



THE
AMERICANA
BLOCK 257

811 Dallas St, Houston, Texas 77002

THE AMERICANA

811 DALLAS ST, HOUSTON, TX 77002

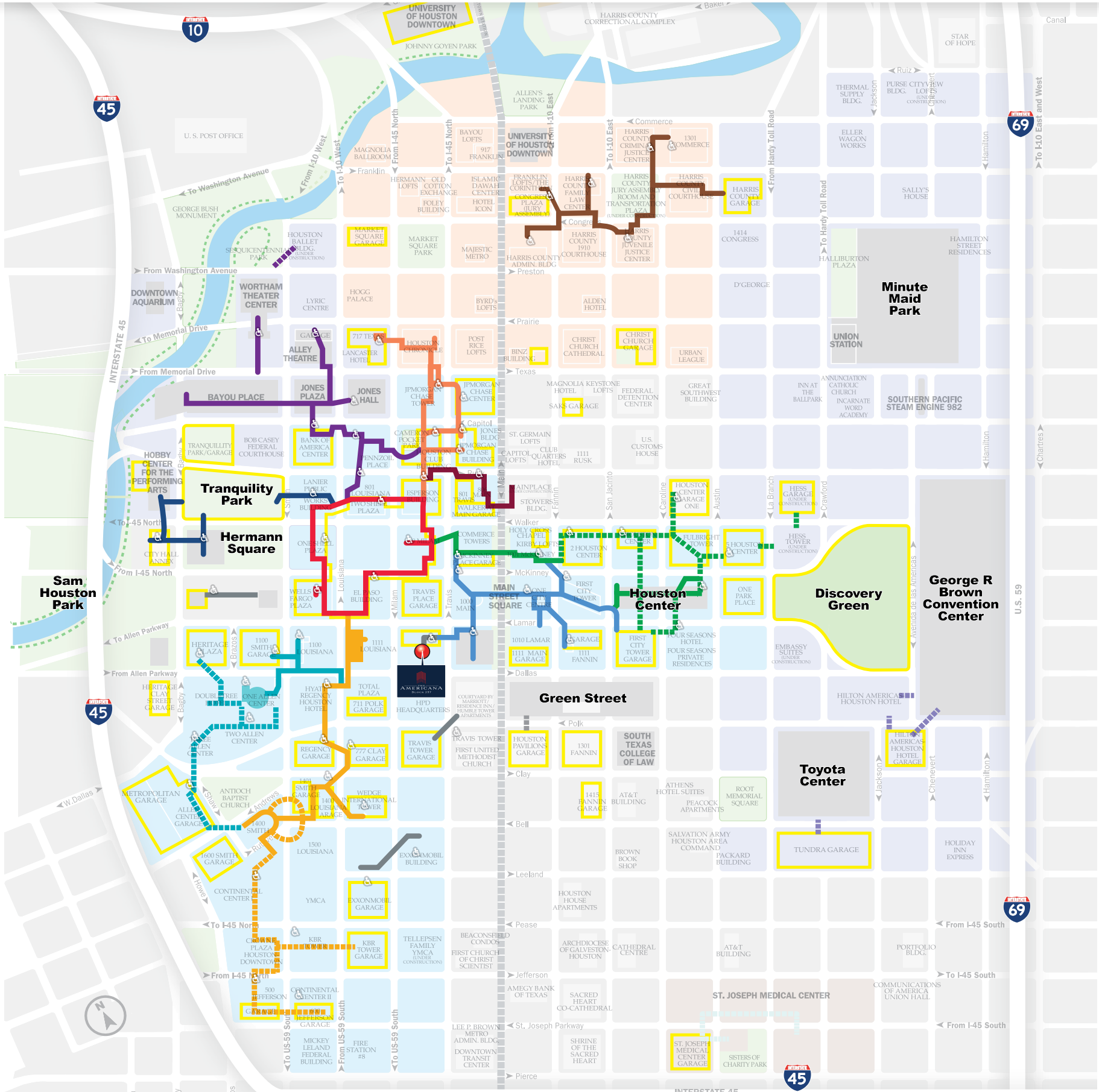
Contact: **281.816.6550**

Jacob Weersing | jweersing@capitalretailproperties.com

C|R
CAPITAL RETAIL
PROPERTIES

- The Americana is downtown Houston's premier redevelopment offering premier access to the convention center, vibrant business traffic, and top rated hotels.
- Approximately 31,000sf of ground level retail space along with 63,000sf of contiguous subterranean space. The property also contains nearly 550 parking spaces- a rare amenity in the Houston CBD.
- The Americana is strategically placed to offer premier access from Milam, Travis, Lamar and Dallas streets. The property also offers subterranean tunnel access via the Lamar Tunnel.





