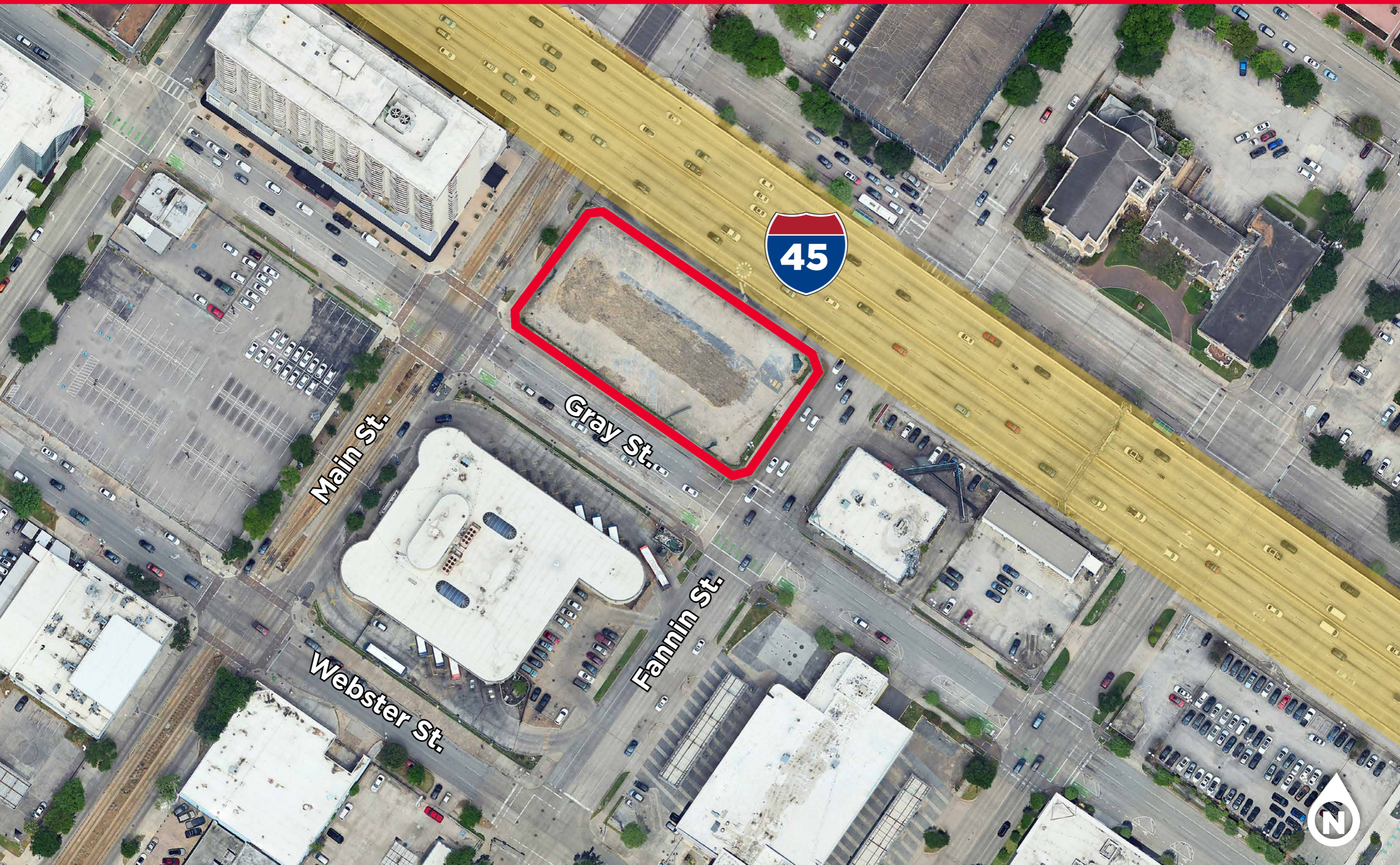


2017 MAIN STREET

±31,128 SF
Houston, TX



KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

CHARLIE MCGAHREN
Associate
T: +1 713 331 1772
charlie.mcgaehren@cushwake.com

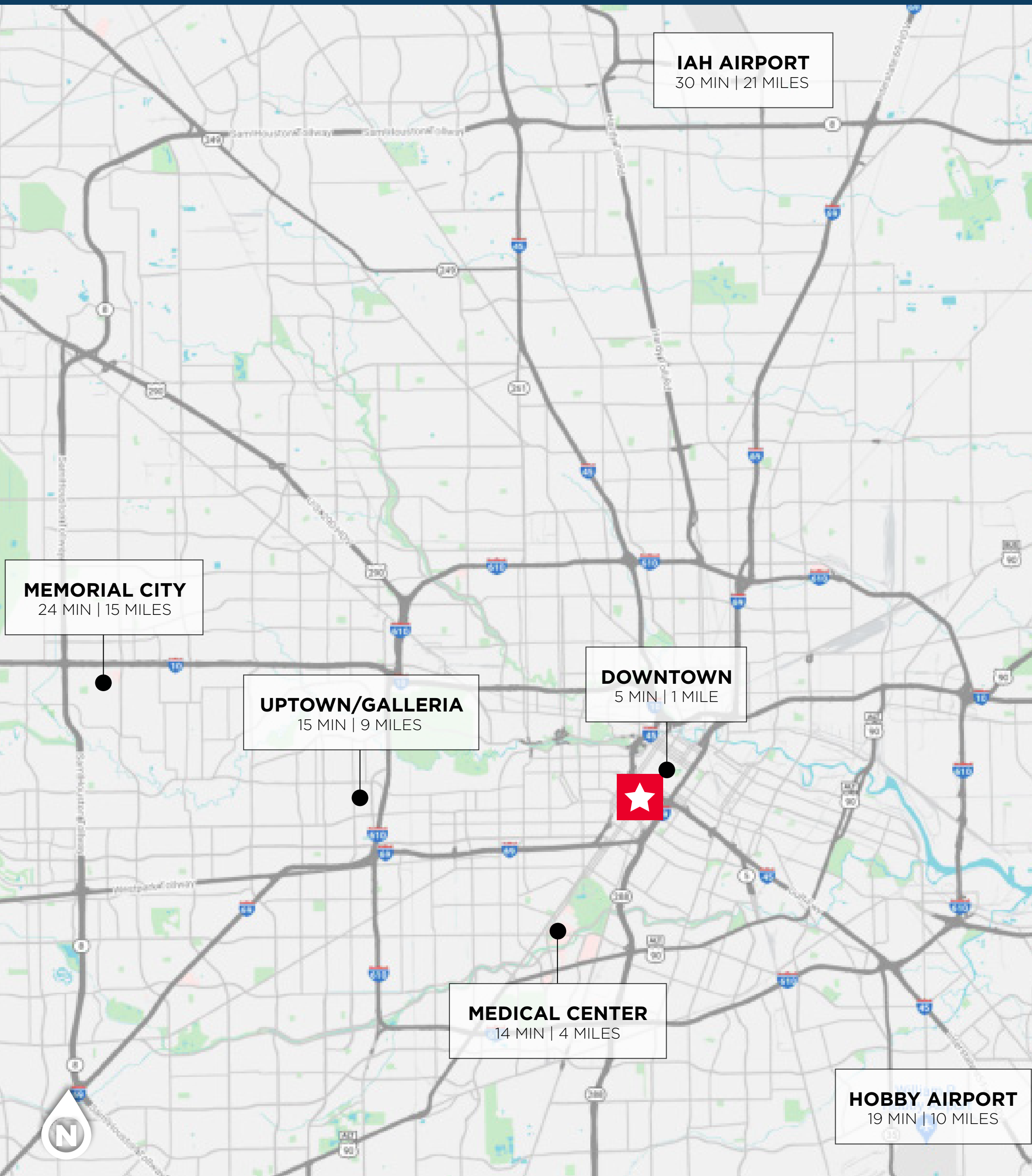


Take advantage of this exceptional chance to own a significant part of Midtown. Situated at the junction of Midtown and Downtown Houston, the location has excellent accessibility via the METRO Rail Red Line, which extends to the Texas Medical Center, and major roads such as Main St., Fannin St., Webster St., and Gray St. Midtown is host to many amenities such as new restaurants and popular bars and also includes many newer developments including residential high-rises and mid-rise multifamily buildings creating a comprehensive live-work-play environment. This is the perfect moment for visionary developers to influence the future of Midtown.

