

# THE *plant* SECOND WARD

Concept  
Neighborhood

RXR

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A one-of-a-kind, walkable neighborhood in the heart of Houston's historic Second Ward comprised of James Beard Award winning restaurants such as Street to Kitchen and anchors such as Crux Climbing Center (bouldering, yoga and fitness) throughout a campus of breathtaking converted historic buildings punctuated by playful green spaces. The Plant Second Ward directly links the Harrisburg light rail to the Buffalo Bayou Park and East End hike and bike trails. Contact us to join a singular mix of artisan makers, local and national retailers, eclectic restaurants and green spaces that comprise an authentic and singular retail experience in Houston's most connected neighborhood.

## Space Features:

- 500 - 25,000 SF Spaces
- High Ceilings
- 1-3 Blocks from MetroRail Light Rail Station
- 1 Mile from Downtown



# The Plant Second Ward

Buffalo Bayou

Sampson St

Navigation Blvd

Canal St

Commerce St

The Plant  
Second Ward

- 17 acres
- 250,000 sf of retail and creative office
- 1,000+ multifamily units



Buffalo Bayou Partnership's  
transformative \$310 MM  
East Sector Plan







East River  
150-acre mixed-use project



The Plant  
Second Ward



Population  
2025 Projection

0.5 Mile

4,263  
4,818

1 Miles.

19,148.  
22,144

3 Miles

169,179  
184,685



Daytime Workers

1,865

8,234

242,610



Avg HH Income

\$85,939

\$74,619

\$78,868



71

Very Walkable



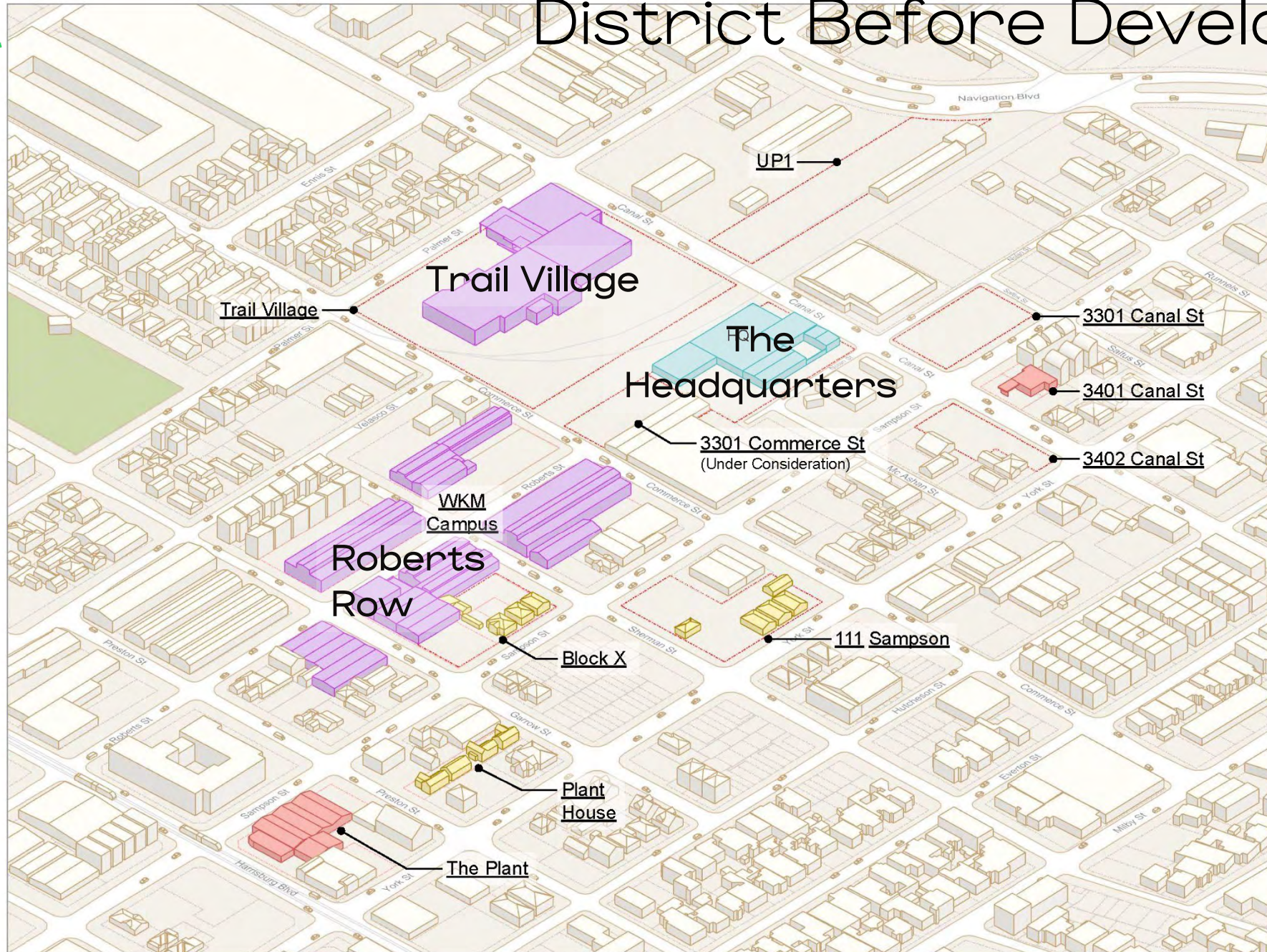
78

Very Bikable

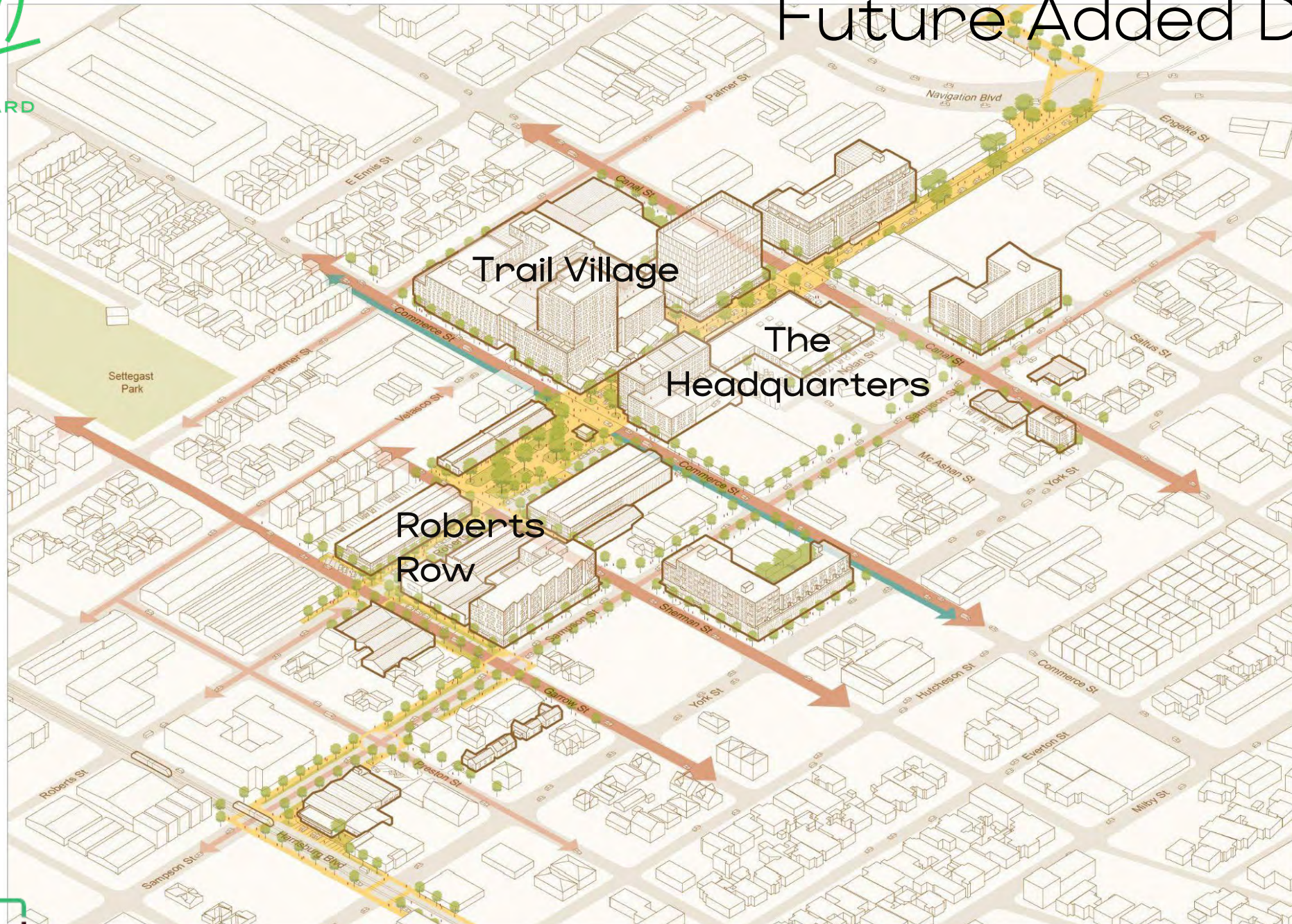
walkscore.com



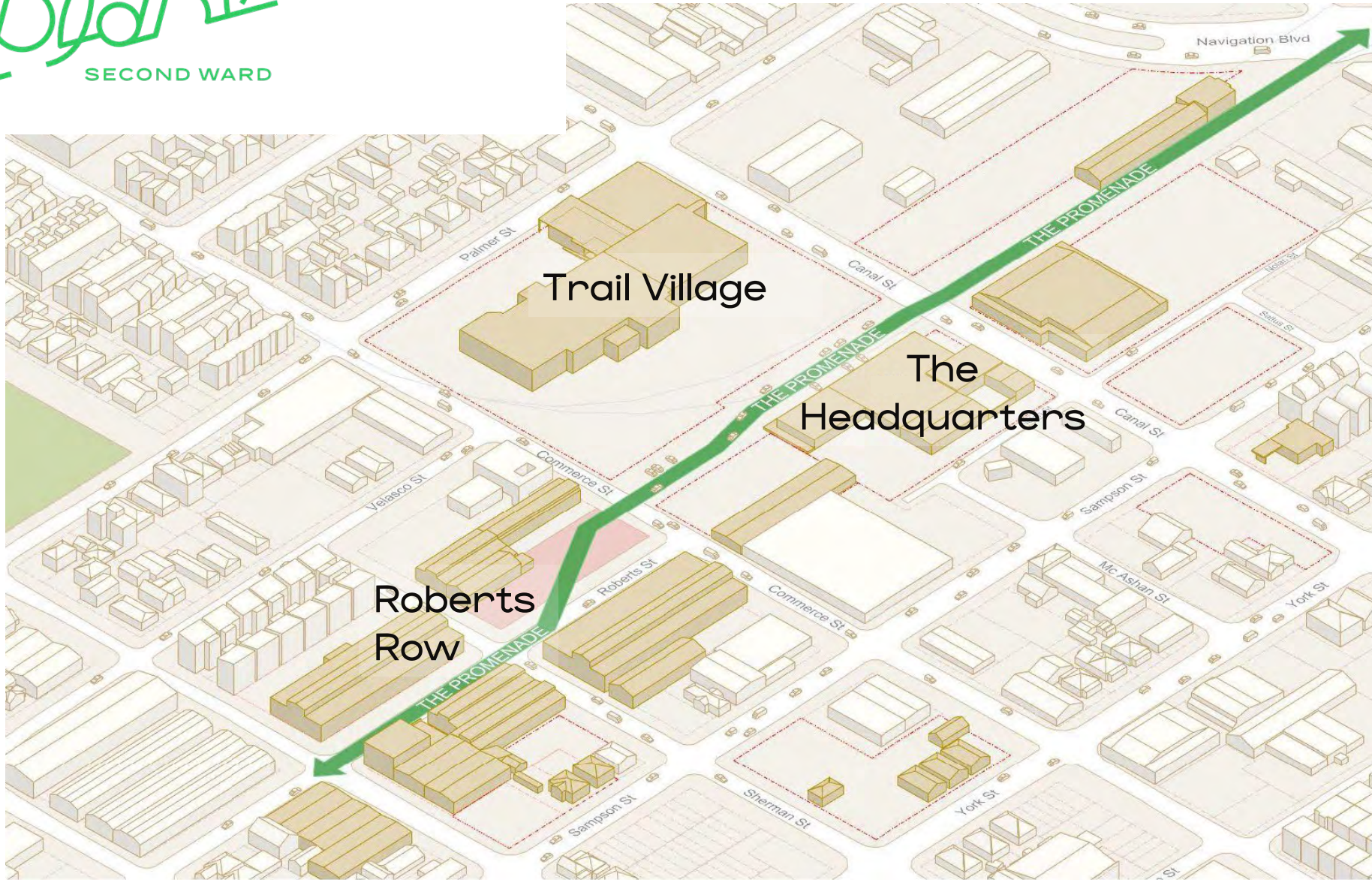
# District Before Development









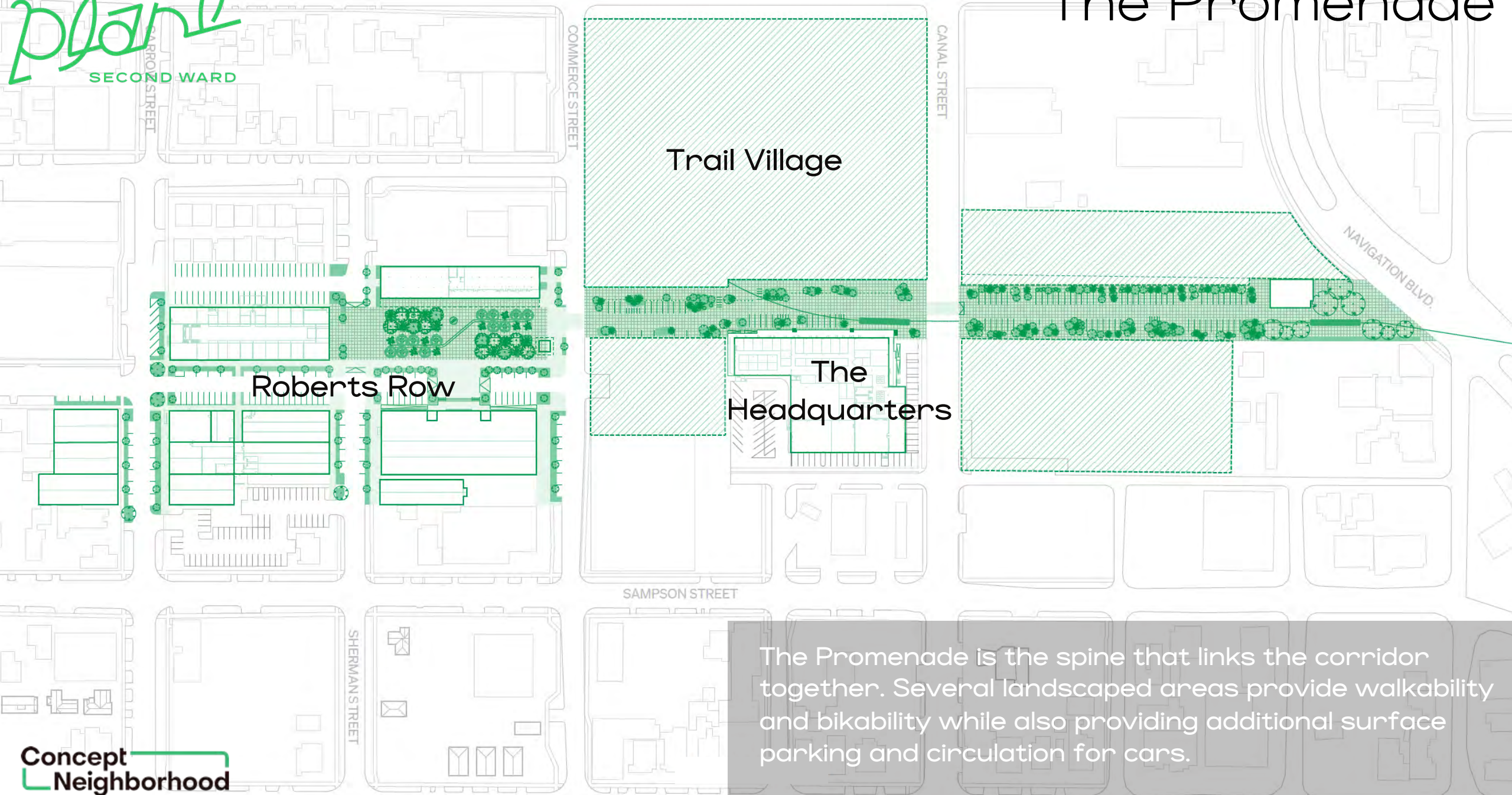


# Leasing Plan

- 500 – 25,000 sf spaces
- Available off-street and neighborhood parking
- Retail, restaurant, creative office, maker and artist spaces
- Historic warehouse buildings
- 1 Mile from Downtown

EXCEPT AS EXPRESSLY PROVIDED IN A LEASE AGREEMENT, THIS PLAN, DRAWING, OR EXHIBIT IS FOR INFORMATION PURPOSES ONLY AND INTENDED ONLY AS A GENERAL DESCRIPTION OF IMPROVEMENTS WHICH CONSTITUTE A PART OF THE BUILDING. SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY TENANTS, ENTRANCES OR IMPROVEMENTS ARE SUBJECT TO CHANGE, MODIFICATION, ALTERATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED ON ANY PLAN, DRAWING OR EXHIBITS. LANDLORD RESERVES THE RIGHT TO CHANGE THE NUMBER AND LOCATION OF BUILDINGS, BUILDING DIMENSIONS, TENANT DIMENSIONS AND LOCATION, AND THE IDENTITY AND TYPE OF OTHER TENANCIES AND OCCUPANCIES

