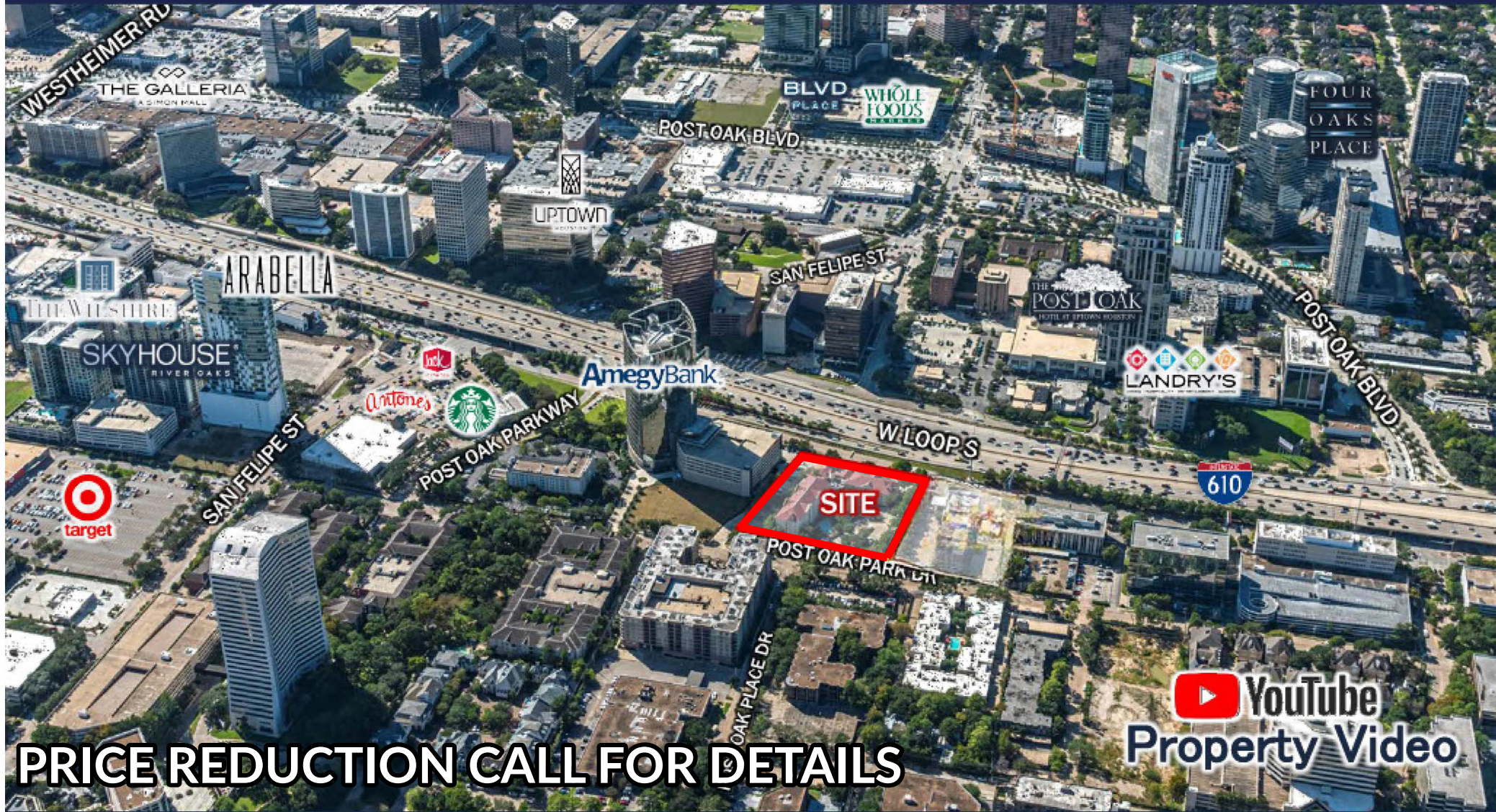


± 3 ACRES - WEST LOOP FRONTAGE

CALL FOR OFFERS



FOR SALE

Houston, Texas
Galleria Market, ± 3 Acres

NEWCOR

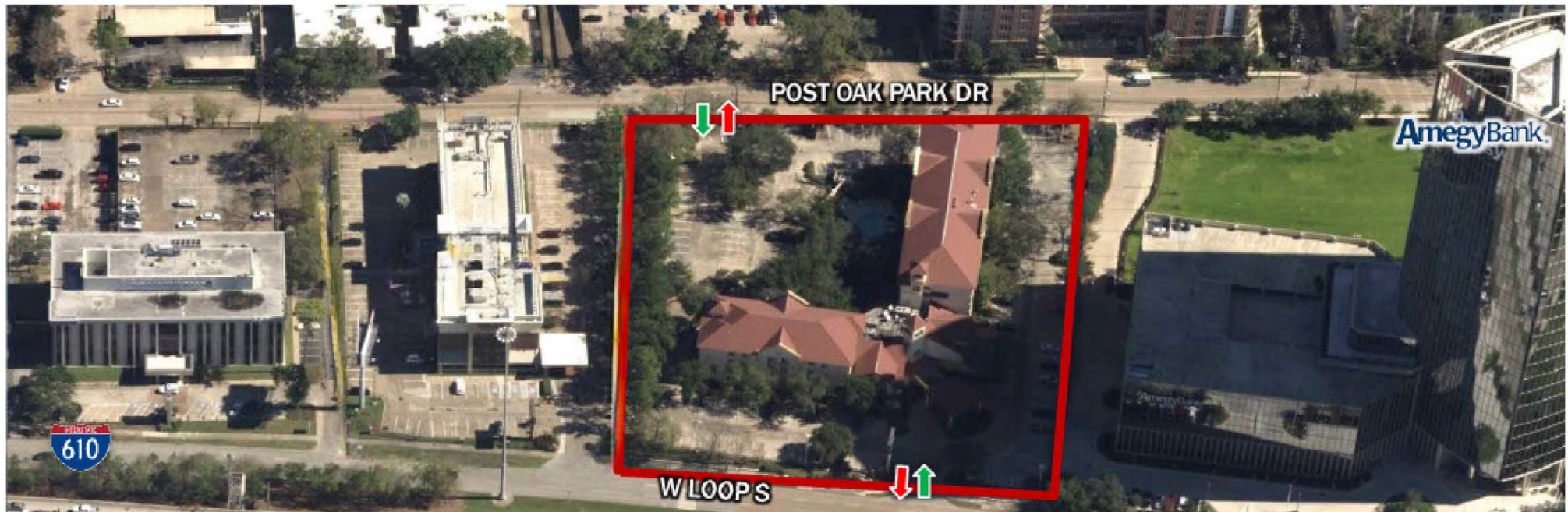
FOR SALE | HOUSTON, TEXAS

± 3 ACRES

Galleria Market

PROPERTY OFFERING

PROPERTY	Operating Hotel on ±3 acres <i>Seller to consider 2 year lease back</i>	ACREAGE	± 3.02 Acres
LOCATION	West Loop South Houston, TX	PRICING	Contact Broker for latest pricing <i>Call for Offers</i>



OVERVIEW

+ Unique Opportunity to purchase an irreplaceable, high-visibility site in the heart of the Uptown/Galleria Market. Several high-end new developments in the immediate area including Class AA office, Hotel, and Mid-rise and High-rise Multi-Family.

+ Approximately 550 linear feet of on the North bound Feeder /Approximately 615 linear feet on Post Oak Park Dr.

+ The site has direct access from the 610 West Loop Feeder as well as secondary access from Post Oak Park Dr. Currently operating as a two separately owned Hotels, the offering will be based on Land Value.

+ The tract is located on the Frontage on W Loop of the 610 West Loop between San Felipe and Post Oak Blvd.

