

SOCIAL DISTRICT @Houston, TX

**SOCIAL
DISTRICT**
@Houston, TX

ABOUT

Social District is the premier sports, social engagement, and business destination. Spanning a vast 10 acres, it features 41 state-of-the-art retail flex spaces that offer dynamic opportunities for businesses of all sizes. Four theme restaurants, cocktail bars, a social kitchen, and a food hall area make this the place to chill out in south Houston. Social District boasts top-notch soccer fields, pickleball, and paddle tennis courts, sports enthusiasts. High Class Co-working spaces and health services.



EXPERIENCES

Sports District

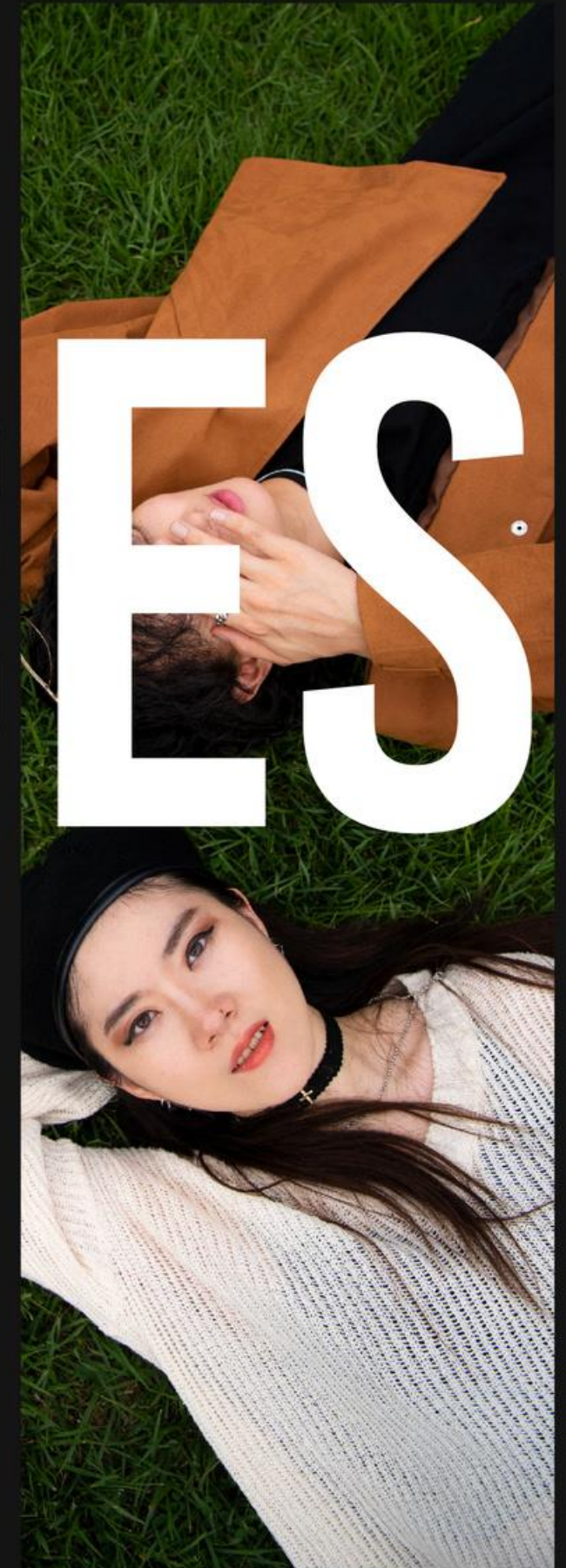
Food District

Kids District

Shops District

Fun District

Work District





THEME STATE OF THE ART RESTAURANTS



FOODHALL

SOCIAL FOODHALL AREA





SHOP

41

State-of-the art retail flex spaces
that offer dynamic opportunities
for businesses of all sizes.