**DOWNTOWN
NEIGHBORHOODS**

- Public Garage Parking
- Theater District/Sports & Conventions
- Historic District
- Skyline District
- Warehouse District
- Parks & Squares

**DOWNTOWN
TUNNELS & SKYWALKS**

- Tunnel Loop
- W. Walker Tunnel
- N. Louisiana Tunnel
- Harris County Tunnel
- N. Travis Tunnel
- Lamar Tunnel
- E. McKinney Tunnel & Skywalk
- S. Louisiana Tunnel & Skywalk
- W. Dallas Tunnel & Skywalk
- Rusk Tunnel
- Tenant-only Tunnel Access
- Sports & Convention Skywalk
- St. Joseph Skywalks
- METRORail Stations & Route
- Hike & Bike Trails
- Handicapped Access

HOTEL AERIAL

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■ Downtown Houston has over 8,000 luxury rooms in 25 hotels with 5 more hotels planned or under construction. Nine hotels are located on Dallas Street alone.

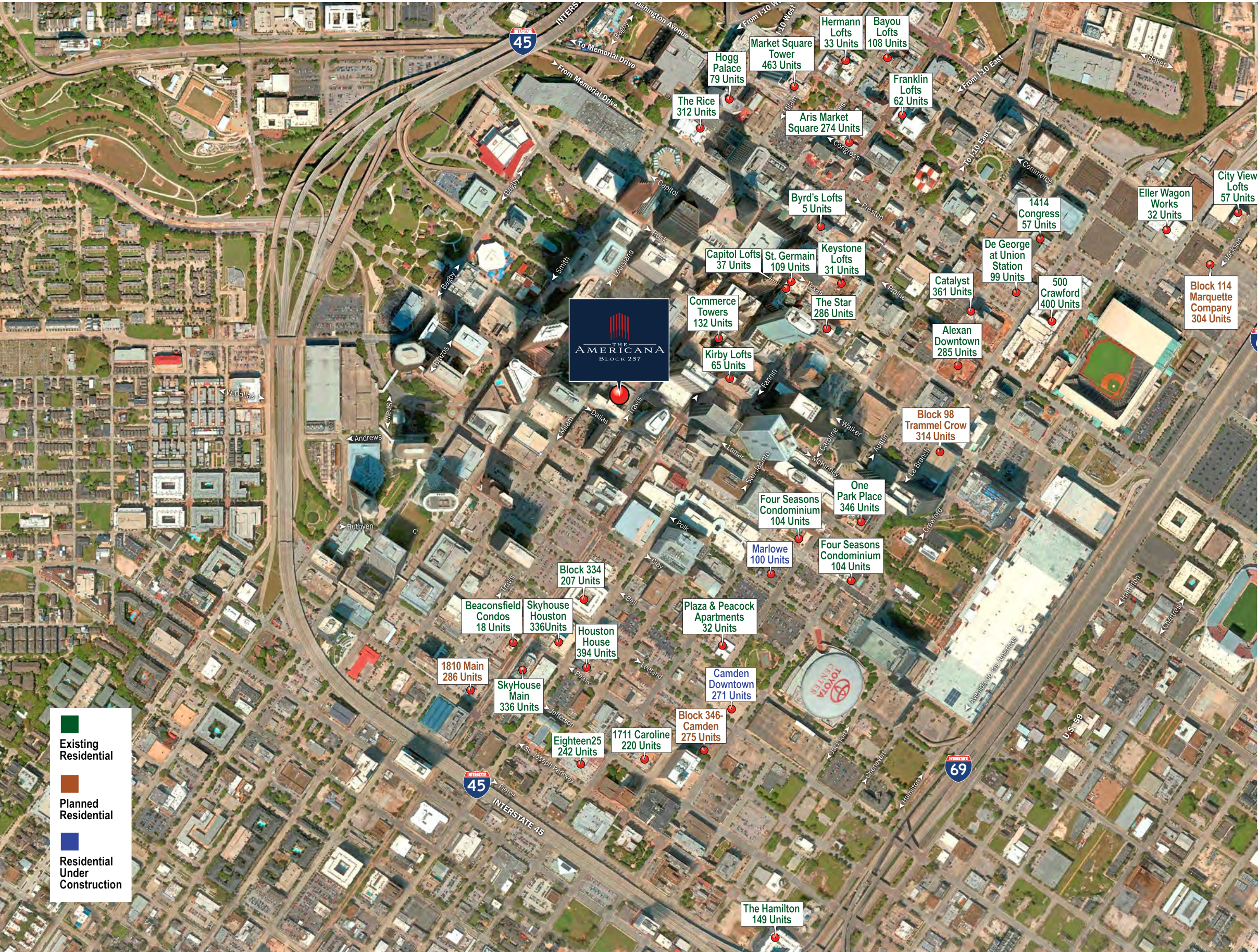
■ Developers are set to deliver another 349 rooms by mid-2022, with another 620-plus rooms planned for 2023.

