



# UPTOWN HOUSTON

MARKET FACTS &  
INFORMATION



# U P T O W N   H O U S T O N



Uptown Houston.

Dynamic. Diverse. Distinctive.

More than a unique environment of successfully developed commercial, retail and residential opportunities, it is a reflection of what is best in our city. Uptown Houston seamlessly blends business with pleasure, grace with beauty, and style with substance.

We invite you to learn more about us.





# UPTOWN HOUSTON

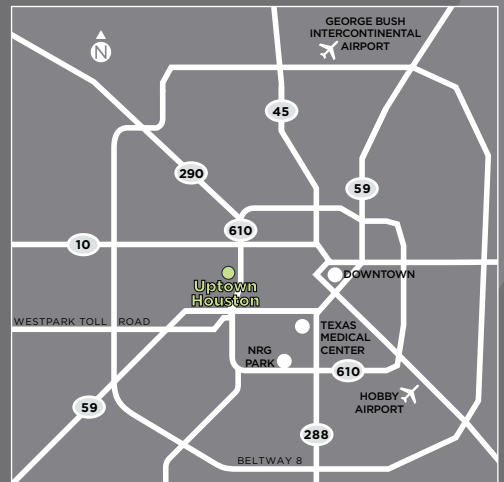
## ASK US FOR THE WORLD

When it comes to the most international city in Texas, there's no argument. It's Houston. With its unique sense of style and its enthusiasm for celebrating cultures, Houston embraces the best the world has to offer.

Nowhere is that diversity and energy more evident than in Uptown Houston. A distinctive neighborhood that mirrors the personality and mosaic of its workers, residents, and visitors, Uptown is a prestigious setting for leading corporations, cosmopolitan retailers, fine hotels, and magnificent estates.

Located in the heart of Houston, Uptown is exceptionally convenient and accessible to the city's two airports, key freeways, the Texas Medical Center, and the city's other major business centers.

### HOUSTON AREA





*Uptown is a five-star international community. Why live anywhere else if you can live, work, shop, and be entertained within five to ten minutes of each location.*

— Mariana Saldana  
Uptown Real Estate Group, Inc.



# U P T O W N   H O U S T O N

## THE HEART & SOUL OF THE CITY

Uptown Houston is the very heart of a city that pulses with the energy of its diverse residents and visitors.

Nestled alongside the re-envisioned Memorial Park and the world-famous Galleria, Uptown Houston is our boardroom, our playground, our sanctuary, and our home. It is a unique urban environment where international business professionals, fashionistas, city dwellers, and tourists from around the globe all converge for life's amazing moments, and so much more than the daily 9 to 5.

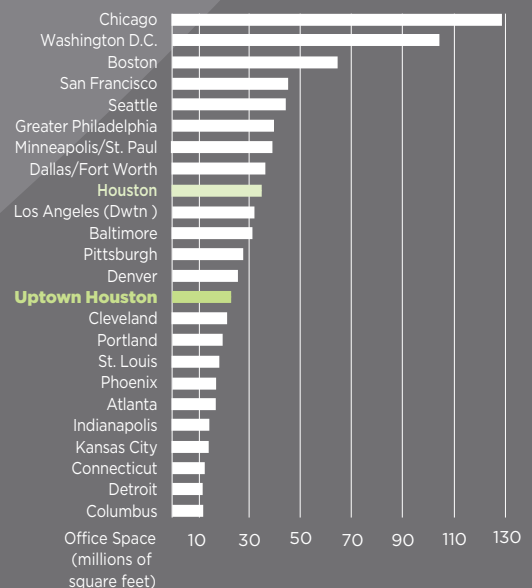
Soaring business towers and elegant high-rise residences designed by renowned architects intermingle with high-end boutiques in a compact and accessible enclave, making for a setting that is nothing less than spectacular.

Buzzing with corporate leaders, fashion-savvy shoppers, and residents who enjoy the very best, Uptown Houston offers the finest of lifestyles to meet those needs. Each day, more than 200,000 people converge in Uptown Houston to work in our prestigious office buildings, stay in our luxurious hotels, dine in our first-class restaurants, and shop in our acclaimed stores.

Bustling with incredible growth and vitality, this urban center is now poised for even greater renown on the world stage. On every level, accessibility to and from Uptown continues to be improved. New green spaces and parks that enhance the area's garden district appeal are taking root. And everywhere...opportunity abounds.

### NATION'S LARGEST DOWNTOWNS\*

Uptown Houston is the 15th largest business district in the U.S.



