

MIDTOWN RETAIL SPACES AVAILABLE

Gray Street & Bagby Street | Houston, TX 77002



PROPERTY INFORMATION

- Second generation retail spaces available in the Midtown submarket of Houston, TX
- First floor spaces with visibility from Gray Street
- Dense inner loop trade area with over 15,000 multi-family units within a 1-mile radius
- Easy access to major thoroughfares and close proximity to major employment hubs
- Leasing to all uses including medical, fitness, professional services

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	31,009	217,799	476,209
Daytime Population	162,713	404,815	870,740
Total Housing Units	22,185	123,078	254,919
Median Home Value	\$472,441	\$494,379	\$469,325
Average HH Income	\$146,272	\$158,356	\$152,836
Median Age	33.2	34.4	35.1

AVAILABLE

1,584SF to 1,600 SF
See site plans for details

PRICING

Call for pricing

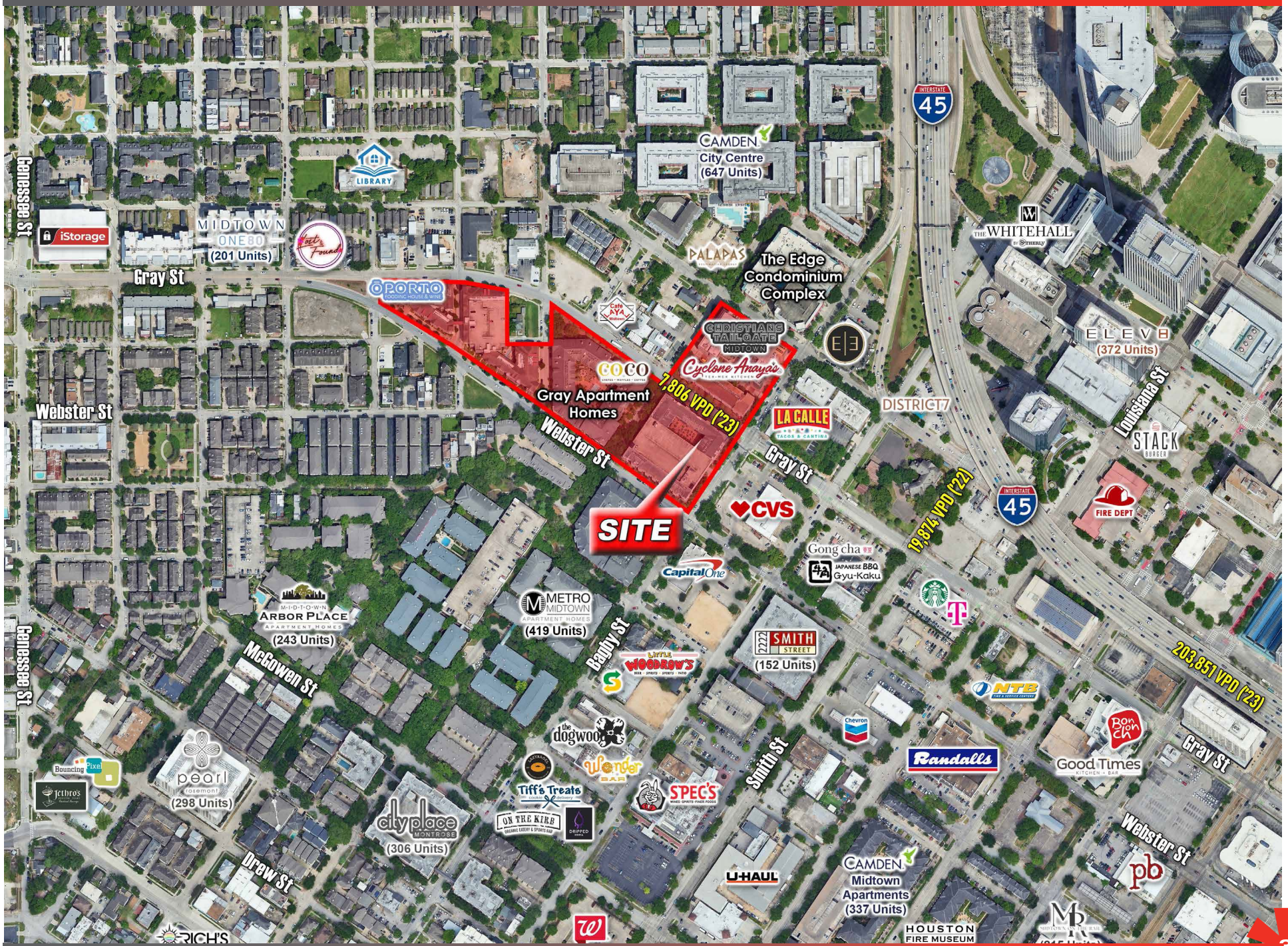
**FOR MORE INFORMATION
PLEASE CONTACT**

David Wise | Partner
dwise@streetwiseretail.com | 713.773.5508



SITE OVERVIEW


MIDTOWN RETAIL FOR LEASE



- A. ALL DEMOLITION WORK IS TO BE COORDINATED THROUGH CLIENT'S PROJECT MANAGER AND GUIDELINES AND PERMITS AS TO NOISE LEVEL. MATERIAL REMOVAL TO EXTERIOR OF BUILDING AND REQUIRED FLOOR PROTECTION, DUMPSTER LOCATION AND TIMING IS TO BE COORDINATED WITH CLIENT'S PROJECT MANAGER AND THE CITY OF HOUSTON OFFICIALS.
- B. GENERAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND POWER OUTLETS AS REQUIRED FOR DEMOLITION AS APPLICABLE.
- C. GENERAL CONTRACTOR TO COORDINATE AND PRICE ACCORDINGLY THE SAFEGUARD OF ANY RELOCATED DEVICE COMPONENTS FOR ANY DEMOLITION JOB REQUIREMENTS.
