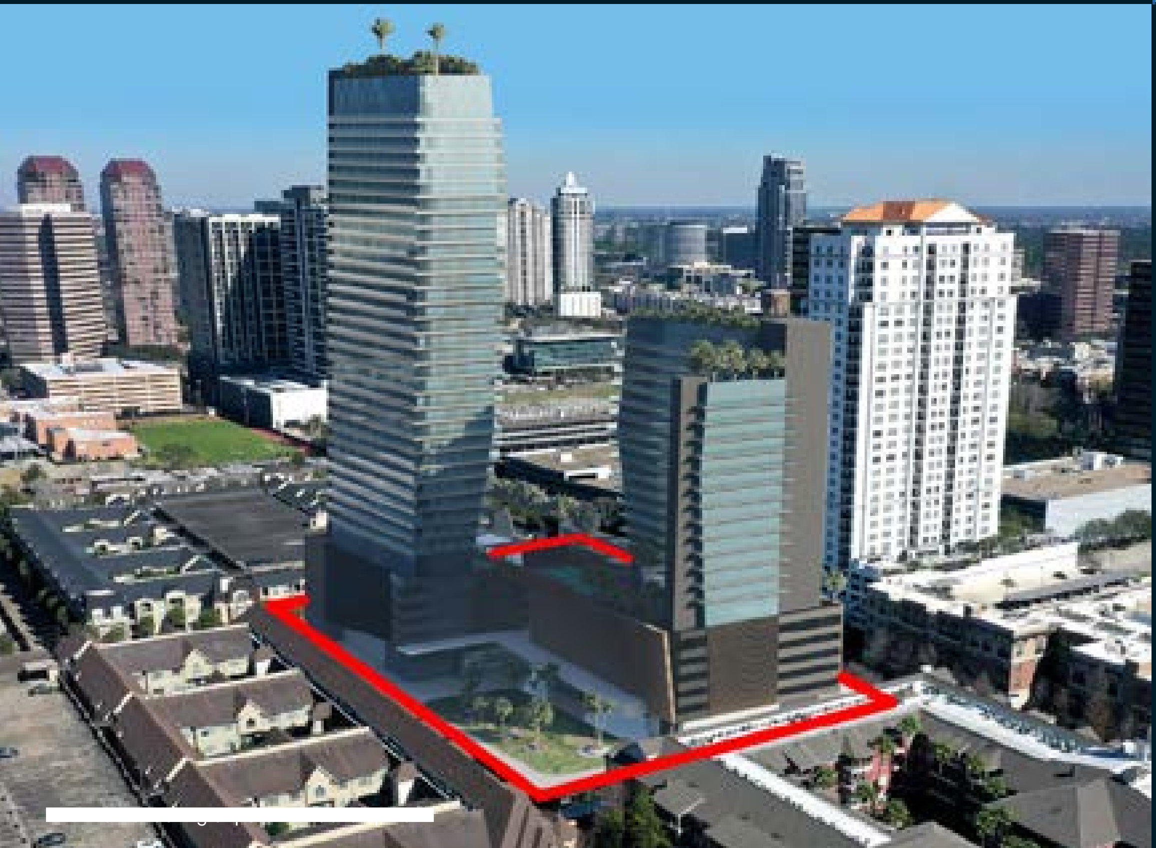
DEVELOPMENT / COVERED LAND PLAY OPPORTUNITY

Rare 2.74 Acre Tract in Galleria/Uptown District

2306/2320 McCue Road, Houston, TX 77056



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partners

ADDRESSES

- 2306 McCue Road Houston, TX 77056
- 2320 McCue Road Houston, TX 77056

MARKET
Houston

SUBMARKET
Galleria/Uptown

COUNTY
Harris

The Opportunity

Partners Real Estate is pleased to exclusively offer a 2.74-acre development site in Houston's Galleria/Uptown Submarket.

Home to over 23 million square feet of office space, this is the region's largest retail destination, with a strong daytime population anchored by finance, energy, healthcare, and professional services employers.

Walkability, transit access, and proximity to premier shopping and dining continue to drive housing demand, with home values in Greater Uptown showing consistent year-over-year growth.