SOCIAL
DISTRICT



WORK

HIGH CLASS OFFICES AND CO-WORKING SPACES

OUTDOOR X P



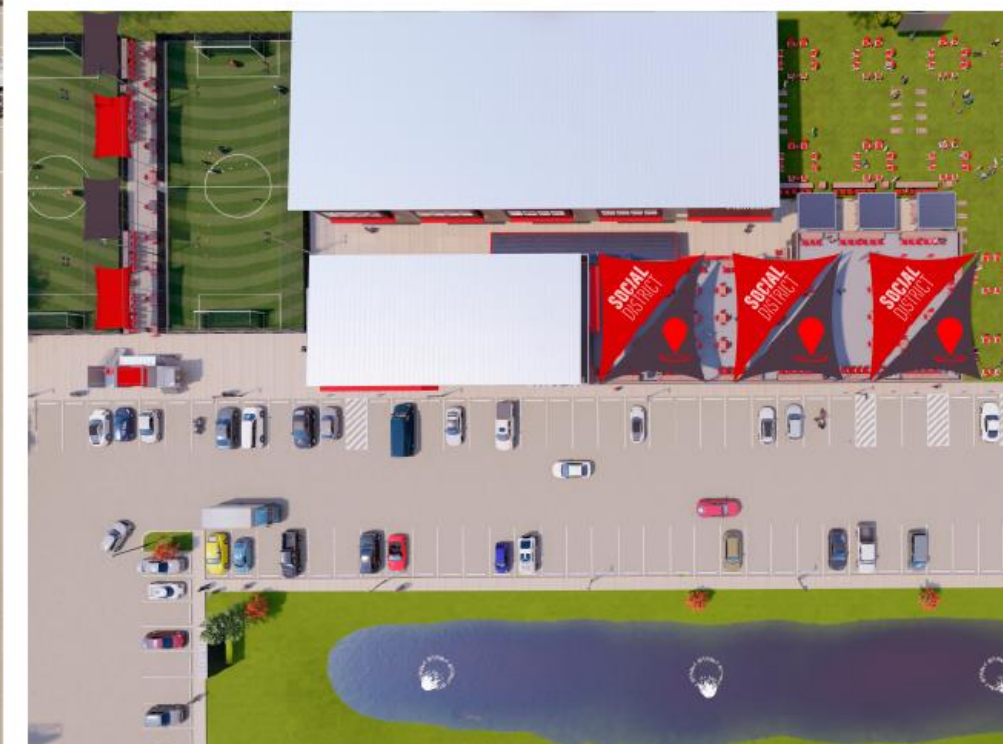
**SOCIAL
DISTRICT**
@Houston, TX

PROPOSAL

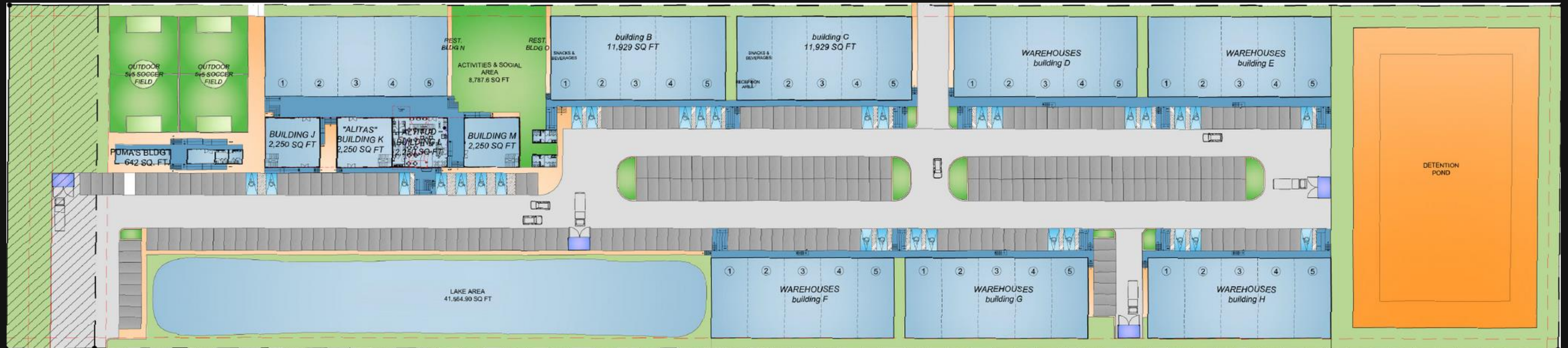
Get ready for the future of community engagement!