- D. UNLESS NOTED OTHERWISE, ALL EXISTING CONSTRUCTION MATERIALS, COMPONENTS, ETC. TO BE REMOVED/DEMOLISHED, SHALL BE DISPOSED OR PROPERLY DISPOSED OF OR RECOVERED BY GENERAL CONTRACTOR PER CLIENT'S PROJECT MANAGER DIRECTION AND GUIDELINES.
- E. TEMPORARY CONSTRUCTION SUCH AS BARRICADES, PLASTIC PROTECTIONS OR MOBILE PARTITIONS AND SIGNAGE, IF APPLICABLE, SHALL CONFORM TO CLIENT'S PROJECT MANAGER AND THE CITY OF FORTWORTH SPECIFICATIONS FOR ALL NEW CONSTRUCTION WITHIN THEIR PROPERTY.
- F. ALL TEMPORARY CONSTRUCTION SHOULD NOT OBSTRUCT THE CONCOURSE SPACE FOR THE DURATION OF THE CONSTRUCTION PERIOD. ALL TEMPORARY CONSTRUCTION, IF APPLICABLE, SHALL BE SUBMITTED TO CLIENT'S PROJECT MANAGER FOR APPROVAL.
- G. WATER FROM DRILLING OR CUTTING OPERATIONS MUST BE CONTROLLED. SURFACES BELOW SUCH OPERATIONS MUST BE PROTECTED. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS OF ANY DAMAGES SUSTAINED IN SUCH PROCEDURES.
- H. FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING (MEP) INSTALLATIONS REFER TO MEP CONSULTING ENGINEER DRAWINGS.
- I. DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION.
- J. ALL WORK SHALL BE IN COMPLIANCE WITH THE ADOPTED LOCAL CODES, CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS IN THE AREA. ALL MANUFACTURERS RECOMMENDATIONS AND ALL OTHER APPLICABLE CODES. NOT USED
- K. ALL TEMPORARY CONSTRUCTION REQUIRING WOOD (EXCEPT TRIM) TO BE FIRE RETARDANT TREATED. ALL WOOD IN CONTACT WITH CONCRETE BLOCKING SHALL BE PRESSURE TREATED.