NEWCOR

ROB BANZHAF | 281-210-0093
rob@newcorcre.com

FOR SALE | HOUSTON, TEXAS

± 3 ACRES

Galleria Market

PROPERTY DETAILS

DO NOT DISTURB TENANT

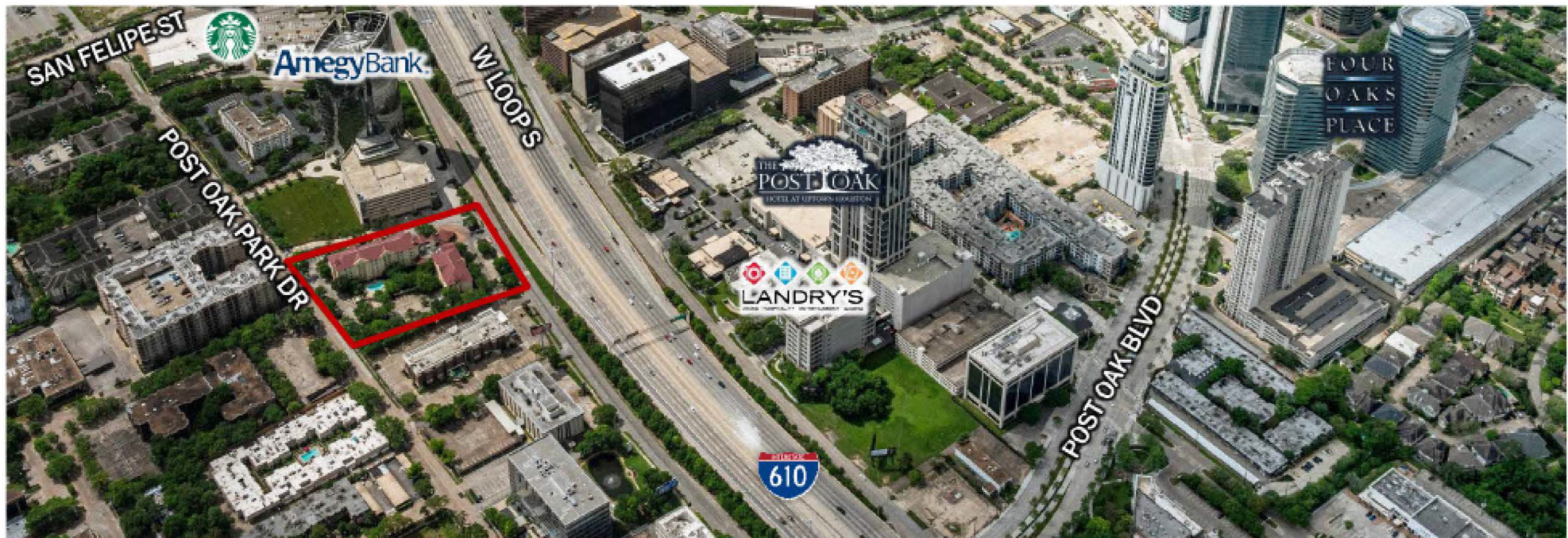
ADDRESS	West Loop South, Houston, TX
LAND AREA	± 3.02 ACRES
TRAFFIC COUNTS	WEST LOOP SOUTH 287,000 CPD (2018)

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE
TOTAL POPULATION	67,552	180,566
EST. AVERAGE HH INCOME	\$109,515	\$157,872

THE HEART & SOUL OF THE CITY

Bustling with incredible growth and vitality, this urban center is now poised for even greater renown on the world stage. As a business address, Uptown Houston has many advantages and soars above the competition. Headquarters to some of the most prominent energy, financial, real estate and professional services companies in the world, Uptown Houston is an address that defines success. Companies seek out the area for its more than 70% of Class A office space and broad range of business amenities. Uptown's high quality of life is evident in its growing numbers - Approximately 2,000 companies call Uptown home.



