



UPTOWN  
HOUSTON

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2020



UPTOWN  
HOUSTON

MARKET FACTS &  
INFORMATION

# U P T O W N   H O U S T O N



Uptown Houston.

Dynamic. Diverse. Distinctive.

Iconic and flourishing, Uptown is a vibrant urban oasis in the heart of Houston.

We invite you to experience the energy of a city with the warmth  
and comfort of a community.

Welcome to Uptown.



UPTOWN  
HOUSTON





# UPTOWN HOUSTON

## RED CARPET TO THE WORLD

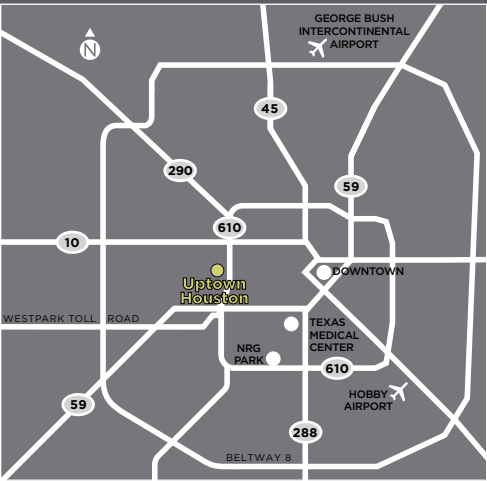
Houston's international footprint is second to none. As one of the most culturally diverse cities in the U.S., Houston is recognized for its unique sense of style and enthusiasm for celebrating culture. Our city embraces the best the world has to offer and nowhere is that more evident than in Uptown. This is where Houston's diversity creates an international district with beautiful streetscapes, upscale residences, and luxury hotels to welcome a constant influx of travel and shopping destinations that rival any other.

Locals and travelers delight in Uptown's worldclass restaurant concepts, increasing Houston's already impressive repertoire as a culinary capital. It is the ultimate urban destination where

international business professionals, fashionistas, city dwellers and tourists from around the globe gather for shared experiences.

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 HOUSTON

## THE HEART & SOUL OF THE CITY

Uptown reflects the vision of what the 21st century active urban district aspires to be. It means expansive pedestrian sidewalks, rewarding mixes of employment centers, hospitality, entertainment, and residences. It means acres upon acres of beautiful, usable urban parkland. It exemplifies the outside-in trend of migration from suburban detachment back to cosmopolitan urban districts.

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

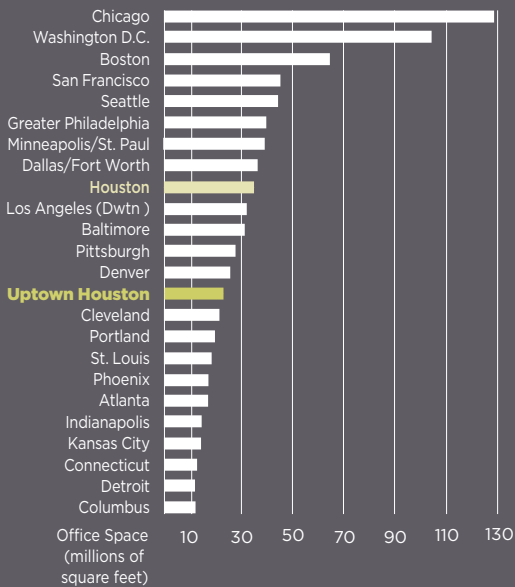
Uptown's signature Post Oak Boulevard balances graceful flower gardens and tree-lined sidewalks with sleek architectural landmarks and features. An innovative transportation option, the METRORapid Silver Line, offers uniquely designed buses and distinctive stations along the grand Post Oak Boulevard.

Memorial Park, the masterpiece of Houston's public park system, invites visitors into a sprawling 1,500-acre urban forest nearly twice the size of Central Park.

Whether you aspire to live, work, shop, or play, Uptown becomes the seam for shared experiences.