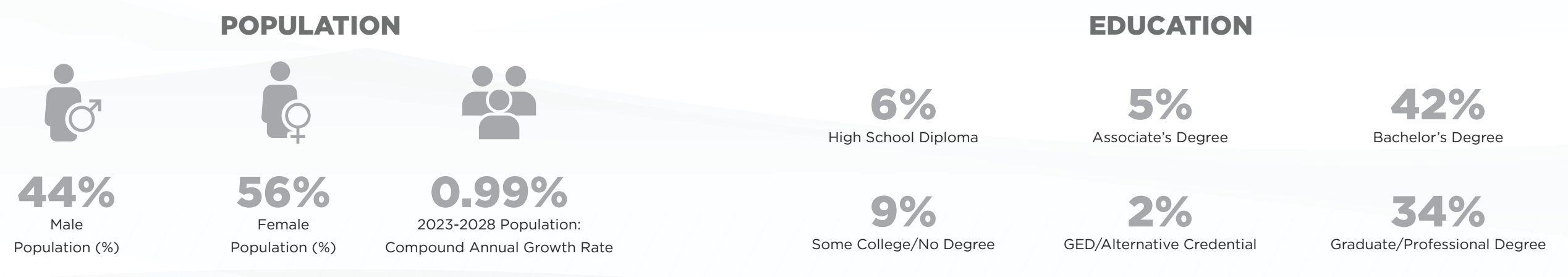
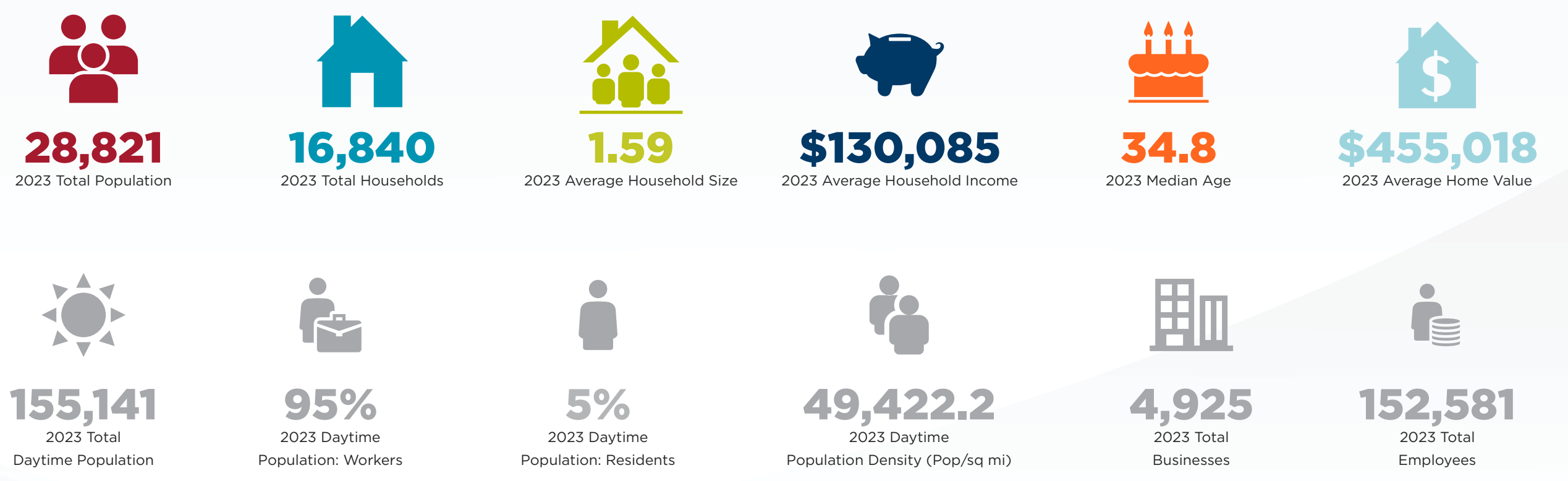
PROPERTY HIGHLIGHTS

- ±31,128 SF of vacant land bordering Midtown and Downtown including the NE hard corner of Main St and Gray St as well as the NW hard corner of Fannin St and Gray St. Both of these are signalized intersections.
- Situated on the METRO Light Rail Main Line, the property is one block South from the Downtown Transit Center/Station and four blocks north of the McGowen Northbound Station. The tract has 2 curb cuts along Main St., 1 curb cut along Gray St., and 1 curb cut along Fannin St.
- The development of this block, in conjunction with the former Greyhound site next door, will completely change the face of Midtown and should directly impact the quality of day-to-day living in this pocket.
- The Property is vacant and ready for development. Potential uses may include parking, retail, auto/gas or specialty uses.
- Contact Brokers for Pricing

