

THE
Plant
SECOND WARD

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Houston's first development connecting light rails to bayou trails, the 17-acre district is just east of downtown and south of Buffalo Bayou Partnership's transformative \$310 MM East Sector Park and East River, Midway's 150-acre mixed-use project.



The Plant
In Second Ward

Harrisburg Blvd

Sampson St

Navigation Blvd

Planned Bayou Park "Finger"

Buffalo Bayou

East River
150-acre
mixed-use project

Tony Marron Park +
Planned Extension



A walkable district in Houston's Second Ward, where entrepreneurs and creatives thrive. By adaptively reusing existing buildings and creating true destinations, values are premium, resulting in a halo effect where additional upside is captured in substantial adjacent land holdings.



East River
150-acre mixed-use project



The Plant
In Second Ward



	<u>0.5 Mile</u>	<u>1 Miles.</u>	<u>3 Miles</u>
Population 2025 Projection	4,263 4,818	19,148. 22,144	169,179 184,685
Daytime Workers	1,865	8,234	242,610
Avg HH Income	\$85,939	\$74,619	\$78,868



71
Very Walkable



78
Very Bikable
walkscore.com

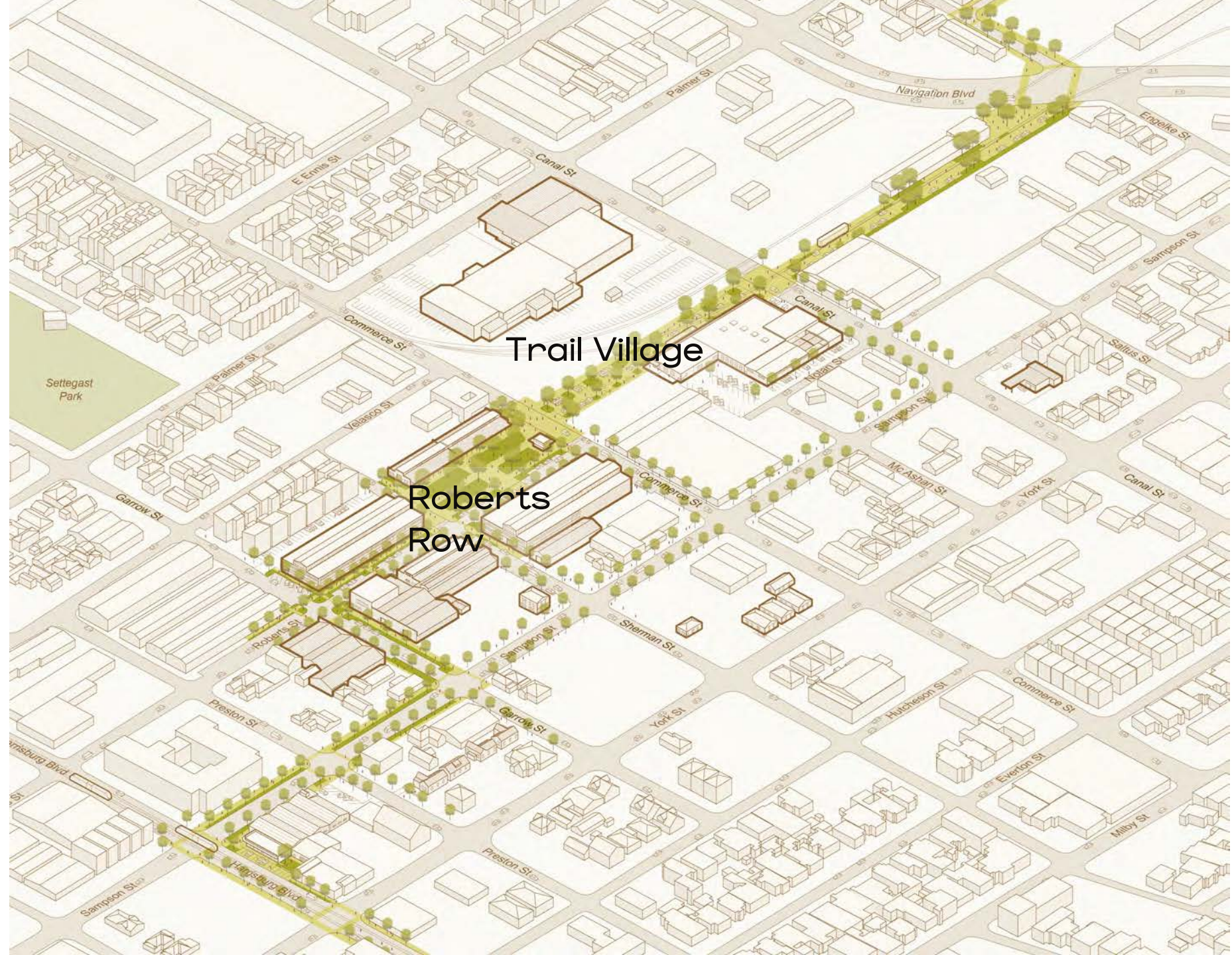


- 500 - 25,000 SF Spaces
- Off-street and on-street parking
- High Ceilings
- 1-3 Blocks from MetroRail Light Rail Station
- Retail, restaurant, creative office, maker, and artist spaces
- Historic warehouse buildings
- 1 Mile from Downtown

