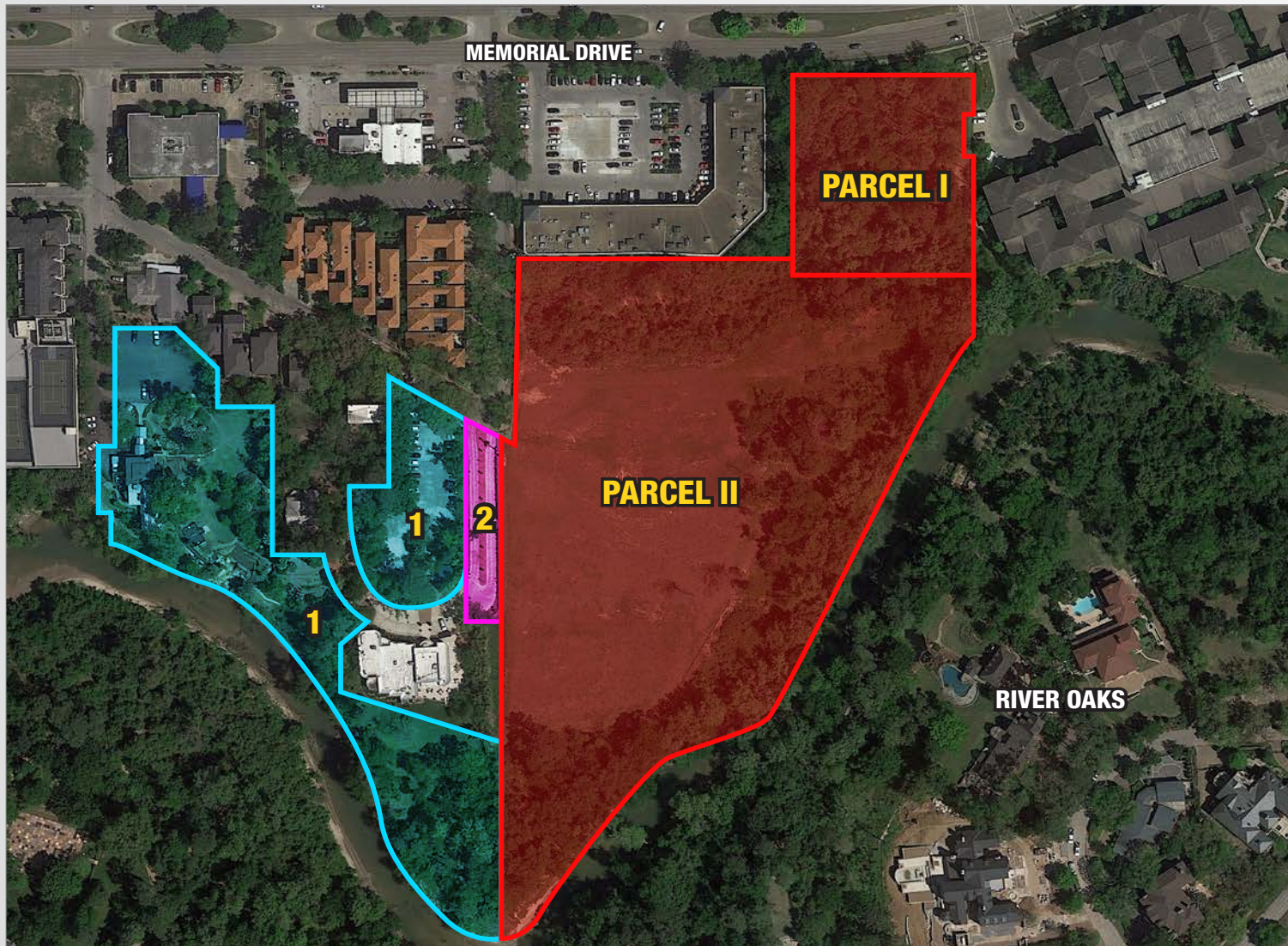


PROPERTY SUMMARY			
	Tract A (Asbury Lane)	Tract B (Memorial)	Combined Acres
Gross Land Size	9.1300 Acres	2.1428 Acres	11.2728 Acres
Less HCFC Easement	3.4635 Acres	0.0000 Acres	3.4635 Acres
Net Usable	5.6665 Acres	2.1428 Acres	7.8093 Acres
Existing Conditions - Area above 100-year floodplain	2.5156 Acres	Approx. 0.76 Acres	Approx. 3.28 Acres
2.42 Acres at or above 500-year floodplain	1.54 Acres	0.88 Acres	2.42 Acres
3.14 Acres at or above 500-year floodplain	2.07 Acres	1.07 Acres	3.14 Acres
Use of Piers/Plates above 500-year floodplain	5.00 Acres	2.00 Acres	7.00 Acres



PROPERTY OVERVIEW

EASEMENT & RESTRICTIONS



1. Adjacent Land – 75 foot height restriction until February 1, 2025.

See Declaration of Restrictive Covenants recorded in H.C. File Clerk #Y234371.

2. Owner of subject property shall have a perpetual, nonexclusive easement for utilities and access, and shall have control of design and construction of improvements in the easement subject to the letter agreement referenced below.

See Reciprocal Easement Agreement for Utilities and Access as recorded under H.C. File Clerk #Y234370.

See letter from Fred Welling dated 2/21/13 regarding Reciprocal Easement Agreement for Utilities and Access.

AREA OVERVIEW

DEMOGRAPHICS			
DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2017 Population Estimate	19,191	166,677	461,203
2022 Projection	21,188	181,682	495,920
Growth 2017-2022	10.41%	9.00%	7.53%
2017 Average Household Income	\$174,431	\$142,882	\$126,135
% HH income \$250,000+	21.18%	15.53%	13.18%
Median Owner Occ. Housing Value	\$424,013	\$431,328	\$394,184

SCHOOLS

The Property is in the Houston Independent School District and is within an eight-minute drive of all three schools to which it is zoned.