■ Downtown will have almost 8,500 rooms in 27 hotels by the end of 2022.

RESIDENTIAL AERIAL

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Houston Downtown currently has over 68,000 residents in the trade area, and strong daytime population with over 100,000 people within a five minute walk.

The estimated working population in Houston Downtown is 201,393.

RETAIL AERIAL

Contact: 281.816.6550

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BAYOUPLACE

- Blue Fish Sushi

Hard Rock Cafe

Kabob's Grill

Little Napoli
- Sundance Movie Theater

The Bayou Music Center

The Wine Cellar

GREENSTREET

- Anadalucia Tapas Restaurant and Bar

BCBGMAXAZRIA

Caffebene

Forever XXI

Guadalajara del Centro

House of Blues

Ill Forks Steakhouse
- Lucky Strike Lanes

McCormick & Schmick's Seafood Restaurant

Mendocino Farms

Mia Bella Trattoria

Pete's Piano Bar

Salata

Shake Shack

THE SHOPS

- Animal Kingdom

Berkeley Eye Center

Brooklyn Meatball

Bullritos

Chase Bank

Chick-fil-a

Designs by Dorli

Doozo's Dumplings & Noodles

Dress Barn

Fit Athletic

Freshii

Fusion Grillz

Gateway Newstands

GNC

Great Wraps

Jos. A. Bank

Luisa's Pasta
- Massa's South Coast Grill

Murphy's Deli

Otto's

Pappas Bros Steakhouse

Potbelly Sandwich Works

Quiznos

Radio Shack

Salata

Snap Kitchen

Squeezed

Starbucks

Subway

Tejas Grill & Sports Bar

The Mediterranean Grill

Treebeards

Trudy's Hallmark

Wok and Roll



- Avenida Houston

B&B Butchers

Biggio's

Bud's Pitmaster BBQ

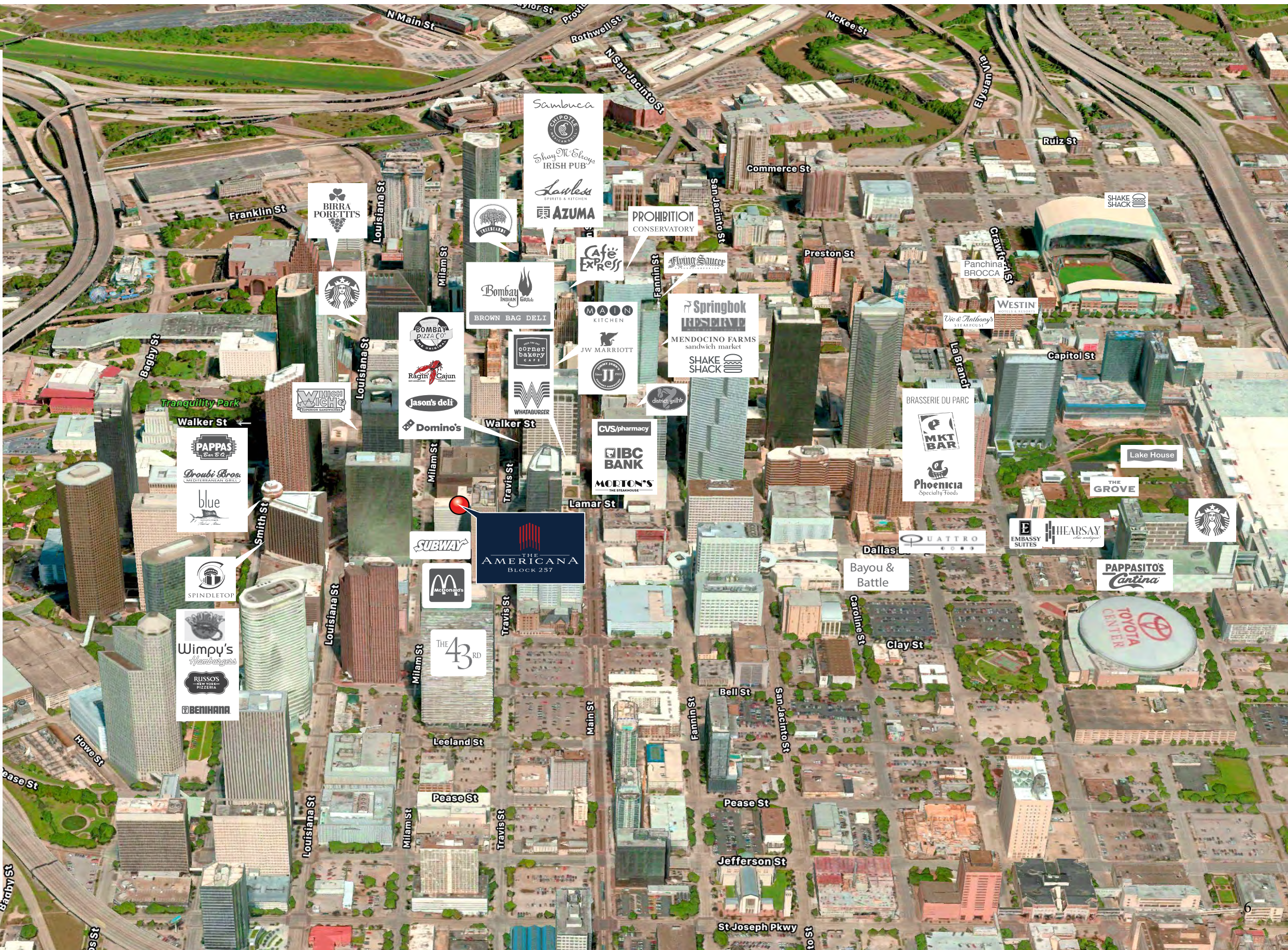
Cueva & Texas T
- Grotto

High Drive

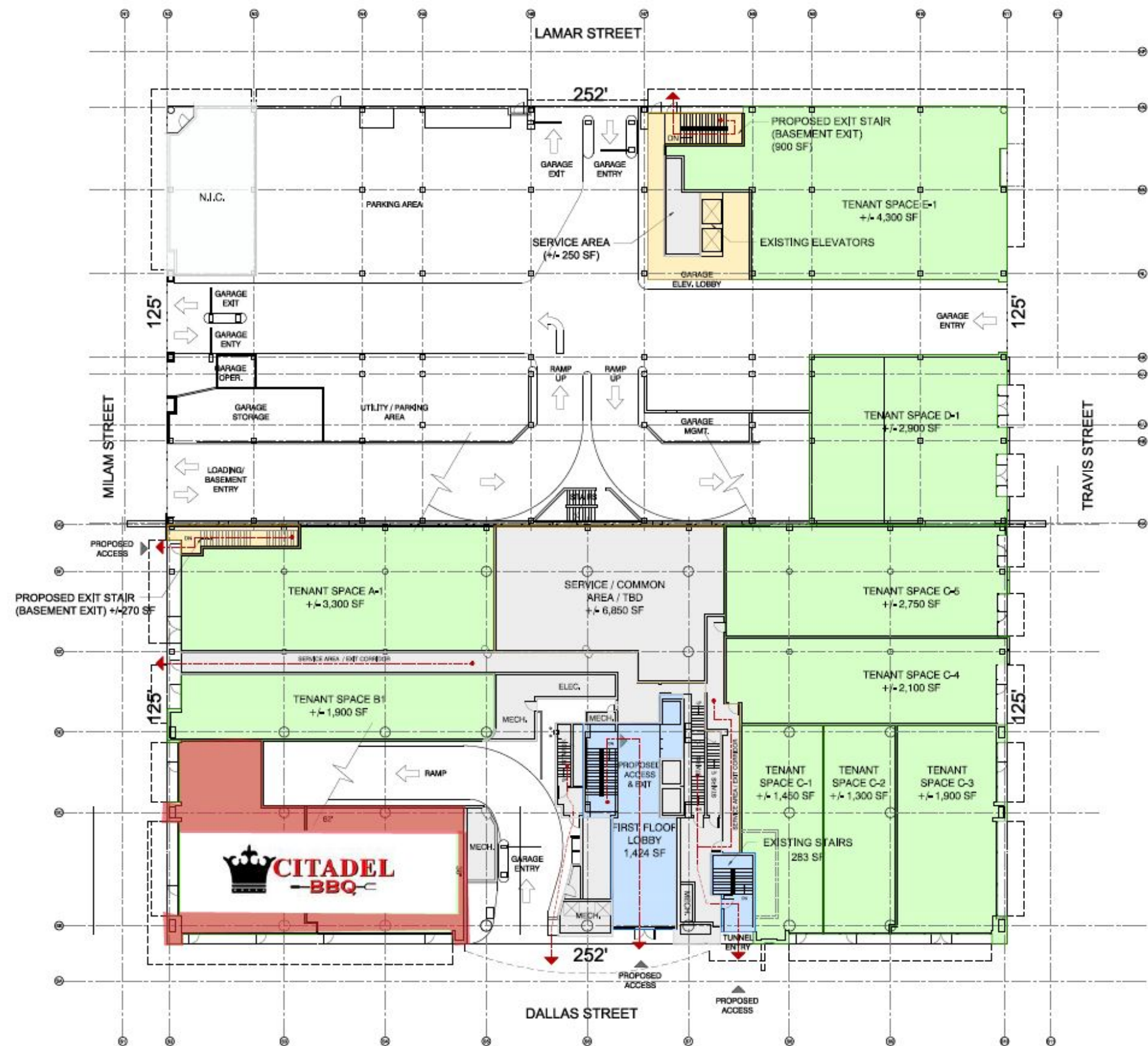
Kulture

McAlister's Deli

Pappadeaux Seafood



SITE PLAN



SITE RENDERING

Contact: 281.816.6550

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AREA INFORMATION

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DOWNTOWN FACTS

68,769

residents live in downtown

4,661

new residential units planned or under construction

1.2 MILLION

people stay in downtown Houston hotels annually

5,106

hotel rooms

1,500

new hotel rooms under construction

11 MILLION

people attend downtown Houston culture & entertainment attractions annually

220,000

people visit downtown daily

150,195

employees work downtown

25

Fortune 500 Companies

44 MILLION

SF of existing office space

1.5 MILLION

SF of office under construction

MAJOR EMPLOYERS

BAKER BOTTS

Chevron

Deloitte.

eog resources

Gensler

HCC
HOUSTON COMMUNITY COLLEGE

J.P.Morgan

KINDER MORGAN

KBR

MACQUARIE

Memorial
Resource Development

MOtIVA

PLAINS
ALL AMERICAN

Thompson & Knight
ATTORNEYS AND COUNSELORS

Impact

TOTAL
COMMITTED TO BETTER ENERGY

Vinson&Elkins LLP

UNITED



DEMOGRAPHICS FIGURES

811 Dallas St, Houston, TX 77002

TOTAL POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2018	27,774	190,151	433,068

TOTAL DAYTIME POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2017	201,393	350,145	743,569