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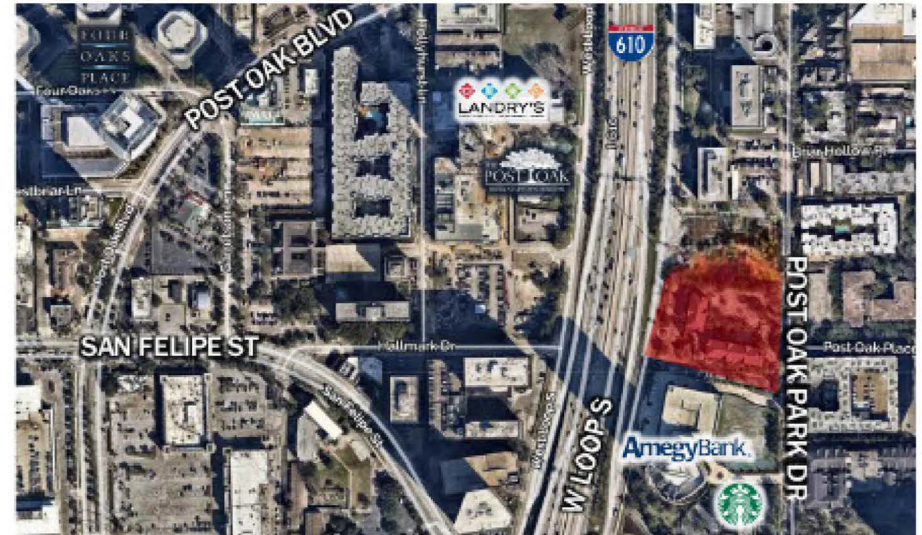
TRACT DETAILS

LOCATION	West Loop South, Houston, TX 77027 810 West Loop Feeder & Post Oak Park Dr.
LATITUDE, LONGITUDE	29.7504003, -95.4544713
TOTAL ACRES	± 3.02 Acres Operating Hotel
PARCEL ID	0985730000008
FRONTAGE (APPROX.)	220 ft on W Loop S Feeder 217 ft on Post Oak Park Dr.
ACCESS	W Loop S Feeder Post Oak Park Dr.
UTILITIES	City of Houston
FLOOD PLAIN	Not in Floodplain
SCHOOL DISTRICT	Houston ISD

EXCELLENT LOCATION NEAR HOUSTON'S LARGEST BUSINESS CENTERS

- Less than two miles from the Galleria / Uptown District, which features more than five million square feet of retail space and approximately 1,000 stores
- Within ten miles of Houston's strongest employment markets: Greenway Plaza (2.8 miles), Galleria / Uptown District (1.4 miles), Texas Medical Center (6.9 miles), and Central Business District (8.6 miles)

*Do Not Enter Property without
Prior Approval from Broker*



2022 TAX RATES

	2022 Tax Rate
Houston ISD	1.0372
Harris County	0.34373
Harris Co Flood Cntr	0.03055
Port of Houston Authy	0.00799
Harris Co Hosp Dist	0.14831
Harris Co Educ Dept	0.0049
Hou Community College	0.095589
City of Houston	0.53384
Total	2.201889

