

CONCEPTUAL RENDERING

3600 HARRISBURG

3600 Harrisburg Blvd, Houston TX 77003

Fall 2026 Delivery

Realty One Group: Melissa Abrantes / melissa.abrantes.realtor@gmail.com / 713-510-3570



CONCEPTUAL RENDERING

3600 HARRISBURG

3600 Harrisburg is shaped by preservation, railyards, warehouses, working infrastructure and a long standing culture of art, studios, independent businesses. The project operates at the intersection of Urban Craft, Community and Industry.

Located right on the METROrail Green line (Coffee Plant / 2nd Ward Stop) we're transforming an existing industrial warehouse into a vibrant community hub. Think patio hangouts, makers, local food, ice cold drinks and real neighborhood energy.

We're updating the exterior, adding a bold light installation, crafted elements, lush green spaces, better lighting and signage - but keeping the high ceilings - to create a place people want to visit.

We're looking for the neighborhood's next favorite eatery, shop or business. Claim your spot in the Second Ward.

Spaces subdivide from 600 SF. Come take a tour before the sheetrock goes up!

THE DEVELOPERS



Melissa Abrantes

Melissa, a local Houstonian, after 10 years in restaurants, brought her hospitality background into commercial real estate. Her goal is simple: build projects that foster genuine connection & incorporate inspired environments. During her time off, you can find Melissa gardening or at the library with her baby boy.



Jarred Pruitt

Jarred builds the cool stuff—restaurants and homes with real character. He brings an "artfully wild" style to the project, focusing on creating spaces where people actually want to linger. When he puts down the hammer, you'll likely find him grabbing a burger and a cold beer at Harrisburg Country Club.

2nd Ward



*Preserving abandoned
Industrial Warehouse*



*Urban Craft
Community
Industry*



INDUSTRIAL & ARTISTIC HISTORY OF 2ND WARD

Buildings are boring without good people.

3600 Harrisburg is shaped by rail yards, warehouses, working infrastructure, and a long-standing culture of murals, studios, and independent enterprises of Second Ward.

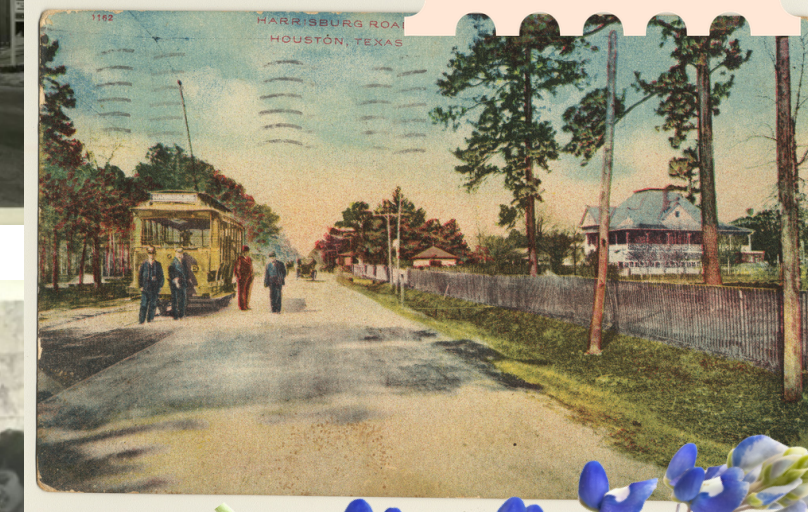
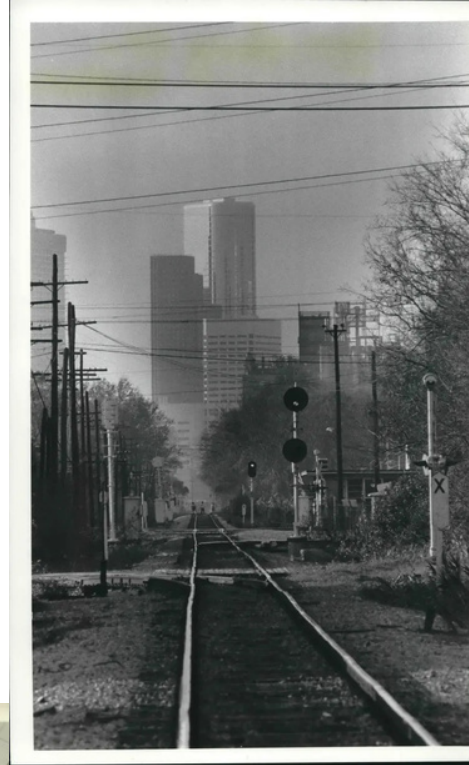
Built through use, repair and adaptation, the neighborhood reflects both the hands that constructed it and the makers redefining it today.