EXISTING ITEMS TO BE REMOVED AND DISPOSED
 AREA NOT IN SCOPE

- ① REMOVE METAL STAIR AND ALL ASSOCIATED COMPONENTS
- ② REMOVE METAL RAILING LIGHTING AND ALL ASSOCIATED COMPONENTS
- ③ REMOVE SUPPLY DUCT AND RELOCATE VENT TO NEW WALL
- ④ REMOVE TELEPHONE DATA OUTLETS AND ASSOCIATED WIRES
- ⑤ DEMOLISH SHORT WALL FUR OUT
- ⑥ REMOVE FAIX COLUMN
- ⑦ REMOVE WALL VENEER
- ⑧ REMOVE WASHER AND DRYER CONNECTIONS AND ASSOCIATED PIPES, PATCH WALL
- ⑨ REMOVE WINDOW CLOSE WALL AND PATCH
- ⑩ REMOVE FUR DOWN
- ⑪ SAW CUT PROTRUDING FLOOR ANCHORS
- ⑫ REMOVE WATER AND DRAIN CONNECTIONS BACK TO THEIR ORIGIN. CONCRETE DEMO WILL BE REQUIRED
- ⑬ REMOVE WATER HEATER
- ⑭ REMOVE WALL SCIENCE AND PATCH WALL
- ⑮ REMOVE LIGHT FIXTURE AND SALVAGE ELECTRICAL CONNECTION TO BE RE-USED WITH NEW FIXTURES
- ⑯ REMOVE CABINETS
- ⑰ REMOVE WATER VALVES AND ASSOCIATED PIPES
- ⑱ REMOVE TILES
- ⑲ REMOVE BASEBOARD
- ⑳ REMOVE AND RELOCATE EMERGENCY LIGHT
- ㉑ REMOVE SECURITY CAMERAS AND ASSOCIATED WIRES
- ㉒ REMOVE AND CAP ELECTRIC CONDUIT
- ㉓ NOT USED
- ㉔ REMOVE UNDEROPERATING LIGHTS SWITCH COVERS AND ASSOCIATED WIRES
- ㉕ REMOVE PHONE/DATA CONNECTION AND ASSOCIATED WIRES
- ㉖ REMOVE WING WALL AND UNDEROPERATING SWITCHES SWITCH COVERS AND ASSOCIATED WIRES
- ㉗ CANCEL SPRINKLER HEADS AND ASSOCIATED PIPES
- ㉘ REMOVE ELECTRICAL CONDUIT AND PREPARE TO INSTALL INSIDE THE NEW PLENUM
- ㉙ REMOVE SHELVES
- ㉚ REMOVE JUNCTION BOXES AND ALL ELECTRICAL CONDUIT THAT GOES TO THE MEZZANINE
- ㉛ REMOVE UNDEROPERATING CABLE TO ITS SOURCE
- ㉜ REMOVE AND CAP ELECTRICAL POWER OUTLET
- ㉝ REMOVE UNUSED CONDUIT
- ㉞ RELOCATE FIRE ALARM
- ㉟ REMOVE TV BRACKET, POWER OUTLET AND REMOTE CONTROL HOLDER
- ㊱ REMOVE ALUMINUM SERVING SYSTEM HARDWARE
- ㊲ REMOVE AN SALVAGE SINK
- ㊳ RELOCATE DOOR
- ㊴ REMOVE AND SALVAGE TOILET



