

320

WESTCOTT STREET

Houston, TX 77007



±16,735 SF Office on ±26,924 SF of Land

Barrett Von Blon

Vice President

+1 713 425 1861

barrett.vonblon@am.jll.com

Tim Gregory

Senior Vice President

+1 713 888 4061

tim.gregory@am.jll.com



Jones Lang LaSalle Brokerage, Inc.

The Offering

Jones Lang La Salle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase 320 Westcott, an ±16,375 office building on ±26,924 SF of land with ample parking spaces. Just north of the tract you will find the Popular Washington Avenue corridor. This stretch in recent years has experienced a resurgence, as dilapidated properties were torn down and replaced with townhouses, mixed-use developments, and high-energy hot spots. One of the reasons for such growth and development is due to its proximity to Downtown, Midtown, Montrose and Memorial Park. It is filled with young professionals who like to be immersed amongst easily accessible bars/restaurants coupled with a convenient commute to work.



Westcott St | 13,624 VPD

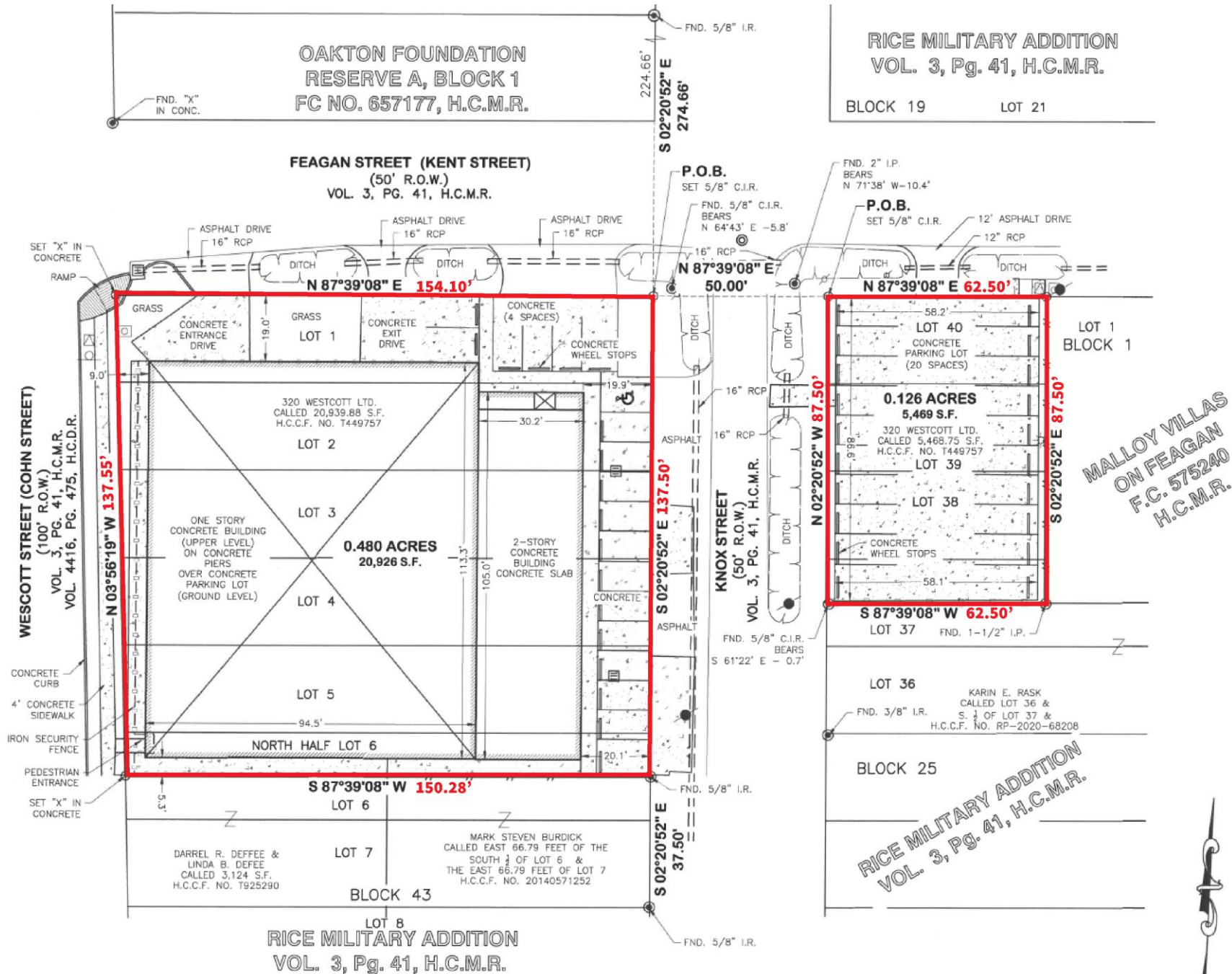
Feagan St

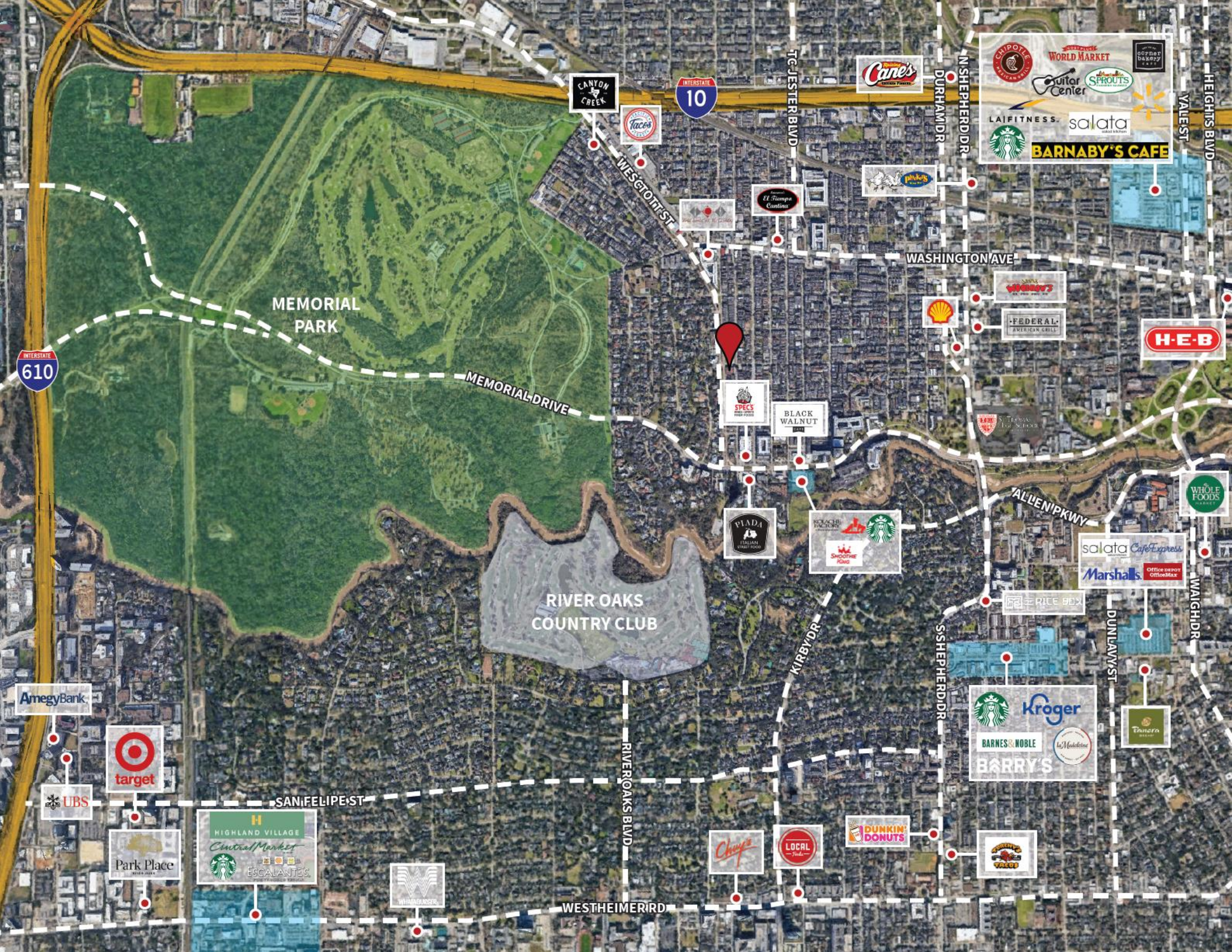
Interior Imagery

Additional Photos



Property Survey





INTERSTATE 610

INTERSTATE 10

MEMORIAL PARK

RIVER OAKS COUNTRY CLUB

MEMORIAL DRIVE

WESTHEIMER RD

RIVER OAKS BLVD

KIRBY DR

S SHEPHERD DR

DUNLAVY ST

WAUGH DR

ALLEN PKWY

WASHINGTON AVE

TC JESSER BLVD

DURHAM DR

N SHEPHERD DR

VALEST

HEIGHTS BLVD

CANYON CREEK

JACO'S

Cane's

CHIPOTES
WORLD MARKET
Guitar Center
LAIFITNESS
salata
STARBUCKS
BARNABY'S CAFE

