

NEW MIXED USE RE-DEVELOPMENT



1500 WAUGH @ W. GRAY | HOUSTON, TEXAS 77019



FOR LEASING INFORMATION:

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RIVER OAKS OFFICE SPACE

5353 W Alabama St, Suite 200, Houston, Texas 77056
www.braunenterprises.com

PROPERTY HIGHLIGHTS

1500 WAUGH @ W. GRAY HOUSTON, TX 77019

LOCATION

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

SPACE 1

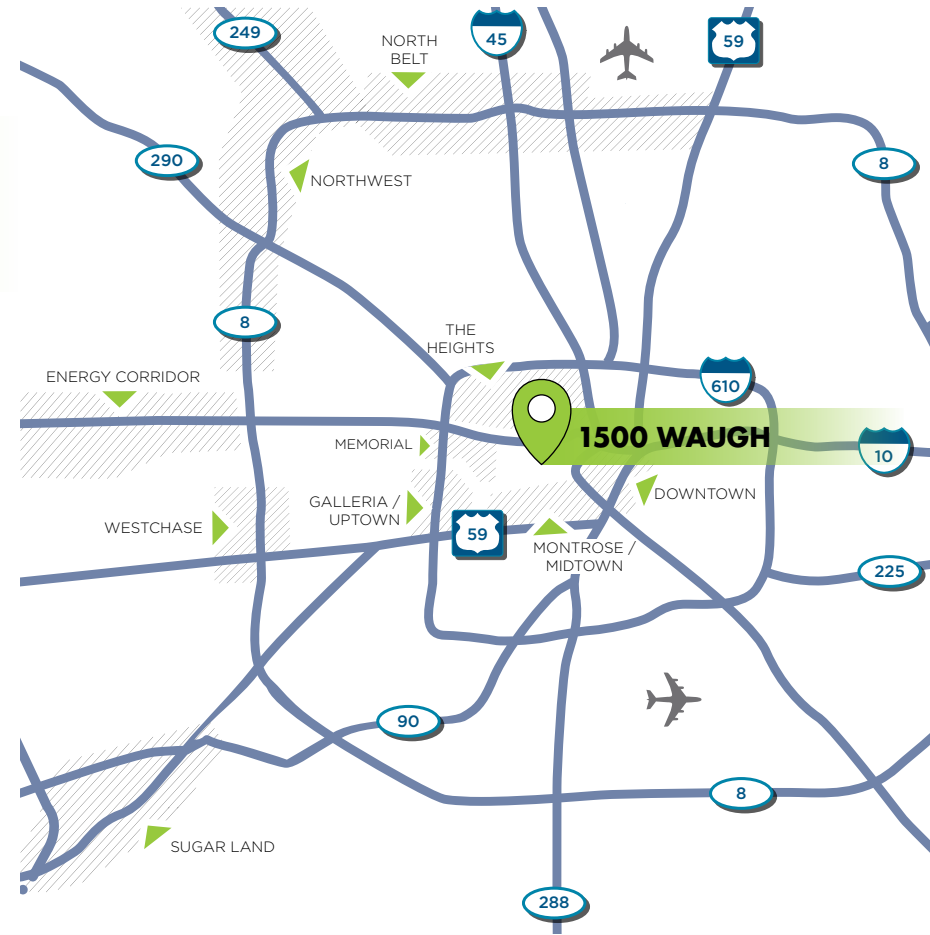
- 3rd Floor
6,000 SF

SPACE 2

- 4th Floor
6,000 SF

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 18,000 SF of Restaurant/Retail Space, and 25,000 SF of Braun's Urban Office.