Phase 1: Redevelop Existing District

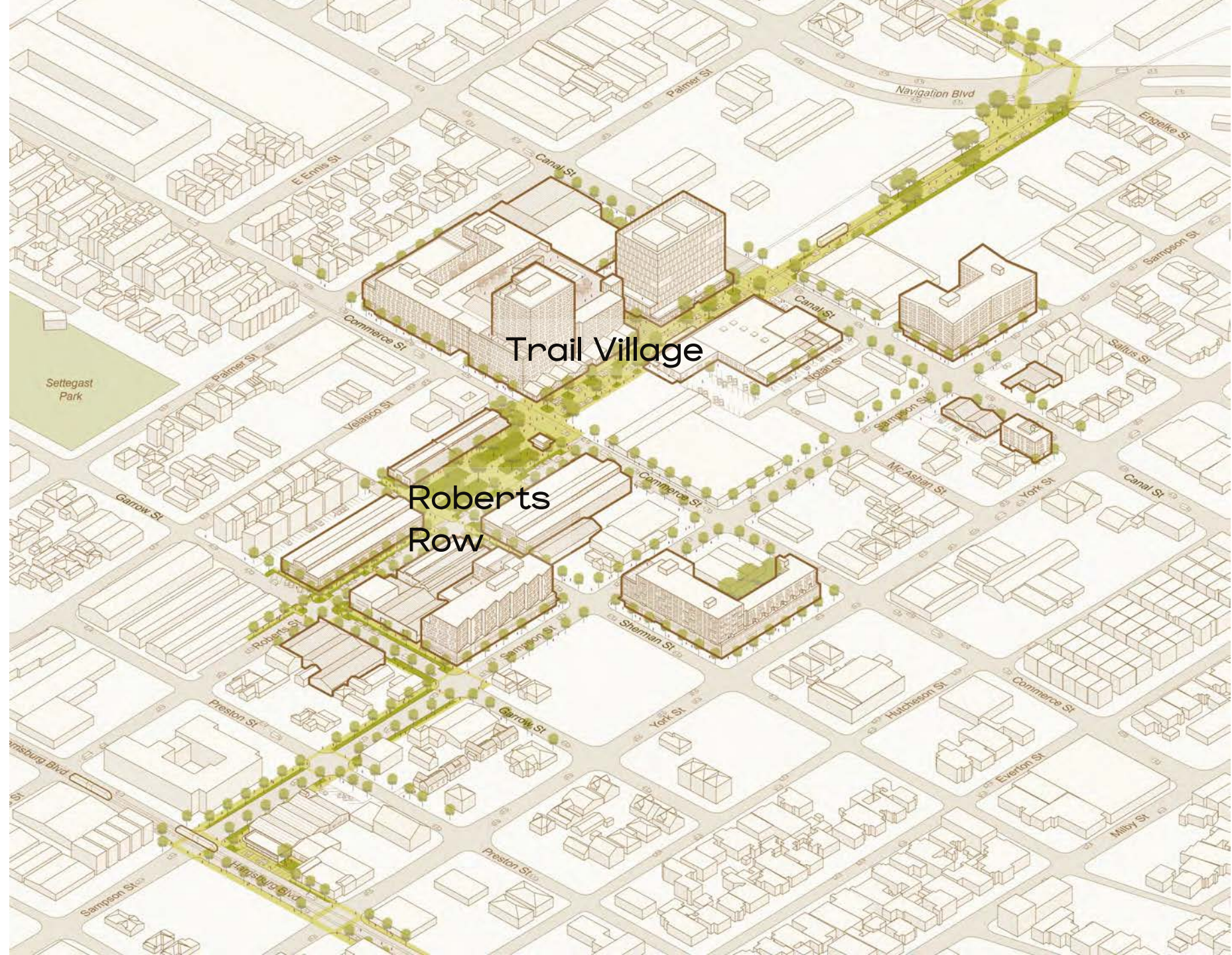
Adaptive reuse includes
300,000 sf of industrial
properties into retail and
commercial in two zones:

- Roberts Row
- Trail Village



Phase 2: Add Density

- 1,000+ new multifamily units
- Added mixed-use retail and commercial



Phase 1: Roberts Row

An historic campus of unique WW2-era structures well-suited for a wide variety of retailers, restaurants, offices, artisans, and artists.