Source: Grubb & Ellis; Commercial Gateway

\*Excludes New York City: 361,581,343 square feet.



*I have enjoyed Uptown as the best place to live, work and play for the last 10 years.*

*I think of it as the heart of the city.*

— Mary Grace Gray, Hotel Granduca



## BUILDING BUSINESS

As a business address, Uptown Houston has many advantages and soars above the competition.

With more than 26 million total square feet of commercial office space, Uptown Houston is one of the nation's largest business districts. Its silhouette bears the stamp of some of the world's leading architects. Signature buildings including Post Oak Central, Four Oaks Place, Four Leaf Towers, the Galleria, and the post-modern triumph of the 64-story Williams Tower are among the city's most famous architectural landmarks.

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.

### UNIQUELY UPTOWN

- Uptown Houston is one of the largest business districts outside a historic core in the United States
- Uptown's Class A occupancy rate remains at a steady 90% throughout the year
- 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

A vibrant mixed-use environment, Uptown offers all the support services essential to business life. Full-service financial institutions, world-class hotels, fine retail establishments and excellent dining are all close at hand.

Residential offerings in Uptown suit the needs of senior executives and young professionals alike. As Houston's first designated scenic district, Uptown's high quality of life is evident in its growing number of parks and pedestrian spaces.

### MAJOR EMPLOYERS IN UPTOWN

Apache Corporation  
BBVA Compass Bank  
Bechtel Corporation  
BHP Billiton  
Cambridge Energy Research Associates, Inc.  
Clear Channel Communications  
Datacert, Inc.  
Goodman Global Group, Inc.  
Hines  
Landry's  
LiveNation  
Marathon Oil  
S&B Infrastructure, Ltd.  
Schlumberger Limited  
Spectra Energy  
Stewart Information Services Corporation  
GDF SUEZ  
TeleCheck International, Inc.  
Williams



*Expanding in the most prominent and affluent district in all of Houston was a no brainer. This is one of the busiest street corners in America and the best shopping center in Houston surrounded by pure city life. Uptown is now Noodletown.*

— Jenni Tran-Weaver  
Jenni's Noodle House



# U P T O W N R E T A I L

## LIFE. STYLE.

With more than six million square feet of retail space and more than 1,000 stores, Uptown Houston has distinguished itself as the city's elite destination for fashion. It is the shopping mecca of the Southwest.

People from near and far are drawn to the exquisite collection of stores at The Galleria, the fourth largest retail complex in the United States, and to the beauty of Uptown Park, a European-styled retail center whose elegant shops exude Old World charm. In addition, hundreds of other specialty shops, boutiques and restaurants are sprinkled throughout the area, offering shoppers an assortment of options.

Nestled among prestigious neighborhoods, Uptown Houston is also home to the largest number of couture retailers in the city, including Versace, Yves Saint Laurent, Giorgio Armani and Bvlgari, as well as more mainstream brands like Banana Republic, Brooks Brothers and Macy's.

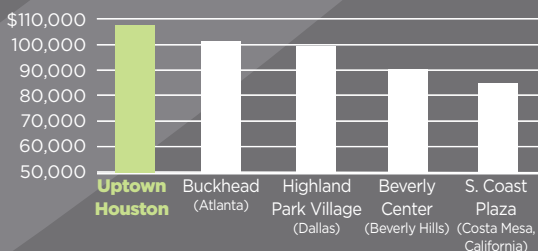
Truly eclectic, Uptown offers its visitors sophisticated international cuisine amid high fashion. A wide variety of cafes, wine bars and premier restaurants highlight an exciting neighborhood where the world comes together for a taste of the best in fashion, food and fun.

### UNIQUELY UPTOWN

- More than six million square feet of retail space
- Annual retail sales exceeded \$3.6 billion in 2013
- Average household income within a 3-mile radius of Uptown exceeds \$106,000
- The Galleria hosts more than 30 million visitors annually, making it the number one shopping and tourist attraction in Houston

### AVERAGE HOUSEHOLD INCOME COMPARISON

Source: ESRI, Inc.





*I appreciate the opportunity to work in Uptown and provide the best hospitality to guests who visit from all over the world.*

— Daniel Bekele  
Hilton Houston Post Oak

# U P T O W N H O T E L S

## SUITE DREAMS

Each year more than 30 million visitors from around the globe come to Uptown Houston to experience the best in shopping, dining, and business interaction. With more high-quality, full-service hotels than any other district in Houston, Uptown's 34 hotels boast 7,800+ luxurious rooms, with the highest occupancy rate in Houston.

