

DAVIS

HOLDINGS

1500 McGowen

1500 McGowen
Houston, TX 77004
NWQ of McGowen & LaBranch

LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

📞 713.659.3131, ext. 111

RETAIL & OFFICE SPACE AVAILABLE IN UPDATED, CONTEMPORARY MIXED-USE BUILDING IN MIDTOWN!



AVAILABLE

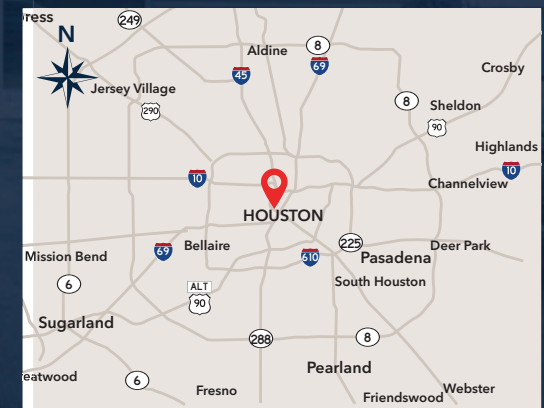
- 4,147 SF Office Space (Ste 100)
- 2,177 SF Retail/Office Space
- 2,150 SF Office Space
- 1,681-3,600 SF Retail/Office Space WITH 650+ SF Patio
- 1,600 SF Office Space

HIGHLIGHTS

Situated in the vibrant Midtown submarket south of the Houston CBD and St. Joseph Medical Center, 1500 McGowen is surrounded by new multi-family, townhome and retail development.

THE MIXED-USE MIDTOWN SUBMARKET HAS EVOLVED INTO A MAJOR EPICENTER FOR ARTS, COLLABORATIVES, EATERIES, AND NIGHTLIFE.

1500 McGowen Street has convenient access to the Hwy 59 entrance ramp and downtown. The METRORail Red Line runs directly through Midtown along Main Street with the McGowen Station just four blocks from the property.



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OFFICE ENTRANCE ON MCGOWEN



EXTERIOR VIEWS

BUSY INTERSECTION ON MCGOWEN & LA BRANCH



**1,681-4,147 SF
RETAIL/OFFICE
SPACE WITH
650 SF PATIO
AVAILABLE
INSIDE UPDATED,
CONTEMPORARY
MIXED-USE
BUILDING**

CONVENIENT PARKING: 3 ON SITE LOTS



PATIO AREA FOR RETAIL/OFFICE USE



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BUILDING ENTRANCE ON MCGOWEN



INTERIOR VIEWS



RETAIL/OFFICE ENTRANCE FROM LOBBY

NEWLY RENOVATED LOBBY



NEARLY FULLY LEASED BUILDING



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93 SPACES AVAILABLE FOR USE AFTER 4:30 PM/5 PM



PARKING

GATED SURFACE PARKING

1500 McGowen has both gated surface parking and retail parking.

- Lots 1 & 2 are on-site
- Lot 3 is close by (at the corner of Austin & McGowen)

PARKING LOT 1

30 SPACES

PARKING LOT 2

33 SPACES

PARKING LOT 3

30 SPACES

3.1/1,000

PARKING RATIO

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LEGEND

++++ METRORail Line

— Completed Projects

— Projects in Design/Construction

— Planned Projects

MAIN STREET CORRIDOR
Significant capital projects, including Midtown Park, Main Street Streetscape, and Holman Streetscape, are taking place along the Main Street Corridor. Many are already complete.

CAROLINE STREET RECONSTRUCTION
This \$15 million reconstruction includes safety and convenience enhancements, rain gardens, seasonal displays, dedicated bicycle lane, and custom furnishings. Construction is underway.

