

PATTERSON PARK

2205

NOW AVAILABLE FOR:

- **INVESTMENT**
- **LEASE**
- **PURCHASE**

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Patterson Park Patio Bar is one of the city's most iconic settings.

- 4,500 sq feet of interior space divided into several areas.
- 8,000 sq ft of deck overlooking a stand of trees that will never be developed.
- 40 big screen TVs individually controlled from a single iPad source so programming can be changed on each TV.
- A powerful custom sound system integrated with all TVs.
- 7 operable garage doors opening to the deck.
- 120 seats inside and 140 outside.
- A 40 seat second level deck with extensive seating looking east to downtown.



Demographics	1 MILE	3 MILE	5 MILE
Population	26,903	181,677	478,458
Daytime Population	12,161	200,950	539,172
AVG HH Income	159,265	140,787	122,425
Households	12,763	89,641	212,919





Exterior Deck



2nd Level Deck



Main Interior Bar –serving inside and outside via garage doors



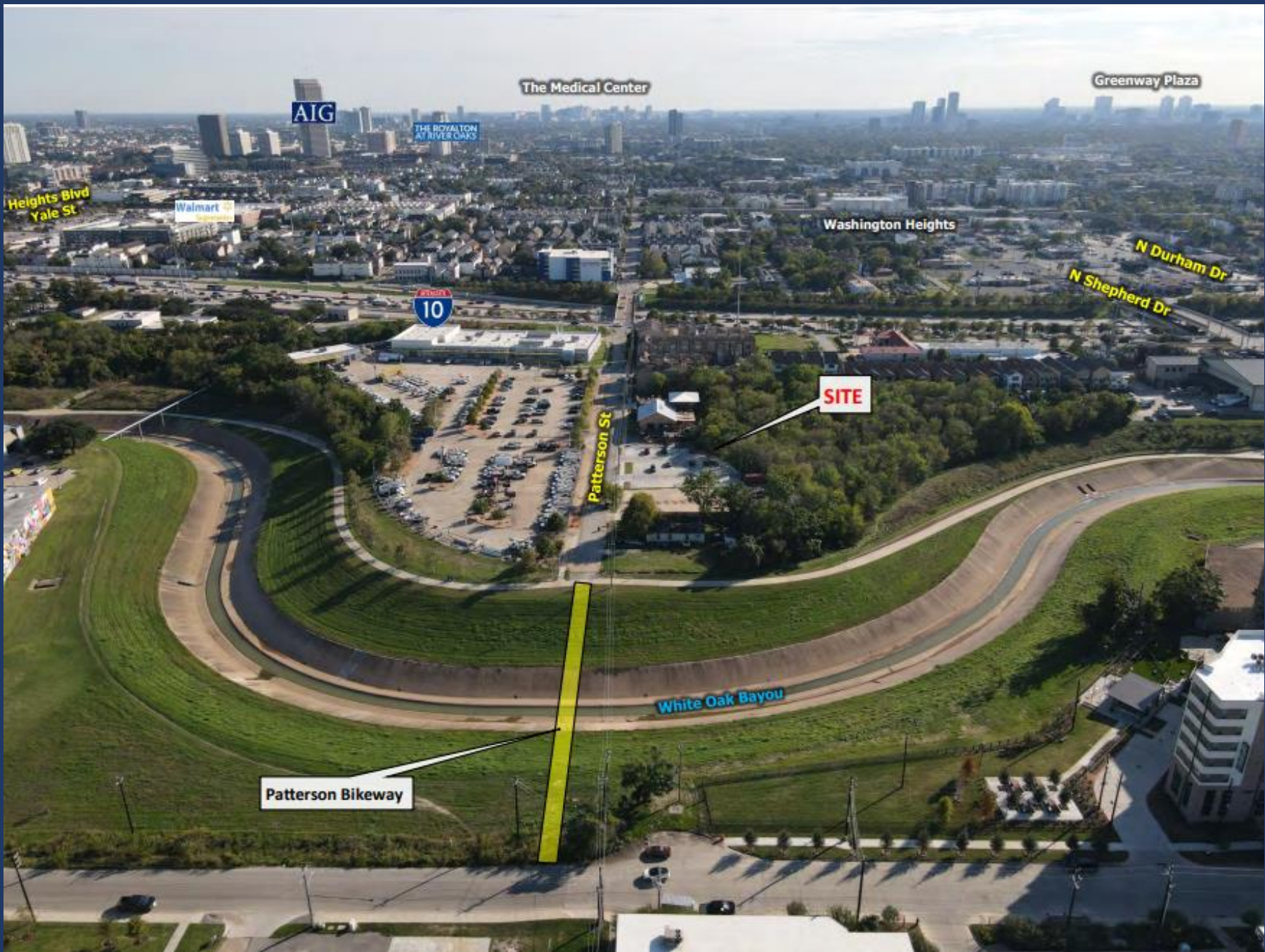


The Patterson Street Bikeway will span White Oak Bayou providing a safe passage from the White Oak Bayou Trail running along the south side of the bayou to the north side, thus avoiding the currently hazardous crossing on Shepherd Street, and providing easy access from West 6th and the MKT Development as well as the new apartment projects on the north side - to Patterson Street .