Flexible spaces support shared occupation, allowing production and gathering to overlap.

A bold light art piece will attract foot traffic at all hours. A grounded and adaptable development that grows through use rather than image. Steady and supportive of local makers, artists and small businesses.

This is a place for our neighbors and friends to hang out, shop, work and eat.

Welcome to 3600 Harrisburg.





Conceptual Rendering

3600 HARRISBURG
RENDERING

Your next space



CONCEPTUAL RENDERING - STREET PRESENCE

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- **Adaptive Reuse Concept:** A former industrial warehouse thoughtfully reimagined into a curated mixed-use destination for flagship retail, creative office suites, and signature dining
- **The "East End" Activation:** A vibrant outdoor "social hub" featuring common green space, art installation, expansive patios, and updated paving designed for year-round al fresco dining and community engagement.
- **Superior Transit Connectivity:** Strategically located just one block from the METRORail 2nd Ward Station, offering seamless transit access to Downtown, Stadiums and the University of Houston
- **Pedestrian-Centric Design:** A 15ft dedicated pedestrian easement creates a natural "flow" through the site, maximizing frontage visibility and fostering high foot traffic
- **Optimized Parking:** Dedicated private parking lot supplemented by ample neighborhood street parking.
- **Ready-to-Lease Infrastructure:** Undergoing a comprehensive modernization including high-efficiency insulation, new storefront glass, upgraded siding, and a full-building sprinkler system
- **Restaurant Ready Infrastructure:** Community grease trap & sprinkler system

Address	3600 Harrisburg Blvd Houston TX 77003
Asset Type	Mixed Use
Total Rentable SF	16,895
Parking	Private Lot w/ 26+ spaces
Delivery	Fall 2026
Availability	Flexible sized suites. Combine for larger spaces. 600 SF - 8,000 SF spaces

↑ METROrail Green Line Stop (2nd Ward / The Plant)

HARRISBURG BLVD

Green Space + Light Installation

PORCH
136 SF

COVERED PATIO
530 SF

Restaurant
Suite A1:
2,000 SF - 4,740 SF

Restaurant / Bar
Suite B1:
2,500 SF - 5,900 SF

Retail
Suite A2:
900 SF - 2,000 SF

Retail
Suite A3:
900 SF - 2,000 SF

PORCH
140 SF

Restaurant / Bar
Suite B2:
2,000 SF - 5,900 SF

Retail
Suite A4:
900 SF - 1,200 SF

EXAMPLE 1 THE SPACES

Flexible space options.
Combine for larger spaces. Example demising walls
and estimated sized spaces.

Suite C1:
1,500 SF - 7,500 SF

Suite C2:
600 SF - 1,800 SF

COVERED AREA
519 SF

HUTCHESON ST

EVERTON ST.

MAIN PARKING LOT

TEXAS ST

METROrail Green Line Stop (2nd Ward / The Plant)

HARRISBURG BLVD

Green Space + Light Installation

PORCH
136 SF

COVERED PATIO
530 SF

Restaurant
Suite A1:
2,000 - 4,740 SF

Restaurant / Bar
Suite B1:
2,500 SF - 5,900 SF

Retail
Suite A2:
1,200 SF - 2,000 SF

Suite C1:
2,000 SF - 6,900 SF

PORCH
140 SF

Restaurant / Bar
Suite B2:
2,000 SF - 5,900 SF

Retail
Suite A3:
1,500 SF - 2,000 SF

Suite C2:
2,000 SF - 6,900 SF

COVERED AREA
519 SF

MAIN PARKING LOT

TEXAS ST

HUTCHESON ST

EVERTON ST.

