

**CONSTRUCTION UNDERWAY!
OPENING FALL 2021**

**RETAIL SPACE IN UPDATED,
CONTEMPORARY MIXED-USE
BUILDING FOR LEASE**



AVAILABLE

1,681 SF

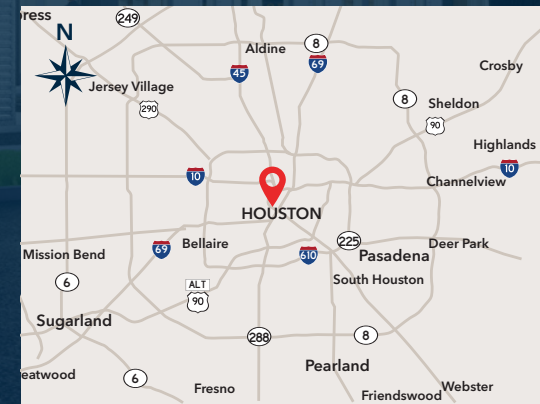
The new retail portion of the Building is accented with a metal "skin," a cantilevered awning, new, widened storefronts, and a sizable outdoor restaurant patio.

HIGHLIGHTS

Situated in the vibrant Midtown submarket south of the Houston CBD and St. Joseph Medical Center, 1500 McGowen is surrounded by new multi-family, townhome and retail development.

THE MIXED-USE MIDTOWN SUBMARKET HAS EVOLVED INTO A MAJOR EPICENTER FOR ARTS, COLLABORATIVES, EATERIES, AND NIGHTLIFE.

1500 McGowen Street has convenient access to the Hwy 59 entrance ramp and downtown. The METRORail Red Line runs directly through Midtown along Main Street with the McGowen Station just four blocks from the property.





1500 McGowen

1500 McGowen
Houston, TX 77004
NWO of McGowen & LaBranch

LEASING INFORMATION

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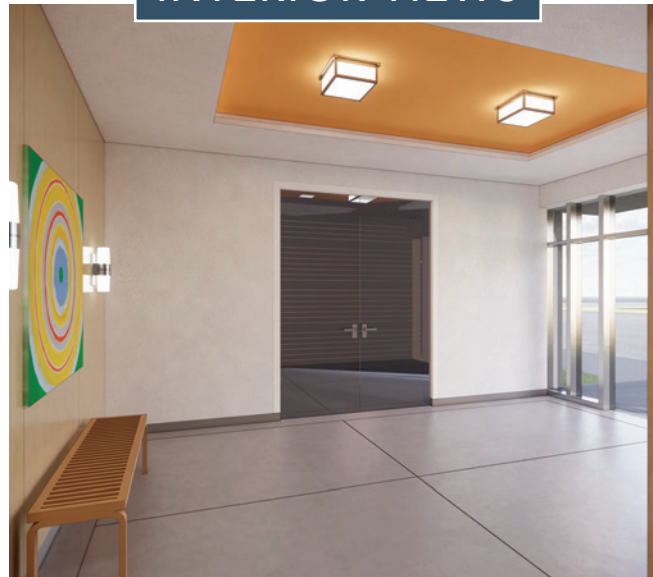


EXTERIOR VIEWS





INTERIOR VIEWS



METRO RAIL SYSTEM PLAN



Graphic content from Metro

GROWING URBAN AREA

MIDTOWN IS A HOT SPOT FOR NEW DEVELOPMENT WITH OVER 50% POPULATION GROWTH SINCE 2012.

The area of Midtown (east of Main St) will be completely transformed over the next 5 years through private and public funds. The Midtown Redevelopment Authority alone is projected to spend \$30+ MILLION creating an URBAN ENVIRONMENT with more walkable and bikeable areas, and a balance of housing, jobs, and transportation choices where people from all walks of life can live/work/play.

TRANSIT ORIENTED

The U.S. 59 entrance ramp and the METRO Rail line are conveniently nearby. The METRO Red Line runs along Main St. connecting Downtown, Midtown Houston, the Museum District, and Texas Medical Center. Many bus and bike routes make vital connections to neighboring districts.

CENTRALLY LOCATED

Midtown is conveniently located between the CBD and the Texas Medical Center.