WALKABLE AMENITIES



2024 DEMOGRAPHIC SNAPSHOT

 Population	1 mile	33,185	 Daytime Population	1 mile	45,176	 Avg. HH Income	1 mile	\$185,122	 Traffic Counts	Waugh Dr	22,090 vpd
	3 mile	214,988		3 mile	447,821		3 mile	\$173,142		West Gray St	10,683 vpd
	5 mile	491,536		5 mile	982,032		5 mile	\$153,952			(TXDOT 2022)



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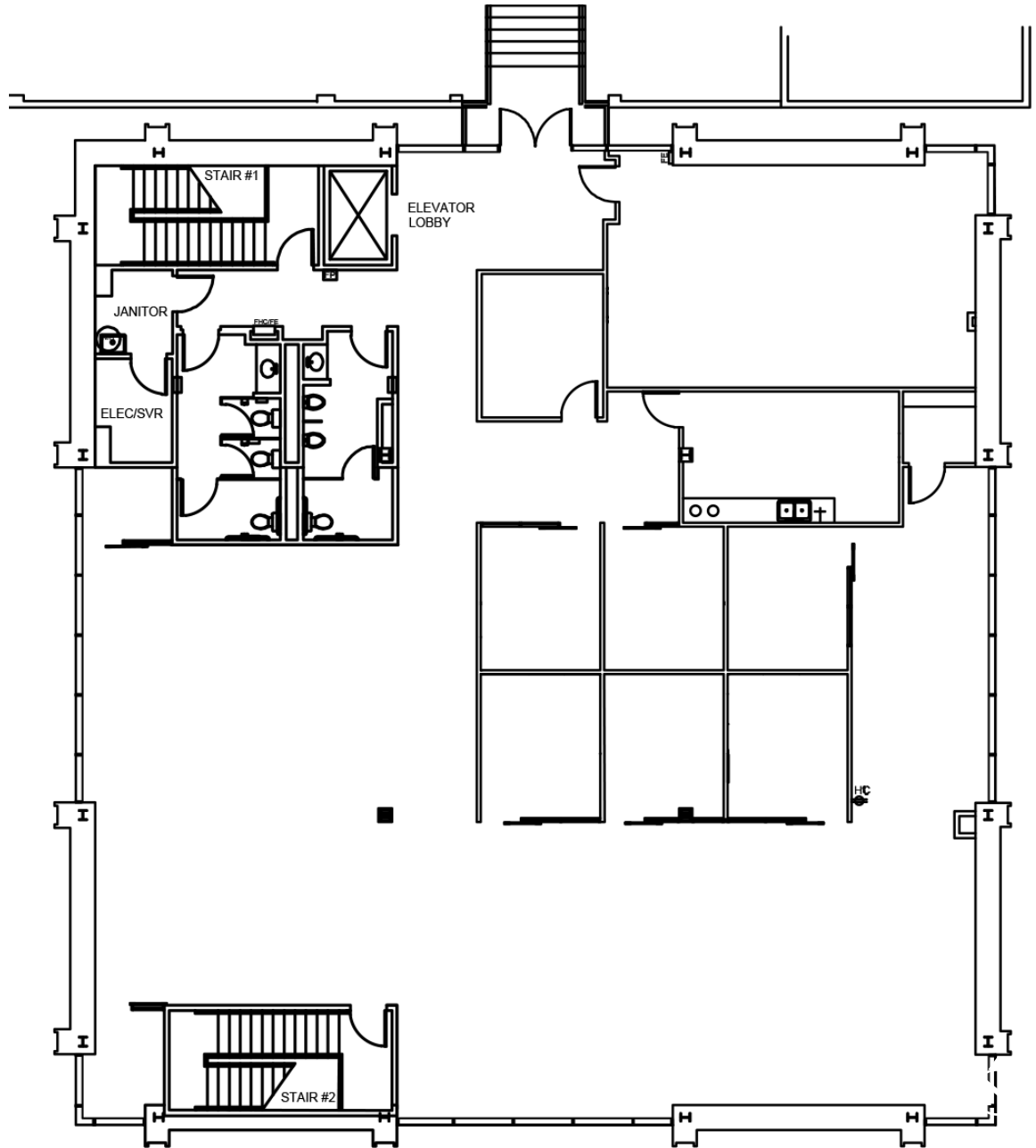
Available:
4th Floor: 6,000 SF

