

# DAVIS

## HOLDINGS

### 1500 McGowen

1500 McGowen  
Houston, TX 77004  
NWQ of McGowen & LaBranch

### LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

📞 713.659.3131, ext. 111

## RETAIL & OFFICE SPACE AVAILABLE IN UPDATED, CONTEMPORARY MIXED-USE BUILDING IN MIDTOWN!



### AVAILABLE

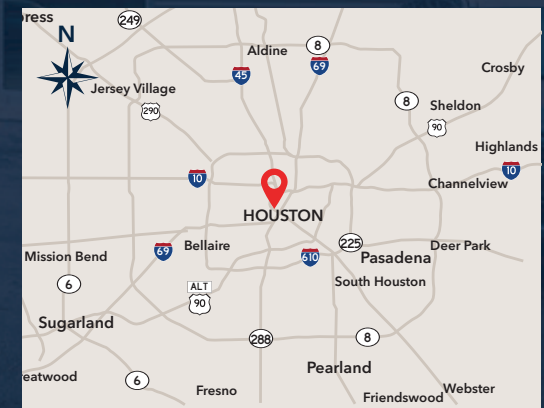
- 1,681-3,600 SF RETAIL/OFFICE SPACE WITH 650+ SF PATIO
- 2,562 SF OFFICE SPACE - SUITE 150

### 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.



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OFFICE ENTRANCE ON MCGOWEN



### EXTERIOR VIEWS

BUSY INTERSECTION ON MCGOWEN & LA BRANCH



**1,681-3,600 SF  
RETAIL/OFFICE  
SPACE WITH  
650 SF PATIO  
AVAILABLE**  
INSIDE UPDATED,  
CONTEMPORARY  
MIXED-USE  
BUILDING

CONVENIENT PARKING: 3 ON SITE LOTS



PATIO AREA FOR RETAIL/OFFICE USE



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### BUILDING ENTRANCE ON MCGOWEN



### INTERIOR VIEWS



### RETAIL/OFFICE ENTRANCE FROM LOBBY

### NEWLY RENOVATED LOBBY



### NEARLY FULLY LEASED BUILDING



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



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93 SPACES AVAILABLE FOR USE AFTER 4:30 PM/5 PM



## 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)

### PARKING LOT 1

30 SPACES

### PARKING LOT 2

33 SPACES

### PARKING LOT 3

30 SPACES

3.1/1,000

PARKING RATIO

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### 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.

## 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

**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.

Graphic content from Midtown Houston

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This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.