SCHOOL	DISTANCE	RATING	ENROLLMENT
Memorial Elementary	1.2 miles	Recognized	405
Hogg Middle	3.8 miles	Academically Acceptable	667
Lamar High	2.7 miles	Recognized	3357

The Texas Education Agency (TEA) rates schools and school districts on a scale of Exemplary to Academically Unacceptable. Recognized is TEA's second highest rating.

Private schools are also easily accessible from the Property. St. Johns School is highly regarded as one of Houston's best private schools and is located only 2.9 miles south of the Property. Additionally, the Property is conveniently located nearby to St. Thomas High School (All Male), River Oaks Baptist (pre-K – 8th), as well as several other respected private schools.



RIVER OAKS

The Property is located with views overlooking River Oaks, one of Houston's most desirable residential addresses, and the exclusive River Oaks Country Club. River Oaks is the city's most prestigious and wealthiest residential enclave spanning 1,100 acres comprising 1,288 estates that average over \$1.2 million.



WASHINGTON AVENUE

The Washington Avenue Corridor is an ultra-trendy, entertainment and restaurant district with more than 200 eateries, bars, and clubs along a three-mile stretch of Washington Avenue.

WALKABILITY

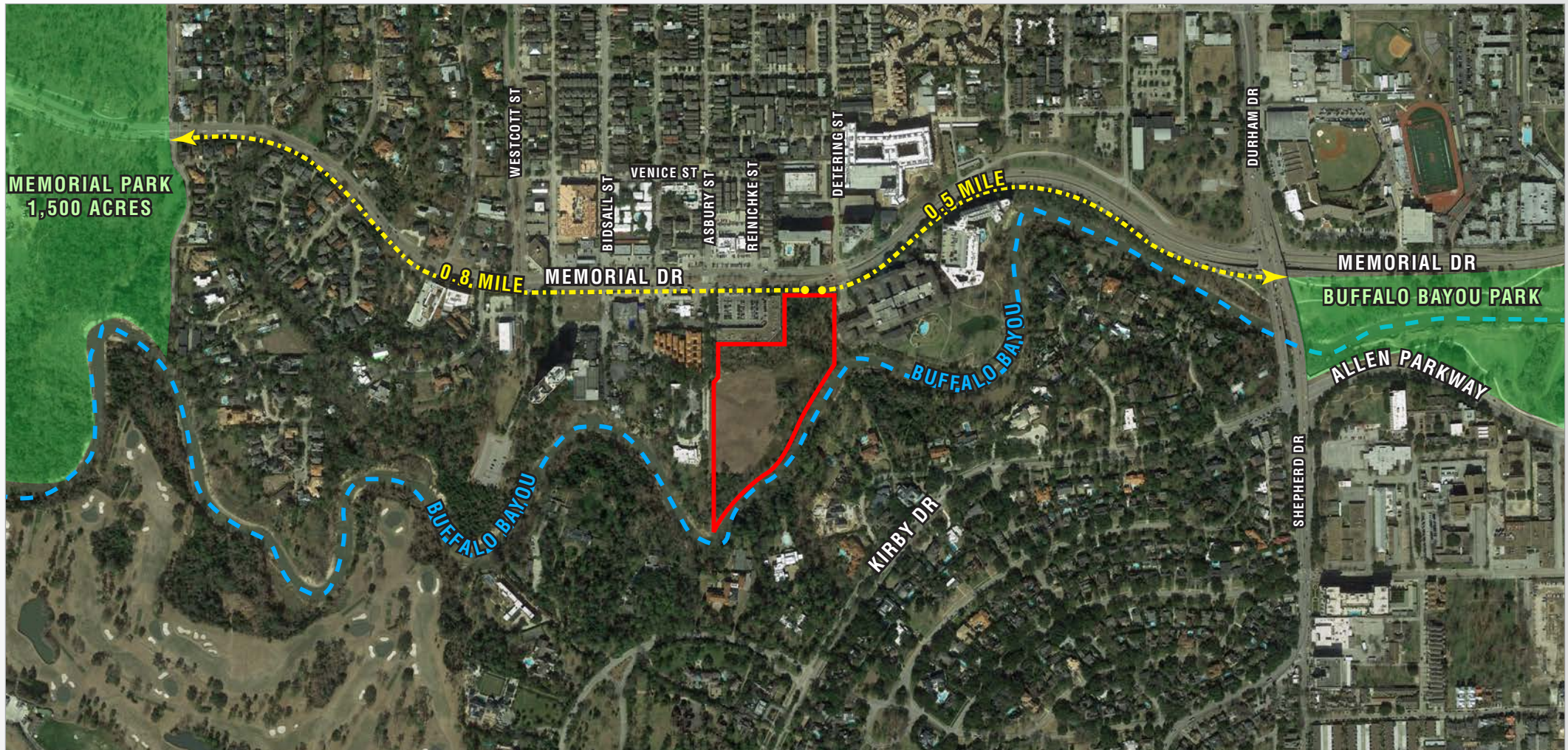
The Property is highly walkable and within a mile and a half of highly desirable amenities including Memorial Park, Washington Avenue, Buffalo Bayou Park, Bayou Bend Collection and Gardens, and the River Oaks Shopping Center. The Property has a Walk Score of 74 or Very Walkable, indicating that most errands can be accomplished on foot. Houston's average Walk Score is 44.