NEWCOR

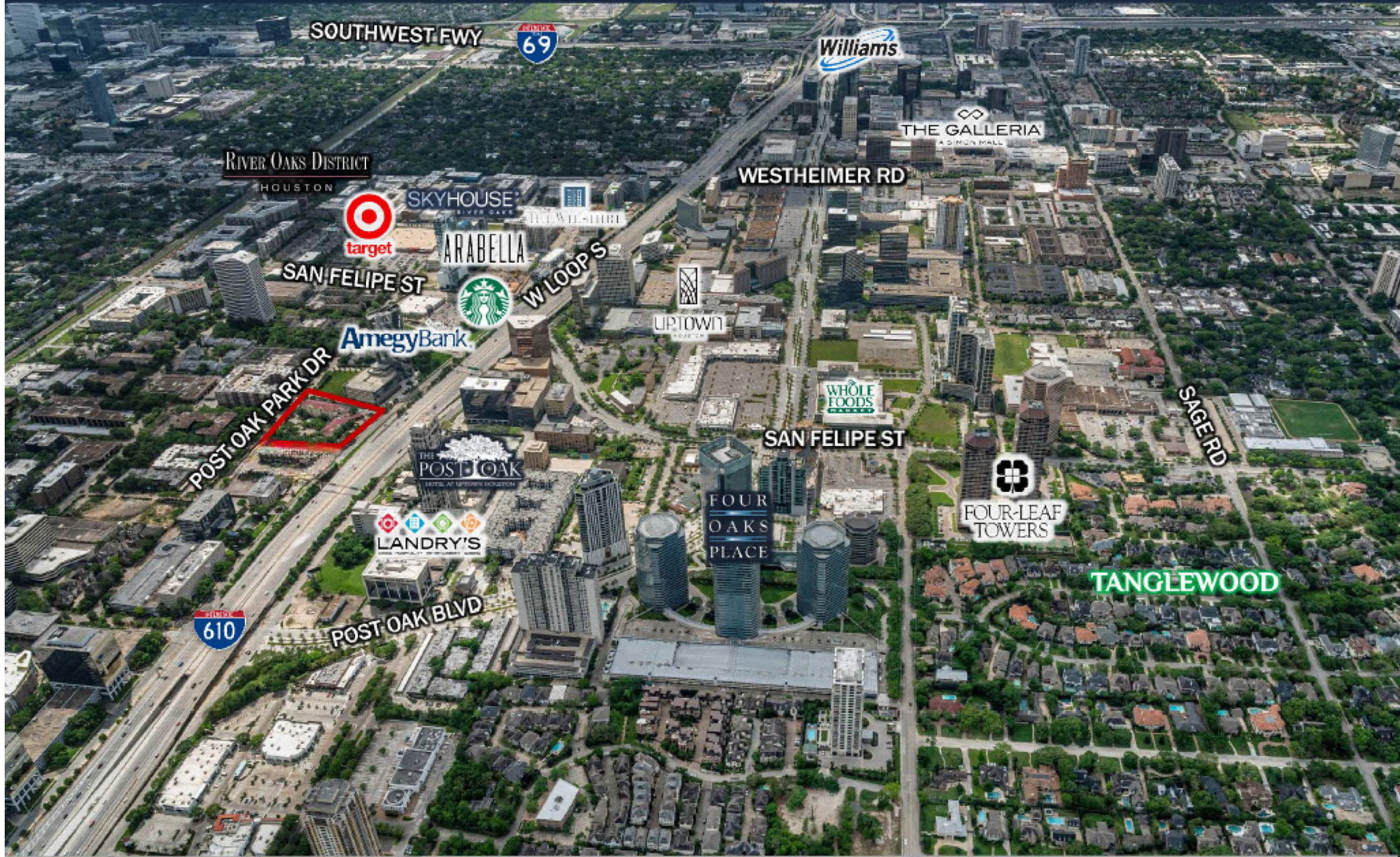
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FOR SALE | HOUSTON, TEXAS