Social District, an innovative new development blending sports, social spaces, and retail, will open its doors in Fall 2025.

Positioned to become South Houston's go to hub for activity and connection, Social District is now offering exclusive pre construction opportunities for businesses and tenants.



ARCHITECTURAL PLAN



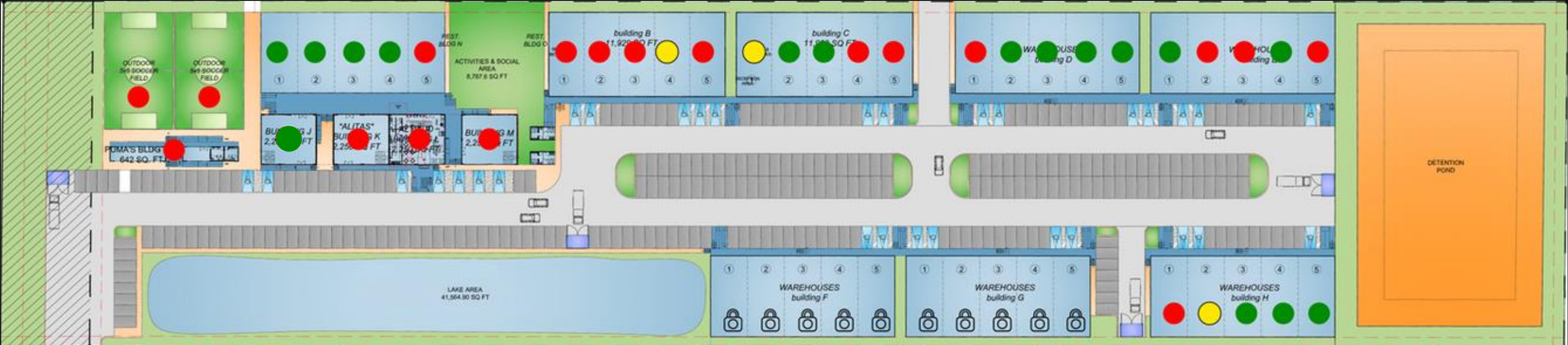
- **Lot size:** 10 Acres (434,840 sqft) + 140,000 sqft retail and social area
- **Buildings:** 8 (group of 5) Individual Retail Spaces: 40
- **Each Retail Space Size:** 33' x 72.5' = 2,392.5 sqft
- **Restaurant Buildings:** 4 (+19,000 sqft)
- **Soccer Fields:** 2 (16,250 sqft)
- **Social Turf Area:** 8,787 sqft
- **Coffee shops:** 2 (1,284 sqft)
- **Parking Spaces:** (20 x 10 sqft): 298

- **Facilities & Businesses**
- **Pickleball Courts Paddle Tennis Courts**
- **Pet zone**
- **Food Hall**
- **Retail Kiosks**
- **EV Charging Stations**
- **ATMs**

INVENTORY

Building	Unit	Sqft	Pric/Sqft	Price	Status
A	A-1	2,392	\$195	\$536,406	Available
A	A-2	2,392	\$195	\$536,406	Available
A	A-3	2,392	\$195	\$536,406	Available
A	A-4	2,392	\$195	\$536,406	Available
B	B-4	2,392	\$195	\$466,440	Available
C	C-2	2,392	\$180	\$495,144	Available
C	C-3	2,392	\$180	\$495,144	Available
D	D-2	2,392	\$171	\$470,387	Available
D	D-3	2,392	\$187	\$448,380	Available
D	D-4	2,392	\$187	\$448,380	Available
E	E-1	2,392	\$163	\$448,380	Available
E	E-4	2,392	\$163	\$448,380	Available
E	E-5	2,392	\$187	\$448,380	Available
F	F-1	2,392	\$190	\$522,652	Available
F	F-2	2,392	\$180	\$495,144	Available
F	F-3	2,392	\$180	\$495,144	Available
F	F-4	2,392	\$180	\$495,144	Available
F	F-5	2,392	\$180	\$495,144	Available