The centerpiece of the historic campus, will be Roberts Row Plaza, an approx. half-acre space that will be surrounded by restaurants, bars, and retail.



104 Roberts
8,000 sf bar and restaurant
Opening 2025



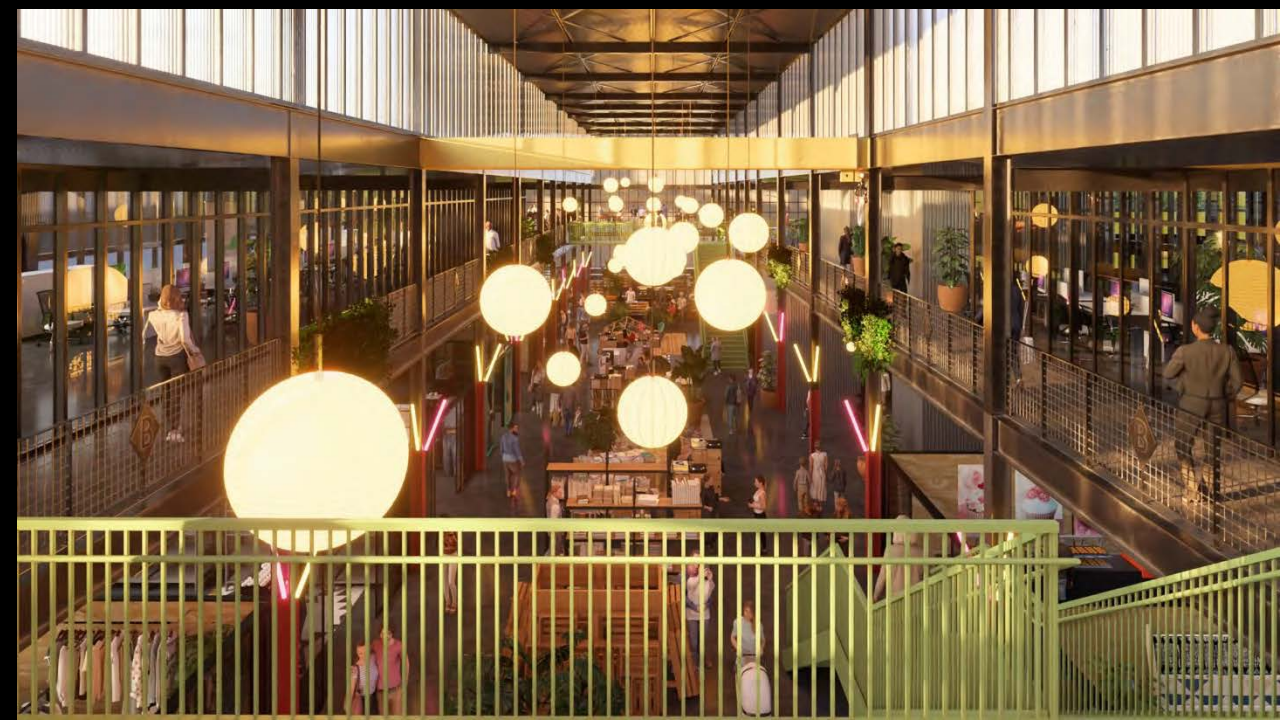
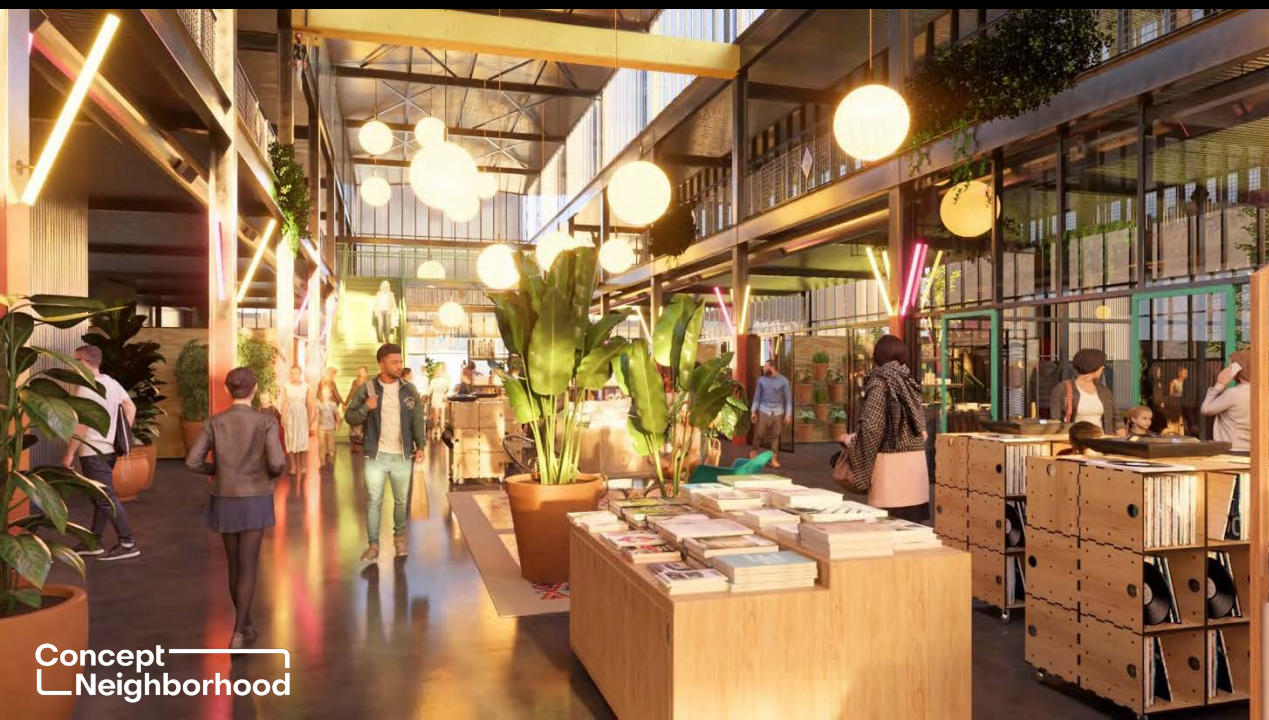
3218 Sherman
Settegast
20,000 sf multi-tenant indoor market anchored by Tenfold
Opening 2025