± 3 ACRES

Galleria Market

PROPERTY AERIAL



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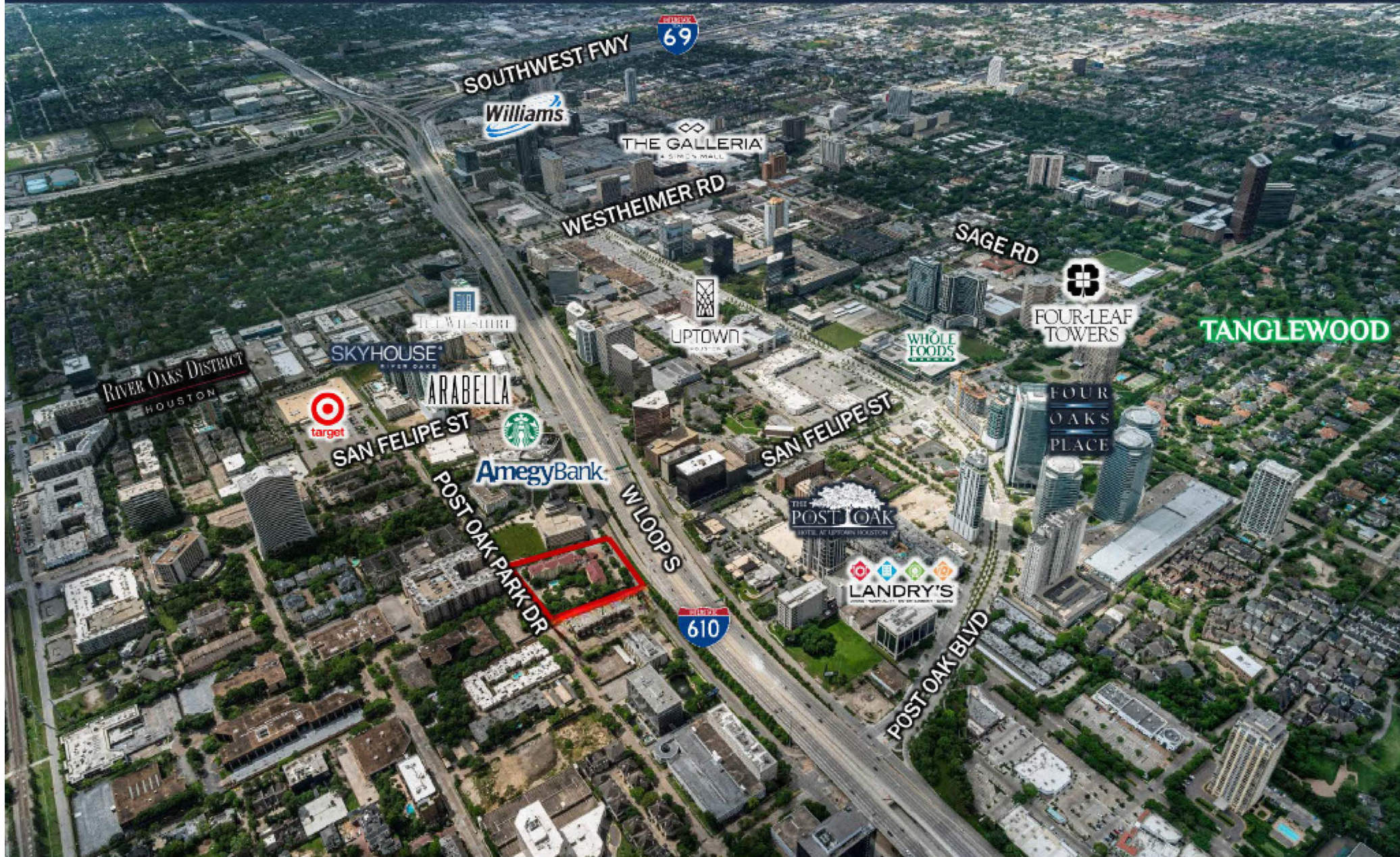
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PROPERTY AERIAL



