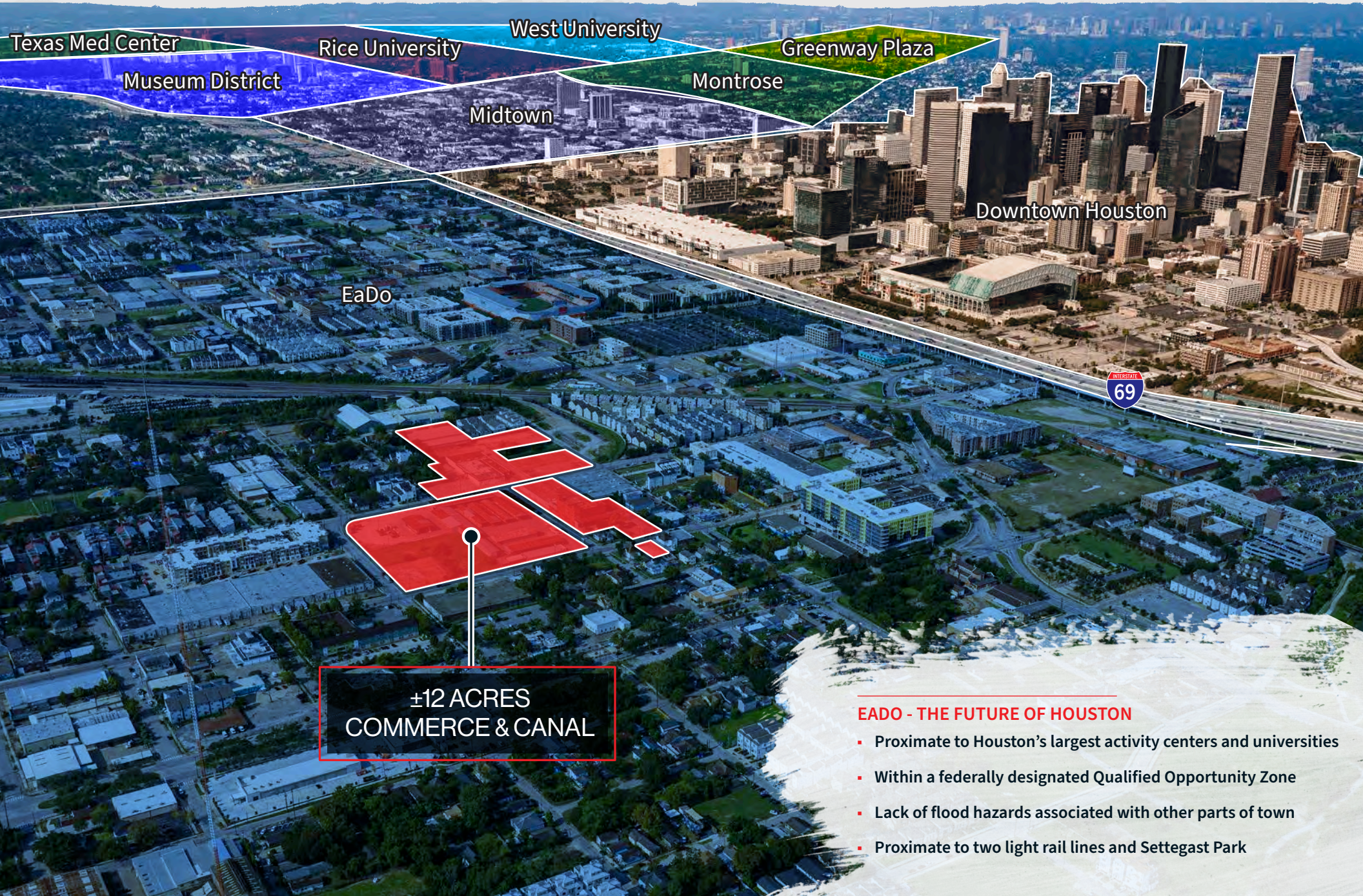
±12 Acres
Opportunity Zone

HOUSTON, TEXAS | EXECUTIVE SUMMARY

JLL | LEWIS PROPERTY COMPANY

LOCATION **HIGHLIGHTS**



EADO - THE FUTURE OF HOUSTON

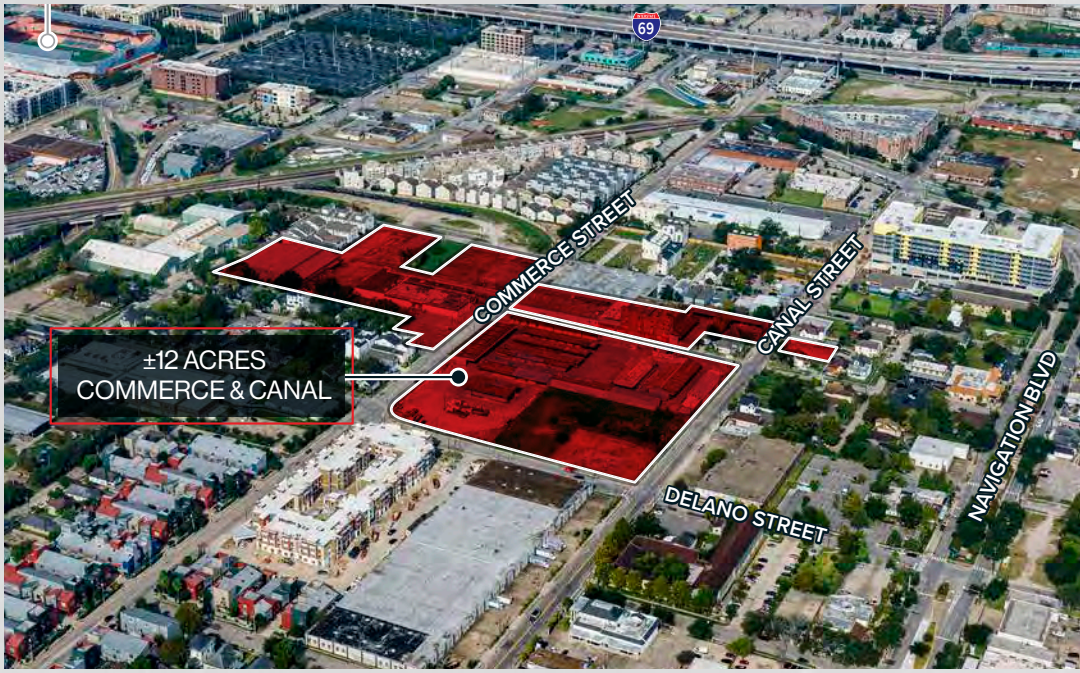
- Proximate to Houston's largest activity centers and universities
- Within a federally designated Qualified Opportunity Zone
- Lack of flood hazards associated with other parts of town
- Proximate to two light rail lines and Settegast Park