MEDIAN AGE

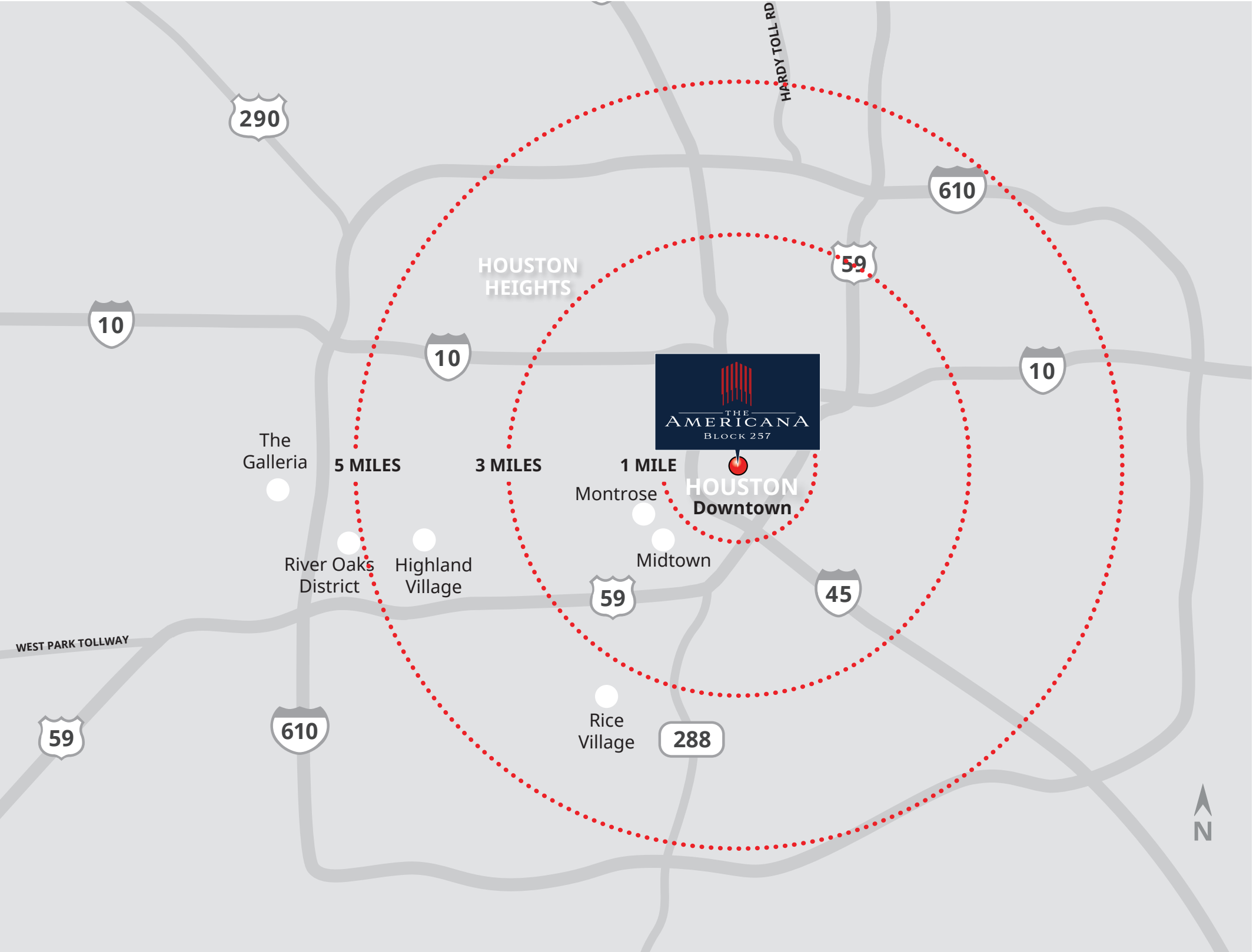
YEAR	1 MILE	3 MILES	5 MILES
2018	31.8	33.8	34.7