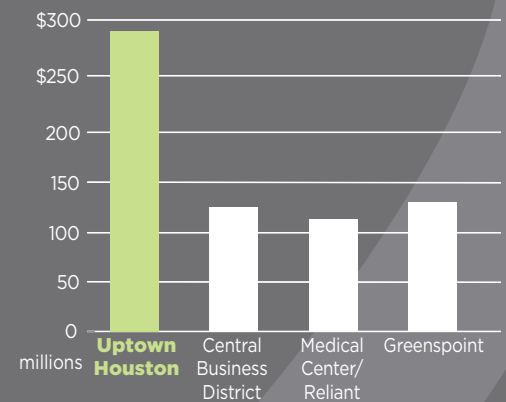
From business class hotels to premier luxury lodgings to extended stay facilities, Uptown Houston provides choices, services, and amenities to suit everyone, from the global traveler to the native Houstonian looking for a weekend getaway.

### UNIQUELY UPTOWN

- More than 30 million visitors per year
- 34 hotels with more than 7,800+ rooms
- Nearly \$300 million in hotel room revenue for 2013
- Nearly 10% of Houston's total hotel rooms

### 2013 HOTEL ROOM REVENUE

Source: Texas Comptroller



Uptown is one of the nation's largest business districts and a haven for visitors seeking world-class shopping and cuisine. Its central location lies mere minutes away from Houston's largest convention centers, the city's other major business districts, and the Museum District. The Theater District and sports arenas are also easily accessible.

### UPTOWN HOUSTON HOTELS

aloft Houston	Extended Stay America	Hotel Indigo	Residence Inn Galleria
Candlewood Suites	- Westheimer	Hyatt Place*	Royal Sonesta
Comfort Suites	Hampton Inn	Hyatt Regency*	Sheraton Suites
Courtyard by Marriott	Hilton Garden Inn	Hyatt Summerfield	Sonesta ES Suites
Days Inn & Suites	Hilton Houston	Suites	The Houstonian Hotel
Doubletree Guest Suites	Post Oak	J.W. Marriott	The Post Oak**
Drury Inn & Suites	Homewood Suites	La Quinta Inn	The St. Regis Hotel
Embassy Suites Hotel	Homestead Village	La Quinta Inn & Suites	Westin Galleria Hotel
	Hotel Granduca	Marriott Hotel	Westin Oaks Hotel
	Hotel Derek	Omni Houston Hotel	

\*Opening 2015

\*\*Opening 2017



*After traveling to 125 countries  
over the years, we are so glad  
that Uptown is home. And,  
there is no place like home!*  
— Walt and Dot Cunningham



# UPTOWN RESIDENTIAL

## WELCOME HOME

Uptown Houston is a community where the contemporary mingles beautifully with the traditional and the scenic melds with the serene. This garden district combines the best of city living with the calm, secure, and intimate feeling of a neighborhood. It is elegant yet approachable. Refined yet relaxed.

Walking to restaurants, shopping at the best stores in the city, or finding a place to have a drink with friends nearby, it's all right at your front door in Uptown. The residential choices are high quality and as diverse as the people living here, ranging from newly

built upscale apartment complexes to luxurious high-rise condominiums and lofts, cozy patio homes and spaciouly elegant town homes and houses.

Having an Uptown address means the convenience and vitality that pervade the district are yours to enjoy every day. In addition, this unique central location makes it easy to access the city's major airports, business centers, cultural amenities and sports venues.

Strong home values as well as rental and occupancy rates, reflect the growing demand to call Uptown Houston home.

### SNAPSHOT OF LUXURY LIVING

PROPERTY	UNITS
2400 McCue	200
Camden Post Oak	356
Dominion	230
Four Leaf Towers	400
Lofts on Post Oak	351
Hanover Post Oak	355
Montebello	112
Montierra	346
The Cosmopolitan	75
The Empire	70
The Manhattan	68
The Mark	300
The Mercer	54
Villa d'Este	100
Water Wall Place	322

### UNIQUELY UPTOWN

- Nearby neighborhoods include Tanglewood, River Oaks, and Memorial
- More than 180,000 residents within a three-mile radius
- The median age of an Uptown Resident is 36.5 years





# UNIQUELY UPTOWN HOUSTON

## BY THE NUMBERS

Source: ESRI. Numbers reflect a 3-mile radius from the intersection of Post Oak Boulevard and San Felipe