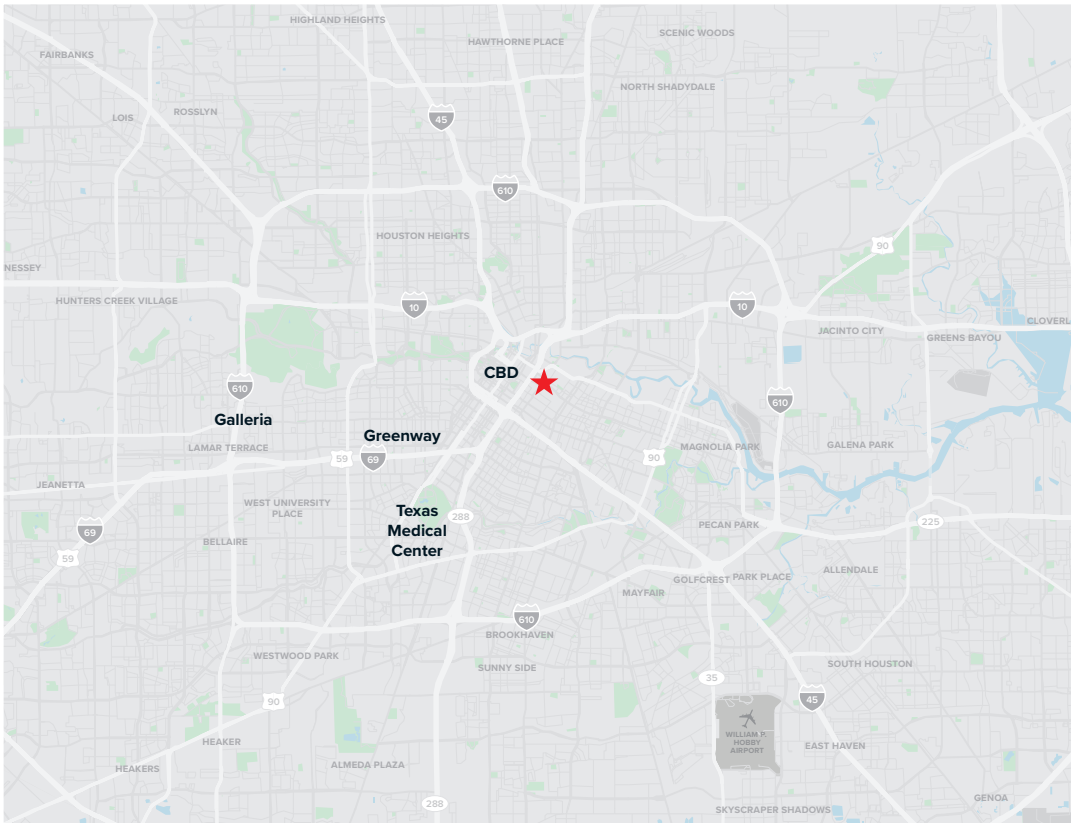
EXECUTIVE **SUMMARY**

JLL & Lewis Property Company, on behalf of Ownership, is pleased to present the rare opportunity to acquire a premier development opportunity on a ±12.125 acre urban infill site with numerous adaptive reuse buildings in Houston, Texas ("The Property"). The Property is located at the gateway to East Downtown, or EaDo, as it has been branded, a dynamic neighborhood with a rich cultural history and a vibrant arts community that is bustling with new commercial and residential development. Over the last five years, developers have been transforming EaDo into a pedestrian-friendly neighborhood with various entertainment options, retail, hospitality and flexible office. Now that EaDo has been included in a qualified opportunity zone, the submarket's redevelopment is expected to accelerate even further. The Property is an irreplaceable development opportunity that is well positioned to capitalize on the strength of Houston's growing economy.

