

607 HOUSTON AVE & 1508 STATE STREET

Houston, TX 77007

MUSEUM
DISTRICT

N

288
TEXAS

1600
SMITH STREET

MIDTOWN

CAMDEN
647 UNITS

SKYLINE
AT MIDTOWN
269 UNITS

Best
Western

INTERSTATE
45

MARQUIS LOFTS
ON SABINE
198 UNITS

STATE STREET
196 UNITS

27,107 VPD

Memorial Pkwy

State St

Houston Ave

Washington Ave

12,060 VPD

215,860 VPD



607 Houston Ave ±2,070 SF Structure and 1508 State Street ±1,210 SF Structure

Simmi Jaggi
EVP, Managing Director
+1 713 888 4048
simmi.jaggi@am.jll.com

Barrett Von Blon
Vice President
+1 713 425 1861
barrett.vonblon@am.jll.com



The Offering

Jones Lang La Salle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase 607 Houston Avenue and 1508 State Street which consist of two structures on $\pm 7,491$ SF of land, located just West of Downtown Houston. The Washington Avenue Corridor has experienced a resurgence in recent years 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 the Heights. It is filled with young professionals who like to be immersed amongst easily accessible bars/restaurants coupled with a convenient commute to work.



Tacodeli
PLATYPUS
BREWING



United
Healthcare

Firestone

KNAPP

607 HOUSTON AVE &
1508 STATE ST

STATE STREET
198 UNITS

Houston Ave

State St

17,273 VPD

12,060 VPD

- 607 Houston Avenue - ±2,070 SF Structure
- 1508 State Street - ±1,210 SF Structure
- ±7,491 SF Land
- City of Houston Utilities
- Outside floodplain
- Tax Rate: \$2.330662
- Call Broker for Pricing