MUSEUMS

The Museum of Fine Arts, Houston (MFAH) has two facilities near the Property. The Bayou Bend Collection and Garden is MFAH's museum for American decorative arts and paintings. The Museum is situated in the former house of noted Houston Philanthropist Ima Hogg and consists of 14 acres of organically maintained gardens. The Rienzi is located on 4 acres of heavily wooded gardens in River Oaks and houses European decorative arts and paintings.



AREA PARKS



BUFFALO BAYOU

Likened to Houston's own Central Park, Buffalo Bayou Park, which runs from downtown to Shepherd, recently completed a \$58 million restoration. Upgrades to the park include extension of the blue lunar cycle lighting, two pedestrian bridges and new and upgraded bicycle and jogging trails.

MEMORIAL PARK

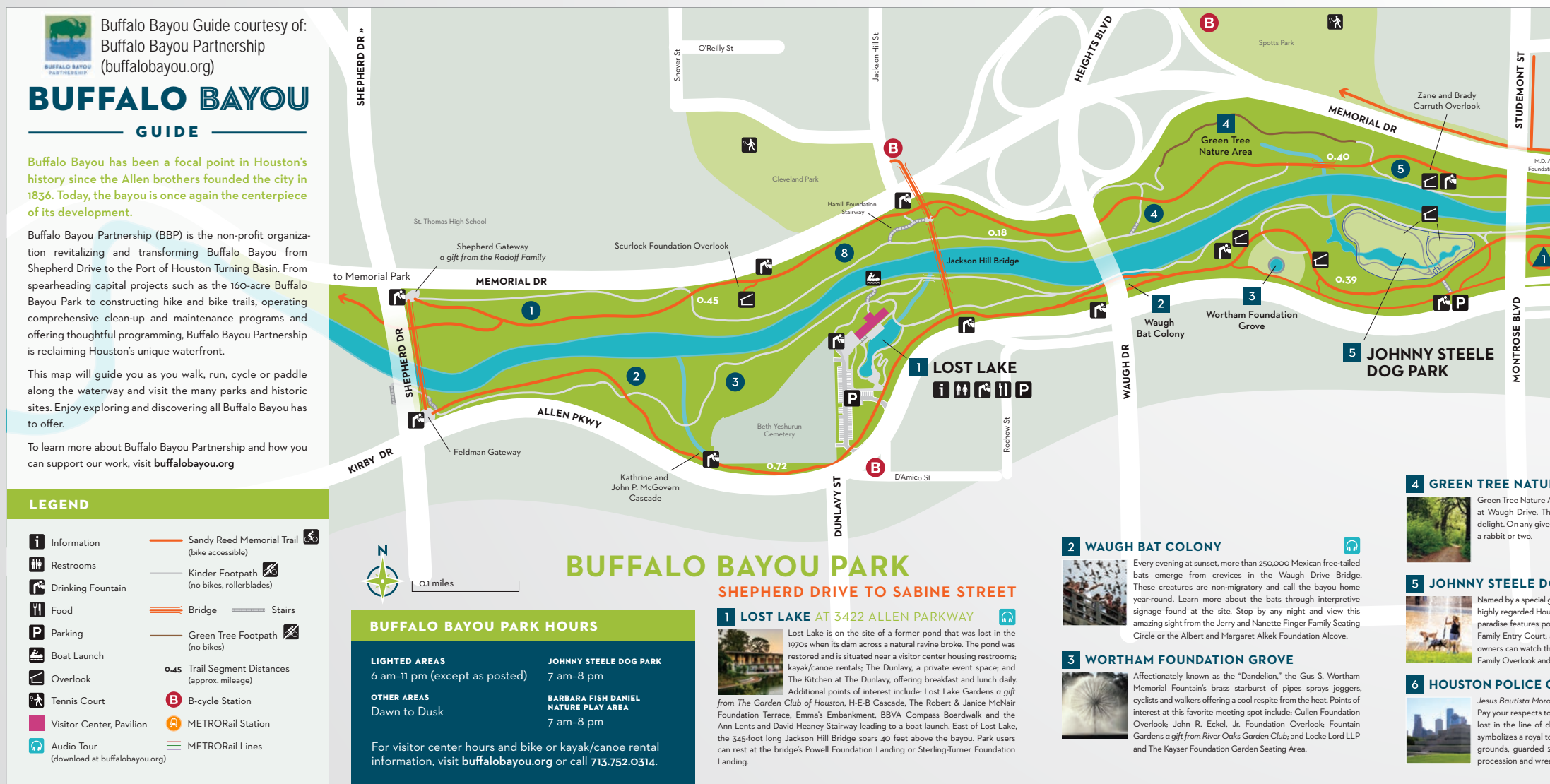
The Property is located a short 0.8 mile walk away from Memorial Park, the most popular spot for Houston's nature enthusiasts. The park provides a much needed outdoor space in the midst of Houston's "Inner Loop" featuring approximately 1,500 acres, including trails, sports fields, and a golf course.

BUFFALO BAYOU PARK

BUFFALO BAYOU PARK

The Buffalo Bayou Partnership's ("BBP") jurisdiction officially begins when Buffalo Bayou hits Shepherd Drive and includes 10-square miles of the bayou corridor, this stretch is referred to as Buffalo Bayou Park. The bayou flows through Buffalo Bayou Park along Allen Parkway, through the northern part of downtown. Over the past 15 years alone, BBP has raised and leveraged more than \$125 million for Buffalo Bayou's revitalization. Special park features include:

- Hike and bike trails
- Exercise stations
- Jim Mozola Memorial Disc Golf Course (north bank immediately west of Sabine Street)
- Dog Park (Allen Parkway at Studewood)
- Boat Launch (Eleanor Tinsley Park)



BUFFALO BAYOU RESTORATION

The Property is located approximately a half mile away from the Buffalo Bayou Park. The Park is a popular spot for locals, featuring paved concrete trails that traverse the bayou, a skate park, as well as a concert venue that hosts the highly regarded Free Press Summer Fest music festival. The 160 acre Shepherd to Sabine portion of the Park recently completed a \$58 million renovation. The improvements are aimed at making the Park more accessible, adding amenities, mend bayou water clarity and habitat, increase flood control, and generate more interest in the Park. The major changes that park goers will enjoy is two new pedestrian bridges crossing the bayou, new and upgraded trails, improvements to the Dog Park, and enhancements to the concert/performance venue. Additionally, the project will include two new destinations. One of the new venues is the Lost Lake which will feature a paddle craft launch, a picnic pavilion, and a restored pond.