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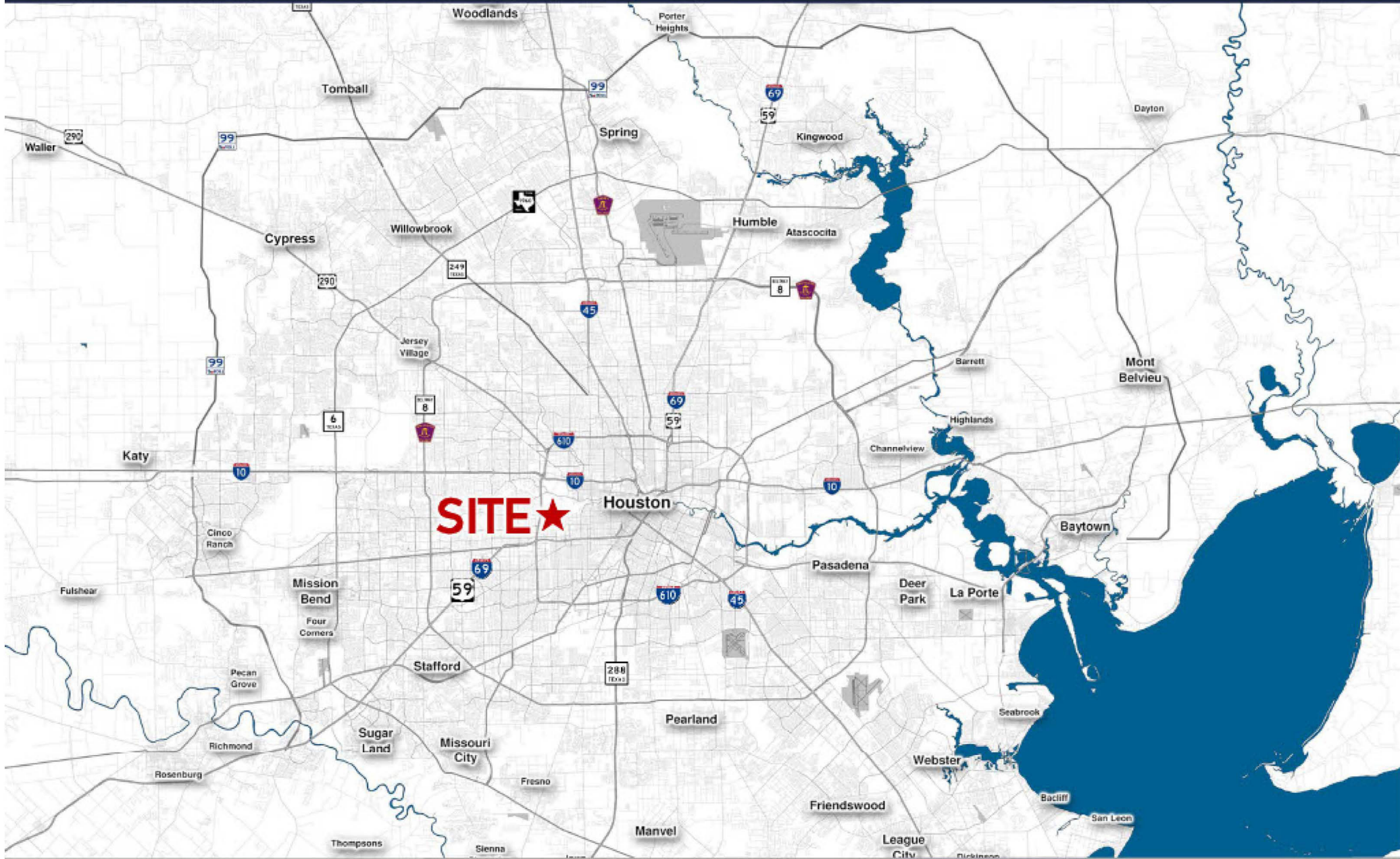
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± 3 ACRES