Available:
3rd Floor: 6,000 SF

FLOOR PLAN LEVEL 3

1500 WAUGH @ W. GRAY HOUSTON, TX 77019

AVAILABLE- 6,000 SF



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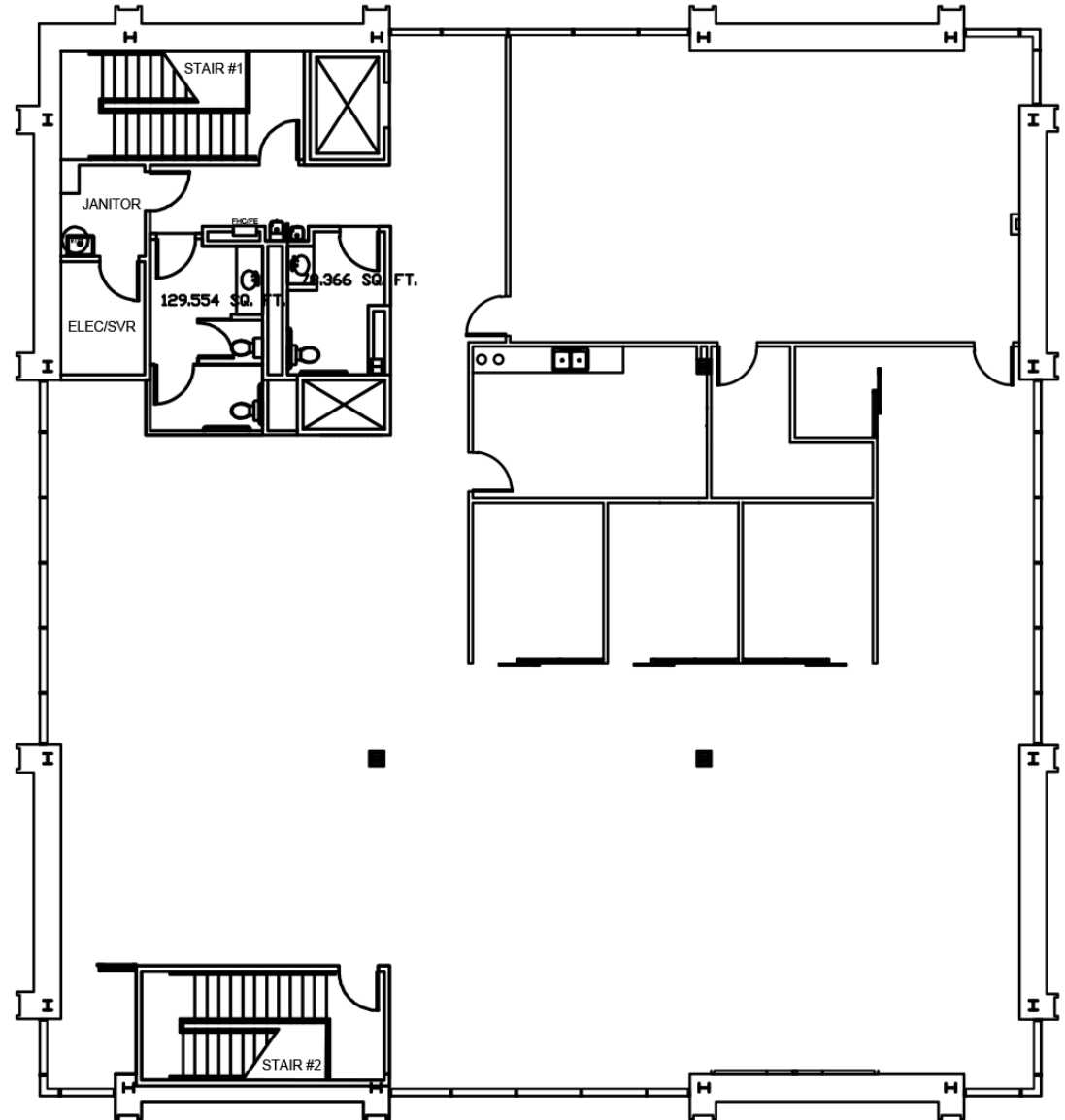
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FLOOR PLAN LEVEL 4