NEW & PLANNED MIDTOWN STREETS & PARKS

PROJECTS

- Brazos Street Reconstruction
- Main Street Enhancement Project
- Holman Streetscape
- Caroline Street Reconstruction
- Baldwin Park
- Bagby Street Greenroads Project
- Bagby Park
- Midtown Park

Midtown Houston has successfully revitalized the portion of Midtown west of Main Street. Over the next 5 years, East Midtown will get its turn. Enhanced roadways, bike lanes, new parks, traffic lights, and relaxed parking requirements, are all part of Midtown's plan to attract new development to the area, bridge together East Midtown, West Midtown, and Downtown, and create an urban, walkable environment. 1500 McGowen is just one of many mixed use projects coming to the neighborhood.

Graphic content from Midtown Houston

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This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.

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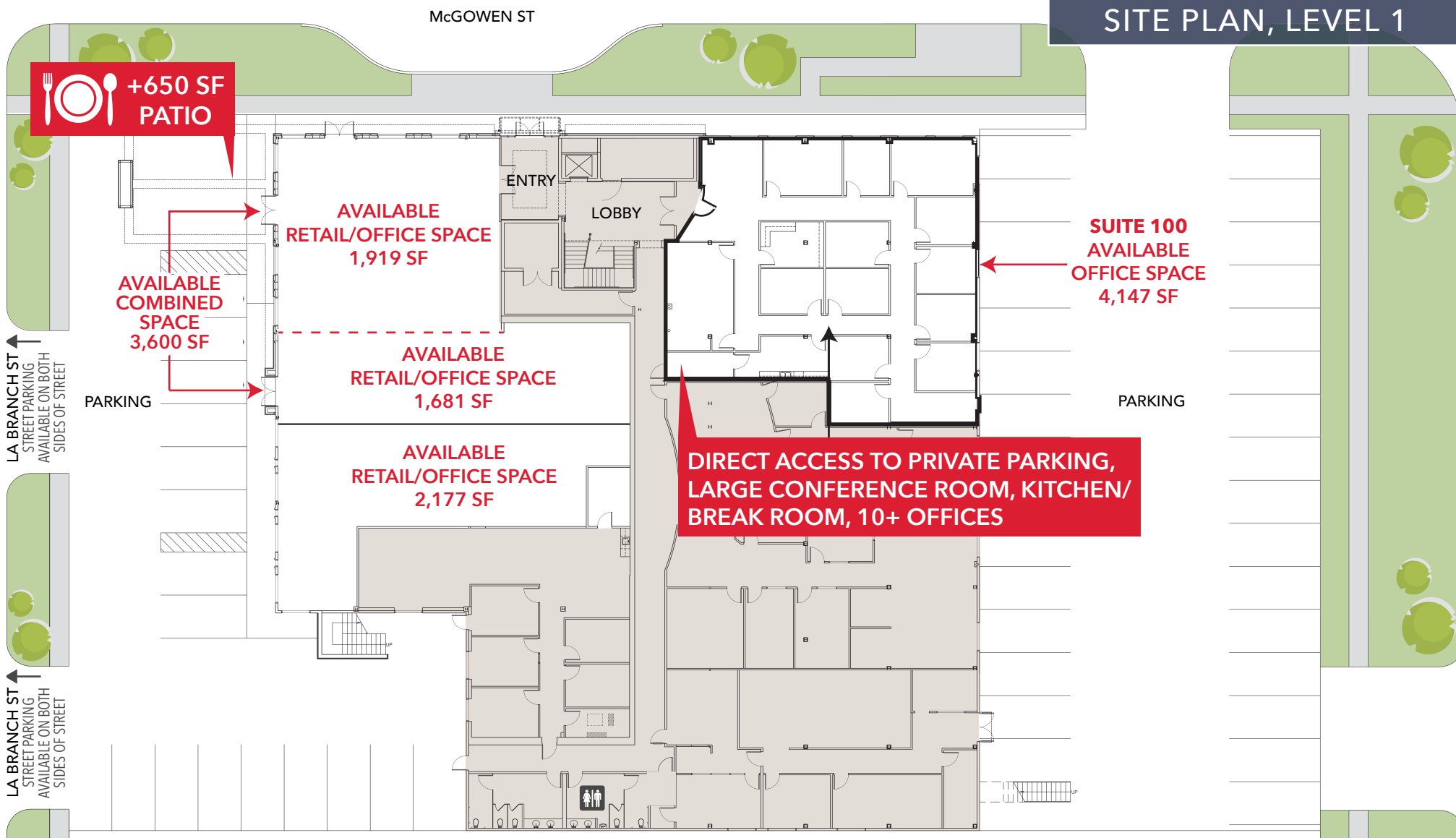
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SITE PLAN, LEVEL 1