El Tiempo Cantina

publix

SANTO VINCENZO'S

FEDERAL AMERICAN GRILL

H-E-B

SPECS

BLACK WALNUT

Shell

PIADA

ROSCACHE
SHOOTING KING

S. Thomas

WHOLE FOODS

salata Cafe Express
Marshalls

Amegy Bank

target

UBS

Park Place

HIGHLAND VILLAGE
Central Market
STARBUCKS
ESCALANTE'S

WILSON CENTER

STARBUCKS
Kroger
BARNES & NOBLE
BARRY'S

Tanera

Chupe

LOCAL

DUNKIN' DONUTS

BRINLEY'S



Commute & Demographics

Commutable to top Houston Employment Centers

Drive Times	Minutes
Memorial Park	10
Galleria	10
Museum District/Texas Medical Center	15
William Hobby Airport	25

Traffic Counts	Vehicles Per Day
US 69, south of Memorial Dr	220,338
Westcott St, north of Memorial Dr	13,624
Memorial Dr, east of Westcott St	48,678
Memorial Dr, west of Westcott St	44,750

Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2021 Population	18,903	187,792	503,877
2021 Median Age	39.0	38.1	37.2
2021 Average Household Income	\$195,860	\$151,936	\$136,605
Average Home Value	\$637,402	\$693,143	\$671,330
Educational Attainment – College Degree or Higher	33.7%	32.4%	28.6%

\$195,860
Average
Household Income
(1-Mile Radius)

\$637K
Average
Home Value
(1-Mile Radius)

4.49%
Projected Annual
Population Growth
(1-Mile Radius)

Barrett Von Blon

Vice President

+1 713 425 1861

barrett.vonblon@am.jll.com

Tim Gregory

Senior Vice President

+1 713 888 4061

tim.gregory@am.jll.com



4200 Westheimer Rd | Houston, TX 77027 | +1713 888 4048

Copyright © Jones Lang LaSalle IP, Inc. 2021

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.