

Houston, Texas



Urban-Suburban Submarkets Trends

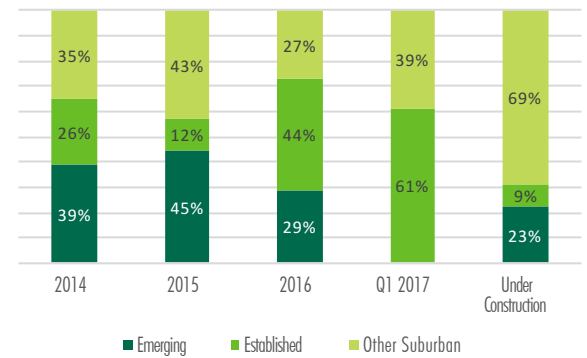
- Houston’s sprawl has ignited a demographic shift closer to the city’s vibrant suburban office markets. Established live-work-play (LWP) submarkets differ based on the dominant industry within each one, as well as entertainment options and proximity to Downtown. Established LWP submarkets include West Loop/Galleria, The Woodlands and Allen Parkway.
- West Loop/Galleria not only has a large office market and a regional retail destination but is one of the city’s largest multifamily markets.
- The Woodlands is a prime example of a suburban LWP market, with retail and entertainment venues, dense residential communities and several large corporate headquarters.
- Allen Parkway serves Houston’s Midtown and is a desirable location for residents who work inside IH-610 Loop and wish to be near restaurants/bars and trails along Buffalo Bayou.
- West Loop/Galleria will be redeveloping the Post Oak area, and Energy Corridor has plans to implement additional hotels, shopping and restaurants for those who visit the Texas Medical Center.
- Emerging LWP submarkets include Greenway Plaza, a high-end market with upscale restaurants, apartment complexes and shopping. Energy Corridor is home to Houston’s most successful mixed-use development, CityCentre. East, more specifically EaDo (East Downtown), has plans for retail and multifamily development.

Urban-Suburban Submarkets

Established	Emerging
West Loop/Galleria	Greenway Plaza
Woodlands	East
Allen Parkway	Energy Corridor

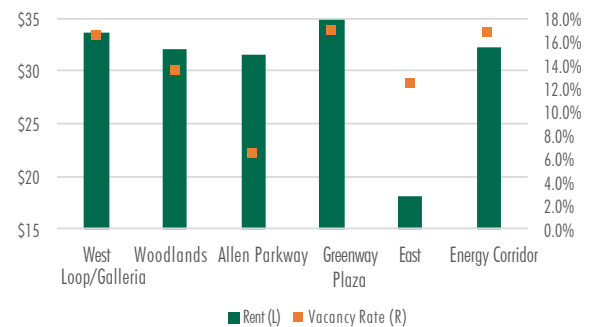
Source: CBRE Research, Q1 2017.

Total Construction Completions, Urban-Suburban vs. Other Suburban Submarkets



Source: CBRE Research, Q1 2017.

Q1 2017 Vacancy & Rent by Submarket



Source: CBRE Research, Q1 2017.

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FOR MORE INFORMATION, PLEASE CONTACT:

Scott Marshall
Executive Managing Director
Advisory & Transaction Services / Investor Leasing
 +1 630 573 7026
scott.marshall@cbre.com
[@S_R_Marshall](#)

Whitley Collins
Global President
Occupier Advisory and Transaction Services
 +1 310 363 4842
whitley.collins@cbre.com

LOCAL CONTACTS:

Cody Armbrister
Senior Managing Director
 +1 713 577 1853
cody.armbrister@cbre.com

Mark Taylor
Senior Managing Director
 +1 713 57 71701
mark.taylor@cbre.com

Robert C. Kramp
Director, Research & Analysis
 +1 713 577 1715
robert.kramp@cbre.com

E. Michelle Miller
Research Operations Manager
 +1 123 456 7890
michelle.miller@cbre.com

Kortney Debner
Research Coordinator
 +1 713 881 0933
kortney.debner@cbre.com

Spencer G. Levy
Americas Head of Research & Senior Economic Advisor
 +1 617 912 5236
spencer.levy@cbre.com
[@SpencerGLEvy](#)

Andrea Cross
Americas Head of Office Research
 +1 415 772 0337
andrea.cross@cbre.com
[@AndreaBCross](#)

Taylor Jacoby
Senior Research Analyst
 +1 415 772 0297
taylor.jacoby@cbre.com

Max Saia
Economist
CBRE Econometric Advisors
 +1 213 613 3539
maximilian.saia@cbre.com
[@MaxXSaia](#)

Alex Krasikov
Economist
CBRE Econometric Advisors
 +1 617 912 5249
alex.krasikov@cbre.com

James Portolese
Senior EA Database Developer
CBRE Econometric Advisors
 +1 617 912 5269
james.portolese@cbre.com