EXAMPLE 2
THE SPACES

Flexible space options.
Combine for larger spaces. Example demising walls
and estimated sized spaces.



MIDTOWN
8 MIN

DOWNTOWN HOUSTON
6 MIN

3600 HARRISBURG BLVD

METRO RAIL 2ND
WARD STOP

Walk Score
Bike Score 71 Walk Score 78

DEMOGRAPHICS

1 mile 15,539
3 mile 144,278
5 mile 382,740

Daytime Population

1 mile 18,778
3 mile 292,437
5 mile 656,049

Total Households

1 mile 6,443
3 mile 53,207
5 mile 157,691

Median Age

1 mile 35.4
3 mile 32.2
5 mile 33.9

Avg Household Income

1 mile \$65,084
3 mile \$83,369
5 mile \$101,289

Traffic Counts Nearby

7,204 VPD Harrisburg Blvd
8,954 VPD Lockwood Dr

NEIGHBORHOOD HIGHLIGHTS



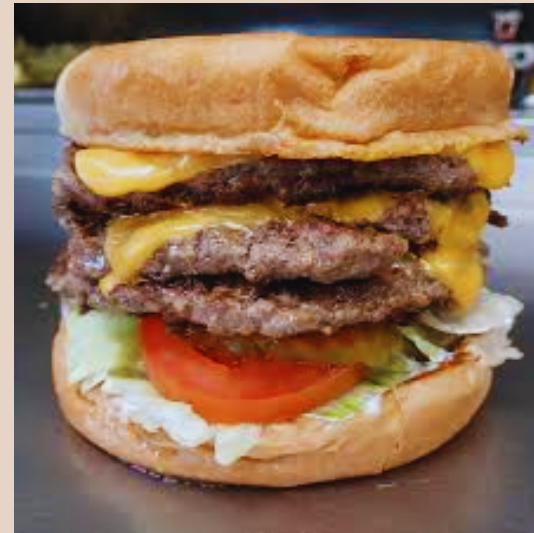
Bike Score 71



Walk Score 78

CHAMP BURGER

Burgers since 1963, this old school burger shack has been feeding families for decades.



STREET TO KITCHEN

Jame's Beard award winning thai food and listed on the Michelin Guide. Offers unapologetically Thai food.



MOON TOWER INN

Beloved for their hot dogs and burgers plus craft beer. Large outdoor patio .



MOONSTRUCK DRIVE-IN

Outdoor cinema offering nostalgic options to sit in your car or outside with chairs.



IRONWORKS

Revitalized lively hub with local boutiques, eateries and creative spaces.



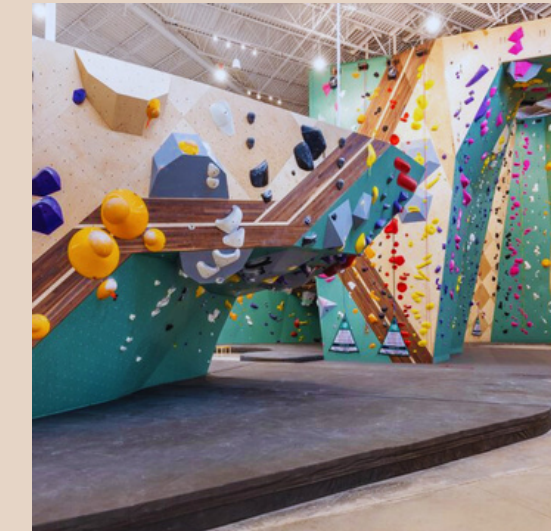
NANCY'S HUSTLE

Cosy bistro and wine bar known for inventive New American cuisine. Earned Michelin Bib Gourmand and James Beard nominations.