Building	Unit	Sqft	Pric/Sqft	Price	Status
G	G-1	2,392	\$170	\$467,636	Available
G	G-2	2,392	\$170	\$467,636	Available
G	G-3	2,392	\$170	\$467,636	Available
G	G-4	2,392	\$170	\$467,636	Available
G	G-5	2,392	\$170	\$467,636	Available
H	H-2	2,392	\$163	\$448,380	Available
H	H-3	2,392	\$163	\$448,380	Available
H	H-4	2,392	\$163	\$448,380	Available
H	H-5	2,392	\$163	\$448,380	Available
K PB	Food 3	2,250	\$280	\$724,500	Available
K PA	Food 3	1,665	\$280	\$536,130	Available
K Roof	Food 3	1,200	\$180	\$248,400	Available
J PB	Food 4	2,250	\$280	\$630,000	Available
J PA	Food 4	2,250	\$280	\$630,000	Available

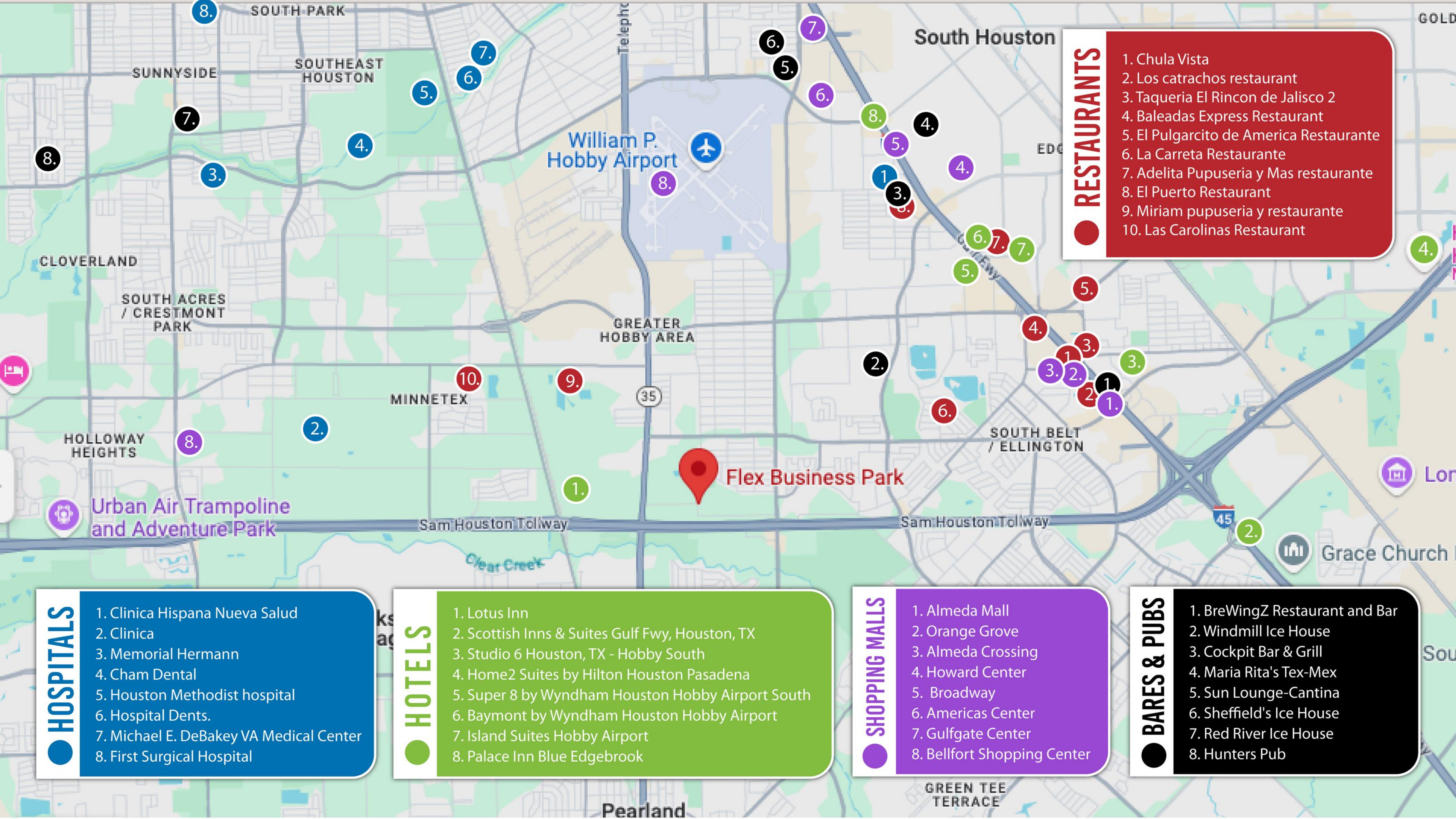


 SOLD

 RESERVED

 AVAILABLE

 SOON AVAILABLE



RESTAURANTS

1. Chula Vista
2. Los catrachos restaurant
3. Taqueria El Rincon de Jalisco 2
4. Baleadas Express Restaurant
5. El Pulgarcito de America Restaurante
6. La Carreta Restaurante
7. Adelita Pupuseria y Mas restaurante
8. El Puerto Restaurant