AVERAGE HOUSEHOLD INCOME

YEAR	1 MILE	3 MILES	5 MILES
2018	\$131,167	\$107,561	\$111,753

HOUSING UNITS

	1 MILE	3 MILES	5 MILES
% Owner	21.6%	35.3%	41.9%
% Renter	78.4%	64.7%	58.1%



DRIVE TIMES

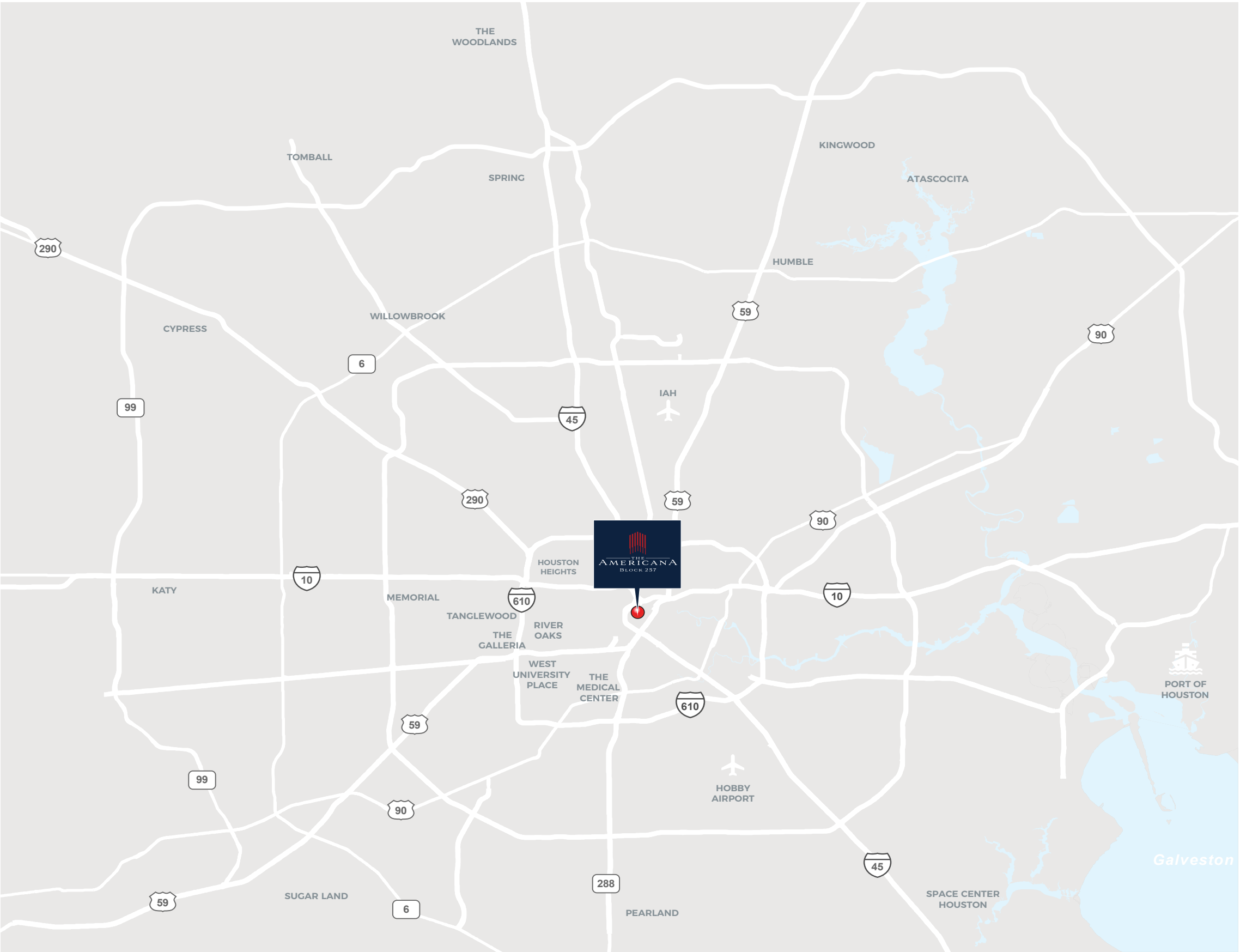
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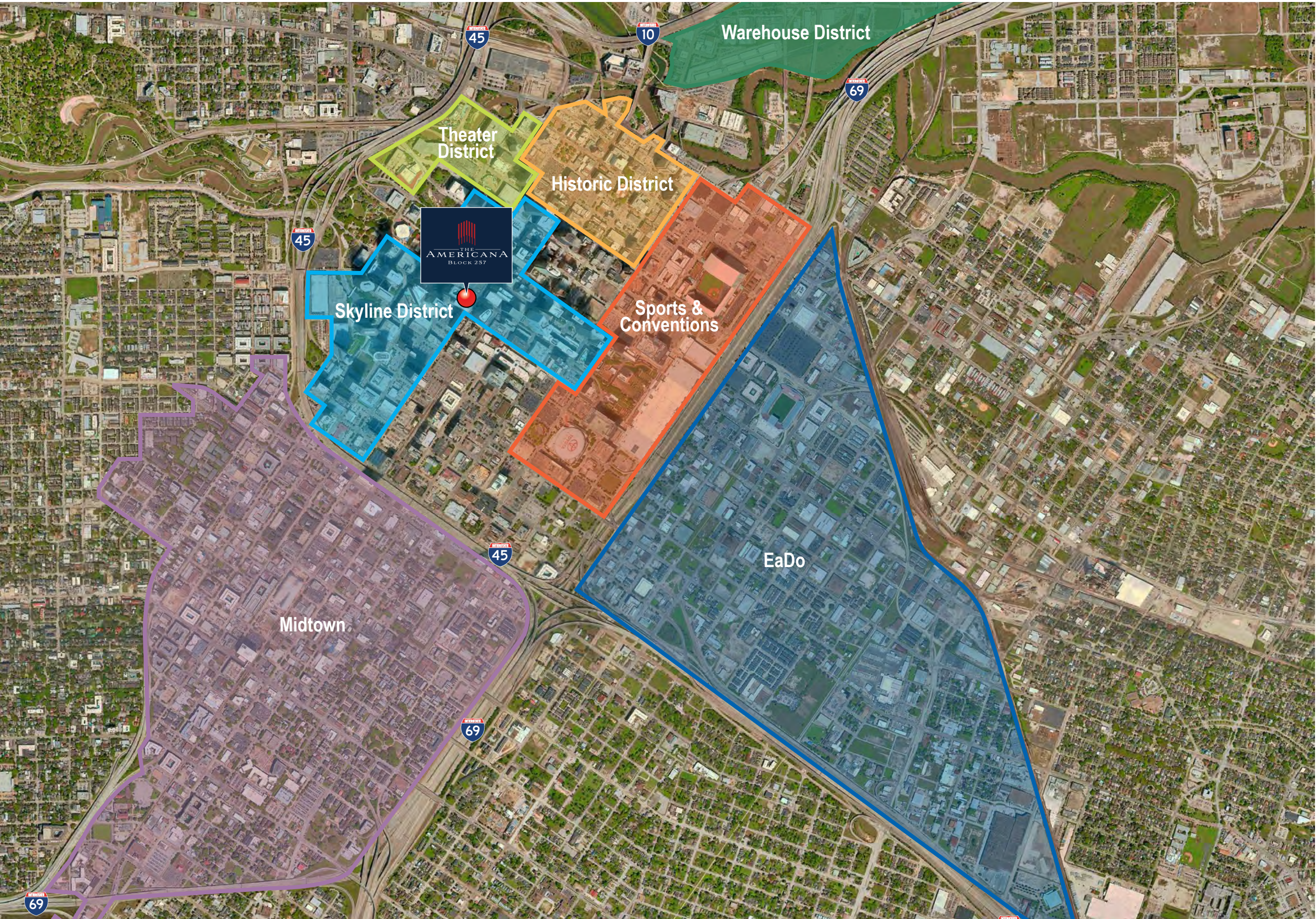
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Houston Heights	10 minutes
River Oaks	11 minutes
West University	14 minutes
Memorial	16 minutes
The Galleria	16 minutes
Tanglewood	14 minutes
The Medical Center	12 minutes
Katy	31 minutes
Cypress	29 minutes
Hobby Airport	18 minutes
George Bush Airport (IAH)	22 minutes
Sugar Land	25 minutes
Port of Houston	32 minutes
Space Center Houston	24 minutes
The Woodlands	31 minutes
Kingwood	33 minutes



HOUSTON NEIGHBORHOODS

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- Warehouse District
- Historic District
- Theater District
- Skyline District
- Sports & Conventions
- Midtown
- EaDo



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date