PROPERTY HIGHLIGHTS

- **±12.125 acre urban infill development site in a qualified opportunity zone**
- **Numerous buildings with tremendous adaptive reuse potential**
- **Unique opportunity suitable for multiple uses with no zoning**
- **Located in TIRZ #15 with excellent views and premier Downtown accessibility**
- **Positioned near multiple new multi-family and single-family residential developments with access to two light rails**
- **Within walking distance to the BBVA Compass-Dynamo Stadium, Minute Maid Park, Settegast Park, and Buffalo Bayou with quick access to the hike and bike trail**





PROPERTY **OVERVIEW**

TOTAL LAND SIZE

Parcel 1	5,500 SF	0.126 Acres
Parcel 2	61,811 SF	1.419 Acres
Parcel 3	263,787 SF	6.056 Acres
SUB. NORTH OF COMMERCE		**7.601 ACRES**
Parcel 4	202,829 SF	4.656 Acres
TOTAL	533,927 SF	12.257 ACRES

- Site has numerous buildings readily adaptable for alternative uses (see following "Existing Building Map and List" for reference) including:
  - Building 5: 4-story, ± 43,120 SF, Brick and Concrete Built 1938
  - Building 5A: 2-story, ± 9,800 SF, Brick and Concrete Built 1938
  - Building 6: 1-story, ± 19,602 SF, Metal Steel Built 1974
  - Building 21A/B: 1-story, ± 30,149 SF, Masonry Block Built 1972 added to 1981
  - Building 22: 1-story, 3,795 SF, Open Front Metal Storage Built 1997
  - Building 23: 1-story, 32,721 SF, Hi-Bay Metal Building Built 1980
- The Property has received a certificate of completion, to residential standards, from the TCEQ under the Voluntary Cleanup Program
- Leased through June 30, 2021 for $125,000 per year with tenant paying ad valorem real property taxes on 90.07% of the property. Lease can be terminated in part with notice. See Data Room or Broker for terms
- Potential to close and acquire North live Oak Street from city for use as pedestrian thoroughfare

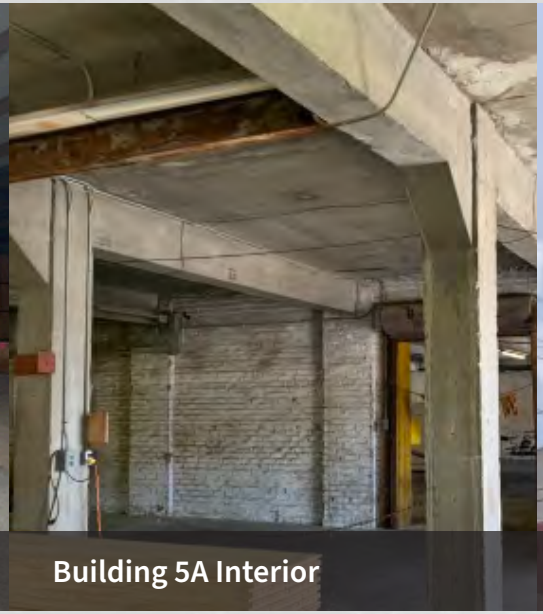
EXISTING **BUILDING MAP & LIST**

#	NAME	SIZE (SF)*
1	Open Front Metal Storage Bldg.	5,962
2	Metal Overhang	600
3	Metal Building	387
4	Metal Warehouse Bldg.	8,085
5	**4-Story Brick and Concrete Bldg.**	**43,120**
5A	**2-Story Brick and Concrete Bldg.**	**9,800**
6	**1-Story Metal Bldg.**	**19,602**
7	1-Story Vinyl Siding Bldg.	3,885
8	1-Story Concrete Bldg.	978
9	Hi-Bay Metal Bldg.	6,125
10	1-Story Wood Office Bldg.	808
11	Hi-Bay Metal Bldg.	5,014
12	Open Front Metal Storage Bldg.	3,440
13	Open Front Metal Storage Bldg.	2,441
14	Metal Covered Open Storage Bldg.	5,422
15	Metal Covered Open Storage Bldg.	5,133
16	Metal Covered Open Storage Bldg.	5,614
17	Metal Covered Open Storage Bldg.	3,840
18	Hi-Bay Metal Bldg.	7,187
19	Hi-Bay Metal Bldg.	3,506
20	Open Front Metal Storage Bldg.	7,829
21A	**1-Story Concrete Bldg.**	**14,960**
21B	**1-Story Concrete Bldg.**	**15,189**
22	**Open Front Metal Storage Bldg.**	**3,795**
23	**Hi-Bay Metal Bldg.**	**32,721**

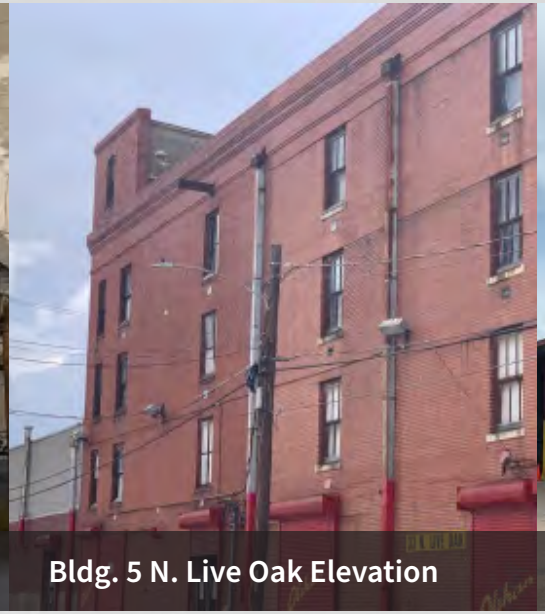
* **SOURCE**: *HCAD and property survey with adjustments from on-site inspection. Seller does not represent or warrant any building sizes*

