111 W 14th St

Houston, TX 77008

Owner-User
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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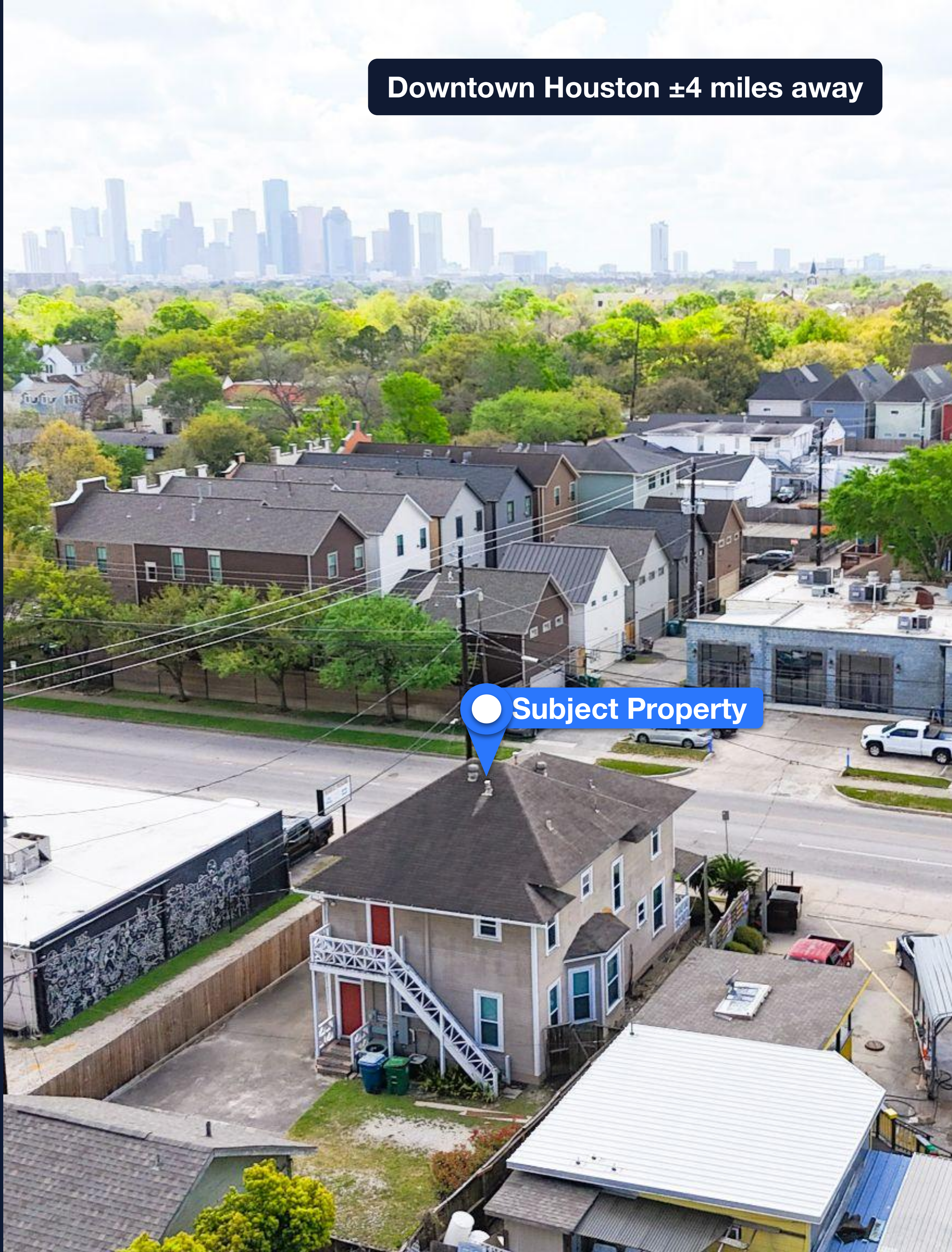