9. Miriam pupuseria y restaurante
10. Las Carolinas Restaurant

HOSPITALS

1. Clinica Hispana Nueva Salud
2. Clinica
3. Memorial Hermann
4. Cham Dental
5. Houston Methodist hospital
6. Hospital Dents.
7. Michael E. DeBakey VA Medical Center
8. First Surgical Hospital

HOTELS

1. Lotus Inn
2. Scottish Inns & Suites Gulf Fwy, Houston, TX
3. Studio 6 Houston, TX - Hobby South
4. Home2 Suites by Hilton Houston Pasadena
5. Super 8 by Wyndham Houston Hobby Airport South
6. Baymont by Wyndham Houston Hobby Airport
7. Island Suites Hobby Airport
8. Palace Inn Blue Edgebrook

SHOPPING MALLS

1. Almeda Mall
2. Orange Grove
3. Almeda Crossing
4. Howard Center
5. Broadway
6. Americas Center
7. Gulfgate Center
8. Bellfort Shopping Center

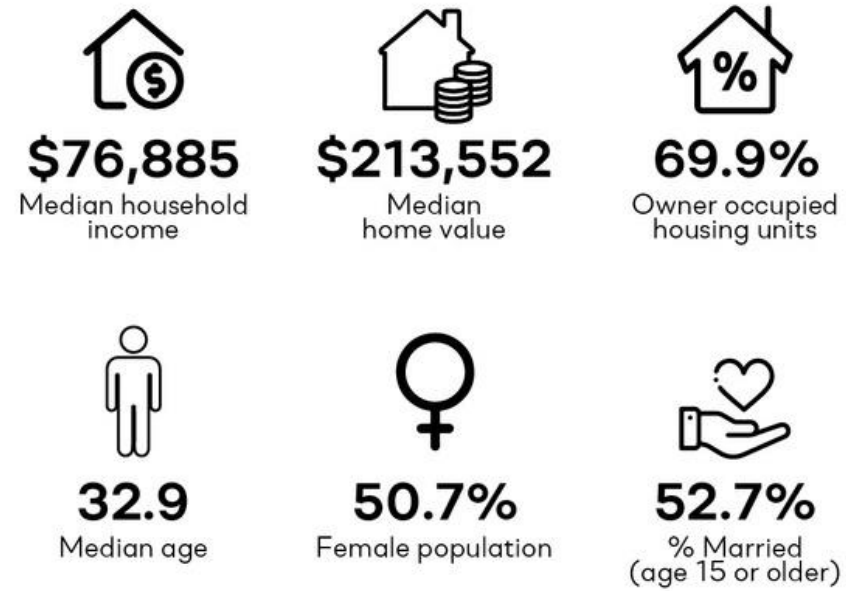
BARES & PUBS

1. BreWingZ Restaurant and Bar
2. Windmill Ice House
3. Cockpit Bar & Grill
4. Maria Rita's Tex-Mex
5. Sun Lounge-Cantina
6. Sheffield's Ice House
7. Red River Ice House
8. Hunters Pub