PROPERTY **PHOTOGRAPHY**

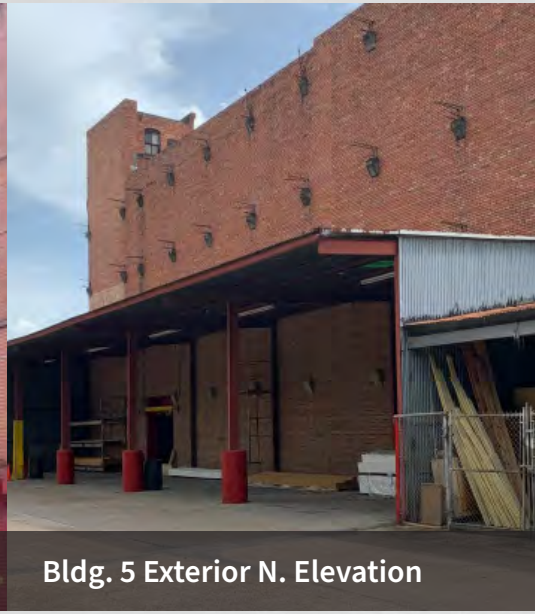
Building 1



Building 5A Interior



Bldg. 5 N. Live Oak Elevation



Bldg. 5 Exterior N. Elevation

BLDG 5 Interior 2

Bldg 5A live oak elevation

Bldg 6 Interior

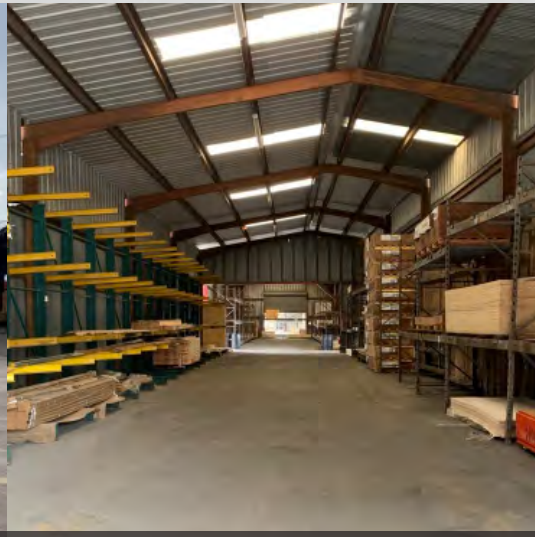
Bldg 6 Interior (Bldg 5A Adj. Brick Wall)

PROPERTY **PHOTOGRAPHY**

Bldg 11 Interior

BLDG 14-17 Typical Interior

BLDG 14-17 Exterior



BLDG 18 Interior

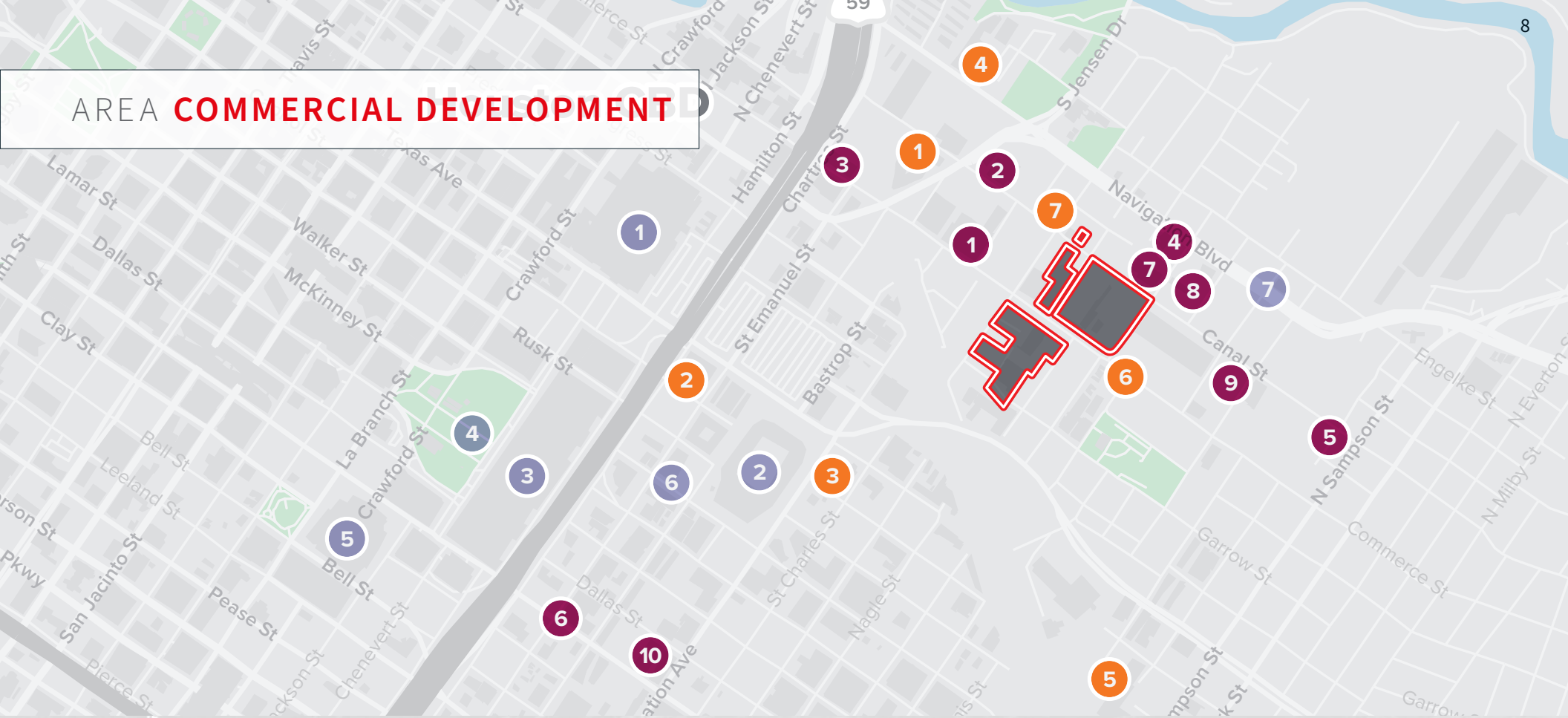
BLDG 20 Exterior

BLDG 21 Interior

BLDG 22 Exterior

BLDG 23 Interior

AREA **COMMERCIAL DEVELOPMENT**



MAJOR ATTRACTIONS

1.	Minute Maid Park - Astros (Baseball)
2.	BBVA Dynamo Stadium - Dynamo (Soccer)
3.	George R. Brown Convention Center
4.	Discovery Green Park
5.	Toyota Center - Rockets (Basketball)
6.	Warehouse Live
7.	Navigation Esplanade

