

Defining the Houston Design District

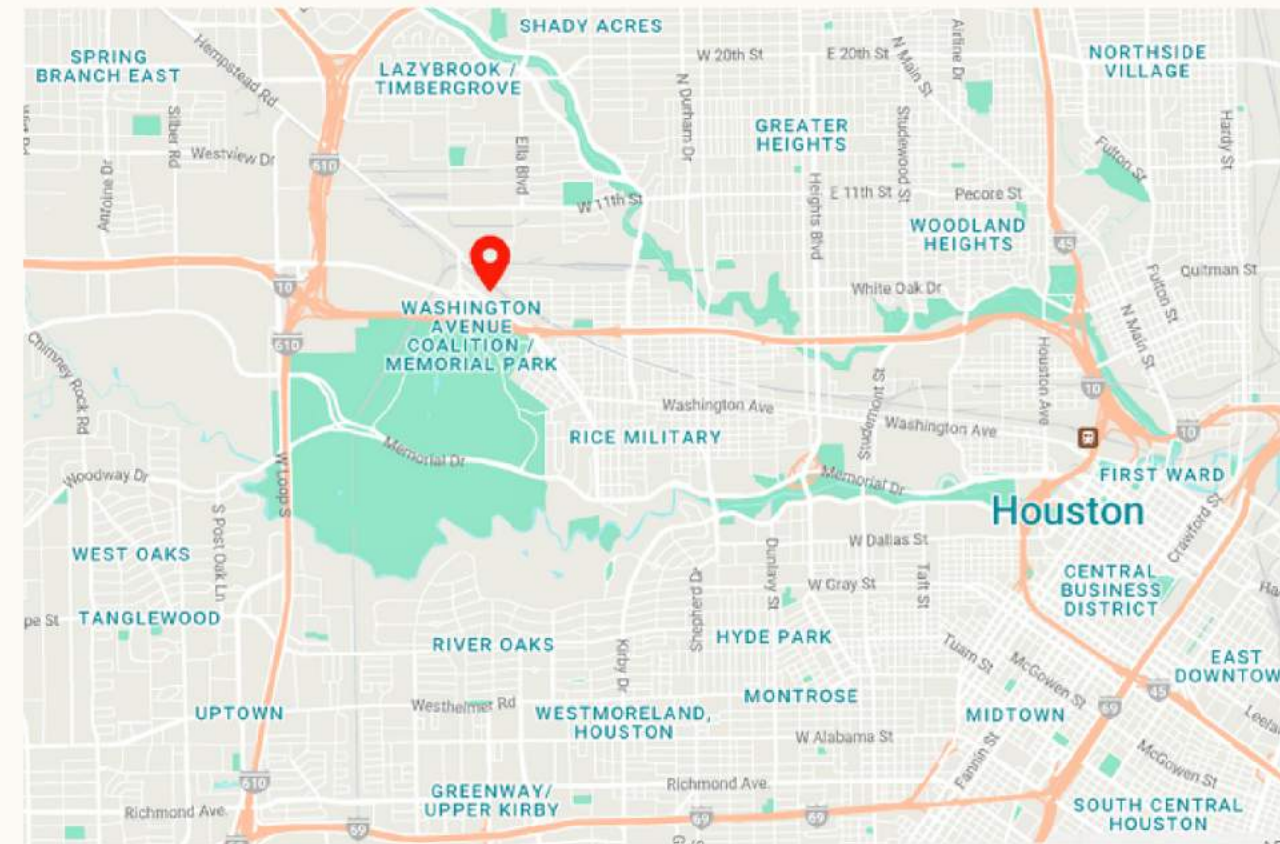
7800 WASHINGTON

A Levcor Project





Located within Houston's urban core, 7800 Washington is an award-winning, adaptive, re-use development with premiere access to the city's most sought-after neighborhoods. The building, a 66,000 SF red-brick, dock-high warehouse, was built in 1960 and has a rich and storied history of being home to some of Houston's notable industrial tenants. 7800 Washington is part of the flourishing Washington Avenue corridor known as the Houston Design District -- a vibrant "live, work & play" destination, a business community and residential neighborhood dedicated to innovative design, architecture, fashion, and hospitality. This has quickly become a dense and impressive mixed-use neighborhood of Houston. Home to world-class restaurants, recently developed high-rise apartment complexes, and an impressive nightlife, Washington Avenue represents a growing and important urban node of Houston.