Courtesy of Buffalo Bayou Partnership



THE AREA

The area is located just south of Memorial Drive. The heavily forested trail is a nature-lover's dream. On any day, you will find birds, squirrels and even

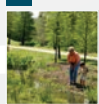
DOG PARK

A group of donors in honor of Johnny Steele, a Houston landscape architect, this two-acre dog park includes washing areas, KHOU-TV Portal, Allen and Lulu, Sophie and Friends' Meadow. Pet and furry friends have fun from the Graham and Friends of Johnny Overlook.

HOUSTON POLICE OFFICERS' MEMORIAL

Since 1991, more than 113 policemen whose lives were lost in the line of duty. Shaped like a pyramid, the sculpture is a tribute to the fallen officers. The Police Memorial and surrounding area are the site of an annual memorial service.

7 TAPLEY TRIBUTARY



Houston landscape architect Charles Tapley designed this inspirational site in the late 1970s featuring a bayou tributary, riparian plantings, granite steps and seating areas. BBP later added a wetland, native Texas prairie and a footbridge. Nearby improvements include the Vale-Asche Foundation Spring and the Charles Tapley, FAIA Overlook.

8 ELEANOR TINSLEY PARK



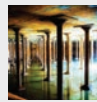
Named in honor of the late City Councilmember and civic activist, Eleanor Tinsley, this park is one of Houston's most popular outdoor spaces for recreation and relaxation. Recent improvements include the signature Bud Light Amphitheater lawn and Nau Family Pavilion. Other points of interest are sand volleyball court, Eleanor Tinsley Garden and the nearby Jane Gregory Garden.

9 THE WATER WORKS AT 105 SABINE ST



The Water Works is a major park entry point made possible by reclaiming a four-acre abandoned City of Houston water system site. The Wortham Insurance Visitor Center and Terrace house restrooms and a bike rental facility, while an entry court hosts food trucks. The Brown Foundation Lawn and Hobby Family Pavilion are popular for performances and events. With the Barbara Fish Daniel Nature Play Area nearby, The Water Works is one of the park's most popular destinations.

BUFFALO BAYOU PARK CISTERN



funded by The Brown Foundation
The Cistern was one of the City of Houston's early underground drinking-water reservoirs. Built in 1926, it provided decades of service until it was decommissioned. The 87,500-square-foot expanse includes 25-foot tall concrete columns set row upon row, hovering over water on the reservoir's floor. In addition to tours highlighting the history and architecture of this unique industrial site, the Cistern also houses periodic art installations presented by Buffalo Bayou Partnership. For a tour schedule and tickets, visit buffalobayou.org.

GROVES, MEADOWS, AND WOODLANDS

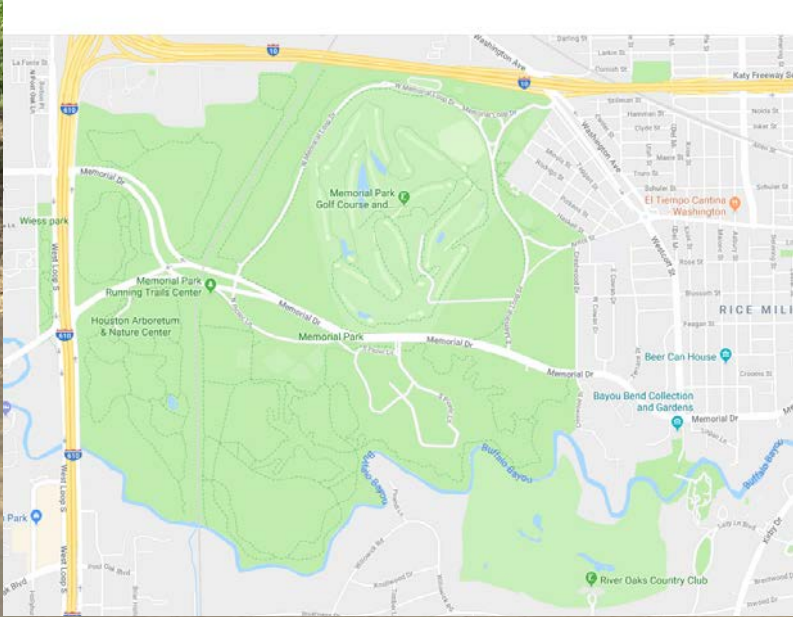
- | | |
|--|------------------------------|
| 1 Hildebrand Foundation Meadow | 11 Fondren Foundation Meadow |
| 2 Morris Family Meadow
<i>a gift from Ellen S., William D., Edward and Henry Morris</i> | 12 Ed Wulfe Grove |
| 3 Meredith and Cornelia Long Meadow | 13 Sandy Reed Grove |
| 4 Susan Vaughan Foundation Meadow | 14 Terry Hershey Grove |
| 5 Hawkins Meadow | 15 Hines Meadow |
| 6 Tolerance Meadow
<i>a gift from Linda and Barry Hunsaker</i> | 16 Mithoff Family Grove |
| 7 Wolff Family Grove | 17 Houston Chronicle Meadow |
| 8 Apache Corporation Native Woodland | |
| 9 Johnson Family Meadow | |
| 10 Caven Family Grove | |