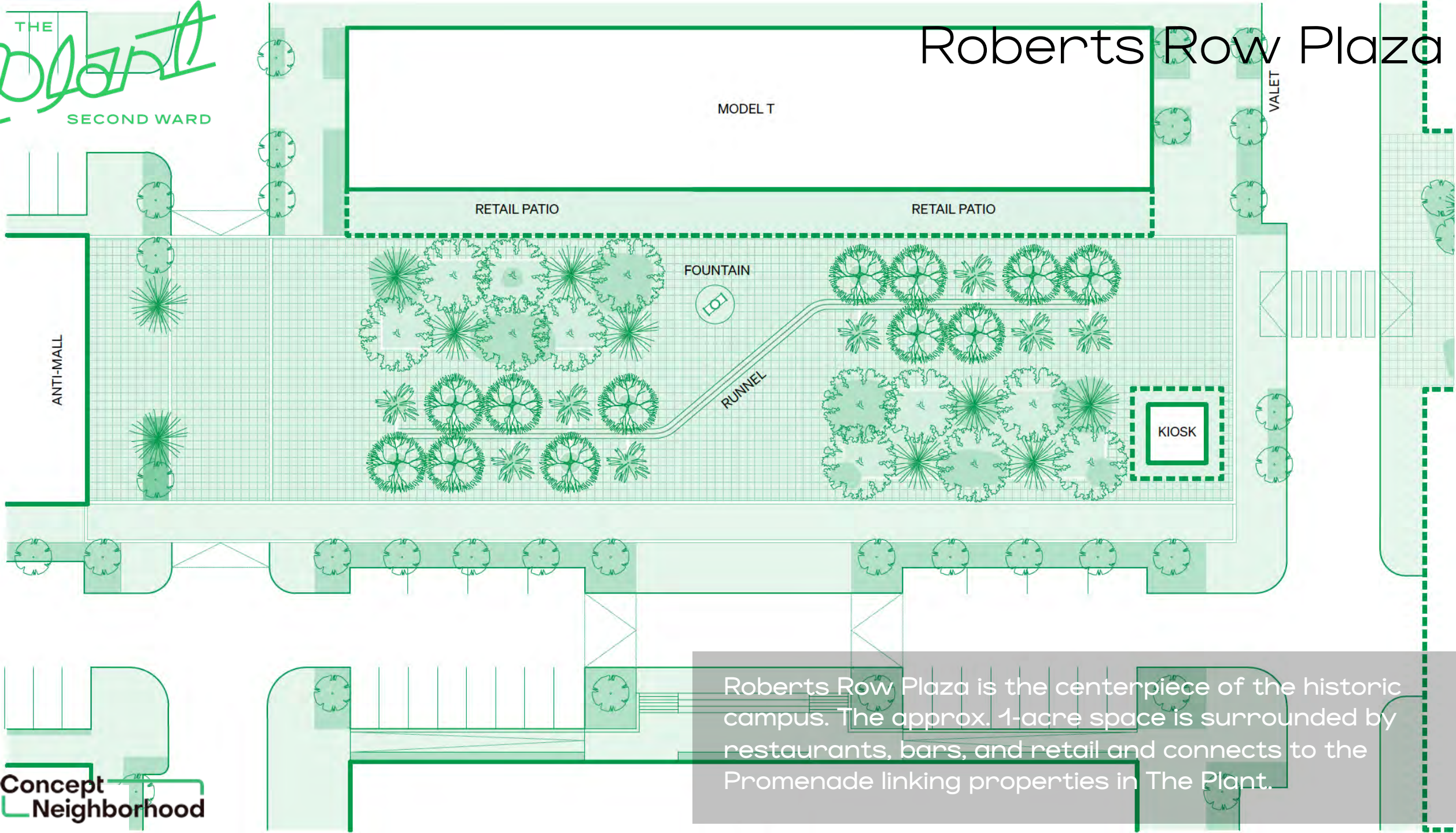




The Promenade is the spine that links the corridor together. Several landscaped areas provide walkability and bikability while also providing additional surface parking and circulation for cars.



# Roberts Row Plaza



Roberts Row Plaza is the centerpiece of the historic campus. The approx. 1-acre space is surrounded by restaurants, bars, and retail and connects to the Promenade linking properties in The Plant.





The Plaza will include restaurant patios, kiosks, shaded areas, a fountain, lawns, and areas for pop-ups, festivals, and events.