UPTOWN



Montrose Blvd



Memorial Dr
27,107 VPD



Washington Ave
12,060 VPD



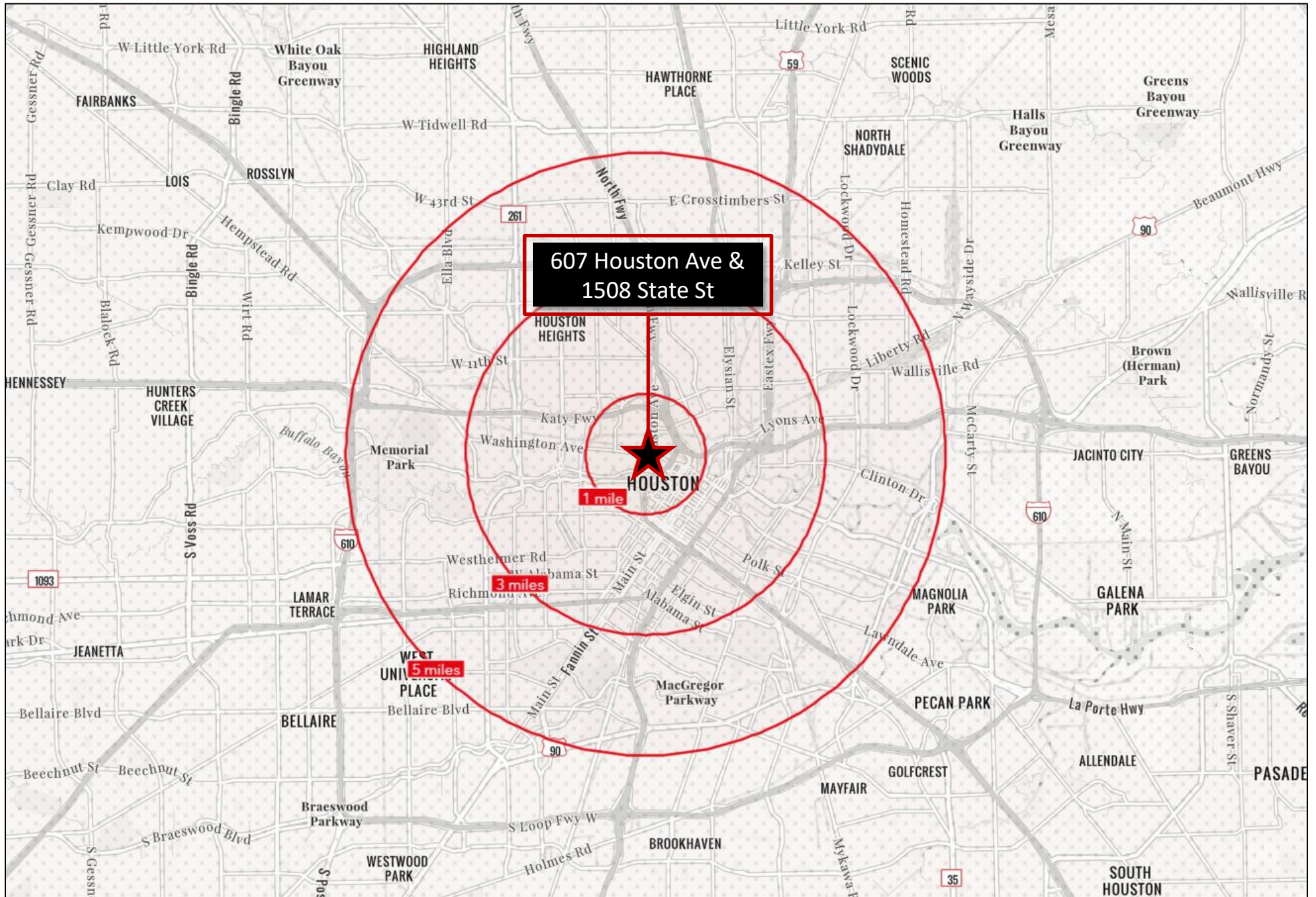
Houston Ave

17,273 VPD



State St

Trade Area





Commute & Demographics



Commutable to top Houston Employment Centers

Drive Times	Minutes
Houston Height	10
Galleria	15
Texas Medical Center	15
William Hobby Airport	20

Traffic Counts	Vehicles Per Day
Washington Ave, at Site	12,060
I-10, north, of Washington Ave	244,273
I-45, east of Houston Ave	215,860
Memorial Dr, south of Washington Ave	32,793



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2021 Population	16,520	208,824	453,043
2021 Median Age	34.3	36.3	35.8
2021 Average Household Income	\$122,718	\$125,520	\$117,789
Average Home Value	\$436,929	\$517,995	\$520,497
Educational Attainment – College Degree or Higher	42.1%	32.4%	28.6%

\$122,718

Average
Household Income
(1-Mile Radius)

\$437K

Average
Home Value
(1-Mile Radius)

4.45%

Projected Annual
Population Growth
(1-Mile Radius)

Houston at a Glance

Geography

9

Counties

in the Houston MSA

10,000

Square miles

larger than the state of NJ

Population & Demos

7.2

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



International Hub

6th largest

Multi-Airport System
in the U.S. (2020)

42.9 million

Passengers

Global Hub for
Healthcare Innovation
Advanced Technology

Economy



26th largest

economy in the world if Houston
were an independent nation



7th largest

U.S. metro economy in the nation



\$488.1 Billion GDP[2020]

Employment

3.1 Million Jobs in the Houston MSA
more than 35 states and nearly a quarter of Texas'
entire employment base

316,700 (87.6%) Jobs recovered as of December

151,800

New jobs created Year-Over-Year (Dec 2021)

75,000

New jobs forecasted in 2022

Corporate Headquarters

25

Fortune 500

companies call Houston home

3rd largest

number of Fortune 500
companies in the nation

5th largest

number of Fortune
1000 companies in the
nation

Global Trade City



1,700

Foreign-Owned Firms

1st in U.S. Export

1st Gulf Coast Container Port

**Houston Ship Channel
Ranks #1 in Nation**

1st

**In Domestic
& Foreign
Waterborne
Tonnage**

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

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

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