### 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.





# U P T O W N O F F I C E

## THE CENTER OF OPPORTUNITY

As one of the nation's largest business districts, Uptown is the location to live your best life; the center of economic and career opportunity. Headquarters to some of the most prominent energy, financial, real estate, and professional companies in the world, Uptown is an address that defines success. Among the city's most famous architectural landmarks, the 64-story Williams Tower dominates the Uptown skyline, along with Four Oaks Place and Post Oak Central. Here, experienced professionals, retailers, restaurateurs, and hospitality agents find their next great step forward.

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 renowned dining are all close at hand, complete with residences that exemplify unparalleled urban luxury living.

### MAJOR EMPLOYERS IN UPTOWN

Apache Corporation  
Bechtel Corporation  
BBVA Compass Bank  
BHP  
CBRE  
Clear Channel Communications  
Enbridge  
ENGIE  
Hines  
iHeart Media  
Landry's Restaurants, Inc.  
Quanta Services  
Spectra Energy Corporation  
Stewart Title  
Univision  
Valaris  
WeWorks  
Westlake  
Williams

### UNIQUELY UPTOWN

- Uptown is one of the largest business districts outside a central business district in the United States, with 28 million square feet of commercial office space
- With over 21 million square feet, Uptown accounts for 17% of Houston's total "Class A" office space
- Approximately 2,000 companies call Uptown home





# UPTOWN RETAIL

## LIFE. STYLE.

Houston's epicenter for fashion, Uptown is a triumph of culture, commerce, and cuisine.

With over 7 million square feet of retail space and more than 1,000 stores, Uptown has distinguished itself as the city's elite destination for fashion. People from near and far are drawn to the exquisite collection of shops at The Galleria, one of the largest retail complexes in the United States, and to the beauty of Uptown Park, a lush, open-air social haven where big city meets southern hospitality.

In addition, hundreds of other specialty shops, boutiques, and restaurants are sprinkled throughout the area, offering limitless options. Nestled among prestigious neighborhoods, Uptown is also home to the largest number of couture retailers in the city, as well as mainstream brands. Truly eclectic, Uptown offers sophisticated

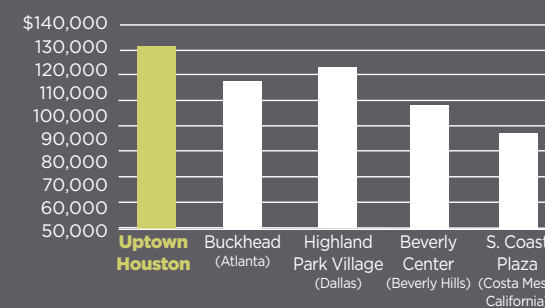
international cuisine amid high fashion. A wide variety of cafes, patio dining and premier culinary concepts highlight an exciting destination where the world gathers for a taste of the best in fashion, food, and fun.

### UNIQUELY UPTOWN

- More than 7 million square feet of retail space
- Annual retail sales exceeded \$4 billion in 2019
- Average household income within a 3-mile radius of Uptown exceeds \$121,000
- The Galleria hosts more than 35 million visitors annually, making it one of the best shopping and tourist attractions in Houston

### AVERAGE HOUSEHOLD INCOME COMPARISON

Source: ESRI, Inc.







# UPTOWN HOTELS

## SUITE DREAMS

Each year more than 35 million visitors from around the globe come to Uptown to experience the best in shopping, dining, and business interaction. Uptown's high-quality, full-service hotels boast more than 8,400 luxurious rooms, offering the ultimate travel experience. From business class hotels to premier luxury lodgings and the City's only AAA Five Diamond hotel, Uptown provides options, services, and amenities to suit everyone, from the global traveler to the native Houstonian looking for a peaceful staycation.

### UNIQUELY UPTOWN

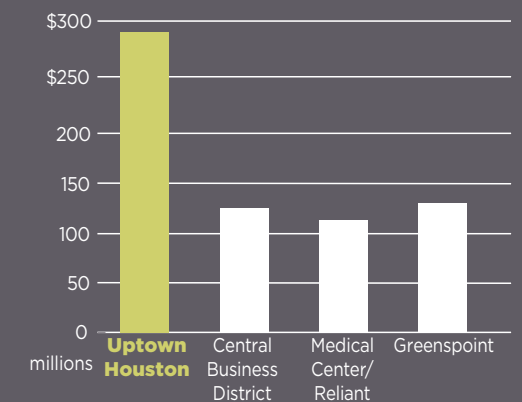
- More than 30 million visitors per year
- 39 hotels with more than 8,400 rooms
- Nearly \$295 million in hotel room revenue for 2019
- Nearly 12% of Houston's total hotel rooms