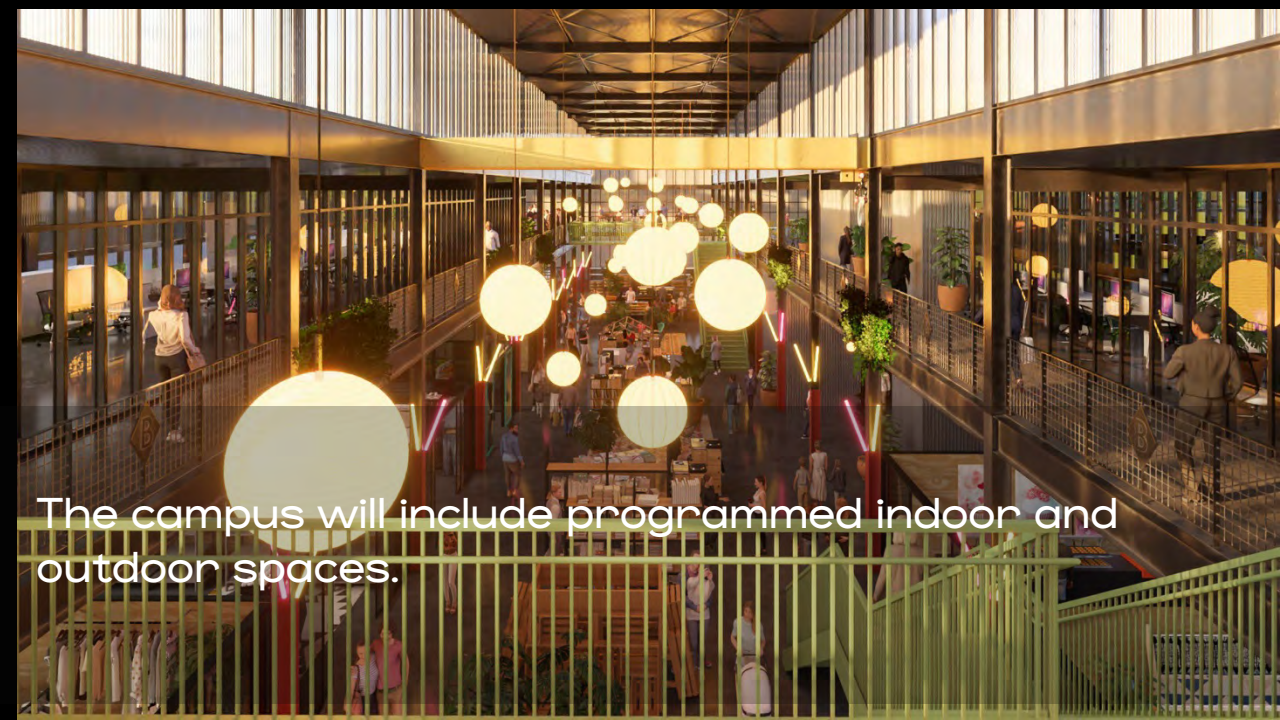


Roberts St

Garrow St

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









THE  
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Roberts Row



Concept  
Neighborhood



Restaurant and bar spaces will be available in historic buildings throughout the campus.



# The Plant at Harrisburg



Harrisburg Blvd

Urban Land Institute Development of Distinction Award winner. Former dry-cleaning facility elevated to a mix of uses, primarily retail, including boutique grocer (Little Red Box), critically acclaimed restaurant (Louie's Italian), neighborhood wine bar (How to Survive), local favorite dessert operator (Popston) and a variety of other specialty soft-good and service-based retailers.





Sampson Street Rendering

# The Plant at Harrisburg

HOW TO SURVIVE	a
POPSTON	b
FROST TOWN	c1
HAM BARBER	c2
AC STUDIO	d
HEMPWORKS	e
SECOND SHOP	f
CAFE LOUIE / LRB	g
h1	RE UP
h2	REESE CAMPBELL LAW
h3	MOKSHA
REPUBLIC	i
BLANK	j



The Plant Interior Hallway



letyord Rendering



The Plant is partnering with TIRZ 23 to add planted landscape elements along Sampson to create a robust pedestrian zone as an entrance to the campus.





The Plant is home to award-winning anchors and many small entrepreneurs.





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.