PARKING

GATED SURFACE PARKING

1500 McGowen has both gated surface parking and retail parking.

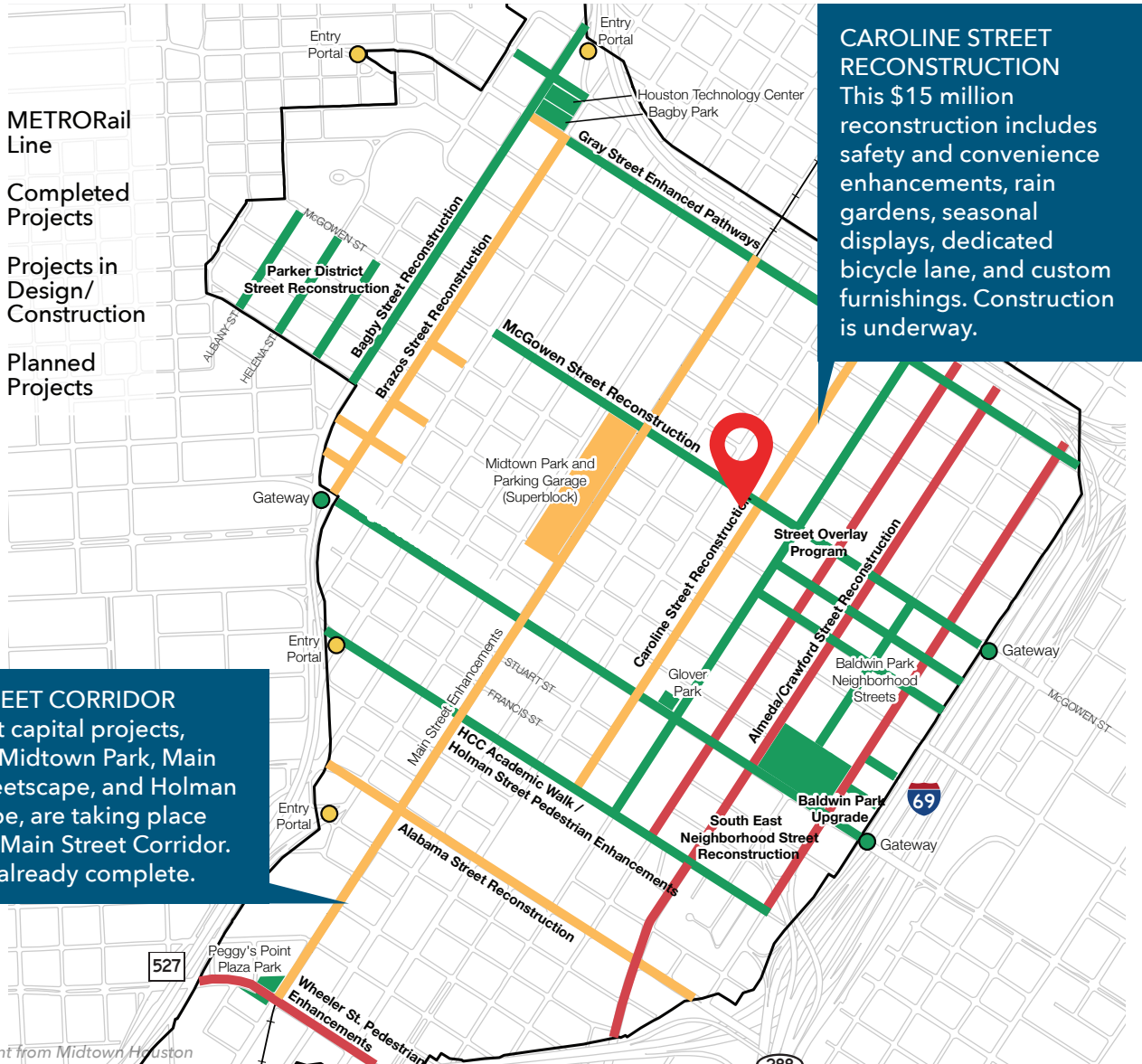
- Lots 1 & 2 are on-site
- Lot 3 is close by (at the corner of Austin & McGowen)

93
PARKING SPACES

3.1/1,000
PARKING RATIO

LEGEND

- ++++ METRORail Line
- Completed Projects
- Projects in Design/Construction
- Planned Projects



CAROLINE STREET RECONSTRUCTION
This \$15 million reconstruction includes safety and convenience enhancements, rain gardens, seasonal displays, dedicated bicycle lane, and custom furnishings. Construction is underway.