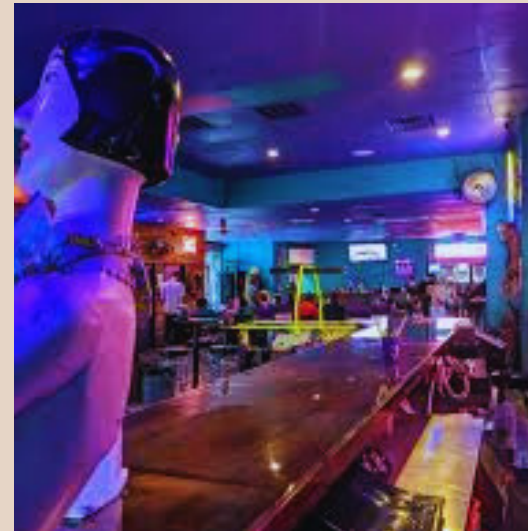
CRUX CLIMBING GYM

Community foxued climbing gym, offers bouldering, yoga, fitness, saunas, kids areas and more. Expecting 1,000 visitors per day.



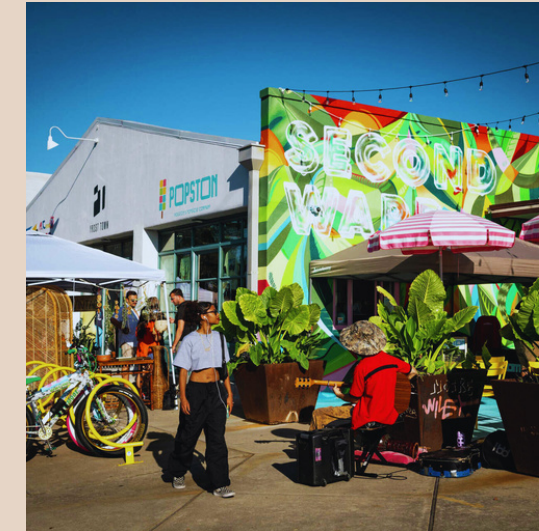
VOO DOO QUEEN

Quirky dive bar known for strong frozen daiquiris, NOLA food and games.



THE PLANT

Significant urban revitalization project that kick started 2nd Wards revitalization!



THE ORIGINAL NINFAS

Legendary Houston restaurant, famous for creating fajitas. Iconic tex-mex cuisine.



MORE!!

CIDERCADDE / CASE CHOCOLATES / TENFOLD COFFEE ROASTERY / NEIL'S BAHR. / EIGHT ROW FLINT / EAST BLOCKS
EL TIEMPO CANTINA / SEGUNDO COFFEE LAB / SLOWPOKE COFFEE / AURORA PICTURE SHOW / TINY CHAMPIONS

Preserving industrial character. Inspired by
rail yards, art and 2nd Ward



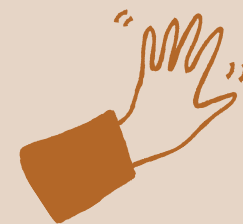


3600 HARRISBURG BLVD, HOUSTON TX 77003

Claim your spot in the Second Ward



GET IN TOUCH



We're looking for the neighborhood's next favorite shop, medical office, studio, or eatery. If you're a risk-taker ready to be a part of a historic community and grow your business, we want to hear from you.

Call or Text Melissa Abrantes 713-510-3570
Email: melissa.abrantes.realtor@gmail.com



Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Realty ONE Group Optima	9071973	info@rogoptima.com	832.856.9799
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amber Ludwinek	691936	amber.ludwinek@rogoptima.com	775.450.7739
Designated Broker of Firm	License No.	Email	Phone
Amber Ludwinek	691936	amber.ludwinek@rogoptima.com	775.450.7739
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melissa Abrantes	808934	melissa.abrantes.realtor@gmail.com	713.510.3570
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/ Tenant/ Seller/Landlord Initials Date