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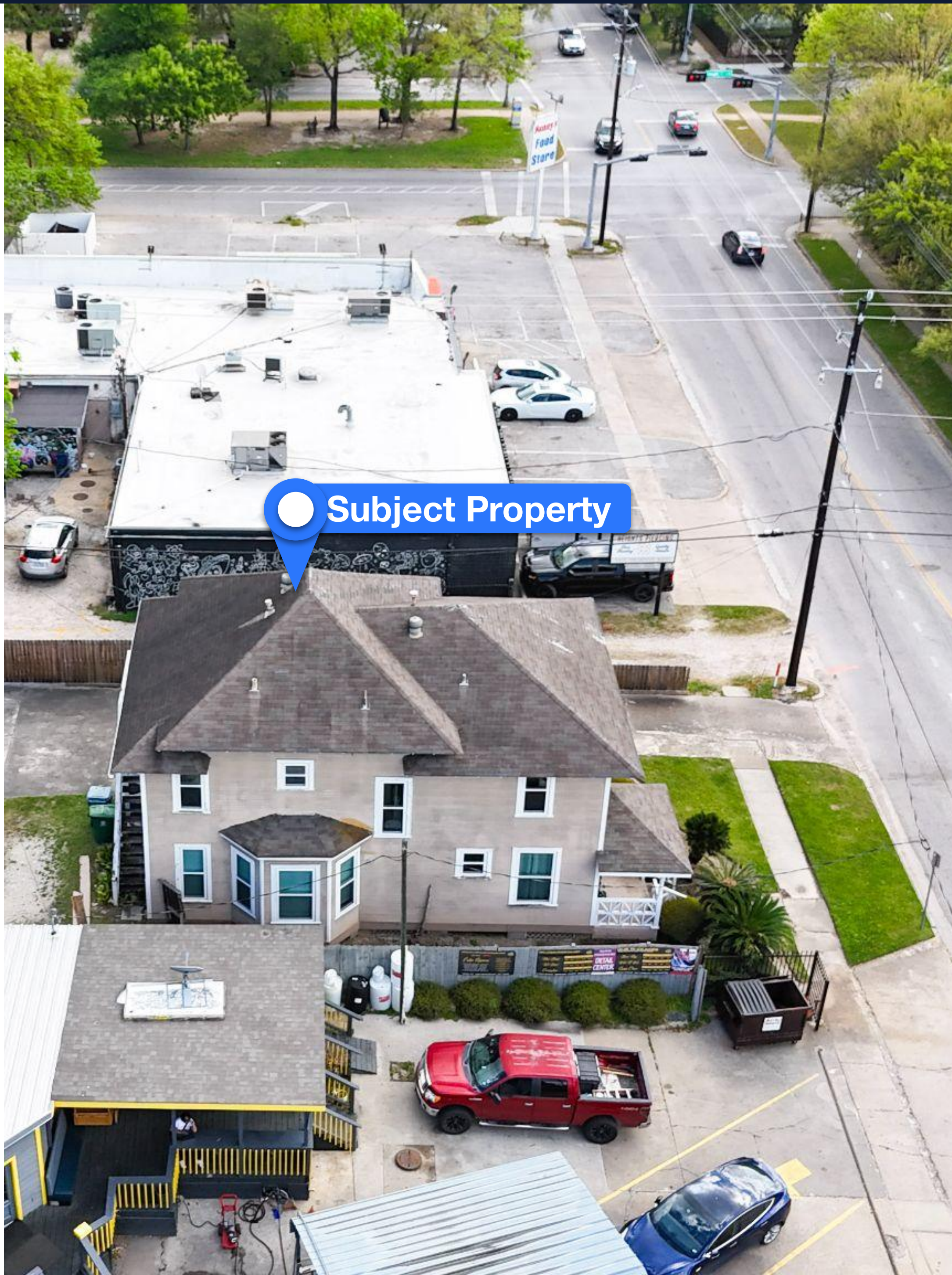
PROPERTY OVERVIEW