ARTWORK

- 1 Tolerance, Jaume Plensa, 2011
 - 2 Spindle, Henry Moore, 1969
 - 3 Shady Grove, Tim Bailey, 2002
 - 4 Open Channel Flow, Matthew Geller, 2009
 - 5 Down Periscope, Donald Lipski, 2015
 - 6 Portrait of Houston: It Wasn't a Dream, It was a Flood, John Runnels, 2014
- Monumental Moments, Anthony Thompson Shumate, 2015, located at six unexpected locations in park

LUNAR CYCLE LIGHTING

Designed by L'Observatoire and Stephen Korns, Buffalo Bayou's signature lighting transitions from white to blue as the moon waxes and wanes.



MEMORIAL PARK

Memorial Park, one of the largest urban parks in the United States opened in 1924 and spans approximately 1,466 acres inside the 610 Loop. Memorial Drive runs through the park, heading east to downtown and west to the 610 Loop. Additionally, I-10 borders the park to the north. From 1917 to 1923, the land where the park currently exists was the site of Camp Logan, a World War I US Army training camp.

Today, the park includes the 18-hole Memorial Park Golf Course, facilities for tennis, softball, swimming, track, croquet, volleyball, skating, cycling and a 3.0 mile running course. The park is home to the Seymour Lieberman Exercise Trail, a 3.0 mile crushed granite pathway that sees almost 3 million visitors annually. On the south side of Memorial Drive, there are miles of multi-use trails through the woods, a picnic loop which is used heavily by road cyclists, softball fields, sand volleyball courts and a field for playing soccer or rugby. The Houston Arboretum and Nature Center, an arboretum and botanical garden, was constructed in 1967 and sits on 155 acres within the park.

The Kinder Foundation has pledged a \$70 million donation to lead in Memorial Park's efforts to expand access, add trails and habitats, plus improve public safety. The goal is completion within 10 years.



EMPLOYMENT CENTERS

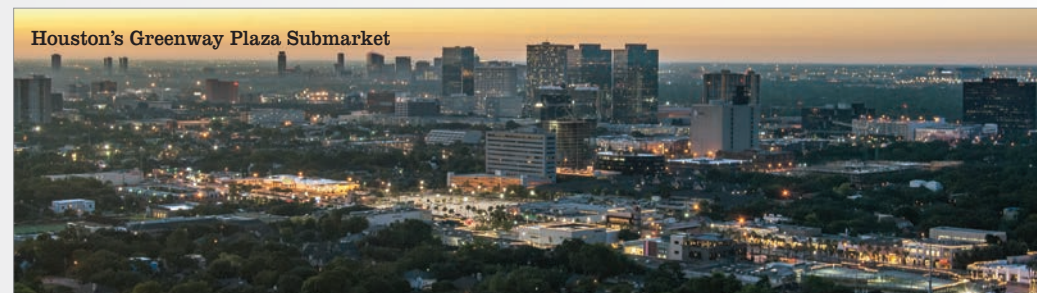
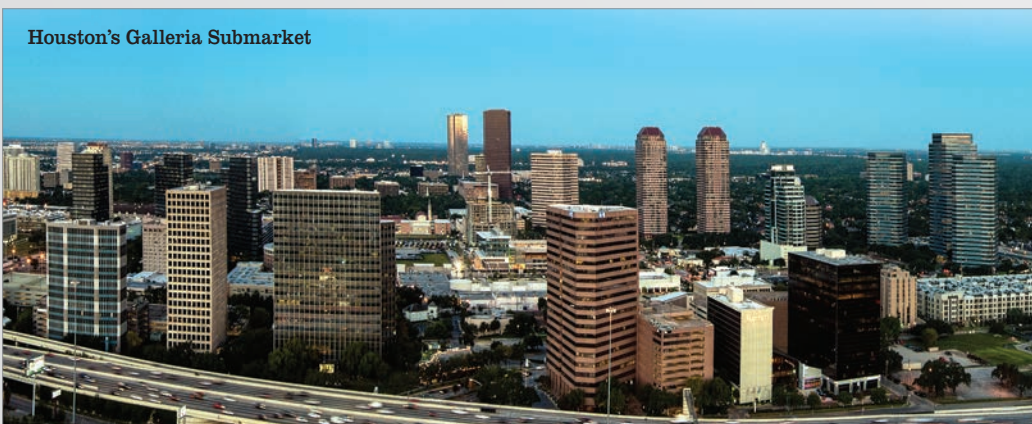
CBD

- The Property is less than 4 miles from the Houston CBD, Houston's largest employment center, where 5,585 companies (including 12 Fortune 500 firms) employ 140,000 personnel in 99 office buildings totaling 48.7 million square feet. Downtown has had a capital investment of \$4 billion since the mid-1990s and now has nearly \$3 billion planned in the next wave of development and infrastructure improvements.



THE GALLERIA

- Only 4 miles away from the Galleria, the city's fourth largest employment center with more than 200,000 daily visitors and 2,000 companies employing 80,000 personnel in 23 million square feet of commercial office space and five million square feet of high-end retail. There is more than \$1 billion in new commercial developments planned in the Galleria over the next five years including its first new office towers in three decades.