Galleria Market

LOCATION MAP



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FOR SALE | HOUSTON, TEXAS

± 3 ACRES

Galleria Market

EXECUTIVE SUMMARY

DO NOT DISTURB TENANT



LAND	± 3.02 ACRES
LOCATION	West Loop South - Galleria
PRICE	Contact Broker to Discuss

UPTOWN HOUSTON: Uniquely Defined.

Located in the heart of the city, Uptown is less than 6 miles from Downtown Houston. More than a unique environment of successfully developed commercial, retail and residential opportunities, it is a reflection of what is best in Houston. Each day, more than 200,000 people converge in Uptown Houston to work in the prestigious office buildings, stay in more than 7,800 well appointed hotel rooms, dine in magnificent restaurants and shop in acclaimed stores. Bustling with exciting growth and vitality, this urban center is now poised for even greater renown on the world stage. Accessibility to and from Uptown continues to be improved on every level.

THE GALLERIA: Dynamic. Diverse. Distinctive.

Defined by its unique blend of prestigious business and residential addresses, with the best in shopping, hotels, dining and entertainment, The Galleria is one of the world's great urban centers. The Galleria reigns supreme in the retail sector, it has distinguished itself as the city's top destination for fashion and the shopping centerpiece of the Southwest. The Galleria provides choices, services and amenities to suit everyone.



ANNUAL GROSS RETAIL SALES IN UPTOWN EXCEEDED \$3.5 BILLION IN 2016



MORE THAN 180,000 RESIDENTS WITHIN A THREE-MILE RADIUS CALL UPTOWN HOME



ONE OF THE LARGEST BUSINESS DISTRICTS, WITH 27+ MILLION SQUARE FEET OF OFFICE SPACE



UPTOWN IS HOME TO 38 HOTELS WITH MORE THAN 8,100 ROOMS

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FOR SALE | HOUSTON, TEXAS

± 3 ACRES

Galleria Market

HOUSTON MARKET ECONOMY



HUB OF THE GULF REGION

26 FORTUNE 500 COMPANIES BASED IN HOUSTON



WITHIN THE TOP 10 CITIES FOR JOB GROWTH



ENERGY CAPITAL OF THE WORLD

HOME TO 40 OF THE NATION'S PUBLICLY TRADED OIL AND GAS EXPLORATION & PRODUCTION FIRMS



PORT OF HOUSTON
LARGEST PORT ON THE GULF & 2ND LARGEST IN THE U.S.