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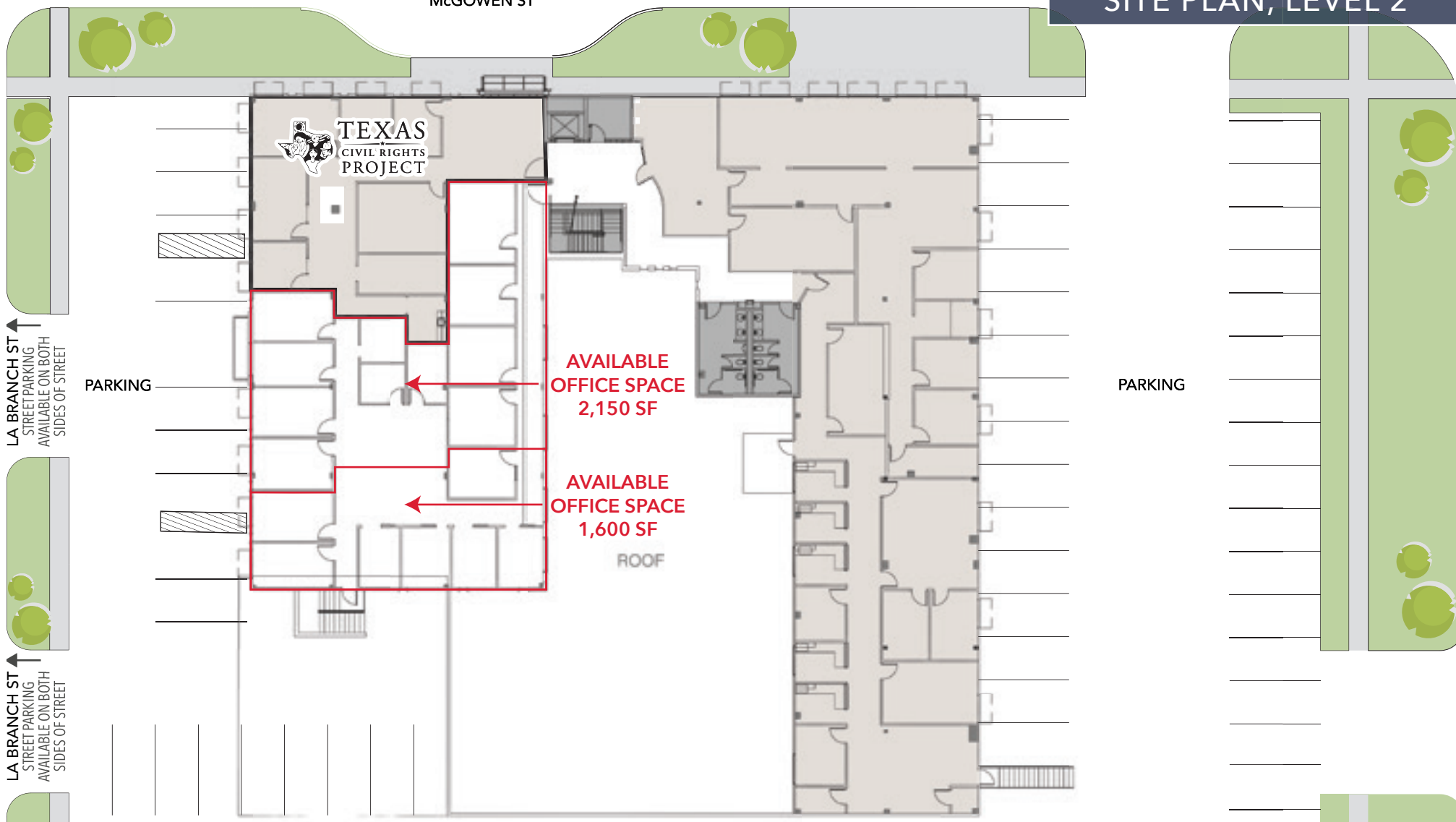
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McGOWEN ST

SITE PLAN, LEVEL 2



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WHOLE FOODS

The 40,000 sf store will open on the 1st floor of a mixed-use project in Midtown November 2019.