MAIN STREET CORRIDOR
Significant capital projects, including Midtown Park, Main Street Streetscape, and Holman Streetscape, are taking place along the Main Street Corridor. Many are already complete.

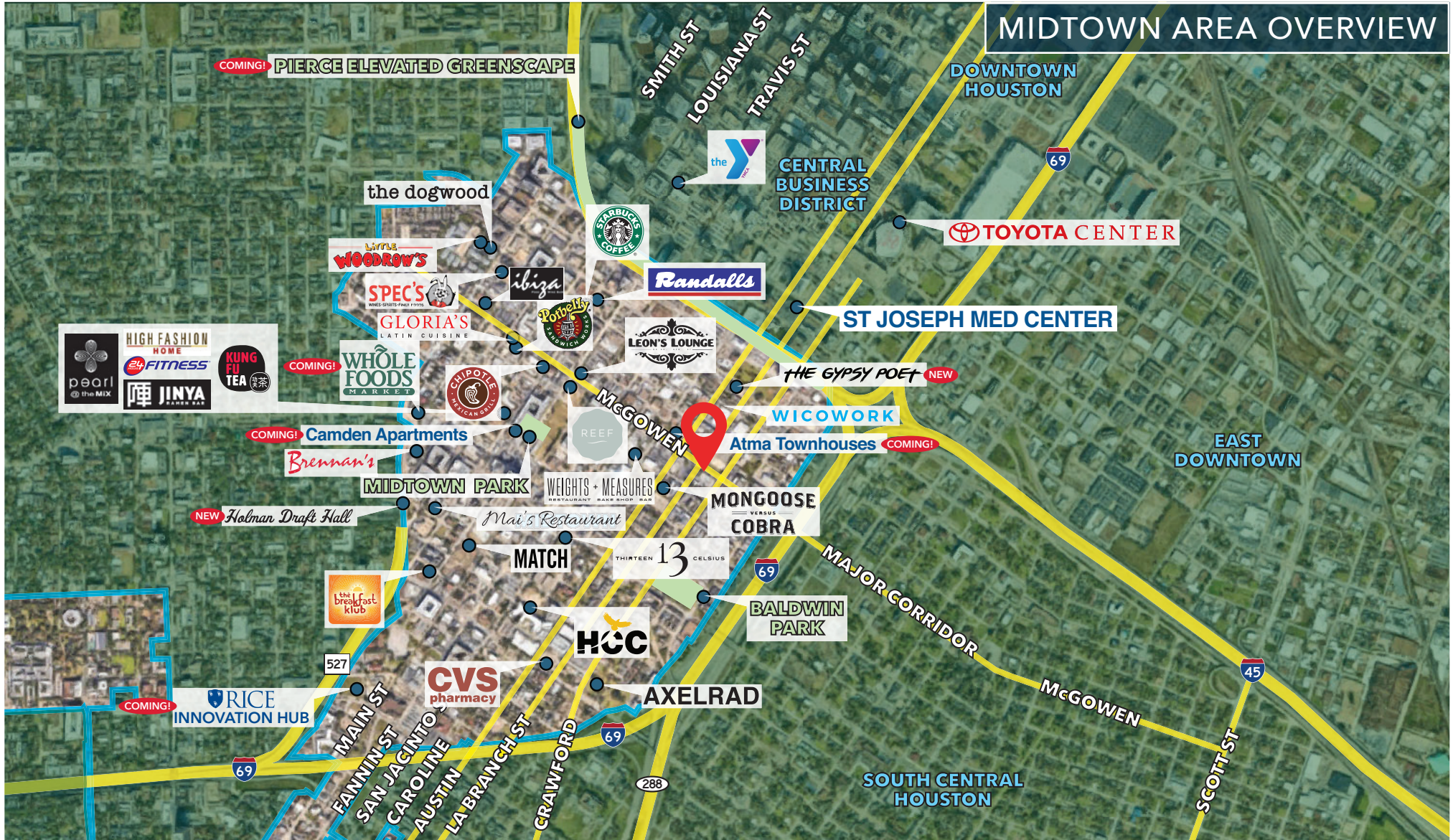
NEW & PLANNED MIDTOWN STREETS & PARKS

PROJECTS

- Brazos Street Reconstruction
- Main Street Enhancement Project
- Holman Streetscape
- Caroline Street Reconstruction
- Baldwin Park
- Bagby Street Greenroads Project
- Bagby Park
- Midtown Park

Midtown Houston has successfully revitalized the portion of Midtown west of Main Street. Over the next 5 years, East Midtown will get its turn. Enhanced roadways, bike lanes, new parks, traffic lights, and relaxed parking requirements, are all part of Midtown's plan to attract new development to the area, bridge together East Midtown, West Midtown, and Downtown, and create an urban, walkable environment. 1500 McGowen is just one of many mixed use projects coming to the neighborhood.