### UPTOWN HOUSTON HOTELS

Aloft Houston	Hotel Derek	Marriott Towne Place Suites
Courtyard Houston Galleria	Hotel Granduca	Omni Houston Hotel
DoubleTree Suites Houston	Hotel Indigo	The Post Oak Hotel at Uptown Houston
Galleria	Houston West Loop by the Galleria	Residence Inn Houston by The Galleria
Drury Inn	The Houstonian	Royal Sonesta
Embassy Suites	Hyatt House Houston Galleria	Sheraton Suites
Extended Stay America	Hyatt Regency Galleria Plaza Houston	Sonesta ES Suites
Extended Stay Uptown	Hyatt Regency Houston Galleria	St. Regis Houston
Galleria Garden	JW Marriott Houston	Towneplace Suites Galleria
Hampton Inn Houston Galleria	La Quinta Inn and Suites	Westin Galleria
Hilton Garden Inn Galleria	La Quinta Inn, Greenway	Westin Oaks
Hilton Houston Post Oak	Marriott Houston West Loop	
Home2Suites Houston Galleria		
Homewood Suites Houston		

### 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 merely minutes away from Houston's Museum and Theatre districts, as well as convention centers, sports arenas, and the city's other major business districts and airports.





# UPTOWN RESIDENTIAL

## WELCOME HOME

Uptown is a community where the contemporary mingles with the traditional, and the scenic blends seamlessly with the serene. This garden district combines the best of city living, with the calm, secure, and intimate feeling of a neighborhood.

Majestic Cathedral Live Oaks adorn Post Oak Boulevard, offering a leisurely shaded stroll along a lush colorful bouquet of flowers.

Exuding promise and community, life is lavishly simple with an Uptown address. From sleek skylines to cozy patio homes, everything is right outside your front door. Area residential offerings are exceptional and continue to grow. Strong home values and rental occupancy rates reflect an increasing demand to call

Uptown home. Design your life your way in Uptown.

### SNAPSHOT OF LUXURY LIVING

PROPERTY	UNITS
Aspire Post Oak	288
Bowen River Oaks	325
Gables Westcreek	302
Reverie at River Hollow	304
1900 Yorktown	262
Alexan 5151	397
AMLI Uptown	238
Avenue R	392
Arabella (condo)	99
Astoria (condo)	75
Belfiore (condo)	46
Broadstone Post Oak	272
Gables Tanglewood	280
Hanover Boulevard Place	281
Hanover Post Oak	355
High Point Uptown	277
Millennium High Street	340
Post Galleria	390
SkyHouse River Oaks	352
Sola Uptown	317
The Tate	431
Waterwall Place	322
The Wilshire	96

### UNIQUELY UPTOWN

- Nearby neighborhoods include Tanglewood, River Oaks, and Memorial
- 185,000 residents within a three-mile radius
- The median age of an Uptown Resident is 37 years





# U P T O W N   O F F I C E

## THE REBIRTH OF MEMORIAL PARK

There is no open acreage in all of Houston that is more treasured than Memorial Park, a crown jewel in Uptown's attractions that draws more than 4 million visitors annually. After the devastating drought of 2011 killed tens of thousands of the Park's trees, a new master plan was needed for the entire 1,500-acre tract.

Pairing style and sustainability, a complete re-envisioning has taken place under the guidance of famed landscape architect Thomas Woltz. The new Clay Family Eastern Glades in Memorial Park reclaims 1,400 acres of previously inaccessible parkland. Visitors can now enjoy significantly expanded picnic areas, the 5.5-acre Hines Lake and wetlands, new trails and boardwalks, and opportunities to experience and learn about natural

habitat systems and the Park's military history.