111 W 14th St
Houston, TX 77008

INVESTMENT HIGHLIGHTS

Property Highlights

- **Premier Inner Loop Location:** Situated in Houston's highly sought-after Heights neighborhood, an established and continually evolving submarket characterized by strong demographics, ongoing redevelopment, and sustained demand for office and mixed-use assets.
- **Dense Residential and Employment Base:** Surrounded by a significant concentration of rooftops and a growing daytime population, providing a built-in customer and employee base that supports office tenancy and nearby retail amenities.
- **Walkable, Amenity-Rich Environment:** Within close proximity to a diverse mix of restaurants, coffee shops, and retail destinations, offering tenants a highly desirable, neighborhood-oriented work environment that enhances employee satisfaction and retention.
- **Excellent Accessibility and Connectivity:** Convenient access to major thoroughfares including Yale Street, Shepherd Drive, I-10, and I-45, enabling efficient connectivity to Downtown Houston, The Galleria, and other key employment centers.
- **Flexible Office Layout:** Efficient and adaptable floor plans suitable for a variety of office users, allowing for customization and scalability to meet evolving tenant or owner-user needs.
- **Owner-User or Value-Add Opportunity:** Well-suited for an owner-user seeking a strategic Heights presence or an investor targeting upside through renovation, lease-up, or long-term appreciation within a high-demand submarket.




N
Memorial Hermann Greater Heights Hospital
±260 Beds
Durham Heights
±238 Units
Whitney at the Heights
±186 Units
± 197,400 VPD
Yale St ± 21,300 VPD
WHOLE FOODS MARKET
Ainsley Heights
±576 Units
610
LOWE'S
THE HOME DEPOT
Chick-fil-A
Pep Boys
Domain Heights
±404 Units
DICKSON
FURNITURE MANUFACTURERS
H-E-B
45
± 208,500 VPD
Subject Property
E 14th St
± 208,000 VPD
City Park in The Heights
±308 Units
Ford
Heights High School
±2,521 Students
Stonewood
±252 Units
Heights on Katy
±387 Units
Standard in the Heights
±300 Units
Taylor Heights Apartments
±361 Units
Kroger
THE HOME DEPOT
target
Memorial Park
Golf Course
10
± 215,300 VPD
Walmart
Supercenter
Google Earth