RESTAURANT / RETAIL / CO-WORKING

1.	The Block - 44,000 SF Retail / Office
2.	Shops on Navigation - 17,953 SF New Retail
3.	The Annex - Co-working Space / Tout Suite
4.	The Original Ninfa's on Navigation
5.	Headquarters 35,000 SF Co-working Office
6.	East Village - Mixed Use Retail / Office Space
7.	2727 Canal—27,000 SF Office
8.	El Tiempo Cantina
9.	Moon Tower Inn
10.	8th Wonder Brewery

MULTIFAMILY / SENIOR'S HOUSING

1.	Canal Place Apartments - 200 Units
2.	Lofts at the Ballpark - 375 Units
3.	Circuit Apartments - 311 Units
4.	Marquis Downtown Lofts - 244 Units
5.	Sampson Lofts - 80 Units
6.	Campanile on Commerce (Seniors)- 120 Units
7.	Marquette New Development- Delivering Early 2021- 300 Units

MILLENNIAL **HUB OF HOUSTON**

TOTAL POPULATION*

- 1-mile radius 28,042
- 3-mile radius 175,074

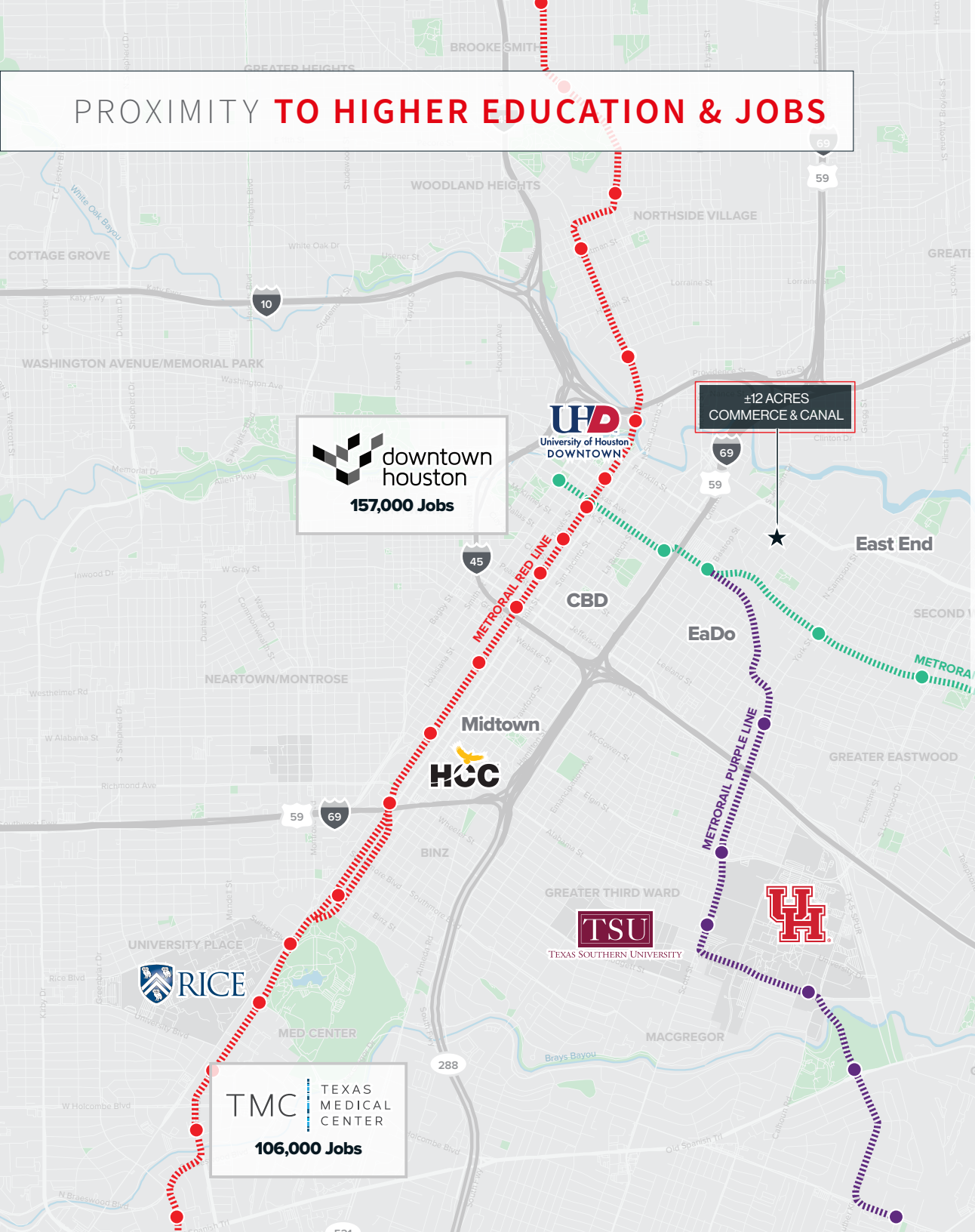
AVERAGE HH INCOME*

- 1-mile radius $102,387
- 3-mile radius $79,546

% POPULATION AGED 20-34*

- 1-mile radius 38.9%
- 3-mile radius 30.6%
- Harris Co. Total 23.5%

PROXIMITY **TO HIGHER EDUCATION & JOBS**



OVER 82,000 STUDENTS ENROLLED IN FOUR UNIVERSITIES WITHIN 4.5 MILES OF THE PROPERTY

SCHOOL	BICYCLE	RAIL	CAR (UBER)