MARKET OVERVIEW

SOCIAL DISTRICT

HOUSEHOLD & POPULATION CHARACTERISTICS



ANNUAL LIFESTYLES SPENDING



HOUSEHOLDS & POPULATION



BUSINESS



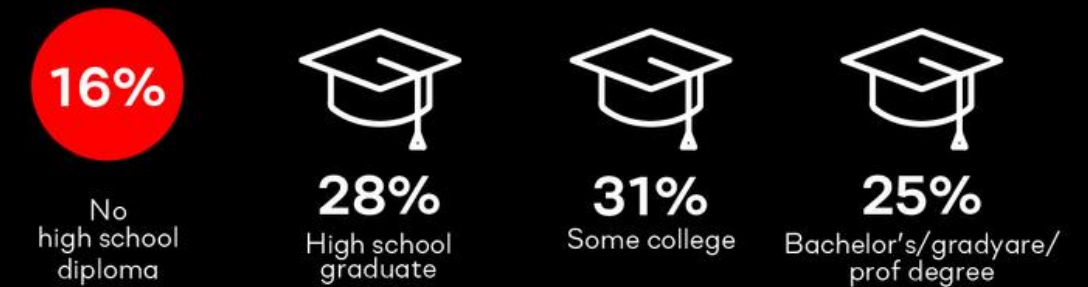
EMPLOYMENT



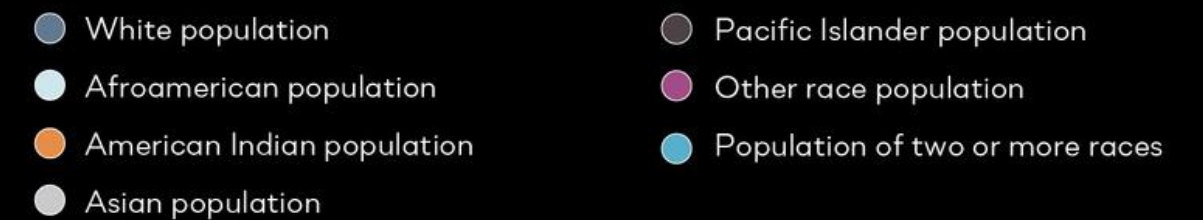
ANNUAL HOUSEHOLD SPENDING



EDUCATION



RACE





LEASING SPACES

41 Flex Spaces (2,392 sqft) from \$15 US sqft/year in NNN multi anual contract. Buildings up to 11,962 sqft (five flex spaces together) Early tenants may start project adecuations during the construction process without leasing cost. Construction financing available upon request and approval.

JOIN OUR INTEREST LIST : www.socialdistrict.us



SPACES FOR SALE

**WELCOME INVESTORS
AND BUSINESSES OWNERS**

41 Flex Spaces (2,392 sqft) starting at \$395,000 US.
Pre-construction equity opportunity. Builder
financial options. Investors 9% CAP RATE* INVEST
WITH US

* Based on \$15 USD sqft/year lease NNN agreement









Rosaura Arango | Commercial Real Estate Broker

Rosaura@monarchtx.net

(832) 901-9640

Gisset Paz | Property manager

Gisset@monarchtx.net

(562) 841-0945

Francisco Cortez | CRE Director

Francisco@monarchtx.net

(281) 733-3936

Veronica Calvillo | HOA Manager

Veronica@monarchtx.net

(832) 803-4815

Marco Parra | CRE Senior Associate

Marco@monarchtx.net

(832) 335-2097

Mayra Julieta Valladares | Business Operations Director

Julieta@monarchtx.net

(832) 514-5905

Misty Sandakli | CRE Senior Associate

msandakli@themonarchteam.net

(832) 687-1802

SOCIAL
DISTRICT