Plaza
Centerpiece greenspace surrounded by restaurant and bar patios
Opening 2025



201 Roberts
Anchor 2,500 sf film/video arts organization office and theater
Opening 2024





THE
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SECOND WARD



Roberts Row



Concept
Neighborhood



Phase 1:
Trail Village Pt. 1

Anchored by Crux Climbing Center, 3100 Canal is ~8 acres of retail and multi-family including the adaptive reuse of a former factory.

The Headquarters is a mixed-use complex with co-working, creative office, childcare, retail, and restaurant/bar spaces.

Trail Village Promenade is the green spine connecting Trail Village to Roberts Row and Buffalo Bayou.



Canal - Market
Greenspace connecting 3100 Canal and HQ through the district
Opening 2026



3100 Canal - Crux
6-acre adaptive reuse anchored by Crux
Opening 2025



The Headquarters
30,000 sf co-working and retail center
Currently operating



Trail Village Promenade
Greenspace connecting properties through the district.
Opening 2026



Anchored by Crux Climbing Center (bouldering, yoga and fitness) and coworking, this 6+ acres of retail and multi-family includes adaptive reuse of former factory as distinctive restaurant and retail spaces.



NEIGHBORHOOD ENTRY
At the Multi-Family



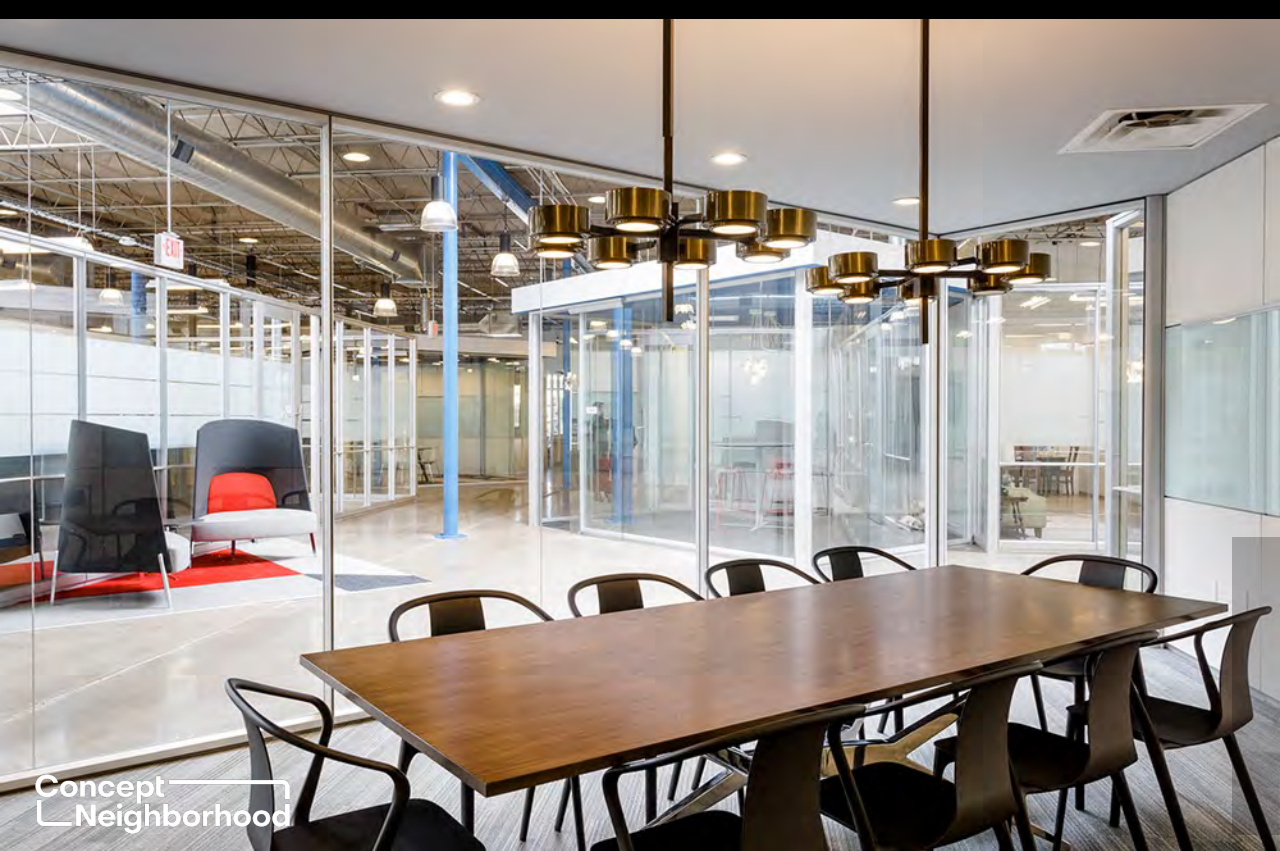
Anchored by Crux Climbing Center (bouldering, yoga and fitness) and coworking, this 6+ acres of retail and multi-family includes adaptive reuse of former factory as distinctive restaurant and retail spaces.

PROMENADE
At the Gardens

The Headquarters



The Headquarters is a neighborhood co-working re-imagined to mixed use co-working, creative office, childcare, retail, and restaurant/bar space. Includes greenspaces, courtyard, and patio space.