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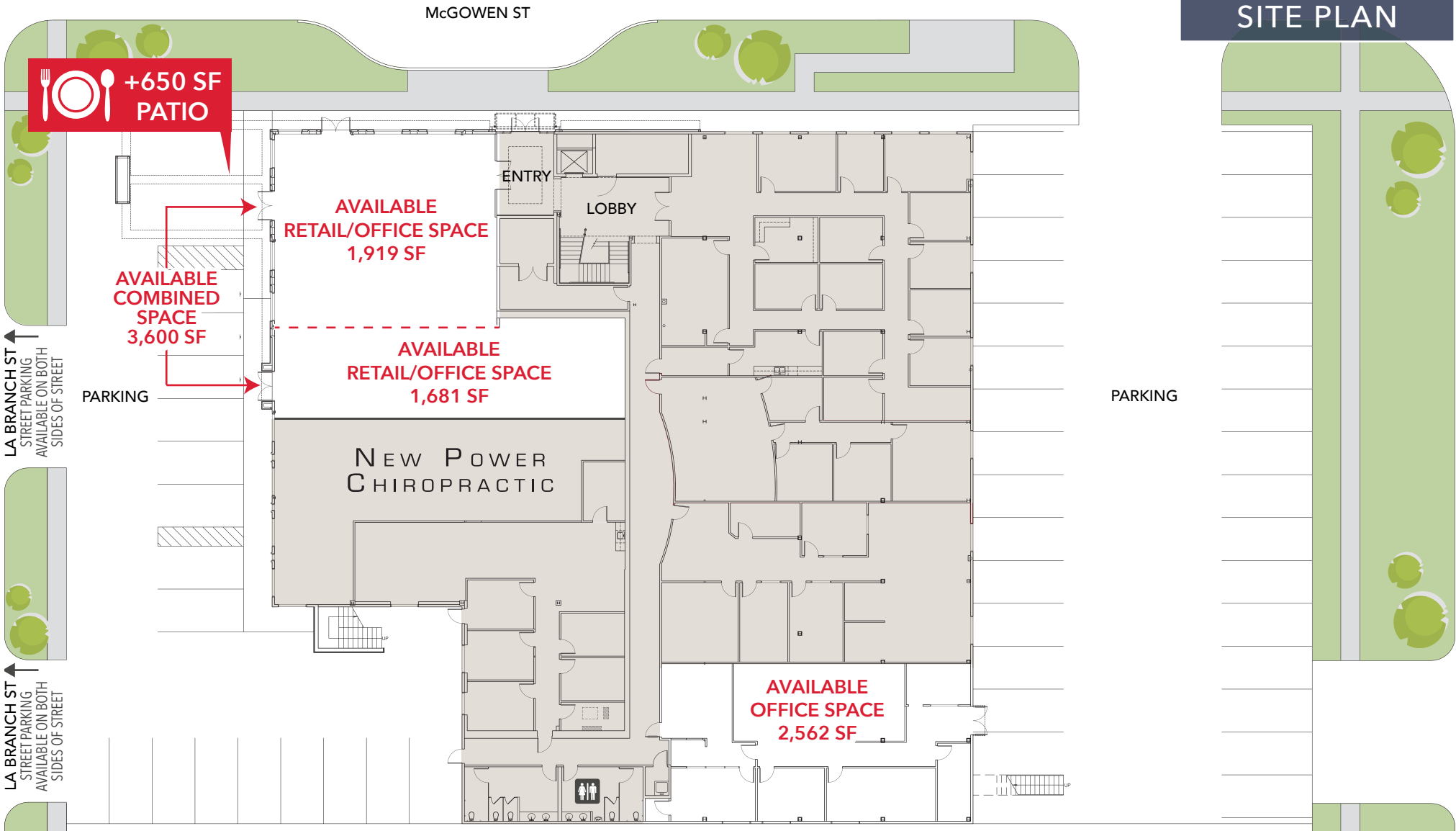
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## SITE PLAN



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### 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

## MIDTOWN HOT SPOTS

### 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

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

🚶 6 minutes to site



Photo from weights-measures.com

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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

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## DEMOGRAPHICS

### TRADE AREA BY BLOCK GROUPS



### RADIUS

### 1 MILE

### 2 MILE

### 5 MILE



#### 2020 Daytime Employees

39,449	23,700	196,920	593,846
Travel time to job: <30 minutes	10,684 78.74%	38,554 75.65%	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
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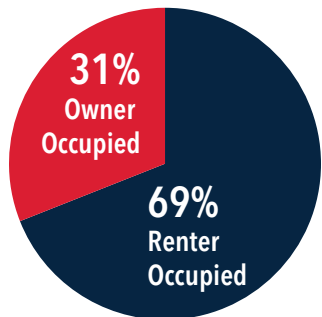
#### 2020 Population by Education

Bachelor Degree or Higher	52%	45%	43%
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#### 2020 Income

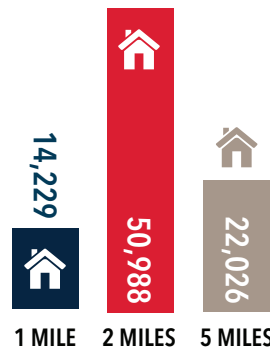
Avg Household Income	\$101,161	\$106,264	\$103,147
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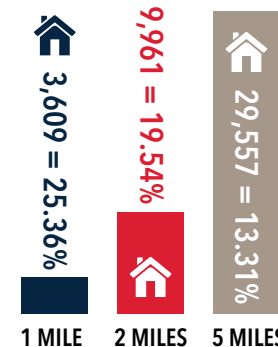
2 MILE 2020 OCCUPIED HOUSING



2020 MEDIAN HOME VALUE



2020 HOUSING UNITS



2020 HOUSING UNITS BUILT 2010+