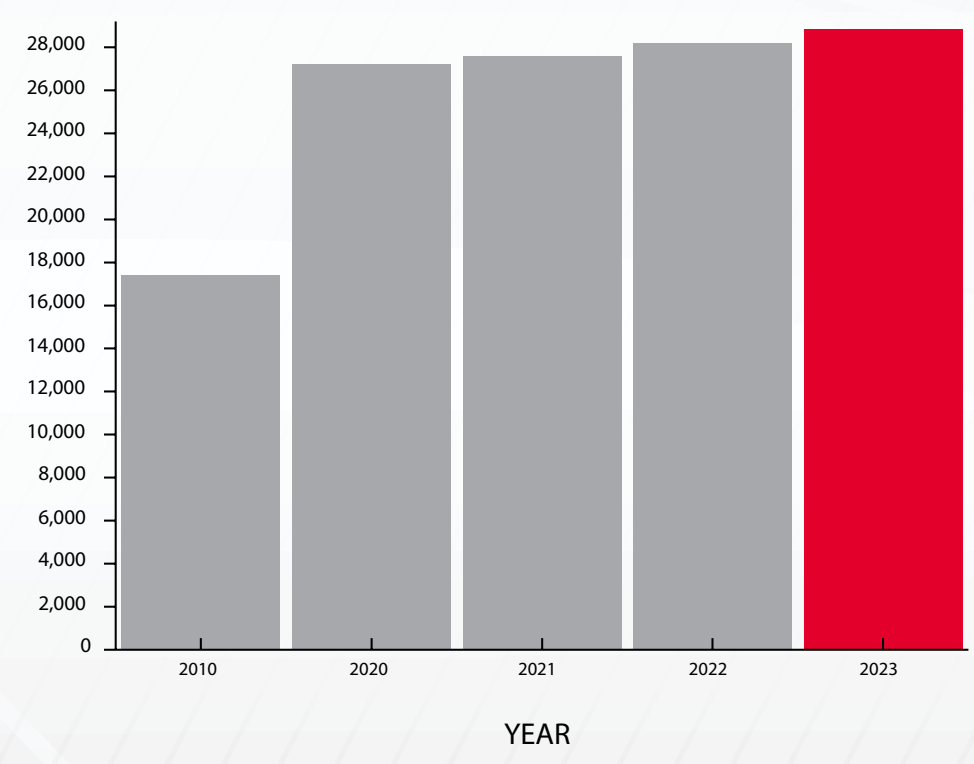




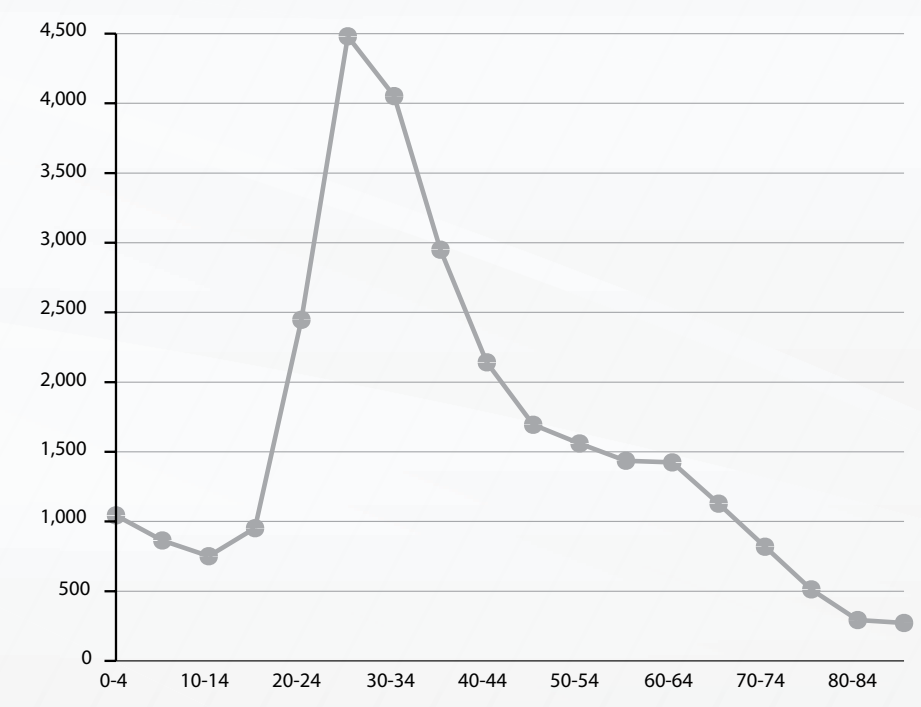
DEMOGRAPHIC OVERVIEW



POPULATION TIME SERIES 2010-2023



POPULATION BY AGE GROUP



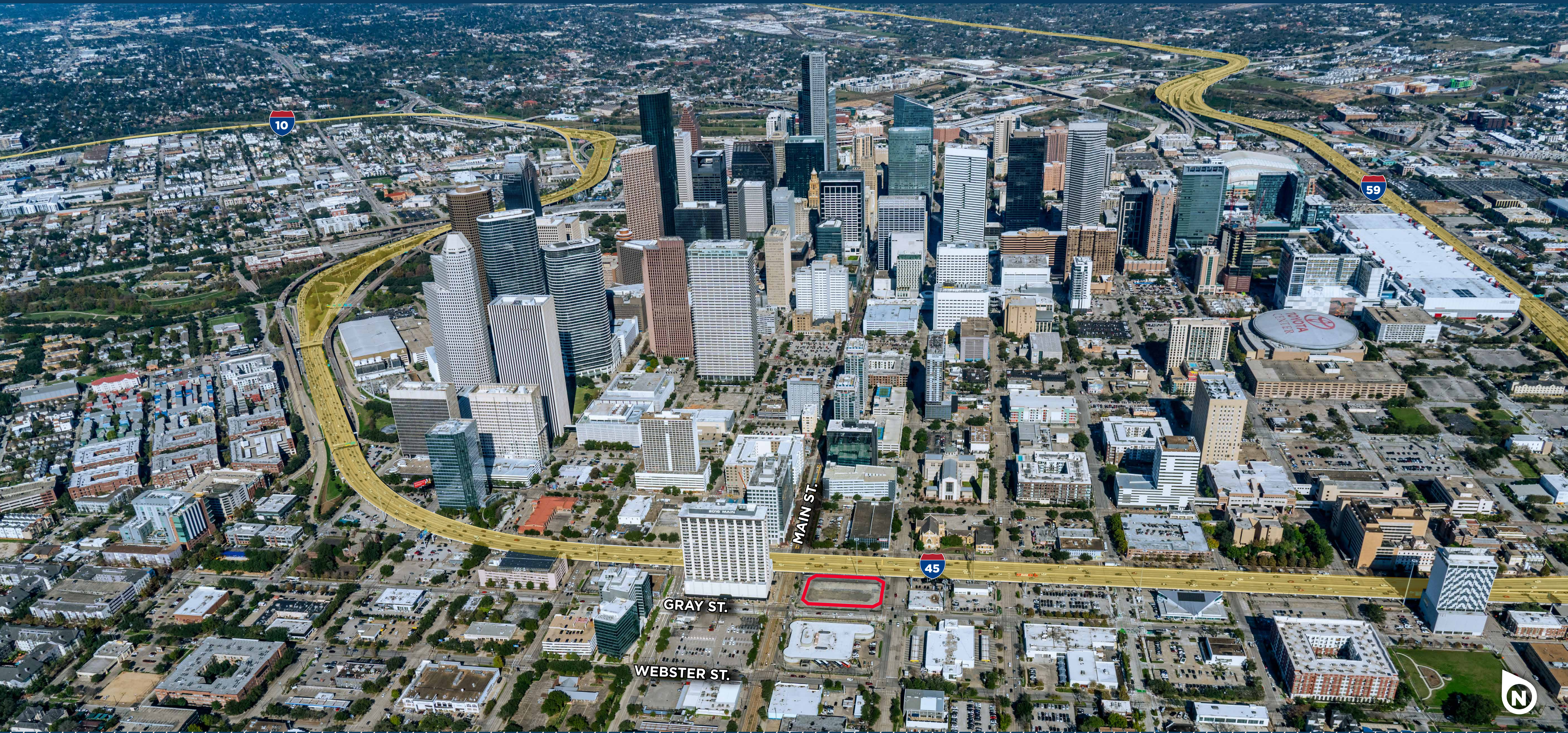


MAIN ST.

FANNIN ST.

GRAY ST.





KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

CHARLIE MCGAHREN
Associate
T: +1 713 331 1772
charlie.mcgahren@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.