UNIVERSITY OF HOUSTON	20 Minutes	22 Minutes	8 Minutes **$9.35**
UNIVERSITY OF HOUSTON DOWNTOWN	9 Minutes	20 Minutes	6 Minutes **$8.41**
TEXAS SOUTHERN	20 Minutes	23 Minutes	12 Minutes **$9.80**
RICE UNIVERSITY	35 Minutes	45 Minutes	19 Minutes **$13.28**
HOUSTON COMMUNITY COLLEGE	18 Minutes	32 Minutes	13 Minutes **$8.41**

+/- 319,000 JOBS WITHIN 4.5 MILES OF THE PROPERTY IN MAJOR ACTIVITY CENTERS ALONE

ACTIVITY CENTER	BICYCLE	RAIL	CAR (UBER)
DOWNTOWN HOUSTON	6 Minutes	3 Minutes	5 Minutes **$3.97**
TEXAS MEDICAL CENTER	33 Minutes	42 Minutes	10 Minutes **$11.22**
PORT OF HOUSTON	23 Minutes	25 Minutes	12 Minutes

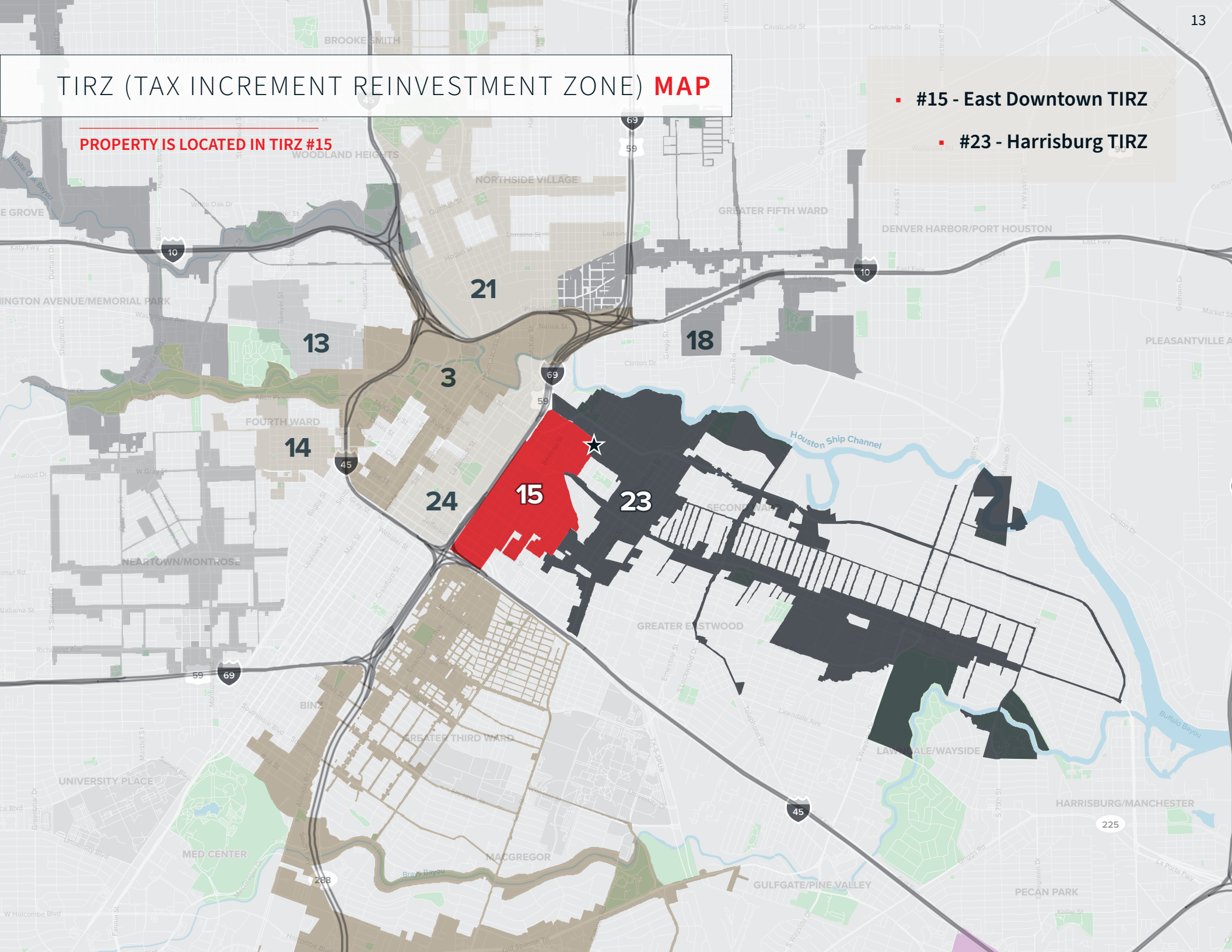
GOVERNMENT **INFLUENCE**

- East Downtown and Harrisburg TIRZ
- East End Management District and EaDo Management District
- **Subject property located in Qualified Opportunity Zone (QOZ).**
- Two light rail lines
- Multiple sports stadiums (Minute Maid Park, Toyota Center, BBVA Compass Stadium)
- George R Brown Convention Center
- Navigation Esplanade (pictured) and EaDo Promenade
- I-45 Relocation / US-59 Reconstruction
- Discovery Green Park
- Settegast Park
- Columbia Tap Rail Trail (Bike) and Buffalo Bayou Park