🚗 4 minutes to site



THE GYPSY POET
Artisan pizza studio.

🚶 4 minutes to site

MIDTOWN HOT SPOTS



RETROSPECT

Locally roasted coffee, craft beer, interesting wines, paninis, crepes, muffins and pastries. Vegetarian and vegan.

🚶 12 minutes to site



INNOVATION HUB
Rice University is transforming the former Sears building in Midtown Houston into The Ion, an innovation hub.

🚗 4 minutes to site

WEIGHTS + MEASURES
Casual neighborhood restaurant, bakeshop and bar in a 1950s industrial warehouse.

🚶 6 minutes to site



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VENTANA AT MIDTOWN
4001 Fannin
Year Built: 2001
Units: 254

🚗 3 minutes to site

SAN JACINTO
3817 Fannin
Year Built: 1940
Units: 37

🚗 5 minutes to site

1624 HOLMAN
Year Built: 1938
Units: 56

🚶 12 minutes to site

PROPOSED & CATTY CORNER TO SITE:
ATMA AT MCGOWEN
1403 McGowen
Year Built: 2022
Units: 71

🚶 1 minute to site

MIDTOWN APARTMENTS

EAST OF MAIN STREET:

THOUSANDS OF APARTMENT UNITS OPEN, PLANNED & UNDER CONSTRUCTION



WALK SCORE®
VERY WALKABLE (77)



TRANSIT SCORE®
EXCELLENT TRANSIT (78)



682 ADDITIONAL APARTMENT UNITS ARE SCHEDULED TO OPEN BY 2022

MIDTOWN GROVE
3603 Chenevert St
Year Built: 2012
Units: 51

🚶 15 minutes to site

DREWERY PLACE
2850 Fannin
Year Built: 2019
Units: 357

🚶 9 minutes to site

2111 AUSTIN
Year Built: 2020
Units: 214

🚶 7 minutes to site

KOWLES-TEMENOS
1719 Gray
Year Built: 2009
Units: 43

🚶 9 minutes to site

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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



RADIUS

1 MILE

2 MILE

5 MILE

2020 Daytime Employees	39,449	196,920	593,846
Travel time to job: <30 minutes	10,684 78.74%	38,554 75.65%	161,613 69.76%



Population

2010	16,991	80,526	404,073
2020	23,700	102,581	474,376
2025 Projection	25,253	107,893	494,354
Growth 2010 - 2020	3.9%	2.7%	1.7%
Growth 2020 - 2025 Projection	1.3%	1.0%	0.8%



2020 Population by Age

Median Age	37.8	36.7	35.7
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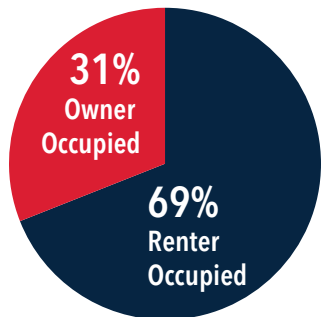
2020 Population by Education

Bachelor Degree or Higher	52%	45%	43%
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2020 Income

Avg Household Income	\$101,161	\$106,264	\$103,147
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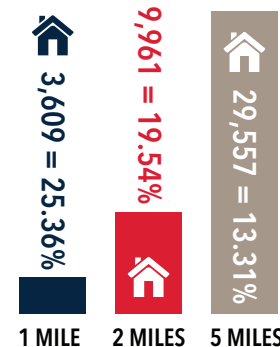
2 MILE 2020 OCCUPIED HOUSING



2020 MEDIAN HOME VALUE



2020 HOUSING UNITS



2020 HOUSING UNITS BUILT 2010+