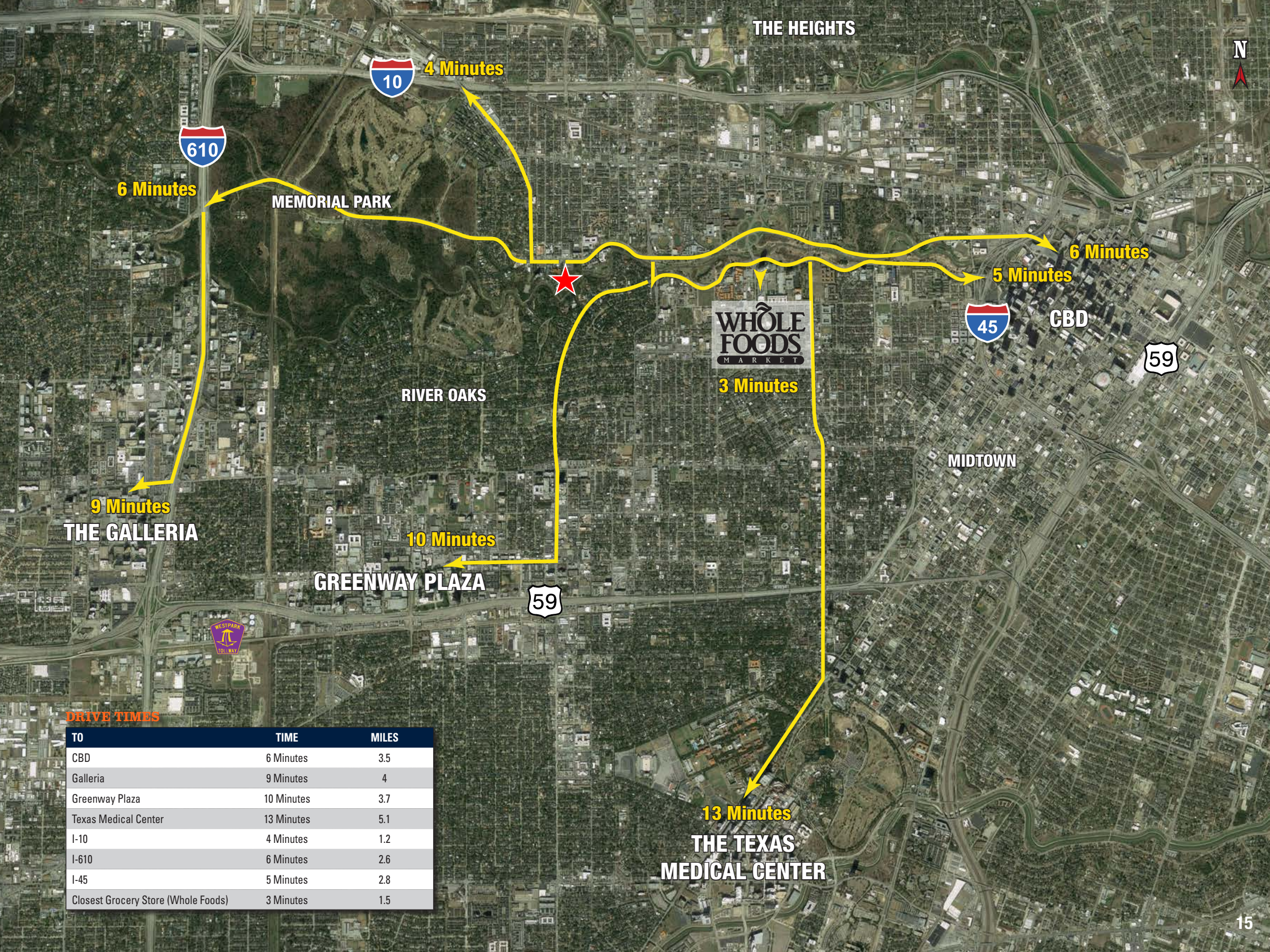
GREENWAY PLAZA

- Located less than 4 miles away, Greenway Plaza pioneered what is commonly known today as "mixed-use" development over 40 years ago and continues to be one of Houston's major employment centers. The landmark 65-acre property at its core features 10 office buildings totaling 4.3 million square feet, twin 30-story towers, a 388-room Doubletree Hotel, and a mix of retail and restaurants. The Property is also home to Lakewood Church, which is the largest non-denominational church in the U.S. averaging 43,500 worshipers per week. Today, the Greenway Plaza area is home to over 40,000 workers.



THE TEXAS MEDICAL CENTER

- Only five miles away from the Texas Medical Center, the largest medical center in the world, spanning 1,300 acres and encompassing 45.5 million gross square feet of patient care, education and research space with over 50 member institutions and a workforce of 106,000. The Texas Medical Center hosts 7.2 million visitors per year and is home to 34,000 full-time students. The five-year plan for the Texas Medical Center includes an additional 1.1 million square feet of office space and the addition of 30,000 jobs.



THE HEIGHTS



4 Minutes



6 Minutes

MEMORIAL PARK



3 Minutes



6 Minutes

CBD



MIDTOWN

9 Minutes

THE GALLERIA

10 Minutes

GREENWAY PLAZA



13 Minutes

THE TEXAS
MEDICAL CENTER

DRIVE TIMES

TO	TIME	MILES
CBD	6 Minutes	3.5
Galleria	9 Minutes	4
Greenway Plaza	10 Minutes	3.7
Texas Medical Center	13 Minutes	5.1
I-10	4 Minutes	1.2
I-610	6 Minutes	2.6
I-45	5 Minutes	2.8
Closest Grocery Store (Whole Foods)	3 Minutes	1.5

HOUSTON ECONOMIC OVERVIEW

HOUSTON ECONOMIC ENGINE

The Houston MSA covers nearly 10,000 square miles, and is home to over 3 million jobs. It is a global gateway city, boasting a history of impressive GDP, population, and employment growth. Its citizens' storied history of philanthropy has led to the creation of, among other things, the Energy Capital of the World, largest medical center in the world, the largest U.S. export port, and a globally renowned arts hub.