FLOOD PLAIN
±12 ACRES
COMMERCE & CANAL
DOWNTOWN HOUSTON
CHINATOWN
SECOND WARD
Tony Marron Park
Eastwood Park
Discovery Green
Minute Maid Field
BBVA Stadium
Toyota Center
The Shops At Houston Center
1769 Franklin Street
Dallas Lot
Rocket Lot
San Jacinto Lot
Block 7 Lot
BK Bruce Elementary School
Finnigan Park
Buffalo Bayou
Commerce St
Canal St
Navigation Blvd
Harrisburg Blvd
Clinton Dr
Hare St
East Fwy
Providence St
Buck St
Coke St
Cline St
Baron St
Gillespie St
Baker St
Richardson St
Swiney St
Dick St
Billy St
Melva St
Sterrett St
Nance St
Rothwell St
Conti St
Franklin St
Prairie St
Texas St
Capitol St
Rusk St
Walker St
Lamar St
Bell St
Dallas St
Preston St
Hawkins St
Sherman St
Lovejoy St
Bering St
Basil St
Crites St
Ira St
Ball St
Burch St
Rothman St
Fox St
Engelke St
Middle St
Ann St
Runnels St
Saltus St
Colby St
Riley Ln
Garrow St
Palmer St
Nagle St
Delano St
Ennis St
Nolan St
Sampson St
York St
Everton St
Milby St
Kendall St
Hutcheson St
Grace St
Hunt St
Estelle St
Sidney St
Jenkins St
Eastwood St
Super St
Hagerman St
Wilmer St
Brady St
Stiles St
Burr St
Bryan St
Adams St
Edgewood St
Lenox St
Delmar St
Altic St
Latham St
Avenue H
Avenue J
Schroeder St
Lockwood Dr
Oakhurst St
Capitol St
Milby St
Cullen Blvd
Woodleigh St
Dallas St
McKinney St
Polk St
Clay St
Saint Joseph St
Scott St
Velasco St
Roberts St
Sampson St
Texas St
Rusk St
Walker St
Lamar St
Bell St
Paige St
Ennis St
Palmer St
Delano St
Nagle St
Live Oak St
Saint Charles St
Chenevert St
Hamilton St
Crawford St
La Branch St
Austin St
Caroline St
Louisiana St
Travis St
Smith St
Main St
Fannin St
McKee St
Jensen Dr
McCall St
Sydnor St
Bringhurst St
Cage St
Gregg St
Meadow St
Schweikhardt St
N Emile St
Hirsch Rd
Japhet St
Emile St
Lockwood
Sonc
401
Franklin
59
69B
770A
90
770B
10
770C
THE SUBJECT PROPERTY, ALONG WITH THE VAST MAJORITY OF THE EAST END, IS UNAFFECTED BY FLOOD PLAIN
FLOODWAY
1% ANNUAL CHANCE (100-YEAR)
0.2% ANNUAL CHANCE (500-YEAR)