plant  
SECOND WARD



Trail Village



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

Concept  
Neighborhood

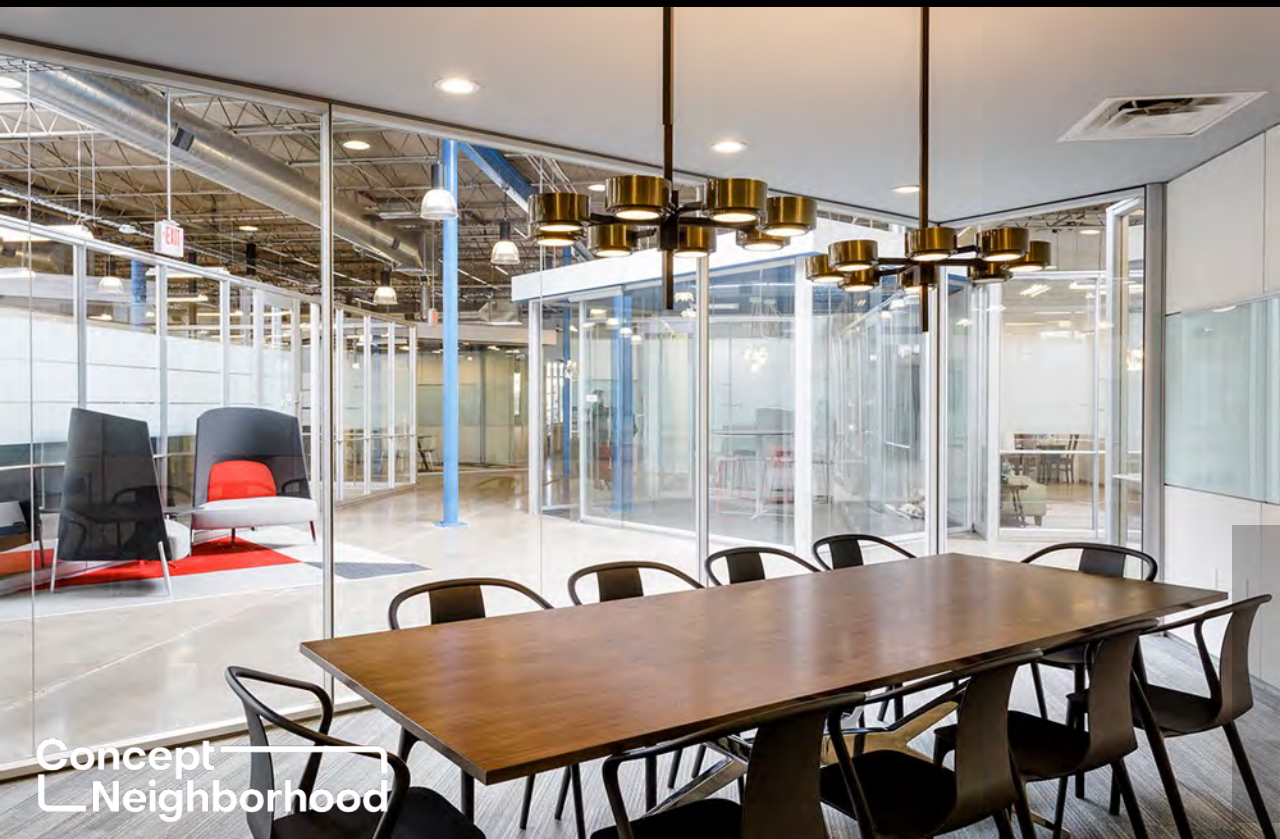


# The Headquarters



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.





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# THE Plant

## SECOND WARD

# The Plant / Second Ward

## 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

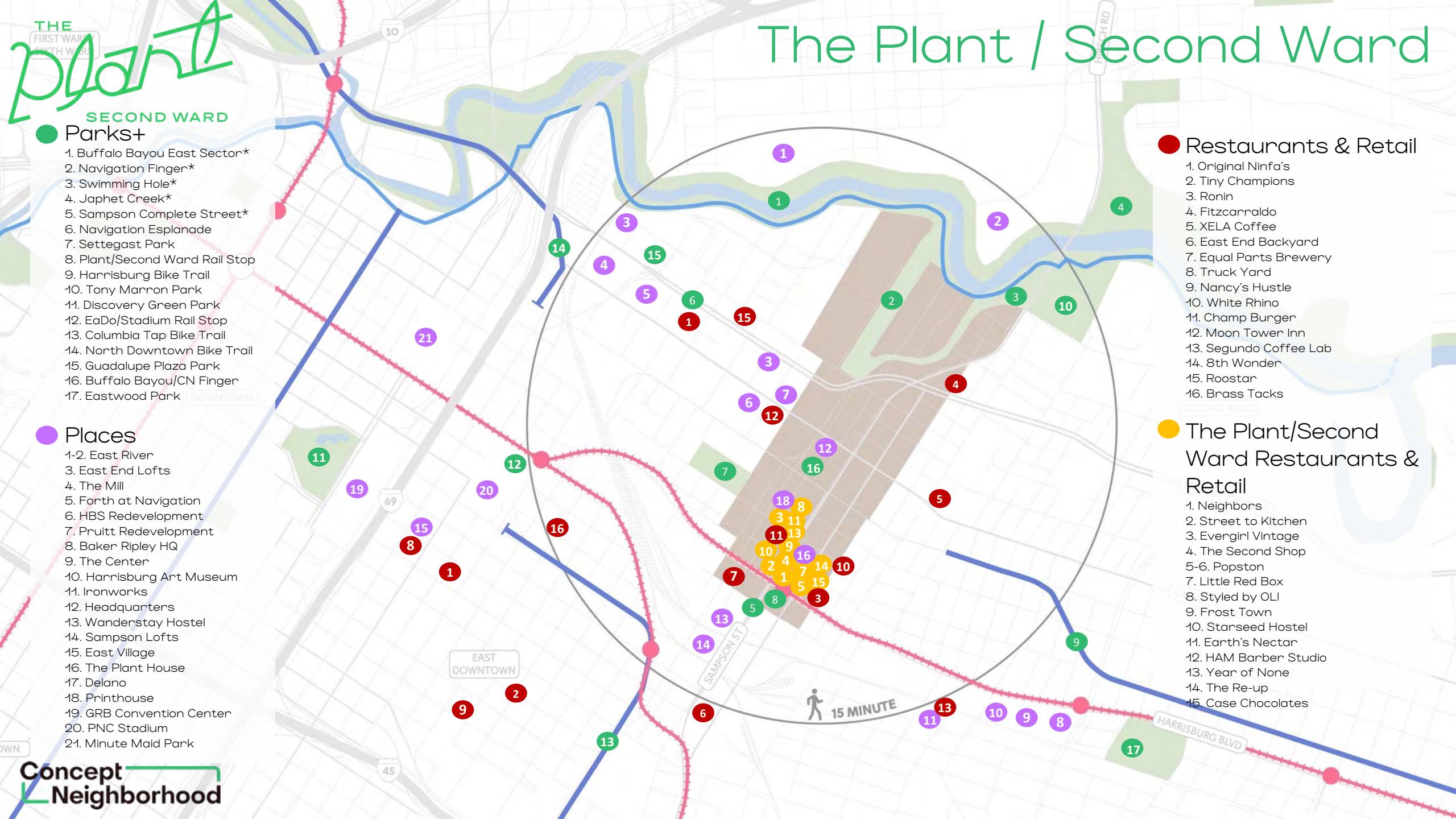
- 1-2. East River
3. East End Lofts
4. The Mill
5. Forth at Navigation
6. HBS Redevelopment
7. Pruitt Redevelopment
8. Baker Ripley HQ
9. The Center
10. Harrisburg Art Museum
11. Ironworks
12. Headquarters
13. Wanderstay Hostel
14. Sampson Lofts
15. East Village
16. The Plant House
17. Delano
18. Printhouse
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 Fitzcarraldo  
Restaurant and bar