Located in the heart of Memorial Park, the Land Bridge and Prairie project is another key component of the Master Plan. The Land Bridge includes two connections over Memorial Drive that reunite the north and south sides of the Park. This "new" parkland will symbolize the triumph of "green" over "gray", healing the divide cut by Memorial Drive through the middle of this treasured urban wilderness park half a century ago. Currently under construction, completion of the Land Bridge and Prairie is projected for late 2022.

### MEMORIAL PARK'S REBIRTH

- Over 4 Million visitors annually
- 2011 drought killed tens of thousands of the Park trees
- 1,500-acre Park
- 1,400-acre now accessible parkland & picnic areas
- 5.5-acre Hines Lake, new trails and boardwalks
- Land Bridge and Prairie is projected for completion by late 2022





# 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

2025 Projection.....	193,021
2020 Estimate.....	184,966
2010 Census.....	156,682

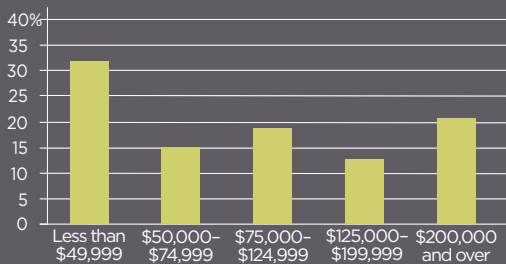
### HOUSEHOLDS

2025 Projection.....	92,675
2020 Estimate.....	88,972
2010 Census.....	76,335

### INCOME

2020 Average Household	
Income.....	\$121,613
2020 Median Household	
Income.....	\$82,549

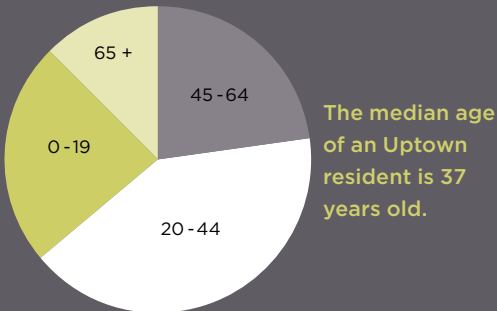
### HOUSEHOLD INCOME DISTRIBUTION



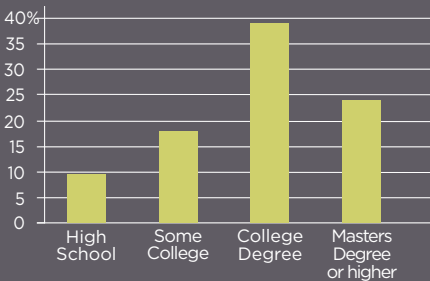
More than 46% of Uptown residents have a household income of \$75,000 or higher.

### AGE DISTRIBUTION

19 and younger.....	23%
20 - 44.....	40%
45 - 64.....	23%
65 and older.....	13%

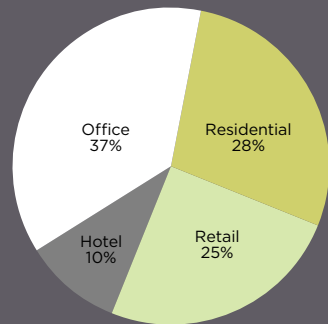


### HIGHEST LEVEL OF EDUCATION



Nearly 62% of Uptown residents have a college degree or higher.

### 2020 UPTOWN LAND USE VALUES





UPTOWN HOUSTON DISTRICT  
BOARD OF DIRECTORS

Mr. Kendall A. Miller  
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Mr. Chad Braun  
EDENS

Mr. Todd H. Casper  
CB Richard Ellis

Mr. Gerald Crump  
Weingarten Realty

Mr. Tom Kiler  
EDENS

Mr. Steve D. Lerner  
TRC Ventures

Mr. John D. Mooz  
Hines

Mr. Kurt Webb  
Simon Property Group

Mr. Jonathan Zadok  
Zadok Jewelers

Mr. John R. Breeding  
Uptown Houston District

UPTOWN HOUSTON  
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Hines  
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Ms. Ethel Johnson  
Lawyer

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Tanglewood Corporation

Mr. Judson Robinson, III  
Houston Area Urban League

Ms. Lisa Simon  
MFT Interests GP, LLC

Ms. MariCarmen Tamez  
HOK

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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