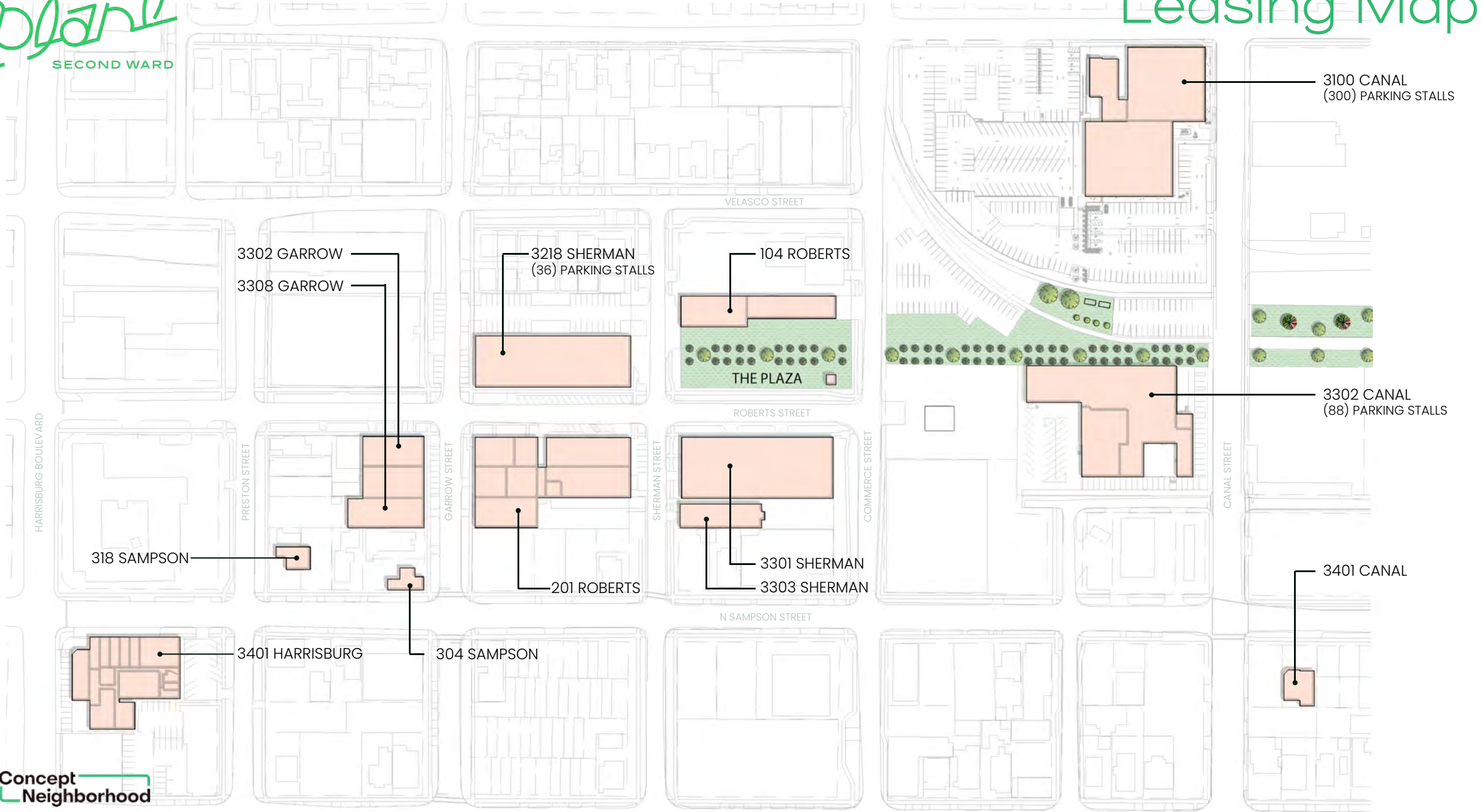
Concept
Neighborhood



The Headquarters



The Headquarters is a neighborhood co-working re-imagined to mixed use co-working, creative office, childcare, retail, and restaurant/bar space. Includes greenspaces, courtyard, and patio space.





Crux Climbing Center

- Bouldering, yoga and fitness: 22,000 sf
- Trail Village
- Opening Q2 2025



Case Chocolates

- Handmade chocolate store and bar: 900 sf
- The Plant at Harrisburg
- Opening Q2 2024



Street to Kitchen

- James Beard Award “Best Chef of Texas” 2023; 2,500 sf
- The Plant at Harrisburg
- Opened Q4 2023



Tenfold Coffee

- Coffee roastery: 5,000 sf
- Roberts Row
- Opening Q2 2024



Slowpokes Coffee

- Neighborhood coffee shop and bar; 2,500 sf
- Headquarters adjacent
- Opening Q3 2024



Eden Plants + Coffee

- Plant store and neighborhood coffee shop; 3,500 sf
- The Plant at Harrisburg
- Opened 2023



Kido

- International preschool and childcare; 7,500 sf
- Headquarters
- Opening Q4 2024



Aurora Picture Show

- Film/video arts organization office and theater; 2,500 sf
- Roberts Row
- Opening Q2 2024

Parks+

1. Buffalo Bayou East Sector*
2. Navigation Finger*
3. Swimming Hole*
4. Japhet Creek*
5. Sampson Complete Street*
6. Navigation Esplanade
7. Settegast Park
8. Plant/Second Ward Rail Stop
9. Harrisburg Bike Trail
10. Tony Marron Park
11. Discovery Green Park
12. EaDo/Stadium Rail Stop
13. Columbia Tap Bike Trail
14. North Downtown Bike Trail
15. Guadalupe Plaza Park
16. Buffalo Bayou/CN Finger
17. Eastwood Park