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 HBS Redevelopment 2  
5



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





1 Neighbors  
Pizza Bar



2 Street to Kitchen  
Thai restaurant



3 Evergirl Vintage  
Vintage Clothes



4 The Second Shop  
Vintage clothing



5 Popston  
Proposed patio for popsicle shop



6 Popston  
Homemade popsicles



7 Little Red Box  
Micro fresh grocery



8 Too Suit Yourself  
Fashion design service



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 AC Studio  
Printing studio





Photos by Meridith Kohut/Contributor

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

## 'MICRO' LIVING

# East End project goes walkable

Concept Neighborhood unveils  
plans for 17-acre development

By Marissa Luck  
STAFF WRITER

Plans to turn a swath of the East End into a walkable district are getting larger and more ambitious — setting the groundwork for what could become Houston's next 15-minute neighborhood — where everything a resident needs is within 15 minutes of walking distance.

Houston real estate firm Concept Neighborhood — a group of entrepreneurs that include some of the founders of the Axelrad beer garden — previously unveiled plans to convert the former W-K-M warehouse complex in the East End into a mixed-use destination with hyper-local businesses and walkable

streets. Now, the scale of the project — estimated at \$350 million — has grown to 17 acres, and developers plan to incorporate up to 1,000 mixed-income apartments with 250,000 square feet of retail and office space over the next decade.

Working with global architecture firm Gensler on a master plan, Concept Neighborhood is expanding its vision for the district after purchasing additional land from Union Pacific Railway and a handful of other property owners over the past few months.

While some neighbors are nervous about gentrification, the developers, if successful, could achieve what urban planners say

*Walkable continues on B3*



A bike club stops for live music outside of The Plant House, a renovated 1890s house and AirBnB in the heart of the project area.



Three generations of the Garcia family, all born and raised in Second Ward, share a meal at Champ Burger, a popular spot since 1963.



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

By Quinn Wilson • Dec 1, 2022, 7: 18 PM EST

In the vast expanse of Texas - where drives from one major city to another can exceed 10 hours - cars are king.

But a Houston developer is attempting to build a walkable district in the city where everyday necessities are readily available within minutes by foot.

Concept Neighborhood LLC recently unveiled its master plan for a 17-acre, \$350 million walkable corridor in Houston's Second Ward. Concept Neighborhood, a 2-year-old startup, wants to spread the gospel of micro-cities and saw Houston as a good starting point.



A rendering of a patio on the corner of Houston's Sampson Street and Harrisburg Boulevard at The Plant, a planned project including neighborhood retail, office and restaurant space adjacent to the Coffee Plant Second Ward METRO Rail stop. (Courtesy of Concept Neighborhood LLC)





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