Mayor Sylvester Turner at Patterson Park to show his support for the Patterson Street bridge, allowing runners, walkers and bikers to connect the two sides of the bayou and trail.





AIG

The Medical Center

Greenway Plaza

THE ROWAYTON AT RIVER OAKS

Heights Blvd
Yale St

Walmart

Washington Heights

N Durham Dr

N Shepherd Dr

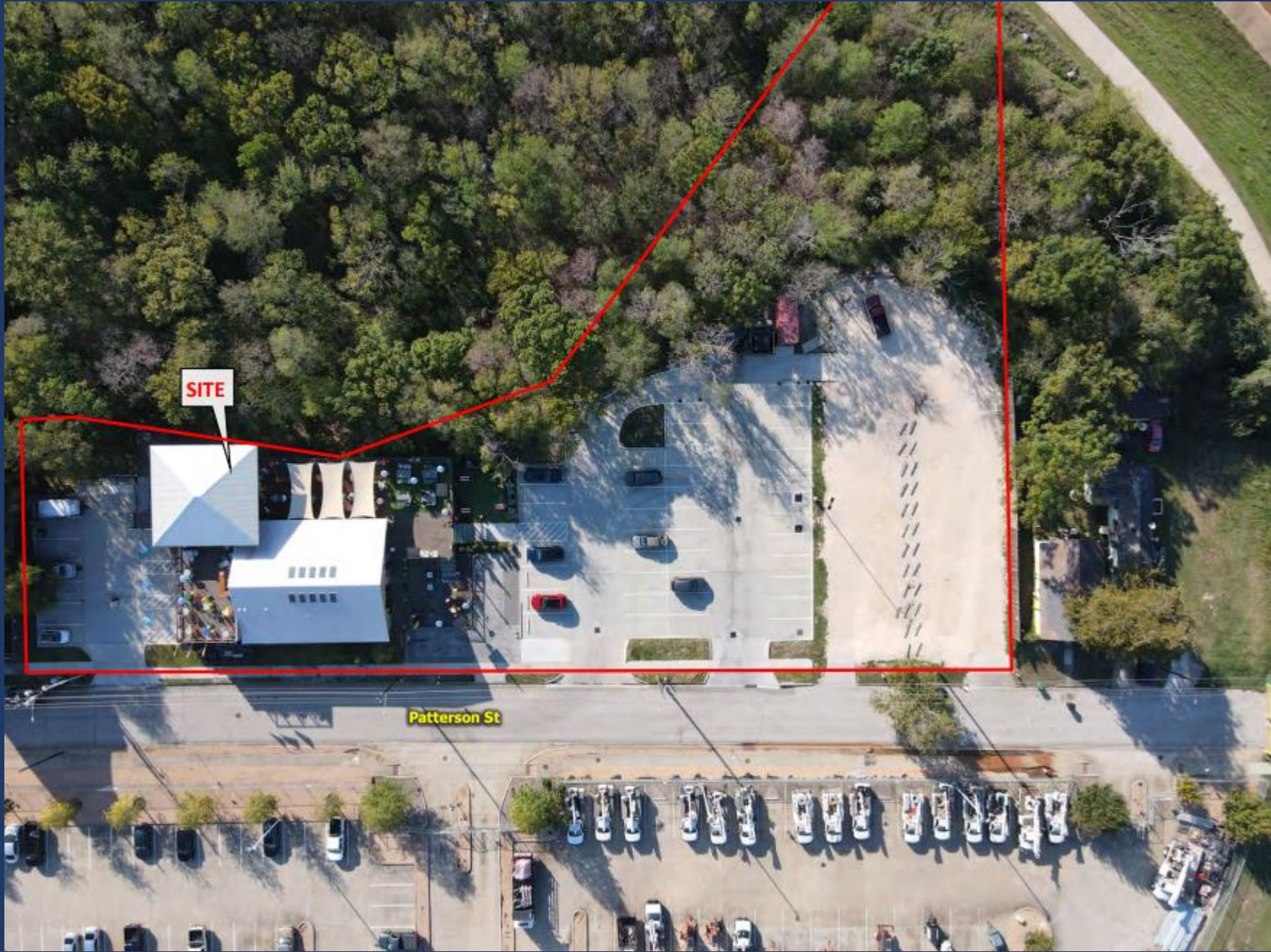
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SITE

Patterson St

White Oak Bayou

Patterson Bikeway



The owners would entertain one of several options:

1. **Sell equity in the bar and the land in order to continue the development of Patterson Street. This investment would allow for additional income streams:**
 - **The purchase of the two remaining lots on the street thus capturing the entire block from the bar to White Oak Bayou.**
 - **Build 3 Pickleball courts to provide daytime income.**
 - **Add additional outdoor seating and entertainment areas.**
 - **Call for Terms.**
2. **Lease the entire enterprise – building and land to a new operator. Call for Terms.**
3. **Sell the entire operation – building and land. Call for Terms.**



Could leave this out or in.

