

NEW MIXED USE RE-DEVELOPMENT



1500 WAUGH @ W. GRAY | HOUSTON, TEXAS 77019



FOR LEASING INFORMATION:

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RIVER OAKS RETAIL - RESTAURANT SPACE

5353 W Alabama St, Suite 200
Houston, Texas 77056

PROPERTY HIGHLIGHTS

1500 WAUGH @ W. GRAY HOUSTON, TX 77019

LOCATION

NWC of Waugh Dr & W Gray St - 1500 Waugh Dr, Houston, TX 77019

AVAILABLE

- 3,000 building

ADDITIONAL INFORMATION

- 1500 Waugh is a new Mixed Use Re-development at the signalized intersection of Waugh and West Gray. The property is located at the convergence of Houston's bustling Montrose submarket, and the Affluent River Oaks submarket.
- The property is just south of Buffalo Bayou Park on a highly visible corner that allows for easy access across the city of Houston along major thoroughfares including Waugh, West Gray, Allen Parkway, Shepherd, Montrose Blvd, and Memorial Drive. The site will consist of up to
- 15,000 SF of Restaurant/Retail Space, and 25,000 SF of Braun's Urban Office.

AREA RETAILERS

HUDSON HOUSE



2024 DEMOGRAPHIC SNAPSHOT



Population

1 mile	33,185
3 mile	214,988
5 mile	491,536



Daytime Population

1 mile	45,176
3 mile	447,821
5 mile	982,032



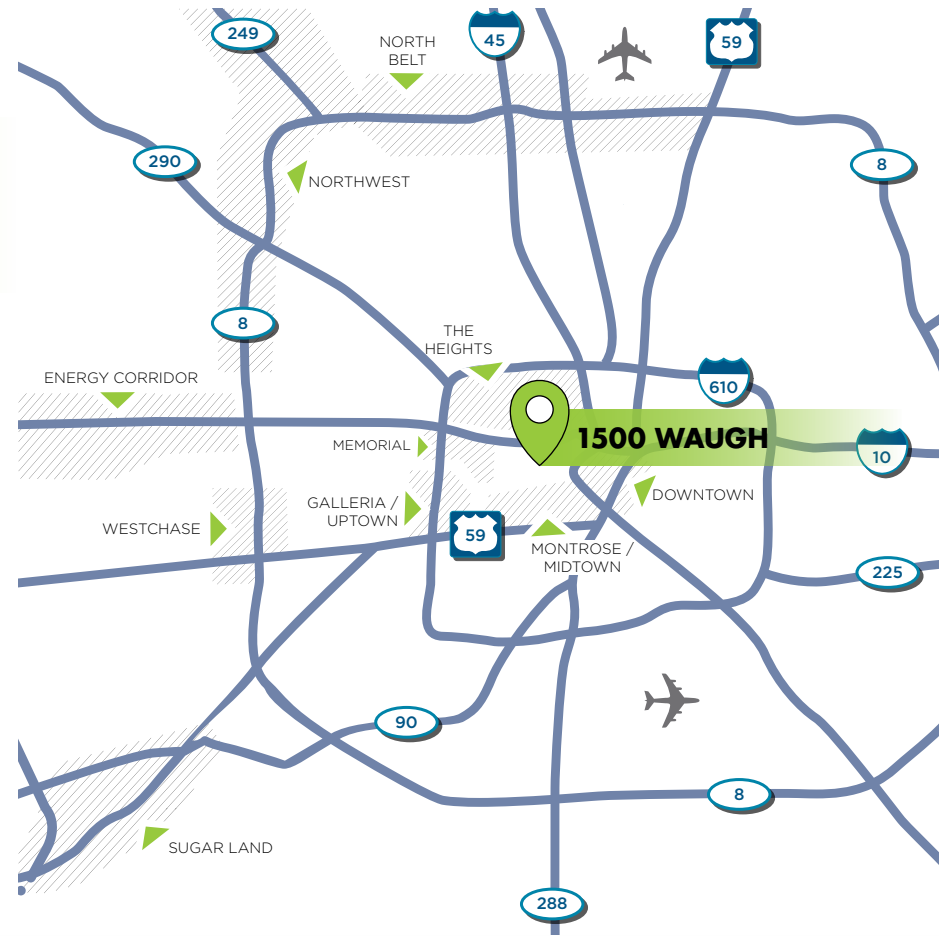
Avg. HH Income

1 mile	\$185,122
3 mile	\$173,142
5 mile	\$153,952



Traffic Counts

Waugh Dr	22,090 vpd
West Gray St	10,683 vpd
(TXDOT 2022)	