Places

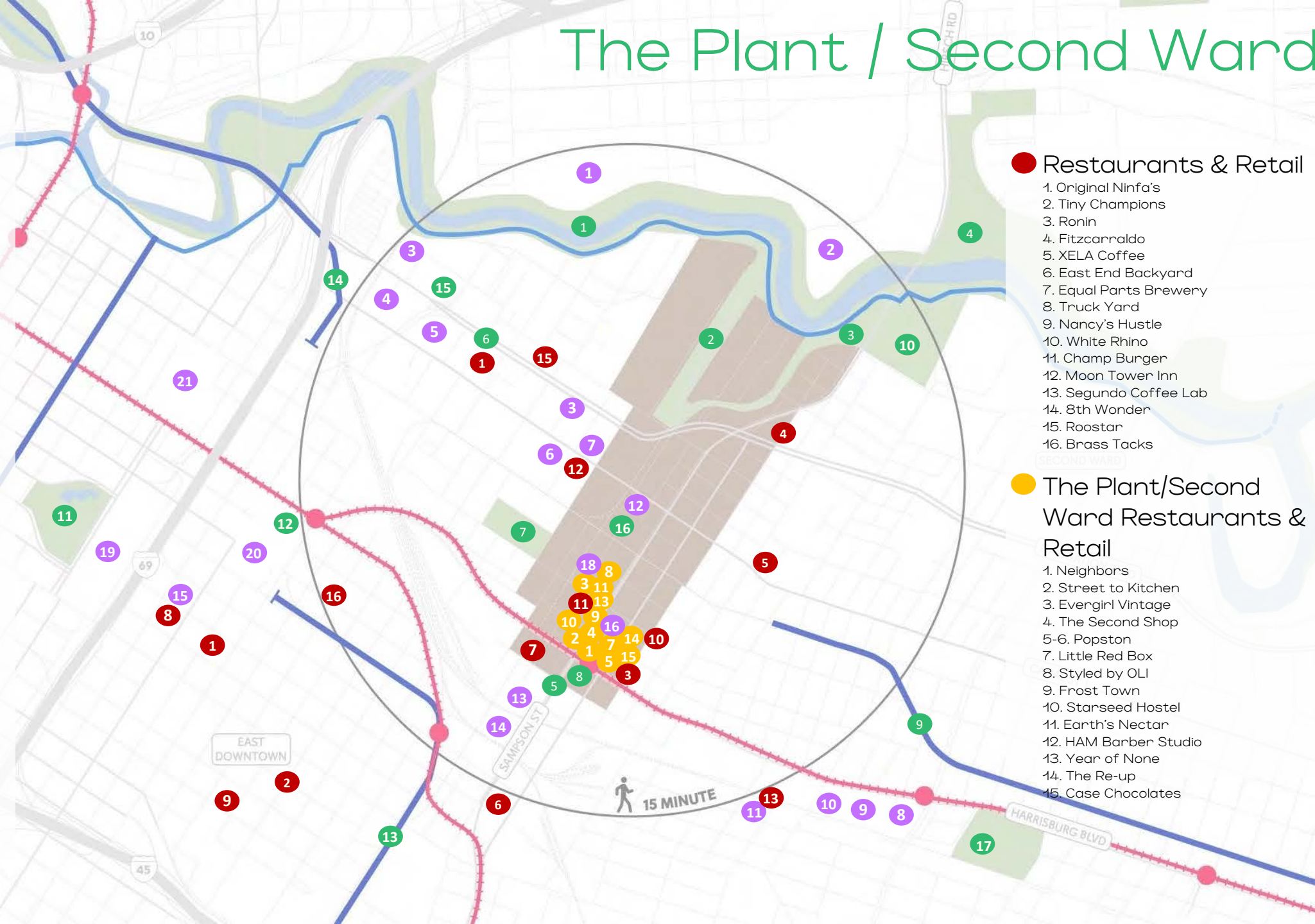
- 1-2. East River
3. East End Lofts
4. The Mill
5. Forth at Navigation
6. HBS Redevelopment
7. Pruitt Redevelopment
8. Baker Ripley HQ
9. The Center
10. Harrisburg Art Museum
11. Ironworks
12. Headquarters
13. Wanderstay Hostel
14. Sampson Lofts
15. East Village
16. The Plant House
17. Delano
18. Printhouse
19. GRB Convention Center
20. PNC Stadium
21. Minute Maid Park

Restaurants & Retail

1. Original Ninfa's
2. Tiny Champions
3. Ronin
4. Fitzcarraldo
5. XELA Coffee
6. East End Backyard
7. Equal Parts Brewery
8. Truck Yard
9. Nancy's Hustle
10. White Rhino
11. Champ Burger
12. Moon Tower Inn
13. Segundo Coffee Lab
14. 8th Wonder
15. Roostar
16. Brass Tacks

The Plant/Second Ward Restaurants & Retail

1. Neighbors
2. Street to Kitchen
3. Evergirl Vintage
4. The Second Shop
- 5-6. Popston
7. Little Red Box
8. Styled by OLI
9. Frost Town
10. Starseed Hostel
11. Earth's Nectar
12. HAM Barber Studio
13. Year of None
14. The Re-up
15. Case Chocolates