Graphic content from Midtown Houston





SITE PLAN

WHOLE FOODS

The 40,000 sf store will open on the 1st floor of a mixed-use project in Midtown November 2019.

🚗 4 minutes to site



Photo from swamplot.com

THE GYPSY POET

Artisan pizza studio.

🚶 4 minutes to site



Photo from Gypsy Poet on Instagram

RETROSPECT

Locally roasted coffee, craft beer, interesting wines, paninis, crepes, muffins and pastries. Vegetarian and vegan.

🚶 12 minutes to site



Photo from Retrospect on Instagram



Photo from Rice Management Company

INNOVATION HUB

Rice University is transforming the former Sears building in Midtown Houston into The Ion, an innovation hub.

🚗 4 minutes to site



Photo from weights-measures.com

MIDTOWN HOT SPOTS

WEIGHTS + MEASURES

Casual neighborhood restaurant, bakeshop and bar in a 1950s industrial warehouse.

🚶 6 minutes to site

1500 McGowen

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VENTANA AT MIDTOWN
4001 Fannin
Year Built: 2001
Units: 254

🚗 3 minutes to site

SAN JACINTO
3817 Fannin
Year Built: 1940
Units: 37

🚗 5 minutes to site

1624 HOLMAN
Year Built: 1938
Units: 56

🚶 12 minutes to site

PROPOSED & CATTY CORNER TO SITE:
ATMA AT MCGOWEN
1403 McGowen
Year Built: 2022
Units: 71

🚶 1 minute to site

MIDTOWN APARTMENTS

EAST OF MAIN STREET:
THOUSANDS OF APARTMENT UNITS OPEN, PLANNED & UNDER CONSTRUCTION

WALK SCORE®
VERY WALKABLE (77)

TRANSIT SCORE®
EXCELLENT TRANSIT (78)

682 ADDITIONAL APARTMENT UNITS
ARE SCHEDULED TO OPEN BY 2022

MIDTOWN GROVE
3603 Chenevert St
Year Built: 2012
Units: 51

🚶 15 minutes to site

DREWERY PLACE
2850 Fannin
Year Built: 2019
Units: 357

🚶 9 minutes to site

2111 AUSTIN
Year Built: 2020
Units: 214

🚶 7 minutes to site

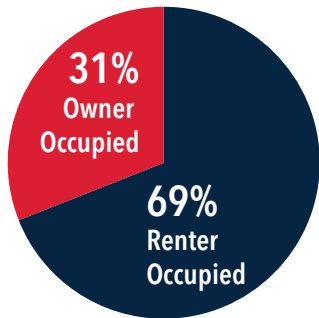
KOWLES-TEMENOS
1719 Gray
Year Built: 2009
Units: 43

🚶 9 minutes to site

DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

RADIUS	1 MILE	2 MILE	5 MILE
2020 Daytime Employees Travel time to job: <30 minutes	39,449 10,684 78.74%	196,920 38,554 75.65%	593,846 161,613 69.76%
Population			
2010	16,991	80,526	404,073
2020	23,700	102,581	474,376
2525 Projection	25,253	107,893	494,354
Growth 2010 - 2020	3.9%	2.7%	1.7%
Growth 2020 - 2025 Projection	1.3%	1.0%	0.8%
2020 Population by Age			
Median Age	37.8	36.7	35.7
2020 Population by Education			
Bachelor Degree or Higher	52%	45%	43%
2020 Income			
Avg Household Income	\$101,161	\$106,264	\$103,147



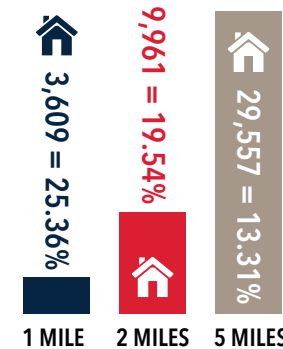
2 MILE 2020 OCCUPIED HOUSING



2020 MEDIAN HOME VALUE



2020 HOUSING UNITS



2020 HOUSING UNITS BUILT 2010+