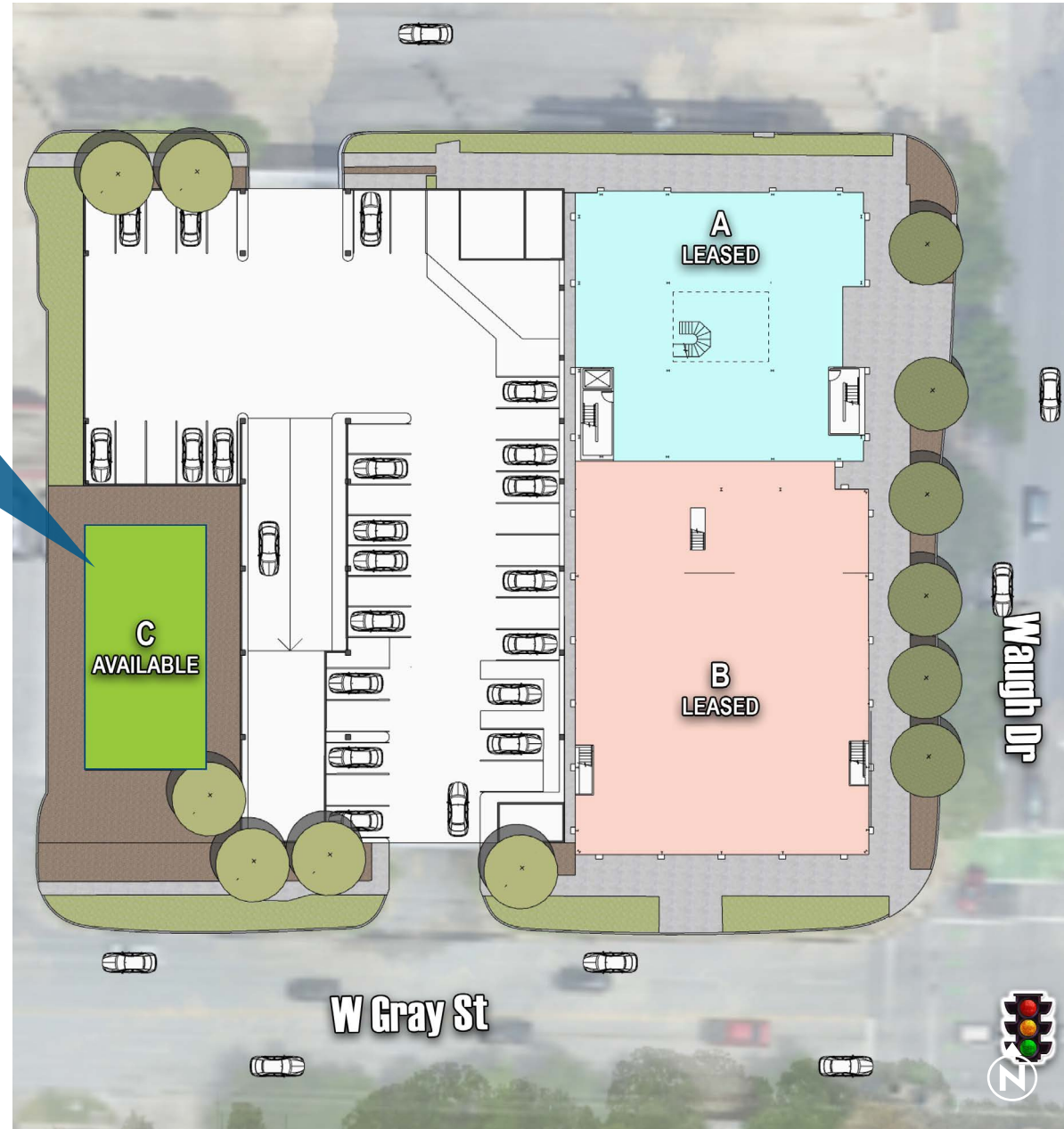


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FLOOR PLAN LEVEL 1

1500 WAUGH @ W. GRAY HOUSTON, TX 77019



INTERSECTION AERIAL

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PAD BUILDING





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