111 W 14th St
Houston, TX 77008

$625,000
List Price

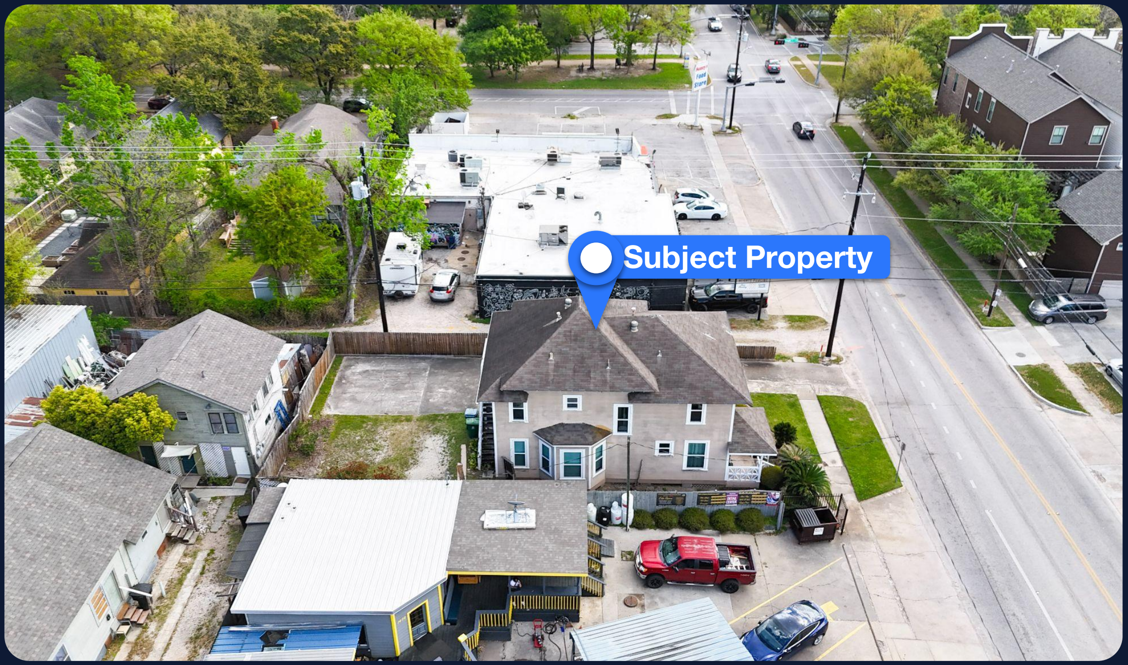
1940/2000
Year Built/Renovated

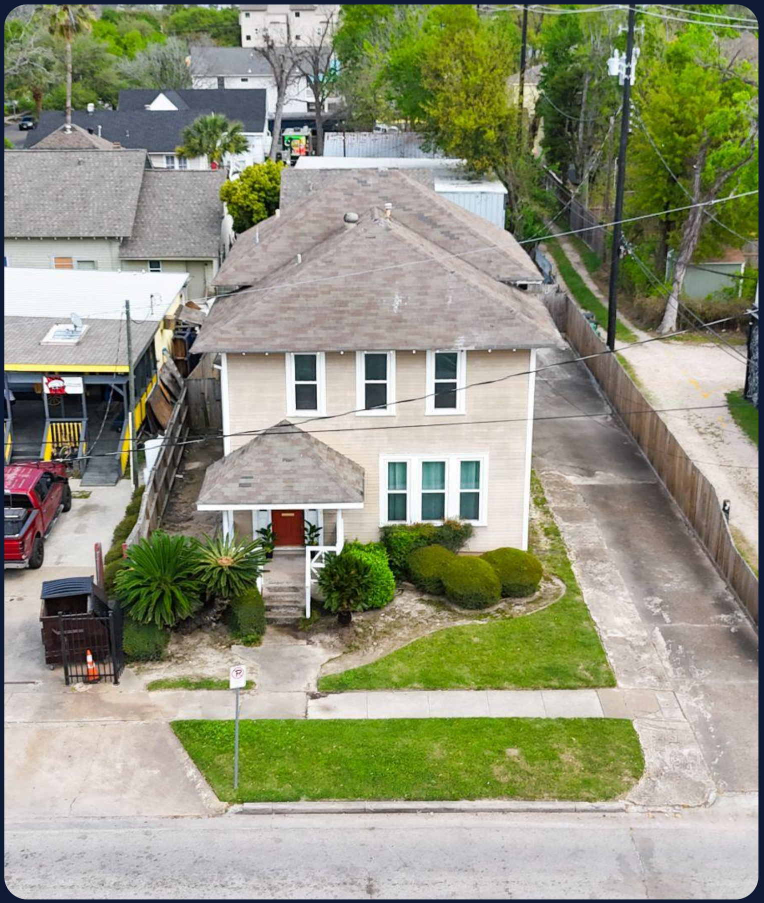
±5,000 SF
Lot Size

±2,236 SF
GLA

$279.52
Price Per SF

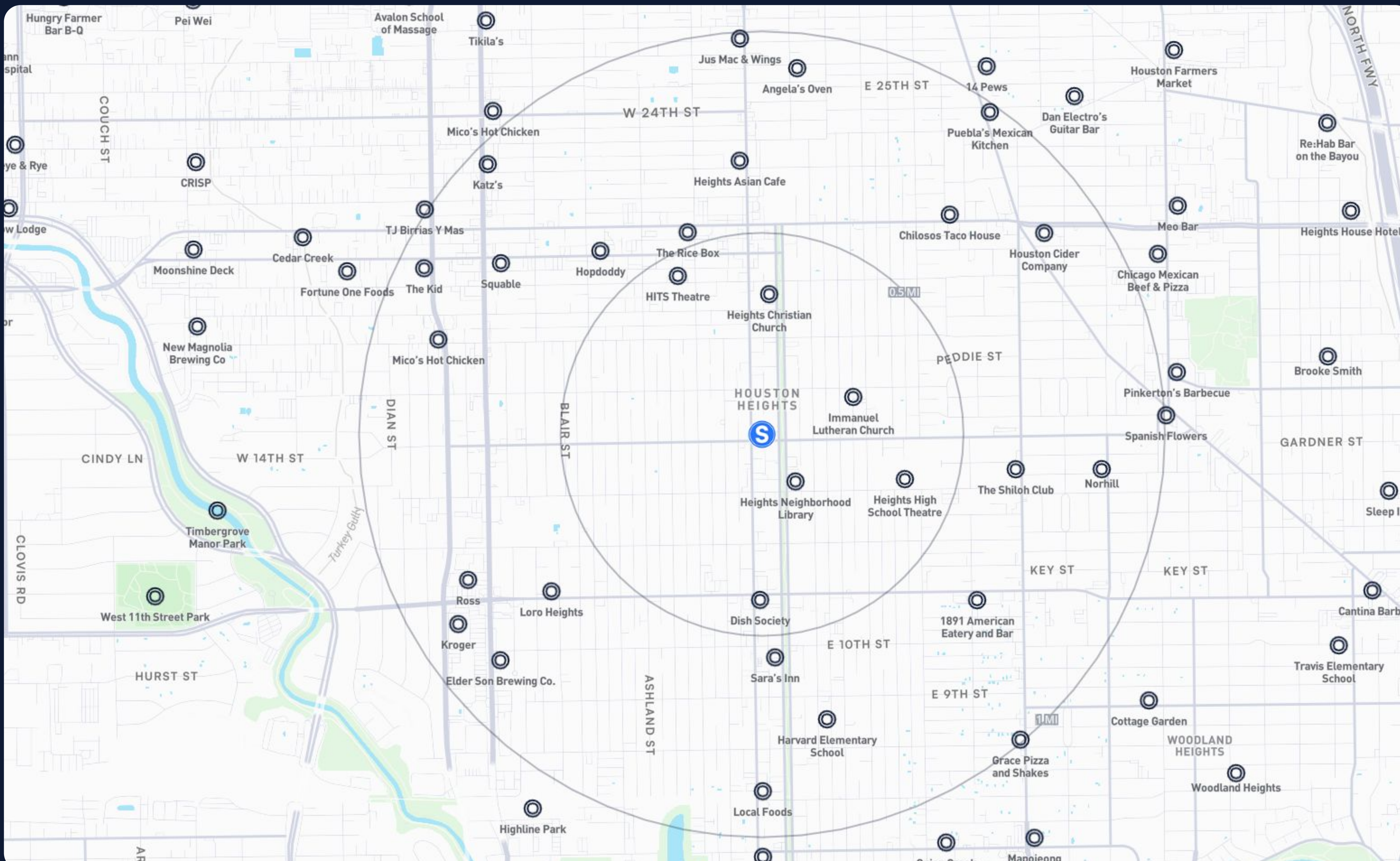
PROPERTY PHOTOS





MARKET OVERVIEW

111 W 14th St
Houston, TX 77008



HOUSTON, TEXAS

Market Demographics

2,300,000
Total Population

$62,894
Median HH Income

920,000
# of Households

42%
Homeownership Rate

1,140,000
Employed Population

33%
% Bachelor's Degree

34.3
Median Age

$830,000
Median Property Value

Local Market Overview
Houston is anchored by its energy sector—particularly oil and natural gas—while also maintaining substantial presence in healthcare, biomedical research, and aerospace. Tourism and culture feature prominently with destinations such as the Museum District, Theater District, Johnson Space Center, Houston Zoo, and vibrant culinary and arts scenes. The Houston Livestock Show and Rodeo continues to be one of the area's highest-impact recurring events.

The city benefits from exceptional transportation infrastructure, including Interstate corridors, Port Houston (the top U.S. port by international tonnage), and two major airports—Bush Intercontinental (48 million passengers in 2024) and Hobby—supporting both regional and global connectivity. Education and research are led by institutions like the Texas Medical Center, the world's largest medical complex, and several top-tier universities. A growing emphasis on career pathways also includes apprenticeship programs tied to trades and industry.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	25,097	216,611	542,455
Current Year Estimate	25,891	223,143	548,284
2020 Census	22,811	202,743	490,023
Growth 2020-Current Year	13.50%	10.06%	11.89%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	12,942	103,999	264,923
Current Year Estimate	12,913	103,928	259,081
2020 Census	12,024	98,298	238,357
Growth 2020-Current Year	7.39%	5.73%	8.69%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$196,386	$191,317	$161,603

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of $482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

Major Employers	# of Employees
Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 111 W 14th St, Houston, TX, 77008 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

TREC
TEXAS REAL ESTATE COMMISSION

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date