Neighborhood Parks & Infrastructure



1 Buffalo Bayou East Sector*



2 Navigation Finger*



3 Swimming Hole*



4 Japhet Creek*



5 Sampson Complete St*



6 Navigation Esplanade



7 Settegast Park



8 Plant / Second Ward Rail Stop



9 Harrisburg Bike Trail



10 Tony Marron Park



11 Discovery Green



12 EaDo Rail Stop



13 Columbia Tap Trail



14 N Downtown Trail



15 Guadalupe Plaza



16 Buffalo Bayou/CN Finger*



1 Eastwood

Neighborhood Restaurants & Retail



1 Original Ninfa's
Restaurant institution



2 Tiny Champions
Acclaimed Italian restaurant



3 Ronin
Event space



4 Common Desk
Coworking and hot desks



5 EaDough
Bakery



6 XELA
Coffee roaster and café



7 East End Backyard
Beer garden and bar



8 Equal Parts Brewery
Craft brewery and tap room



9 Truck Yard
Beer garden and entertainment



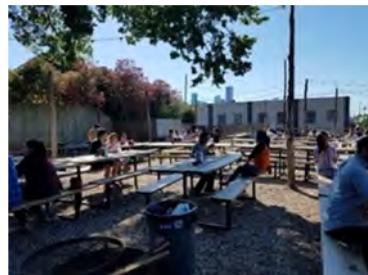
10 Nancy's Hustle
Acclaimed restaurant



11 White Rhino
Neighborhood cocktail bar



12 Champ Burger
Classic burgers



13 Moon Tower Inn
Restaurant and beer garden



14 El Segundo
Coffee roaster in Ironworks



15 8th Wonder
Brewery and beer garden



16 Roostar
Vietnamese restaurant



17 Brass Tacks
Café and bar

Nearby Development & Places



1 East River



2 East River



3 East End Lofts



4 The Mill



5 Forth at Navigation



6 East Blocks



7 Pruitt Redevelopment



8 Baker Ripley HQ



9 The Center



10 Harrisburg Art Museum



11 Ironworks



12 Headquarters



13 Wanderstay



14 Sampson Lofts



15 East Village



16 The Plant House



17 Delano



18 WKM Campus



19 GRB Convention Center



20 PNC Stadium



21 Minute Maid Park

The Plant in Second Ward Retail



1 Neighbors
Pizza Bar



2 Street to Kitchen
Thai restaurant



3 Slowpokes Coffee
Coffee Shop



4 Case Chocolates
Chocolate store



5 Popston
Proposed patio for popsicle shop



6 Popston
Homemade popsicles



7 CRUX
Climbing gym and bouldering



8 KIDO
Childcare/daycare



9 Frost Town
Clothing boutique



10 Starseed Hostel
Maker studio



11 Earth's Nectar
Hair care



12 HAM Barber Studio
Barber shop



13 Year of None
Furniture design studio and retailer



14 The Re-Up
Juice bar



15 Edén
Plant & Coffee Shop

Concept Neighborhood Team

A real estate acquisition, development and management company committed to innovative and inclusive retail and multifamily in connected urban corridors.

More than 70 years of collective commercial real estate experience in every major asset class including retail, office, medical, industrial, and multifamily.

CN aims to create authentic, connected and inclusive projects that serve and embrace the neighborhood.



Memorial City Mall



Cohousing Houston



EaDo Shops at Delano



Commerce Mixed Use



Axelrad



Finn Hall at Jones on Main

“What’s different about Concept Neighborhood’s approach is its efforts to create a transit-oriented neighborhood of hyperlocal businesses where everyone’s from the community and they can get around without being car dependent. That’s the part where they really are breaking new ground and not just for the neighborhood, but...for Houston.”

- Veronica Chapa Gorczynski, President of the East End District

BUSINESS
HOUSTONCHRONICLE.COM • SUNDAY, NOVEMBER 20, 2022 • SECTION B

Second Ward residents attend a block party on Nov. 5 organized by the real estate development firm Concept Neighborhood to showcase plans.

Photos by Meredith Kohut/Contributor

'MICRO' LIVING

East End project goes walkable

Concept Neighborhood unveils plans for 17-acre development

A bike club stops for live music outside of The Plant House, a renovated \$890s house and AirBnB in the heart of the project area.



Bloomberg

CityLab | Housing

Car-Free Living Takes Off in Car-Centric Cities

In Houston and Charlotte, developers are leveraging micromobility, transit investments and zoning reforms to create walkable projects that omit the parking lot.

Developer Unveils \$350M Plan For Houston's Walkable Future - Law360



Two Houston Developments Show Two Approaches To Gentrification

A mile and a half apart, two Houston developments show two different approaches to address the neighborhood's rapid gentrification.

Transforming Houston Neighborhoods into Walkable Districts



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