TIRZ (TAX INCREMENT REINVESTMENT ZONE) MAP

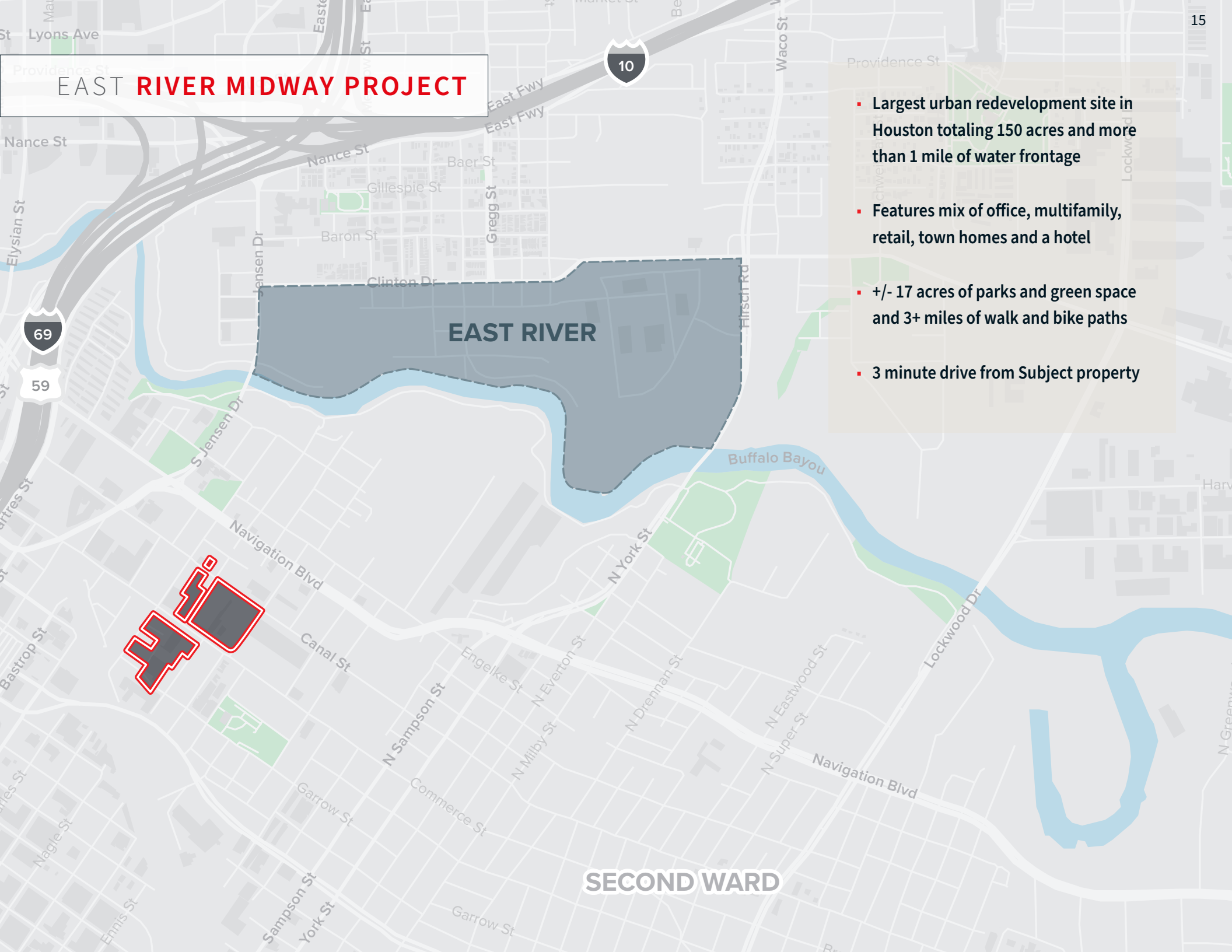
PROPERTY IS LOCATED IN TIRZ #15



I-45 RELOCATION / US 59 RECONSTRUCTION

- TXDOT to issue a record of decision and could receive final approval from the Texas Commission of Transportation by as early as November 2020 to move forward with project
- Commerce will be the last street to cross over below grade section of the freeway

EAST RIVER MIDWAY PROJECT



- Largest urban redevelopment site in Houston totaling 150 acres and more than 1 mile of water frontage
- Features mix of office, multifamily, retail, town homes and a hotel
- +/- 17 acres of parks and green space and 3+ miles of walk and bike paths
- 3 minute drive from Subject property

"Nestled against Buffalo Bayou on the East End, (2nd Ward) the historically Hispanic neighborhood has seen a wave of home renovations and new builds that have proven attractive to DINK - dual income, no kids - Houstonians who appreciate its location right in the heart of the city."

Houstonia The Top 10 Hottest Neighborhoods in Houston in 2018, February 2018

"East Downtown just may be Bayou City's next boomtown. The area is going through a culinary renaissance, blending longtime favorites with shiny new concepts and making it a bona fide foodie destination."

Houstonia Magazine July 2018

"Even though the oil industry isn't the king it once was, health care, construction, education, and tourism are bringing people to Houston by the tens of thousands. With them have come new sports stadiums, new neighborhoods like the artsy EaDo…"

Thrillist February 2017

"East End/EaDo: Houston's rising neighborhood is a mecca of hip food and drink"

Houston Chronicle June 15, 2020

"EaDo, which is located within walking distance of downtown, is also home to the Dynamo soccer stadium as well as some of the city's hottest restaurants and watering holes, including a nationally-acclaimed restaurant and a bar decked out with a backyard Ferris wheel."

Houston Chronicle September 10, 2019

HOUSTON **ECONOMIC OVERVIEW**

GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000 SQUARE MILES
larger than the state of NJ

POPULATION & DEMOS

7 MILLION
residents in the Houston MSA

2.3 MILLION
residents in the city of Houston

1 IN 4 Houstonians are foreign-born

5TH MOST POPULOUS MSA
in the nation

4TH MOST POPULOUS CITY
in the nation

CLUTCH CITY

GATEWAY TO THE WORLD

4TH LARGEST
MULTI-AIRPORT SYSTEM
in the U.S.

58.3 MILLION
PASSENGERS

GLOBAL HUB for
AEROSPACE TECHNOLOGY

ECONOMY

26TH
LARGEST
economy in the world if Houston were an independent nation

7TH
LARGEST
U.S. metro economy in the nation

$480
BILLION GDP [2018]

EMPLOYMENT

3.2 MILLION JOBS
IN THE HOUSTON MSA
more that 35 states and nearly a quarter of Texas' entire employment base

2ND LARGEST
NUMBER OF JOBS CREATED IN 2018 OUT OF ANY
MSA in the nation

64,400
NEW JOBS CREATED IN 2019

CORPORATE HEADQUARTERS

22 FORTUNE 500
companies call Houston home

3RD LARGEST
NUMBER OF FORTUNE 1000
companies in the nation

4TH LARGEST
NUMBER OF FORTUNE 500
companies in the nation

GLOBAL TRADE CITY

LARGEST GULF COAST CONTAINER PORT

73
FOREIGN-OWNED FIRMS

1ST IN FOREIGN WATERBORNE TONNAGE

1ST IN IMPORT AND EXPORT
1ST GULF COAST CONTAINER PORT

THE TEXAS MEDICAL CENTER

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

106,000+
EMPLOYEES AT TMC

CONTACT **INFORMATION**

JLL ADVISORS

Davis Adams
Managing Director
JLL Capital Markets
+1 713-852-3558
davis.adams@am.jll.com

Aziza Rehmatulla
Analyst
JLL Capital Markets
+1 713 852 3430
aziza.rehmatulla@am.jll.com

LEWIS PROPERTY COMPANY

Greg Lewis
President
Lewis Property Company
+1 713-533-4400
glewis@lewispropertycompany.com

9 Greenway Plaza, Suite 700 | Houston, Texas 77046

www.us.jll.com/capitalmarkets

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ADAPTIVE **REUSE CONCEPTS**

FM Kitchen and Bar

Pitch 25 Beer Garden

Truck Yard

Sport Creek