This prime infill site offers a compelling opportunity for high-rise, luxury, or hospitality-driven mixed-use redevelopment in one of Houston's most established, affluent core urban markets.

McCue Road Development Opportunity

$1,928,632

GROSS RENTAL INCOME

No Zoning

± 2.74

ACRES

96.00%

OCCUPANCY

86 Walk Score

VERY WALKABLE


DOWNTOWN
MEMORIAL PARK
RIVER OAKS
GREENWAY PLAZA
TEXAS MEDICAL CENTER
THE GALLERIA
INTERSTATE TEXAS 610
1750 POST OAK DEVELOPMENT
OFFICE / MIXED-USE
CENTRAL PARK REEDEVELOPMENT
RITZ CARLTON RESIDENCES
DELIVERY - FALL 2029
INTERSTATE TEXAS 610
Post Oak Blvd.
Westheimer Road
McCue Road
Chevy Chase Blvd
Sage Road
+/- 2.74 AC
Galleria / Uptown District

PREMIER LIFESTYLE CORRIDOR

Galleria / Uptown District

Investment Highlights

PROMIXIMITY TO KEY ASSET HUBS

- The Galleria (1-5 minute walk)
- Uptown District (23+ million SF Class A properties)
- BLVD Place (20 acres mixed-use pioneer)
- River Oaks District (5-minute drive)

LUXURY RESIDENTIAL DEMAND

Evident from Dominion Post Oak and the upcoming St. Regis Residences, demonstrating appetite for high-end developments in the Galleria/River Oaks/Memorial Park corridor.

SHORT-TERM CASH FLOW

Well-maintained multifamily units (98 units, stabilized occupancy).

EXPANSION UPSIDE

High-rise residential, branded hospitality, mixed-use towers—leveraging rare infill plot within one of Houston's densest retail/employment corridors.

AMENITY-RICH POSITIONING

drives future asset resilience: walkable to high-end retail, offices, transit, dining, and entertainment.

Located in the Retail and Entertainment Hub of Houston

Houston remains one of the most dynamic primary markets in the U.S., driven by economic diversity, pro-growth policies, and strong demographic tailwinds as the nation's **fourth-largest city and a global energy capital.**

The Galleria/Uptown submarket is one of Houston's most prestigious districts—**a live-work-play hub** anchored by The Galleria's 400+ retailers and 23M+ SF of Class A office space, drawing high-income professionals and corporate tenants.

Market Demographics

5 MILE RADIUS

547,360
Population

36.6
Median Age

250,241
Households

$164,028
Average HH Income

68%
Housing Units Renter-Occupied

(Artist rendering of potential development.)

COVERED LAND PLAY - REDEVELOPMENT

Redevelopment & Investment Potential

Currently improved with two multifamily rental properties (98 units in total), the McCue site provides stable in-place income while offering prime future development value. Its multi-frontage positioning, walk-ability, and dense zoning profile make it well-suited for:

- **Luxury mid- or high-rise multifamily**
- **Boutique hotel/branded residences**
- **Vertical mixed-use (residential/retail/hospitality)**
- **Corporate executive housing or short-term rental products.**

With Houston's ongoing urban densification, infill land of this nature—especially within walking distance of the Galleria—is increasingly rare.

(*Image on right - rendering of potential development)

About Partners

Partners is one of the largest independent commercial real estate firms in Texas, headquartered in Houston with offices in San Antonio, Austin, Dallas and Atlanta. Its 300+ professionals complete over 1,000 lease and sale transactions annually, offering full-service brokerage, investor services, valuation advisory, project services, and capital investment across Office, Industrial, Retail, Land, Life Sciences, and Multifamily. Partners is the top Houston-based firm on the Inc. 5000 fastest-growing companies list and consistently ranks among the best places to work in its markets.

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By The Numbers

Brokerage

114MSF

Transaction Total

Agency Leasing

27.1MSF

Real Estate Portfolio

Valuation Advisory

$43B

Real Estate Appraised

Firm Size

300

Real Estate Professionals

Ownership

65

Equity Partners

partners

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TREC

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.

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

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