NATION-LEADING GDP GROWTH

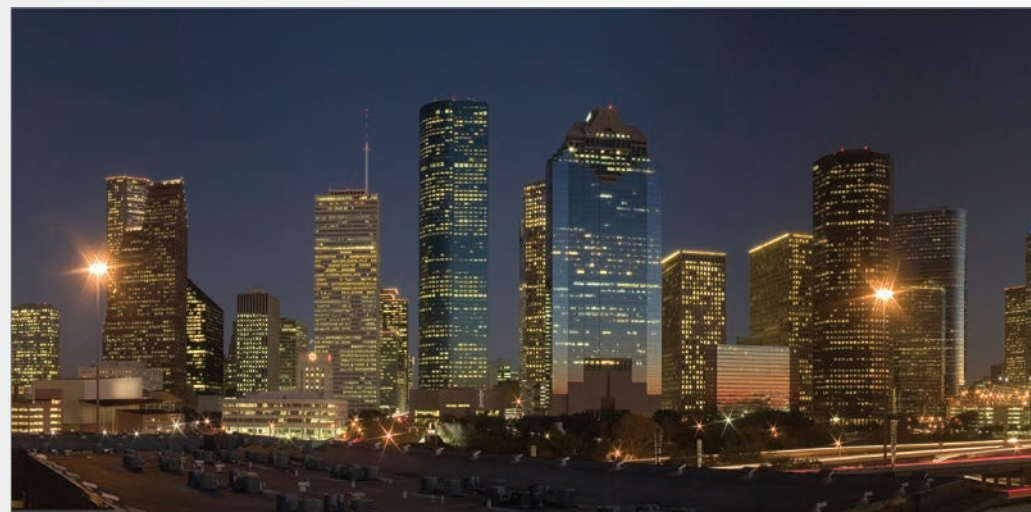
Between 2000 and 2016, Houston boasted the third-highest GDP growth among U.S. metros.

- Its 2016 GDP of \$478.6 billion ranks it the 6th-largest economy in the U.S.
- If Houston were an independent nation, the region would have the 24th-largest economy in the world, behind Taiwan and ahead of Nigeria.
- #1 in the world in GDP per capita, according to global consulting firm A.T. Kearney – June 2016
- Houston is the U.S.'s fourth-largest economy.

NATION-LEADING POPULATION GROWTH

When it comes to population growth, almost no city in America tops Houston.

- Fifth-largest MSA in the U.S. with a population of 6.89 million, and fourth-largest city with a population of over 2.3 million. The Houston MSA's population is larger than the combined populations of the U.S. states of Maryland and Missouri.
- Between July 2016 and July 2017 – the latest data available – Houston added 94,417 new residents, ranking it #2 among U.S. metros after Dallas-Fort Worth.
 - 61,537 new residents last year attributable to organic growth



- 32,722 new residents last year attributable to net in-migration
- A United Nations study, published in 2015, projects Houston will add an additional 1.1 million residents by 2030, second only to New York City.
- The average age of Houston's residents is 34 years old, well below the national average of 38.
- A recent report by the Kinder Institute of Urban Research and the Hobby Center for the Study of Texas – which analyzed U.S. census data from 1990, 2000, and 2010 – proclaimed Houston the most ethnically diverse city in the nation, surpassing even New York City.
- More than 1.4 million Houstonians, or more than one in five, are foreign-born.

NATION-LEADING EMPLOYMENT GROWTH

- #1 Big City for 2018 Graduates, according to Online Degrees
- #1 Highest Starting Salaries (adjusted for Cost of Living), according to WalletHub – May 2016
- #2 of Five Cities Leading the Way in Urban Innovation, according to the Wall Street Journal – April 2016
- #4 in total job creation among MSAs in 2017
- #5 on A.T. Kearney's 2016 Global Cities Outlook
- #5 in Top 25 Cities for the Future, according to Tech Insider – June 2016

- Houston has more than doubled its employment base in the past 35 years, adding more than 1.5 million employees since 1980.
- Home to more than 1,500 significant corporate relocations or expansions since 2009

- Since 2011, the Houston MSA has ranked among the top three metros for corporate relocations and expansions in the nation. In addition to the Houston MSA's top 2 ranking, Texas earned the top spot in Site Selection magazine's state rankings. The Houston region was named the #2 metro in the nation for new and expanded corporate facilities in 2017.
- There are 20 Fortune 500 companies headquartered in the Houston metro area, ranking Houston fourth in the country behind New York (63), Chicago (34) and Dallas-Fort Worth (22). The Houston region is home to 41 companies on the Fortune 1000 list.
- With over 3 million employees, the Houston MSA is home to more jobs than 35 combined U.S. states.
- Service industries account for 4 out of 5 workers in the region, and the goods-producing sector accounts for nearly 1 in 5 of the region's jobs.
- The Brookings Institution recently classified Houston as one of the world's 19 knowledge capitals.

THE ENERGY CAPITAL OF THE WORLD

- Home to over 4,800 energy-related companies, Houston is known as the "Energy Capital of the World". Nearly every major energy company in the world has an office in Houston.
- Houston is home to 39 of the United States' 137 publicly-traded oil and gas exploration companies, including 10 of the top 25; nine more of the top 25 have subsidiary offices, major divisions and other significant operations in Houston.
- Houston employs nearly 1/3 of the nation's oil and gas extraction jobs.
- Houston is home to 87,500 engineers and architects, more than any other U.S. metro area.
- Approximately 220,000 people work in the region's manufacturing industry.
- There are 750 exploration and production firms and 800 oil field service companies located in the Houston region.
- The petrochemical and refining complex along the 25-mile Houston Ship Channel at the Port of Houston is the largest in the Western Hemisphere and the second-largest in the world after Rotterdam.
- Currently there are over \$50 billion of new petrochemical and refining projects in various stages of development in the Greater Houston area.