AREA HIGHLIGHTS

Ideal Location

- Located within Houston's 610 Loop and just north of I-10 on Washington Ave with immediate access to all three major freeways: I-10, I-610, & US-290

Strong Residential

- Within a 10 minute drive: CityCentre, Downtown CBD, The Galleria, Museum District
- Blocks from the Houston Design Center and many other showrooms (Kirksey, Walker Zanger, McCoy-Rockford, Steelcase)
- 35 minutes away from Bush International Airport and 25 minutes away from Hobby Airport

High Traffic Counts

- 230K cars on I-10
- 27K cars on Washington Ave



SHADY ACRES
 Population - 44,277
 Med. Home Value - \$312K
 Ave Income \$117K

**LAZYPBROOK/
 TIMBERGROVE**
 Population - 44,277
 Med. Home Value - \$488K
 Ave Income \$117K

**GREATER
 HEIGHTS**
 Population - 20,619
 Med. Home Value - \$460K
 Ave Income \$169K

**SPRING
 BRANCH**
 Population - 134,704
 Med. Home Value - \$513K
 Ave Income \$86K

**MEMORIAL/
 TANGLEWOOD**
 Population - 12,594
 Med. Home Value - \$1.1M
 Ave Income \$105K

**The Houston
 Design District**
 AN INSPIRED PERSPECTIVE

SITE

5 MILES TO GALLERIA

Katy Freeway **229,701 vpd**

7 MILES TO DOWNTOWN

RICE MILITARY
 Population - 17,845
 Med. Home Value - \$470K
 Ave Income \$130K

**MEMORIAL PARK
 CONSERVANCY**

Memorial Dr

Washington Ave

Washington Ave

Memorial Dr

**GALLERIA/
 UPTOWN**
 Population - 25,861
 Med. Home Value - \$573K
 Ave Income \$145K

**DOWNTOWN
 HOUSTON**
 Population - 16,665
 Med. Home Value - \$365K
 Ave Income \$103K

**RIVER OAKS/
 UPPER KIRBY**
 Population - 7,524
 Med. Home Value - \$1.4M
 Ave Income \$150K

MONTROSE
 Population - 11,210
 Med. Home Value - \$655K
 Ave Income \$105K

MIDTOWN
 Population - 9,667
 Med. Home Value - \$430K
 Ave Income \$79K

DEMOGRAPHIC SNAPSHOT

	<i>1 MILE</i>	<i>3 MILE</i>	<i>5 MILE</i>
 <i>Population</i>	11,870	143,588	464,063
 <i>Daytime Population</i>	15,883	217,342	723,312
 <i>Avg. HH Income</i>	\$204,294	\$177,392	\$163,955

BEST IN GLASS TENANT MIX

Local presence. National reach.



4M INVESTMENTS
Venture capital and private equity



FRANKEL BUILDING GROUP
Custom home builder



LA ARCHITECTS
Commercial architect firm



LADCO
Houston's largest interior design trade showroom



LEVCOR, INC.
Real estate and investment HQ



POMOGRANIT+ADR
Luxury stone and tile gallery



PORTA'VINO
Italian restaurant



WILBANKS MACKAY
Modern furniture and design services



7800 WASHINGTON

THE SPACE



LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

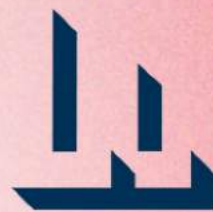


FOR MORE INFORMATION

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