### POPULATION

2019 Projection.....	180,566
2014 Estimate.....	166,577
2010 Census.....	156,413
2000 Census.....	140,733

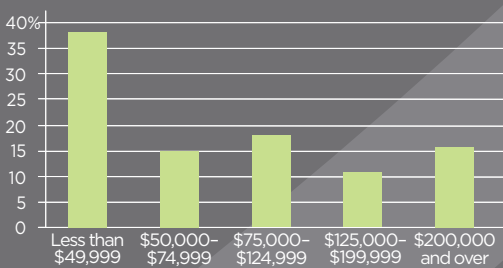
### HOUSEHOLDS

2019 Projection.....	86,174
2014 Estimate.....	79,739
2010 Census.....	75,755
2000 Census.....	69,818

### INCOME

2014 Average Household	
Income.....	\$106,057
2014 Median Household	
Income.....	\$68,484

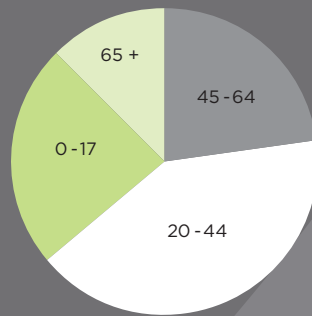
### HOUSEHOLD INCOME DISTRIBUTION



More than 46% of Uptown residents have a household income of \$75,000 or higher.

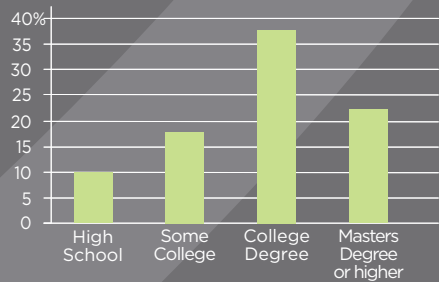
### AGE DISTRIBUTION

19 and younger.....	23%
20 - 44.....	41%
45 - 64.....	24%
65 and older.....	12%



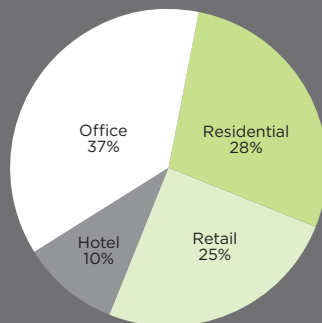
The median age of an Uptown resident is 36.5 years old.

### HIGHEST LEVEL OF EDUCATION



Nearly 60% of Uptown residents have a college degree or higher.

### 2014 UPTOWN LAND USE VALUES



**UPTOWN HOUSTON DISTRICT  
BOARD OF DIRECTORS**

Mr. Kendall A. Miller  
Tanglewood Corporation

Ms. Patty Bender  
Weingarten Realty Investors  
(Retired)

Mr. Chad Braun  
EDENS

Mr. Todd H. Casper  
CB Richard Ellis

Mr. Martin Debrovner  
Weingarten Realty Investors  
(Retired)

Mr. Duane Hale  
TIAA-CREF

Mr. Steve D. Lerner  
The Redstone Companies

Ms. Mary Catherine Miller  
Tanglewood Corporation

Mr. John D. Mooz  
Hines

Mr. Greg Noble  
Simon Property Group

Mr. Ed Wulfe  
Wulfe and Co.

Mr. Jonathan Zadok  
Zadok Jewelers

Mr. John R. Breeding  
Uptown Houston District

**UPTOWN HOUSTON  
DEVELOPMENT AUTHORITY/TIRZ  
BOARD OF DIRECTORS**

Mr. Martin Debrovner  
Weingarten Realty Investors  
(Retired)

Ms. Dorothy “Dot” Cunningham

Ms. Janice Hale-Harris  
Waste Management

Mr. Marvin Kaplan  
Legacy Asset Management

Mr. Kendall A. Miller  
Tanglewood Corporation

Mr. Judson Robinson, III  
Houston Area Urban League

Ms. Lisa Simon  
MFT Interests GP, LLC

Mr. Louis Sklar  
Hines  
(Retired)

Mr. John R. Breeding  
(Administrator)

## UPTOWN HOUSTON DISTRICT & TIRZ BOUNDARIES



Created in 1987, the Uptown Houston District occupies 500 acres in the heart of the Uptown Houston/Galleria area. The District provides a variety of services and improvements for the area including traffic operations, public maintenance and beautification, infrastructure improvements, economic development and marketing. The mission of the District is to continually refine and enhance its unparalleled amenities and exceptional beauty by improving accessibility, enhancing identity and sustaining the vibrant community that is Uptown Houston. Visit [uptown-houston.com](http://uptown-houston.com) for more information.



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[www.uptown-houston.com](http://www.uptown-houston.com)



2015