1500 WAUGH @ W. GRAY HOUSTON, TX 77019

AVAILABLE- 6,000 SF



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INTERSECTION AERIAL

1500 WAUGH @ W. GRAY HOUSTON, TX 77019



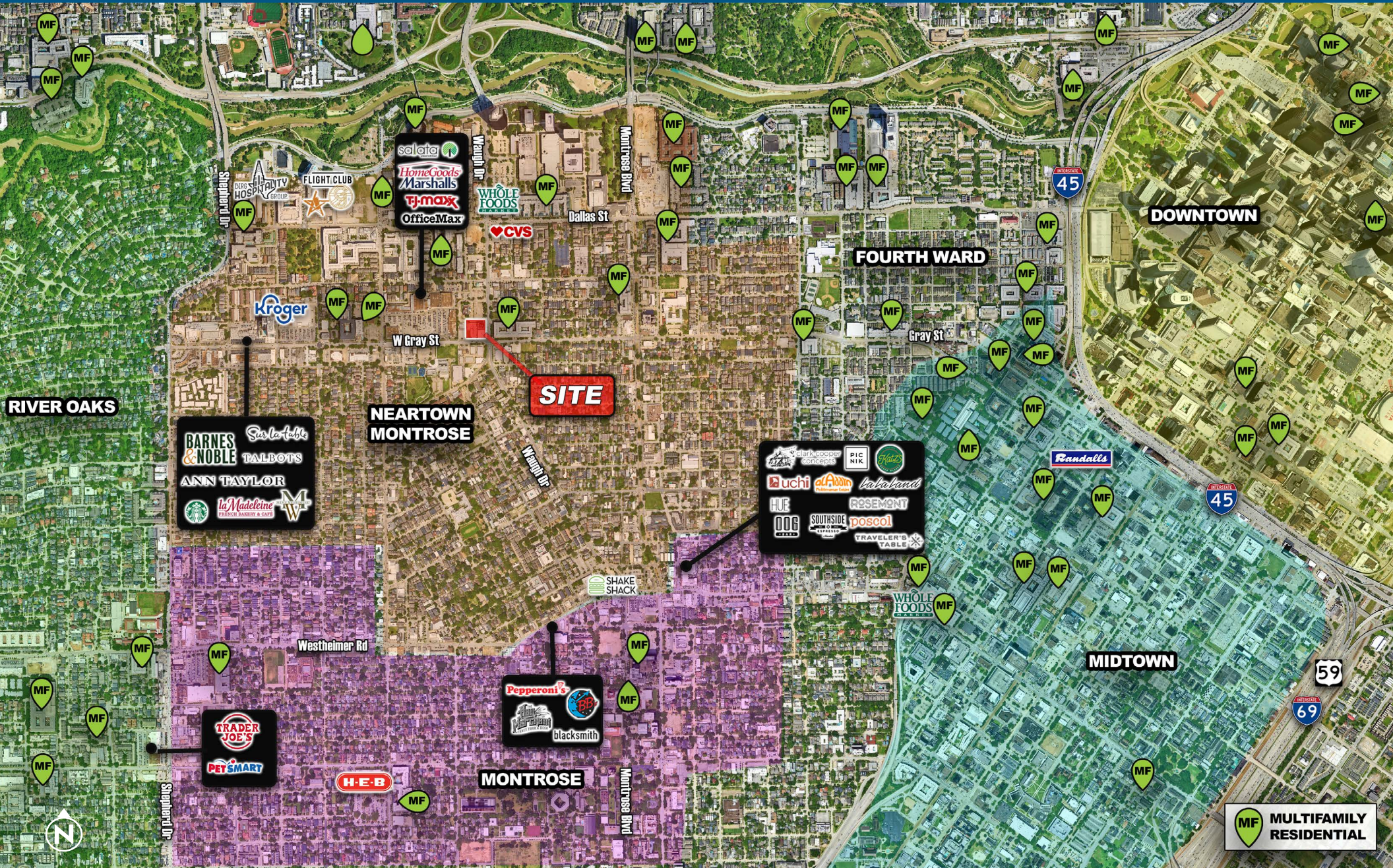
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RETAIL AERIAL

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