



# OFFERING MEMORANDUM

## 50 BRIAR HOLLOW

50 BRIAR HOLLOW | HOUSTON, TX 77027

2 OFFICE BUILDINGS TOTALING ±199,675 SF AVAILABLE FOR SALE



**Brad LyBrand**  
Senior Vice President

**Glenn Dickerson**  
Vice President

**Charles McGahren**  
Associate

**Joseph Marburger**  
Associate

LAND BROKERAGE

**NewQuest Properties** has been retained as the exclusive Broker for the disposition of 50 Briar Hollow in Houston, Texas. The subject property is an improved property comprised of 3.17 acres of land with 2 office buildings totalling  $\pm 199,675$  sf built in 1978. The west building has a total of 7 stories and is 30% occupied. The east building has a total of 6 stories and is fully vacant. The site is best suited for an office user/investor to an alternative or upgraded use.

The subject site is located less than 6 miles from downtown and home to some of the best shopping, hotels dining and entertainment. Over 200,000 people gather in Uptown and have a choice of staying in one of the 34 nearby hotels. The Galleria hosts over 82,000 employees including some of the top Fortune 500 companies. The Galleria is the 15th largest business district in the US is also home to the 4th largest retail complex in the US, known as the Galleria Mall with over 30MM visitors annually.



# PROPERTY DETAILS

<b>ADDRESS</b>	50 Briar Hollow Ln., Houston, TX
<b>LATITUDE, LONGITUDE</b>	29.754576, -95.450770
<b>TOTAL ACRES</b>	±3.17 Acres
<b>BUILDING SIZE</b>	West Bldg: ±137,046 sq. ft. East Bldg: ±62,629 sq. ft. Total: ±199,675 sq. ft.
<b>YEAR BUILT</b>	1978
<b>PARKING SPACES</b>	606 total parking spaces
<b>FRONTAGE (APPROX.)</b>	±162 ft. on Briar Hollow Ln. ±377 ft. on Emmett Dr.
<b>ACCESS</b>	Briar Hollow Ln. / Emmett Dr
<b>UTILITIES</b>	City of Houston
<b>SCHOOL DISTRICT</b>	Houston ISD

## ADDITIONAL PROPERTY DETAILS

<b>PARCEL ID</b>	0451400020105
<b>OWNER</b>	BDFI, LLC
<b>PROPERTY</b>	50 BRIAR HOLLOW LN HOUSTON, TX 77024
<b>LEGAL</b>	TRS 9B 13 & 13A ABST 826 W WHITE

For more information on this listing please contact NewQuest Properties.

## 2020 TAX RATES

001	Houston ISD	1.1331
040	Harris County	0.39116
041	Harris County Flood Control	0.03142
042	Port of Houston Authority	0.00991
043	Harris County Hospital District	0.16671
044	Harris County Education Dept	0.004993
048	Houston Community College	0.100263
061	City of Houston	0.56184
<b>TOTAL</b>		2.399396

## 2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 Estimated Population	11,253	163,966	503,548
5-YR Est. Population Growth	1.3%	0.9%	0.7%
Average Household Income	\$211,815	\$171,271	\$149,451
Median Owner-Occupied Housing Value	\$1,120,000	\$724,745	\$639,547

## MEDIAN HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2026 Projected Median HHI	\$118,578	\$118,803	\$105,858
2021 Estimated Median HHI	\$108,291	\$107,661	\$95,261
2010 Census Median HHI	\$94,459	\$84,283	\$72,513
2000 Census Median HHI	\$84,890	\$69,930	\$57,498

# AERIAL VIEW



288  
TEXAS

BELTWAY  
8

TMC  
TEXAS  
MEDICAL  
CENTER

RICE

GREENWAY /  
UPPER KIRBY

69

RIVER OAKS

HIGHLAND VILLAGE

MEMORIAL  
PARK

AFTON OAKS

SITE



RIVER OAKS DISTRICT  
HOUSTON

610

Williams

Houston Arboretum  
& Nature Center

Uptown Park

Post Oak  
Plaza

UPTOWN

FOUR  
OAKS  
PLACE

# AERIAL VIEW



5 POST OAK PARK

ARCHELLA CONDOS

WILLIAMS TOWER

SKYHOUSE RIVER OAKS

BOWEN RIVER OAKS

AMEGY BANK TOWER

POST OAK HOTEL

BHP BILLITON

ASPIRE POST OAK

FOUR OAKS PLACE

HANOVER POST OAK

515 POST OAK BLVD.

CRIMSON APARTMENTS

GABLES POST OAK

Uptown Park

SITE

REVERIE AT RIVER HOLLOW

# AERIAL VIEW



WILLIAMS TOWER

ARCHELLA CONDOS

BOWEN RIVER OAKS

AMEGY BANK TOWER

HANOVER POST OAK

POST OAK HOTEL

BHP BILLITON

CAMDEN POST OAK

FOUR OAKS PLACE

Uptown Park

LOOP 610

GABLES POST OAK



515 POST OAK BLVD.



SKYHOUSE RIVER OAKS

SITE

REVERIE AT RIVER HOLLOW



# 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
- Top 20 largest business district in the USA

## 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.

## 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 renovate

### Post Oak Hotel

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

### River Oaks District

High end retail:



Restaurants:



### Williams Tower

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

# MEET THE TEAM



**BRAD LYBRAND**

Senior Vice President

Land Brokerage

blybrand@newquest.com

713.438.9516



**GLENN DICKERSON**

Vice President

Land Brokerage

gdickerson@newquest.com

281.477.4384



**CHARLES MCGAHREN**

Associate

Land Brokerage

cmcgahren@newquest.com

281.477.4313



**JOSEPH MARBURGER**

Associate

Land Brokerage

jmarburger@newquest.com

281.477.4306

## **NON-ENDORSEMENT AND DISCLAIMER NOTICE**

### **CONFIDENTIALITY AND DISCLAIMER**

The information contained in the following marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NewQuest Properties and should not be made available to any other person or entity without the written consent of NewQuest Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NewQuest Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size square footage of the property and improvements, presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenants plans or intentions to continue it's occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NewQuest Properties has not verified, and will not verify, any of the information contained herein, nor has NewQuest Properties conducted any investigation regarding these matters and makes no warrantee or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. NewQuest Properties is a service mark of NewQuest Properties Real Estate Investment Services, Inc. © 2019 NewQuest Properties. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV). YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
512.936.3000

### **NON-ENDORSEMENT NOTICE**

NewQuest Properties is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or NewQuest Properties, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of NewQuest Properties, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NEWQUEST PROPERTIES AGENT FOR MORE DETAILS.