68%

U.S. GULF COAST CONTAINER TRAFFIC



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX IN THE WORLD

OVER 8 MILLION
PATIENTS WORLDWIDE VISIT EVERY YEAR

106,000 EMPLOYEES
10,000 VOLUNTEERS

LARGEST SINGLE EMPLOYER IN HOUSTON



NASA / JOHNSON SPACE CENTER
\$73 MILLION ECONOMIC IMPACT ON GREATER HOUSTON AREA

RETAIL MARKET



OVER \$116 BILLION

GROSS ANNUAL RETAIL SALES

95%

OPCCUPANCY RATE

1,269,373 SF

NET ABSORPTION RATE

1,637,246 SF

UNDER CONSTRUCTION

212,820,650 SF

TOTAL INVENTORY

LARGEST EMPLOYERS

WALMART STORES INC.	37,000 EMPLOYEES
MEMORIAL HERMANN HEALTH SYSTEM	24,108 EMPLOYEES
H-E-B	23,732 EMPLOYEES
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	21,086 EMPLOYEES
MCDONALD'S CORPORATION	20,918 EMPLOYEES
HOUSTON METHODIST	20,000 EMPLOYEES
KROGER	16,000 EMPLOYEES
UNITED AIRLINES	14,941 EMPLOYEES
SCHLUMBERGER	12,069 EMPLOYEES

FOR SALE | HOUSTON, TEXAS

± 3 ACRES

Galleria Market

TEXAS MARKET OVERVIEW



POPULATION
27,939,904



2nd FASTEST
GROWING
ECONOMY
IN THE U.S.



TOP STATE FOR
JOB GROWTH
457,000 JOBS CREATED IN 2014

2nd

LARGEST CIVILIAN
LABOR WORKFORCE:
13+ MILLION WORKERS

54

FORTUNE 500
COMPANIES
CALL TEXAS HOME



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



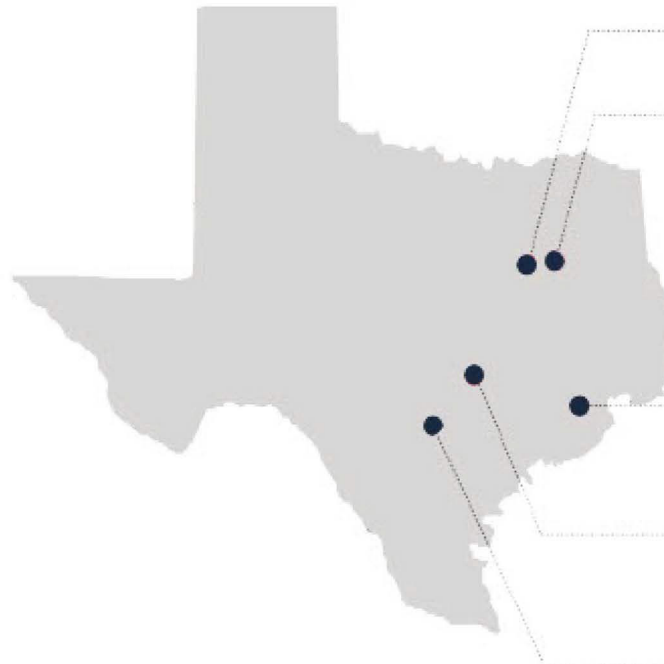
BEST STATE FOR BUSINESS
FOR THE 10TH YEAR IN A ROW BY
CHIEF EXECUTIVE MAGAZINE



AWARDED 2014 GOVERNOR'S CUP
FOR THE MOST NEW & EXPANDED
CORPORAT FACILITIES: **689**



**NO STATE
INCOME TAX**



FORTH WORTH

#8 FASTEST GROWING CITY 2015

DALLAS

#3 FASTEST GROWING CITY 2015

#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON

#1 FASTEST GROWING CITY 2015

#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN

#2 FASTEST GROWING CITY 2015

#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

#10 FASTEST GROWING CITY 2015

#15 TOP 20 BUSINESS-FRIENDLY CITY

FOR MORE INFORMATION

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± 3 ACRES – WEST LOOP | GALLERIA

West Loop South – Houston, Texas

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