WORLD'S LARGEST MEDICAL CENTER



- With 45.8 million square feet, Texas Medical Center is the largest life sciences destination in the world and is projected to grow by more than 15 million square feet over the next three years.
- The Texas Medical Center is home to over 56 member institutions (including 21 hospitals).
- The TMC is equivalent to the size of the eighth-largest Central Business District (CBD) in the U.S., and it has tripled in size over the past 20 years.
- There are currently \$3 billion in new hospital projects under construction plus a planned \$1.5 billion collaborative research campus and mixed-use developed called the TMC|3.
- With over 106,000 employees (more than ExxonMobil, Google, or Apple), 50,000 life science students, and thousands of volunteers and patient visits, over 160,000 people visit Texas Medical Center each day.
- Over the course of the year, The TMC welcomes over 8 million annual patient visits.
- More heart surgeries are performed here than anywhere else in the world, over 180,000 per year.
- The combined annual operating budget of the TMC is \$15 billion.

PORT OF HOUSTON: THE NATION'S LEADING EXPORT PORT

- The Port of Houston has ranked first in the U.S. in import tonnage for the past 25 years, is the largest Gulf Coast container port, and has ranked 2nd in total tonnage for 23 straight years.
- The Houston-Galveston Customs District handled \$157.3 billion in trade through October 2017, up 18.6% over the comparable period in 2016, including \$69.3 billion in imports and \$88.0 billion in exports. That makes Houston the largest export market in the U.S.
- There are ten major rail companies that connect the Port of Houston to the largest markets in the continental U.S., Canada, and Mexico.



HOUSTON: ONE OF ONLY SIX U.S. CITIES WITH TWO INTERNATIONAL AIRPORTS

- The Houston Airport System, with two international airports, is the fourth-largest airport system in the United States and sixth-largest in the world.
- The Houston Airport System supports over 180 nonstop destinations.
- Airlines from New Zealand and Taiwan announced plans to offer direct flights to George Bush International Airport (IAH) airport last year, while William P. Hobby Airport (HOU) opened its international terminal. Southwest Airlines now offers flights to several Latin American and Caribbean destinations via Hobby Airport.
- IAH is the largest hub for United Airlines in the world.
- IAH also offers flights to more Mexican destinations than any other U.S. city.
- Ellington Airport (EFD) was recent granted a launch site license from the Federal Aviation Administration (FAA) to establish a launch site for Reusable Launch Vehicles, making it the 10th commercial spaceport in the U.S. The site benefits from its long history of collaboration with the National Aeronautics and Space Administration (NASA)'s Lyndon B. Johnson Space Center, where human spaceflight training, research, and flight control are conducted.

GLOBAL HUB FOR ARTS AND CULTURE

Forbes Travel Guide ranked Houston among its top 12 destinations in the world for 2017. Houston was recently named “the 10th most joyous place on Earth” in June 2017, according to a Joy Index created in partnership by Bank of America, Conde Nast Traveler and happiness experts Shawn Achor and Gretchen Rubin, author of the best-selling book, “The Happiness Project.”

- The 17-block Theater District in downtown Houston features nine world renowned performing arts organizations, and many smaller ones, in four venues – Jones Hall, Wortham Theater Center, Alley Theatre, and Hobby Center for the Performing Arts.
- Houston is one of only five cities with permanent professional resident companies in all of the major performing arts disciplines – opera, ballet, music, and theater.

- The Houston Grand Opera is the only opera company in the U.S. to win a Grammy, a Tony, and an Emmy.
- The Alley Theatre, founded in 1947, is Houston's oldest professional theatre company. It is the only theatre in Texas to win the Tony Award for best Regional Theatre and is the third oldest continually operating theatre in the United States.
- The Museum of Fine Arts, Houston is undergoing a \$450 million expansion to be completed in 2019.
- The Menil Collection is undergoing a \$40 million expansion to be completed in October 2017. It is the first phase in a project with more than \$110 million in planned improvements.
- The Houston Museum of Natural Science, with more than 2 million annual visitors, is the third-most visited non-Smithsonian museum in the U.S. after the American Museum of History and Metropolitan Museum of Art in New York.
- Houston is home to 500 institutions devoted to performing and visual arts, science, and history.
- Houston's 50,000+ acres of parks gives it more green space than any other top 10 U.S. metro.
- The city is home to five professional sports teams housed in four new stadiums. The National Football League's Houston Texans play in NRG Stadium, Major League Baseball's Houston Astros in Minute Maid Park, the National Basketball Association's Houston Rockets in Toyota Center, and Major League Soccer's Houston Dynamo and the National Women's Soccer League's Houston Dash in BBVA Compass Stadium.
- The Houston Livestock Show and Rodeo is the city's signature event and the largest of its kind in its world; it also draws some of the world's biggest recording artists. The event spans 20 days, requires over 30,000 volunteers, and attracts 2.5 million annual visitors.

GLOBAL PRESENCE

Houston ranks third in the U.S. in terms of its total number of consular offices with 90+ countries that maintain official government representation.

- There are also 15 foreign governments which also maintain trade and commercial offices, and the Houston metro area has 35 active foreign chambers of commerce.
- The Greater Houston Partnership lists 5,000+ Houston companies doing business abroad and 1,000 Houston firms reporting foreign ownership.
- International firms employ more than 250,000 Houstonians.
- More than 90 foreign firms own nearly 350 properties in Houston, displaying continued interest from overseas investors.





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