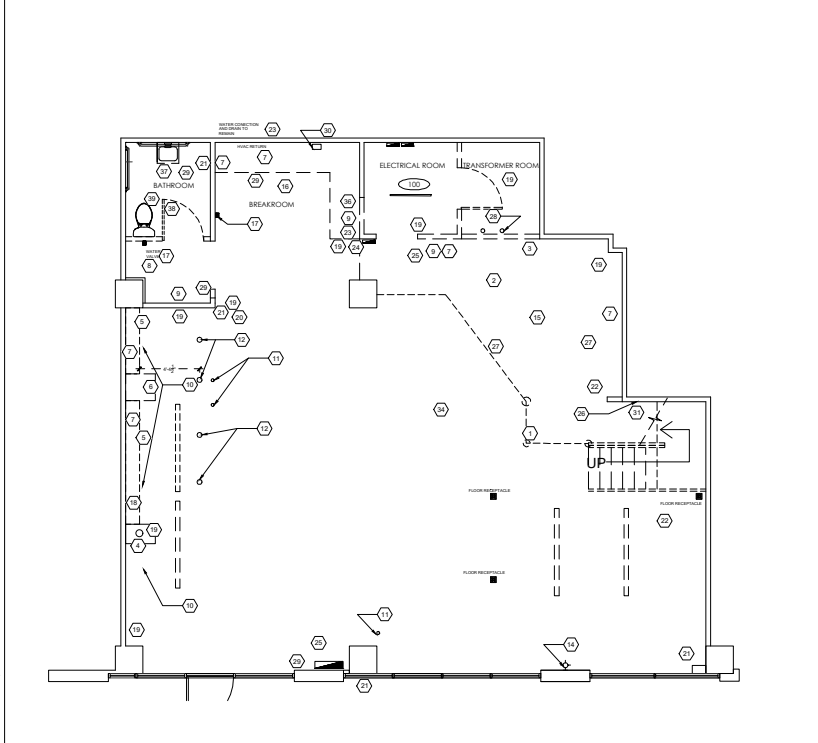
1CommonGround
3416 Singletree Trail - Plano, TX
www.1commonground.com

FOR COORDINATION

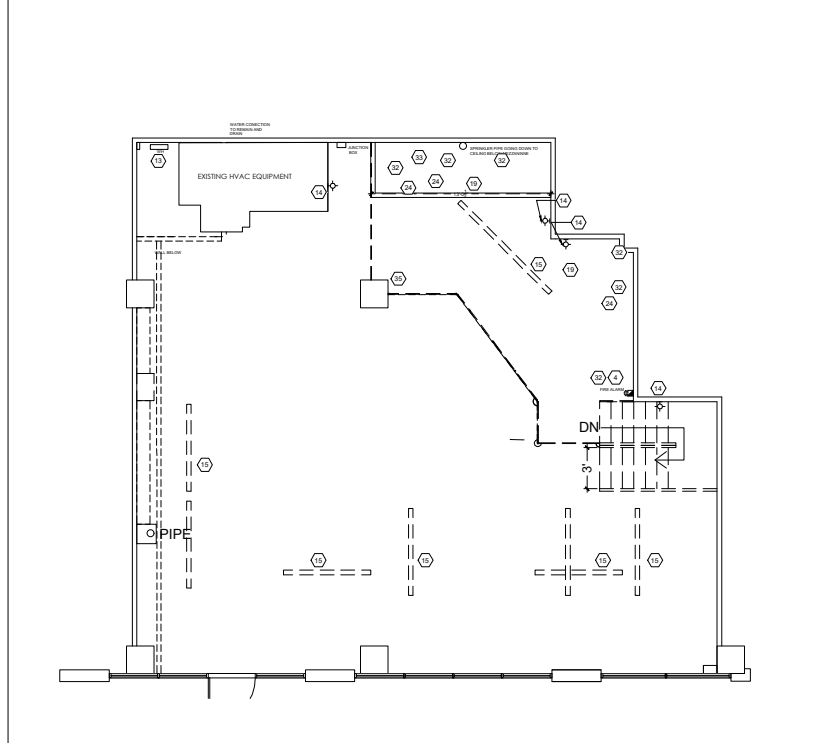
3 DEMOLITION NOTES
N/A

4 LEGEND DEMOLITION PLAN
N/A

5 DEMOLITION KEY NOTES
N/A



1 DEMOLITION PLAN
1/4"=1'-0"



2 DEMOLITION PLAN MEZZANINE
1/4"=1'-0"

PERSON HISTORY	ISSUE HISTORY

PROJECT NAME:
MIDTOWN SQUARE
SUITE 2000
BAGBY ST
TENANT IMPROVEMENT

SUITE # 2000
BAGBY ST
HOUSTON, TX 7

DESIGNER'S STAMP

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
A-1.00

CONSTRUCTION DOCUMENTS AND CONTRACTS
 2024.08.01 11:00 AM



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713.595.9500
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.