

MARKET AT HOUSTON HEIGHTS



MARKET AT HOUSTON HEIGHTS

1533 N SHEPHERD HOUSTON, TEXAS 77008



MAIN STREET
COMMERCIAL PARTNERS

> HOUSTON DEMOGRAPHICS

TOTAL POPULATION

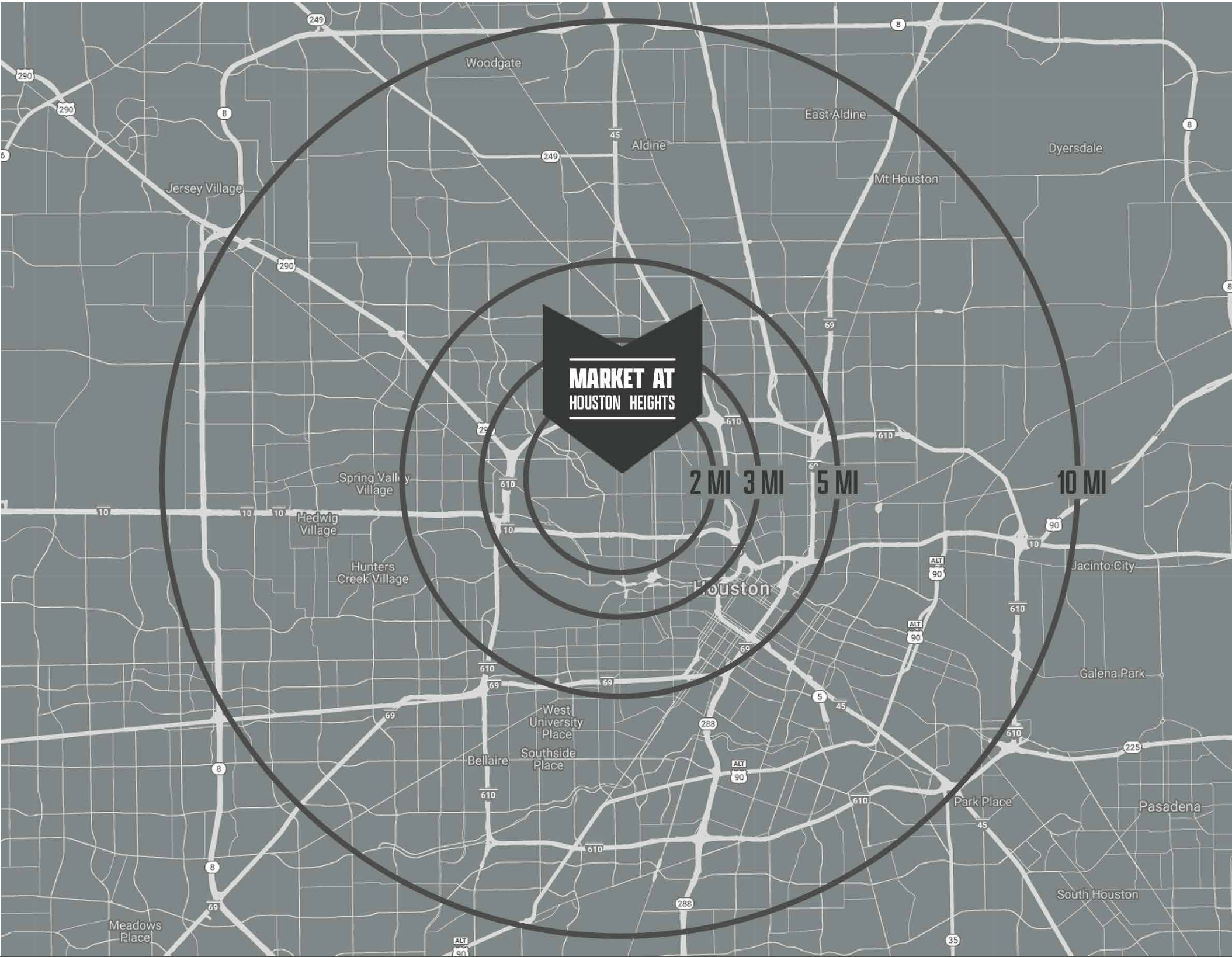
YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2025	91,430	190,606	483,985	1,554,539

FUTURE TOTAL POPULATION

2030 TOTAL POPULATION	2 MILES	3 MILES	5 MILES	10 MILES
	98,731	206,330	512,808	1,593,615

MEDIAN HOUSEHOLD INCOME

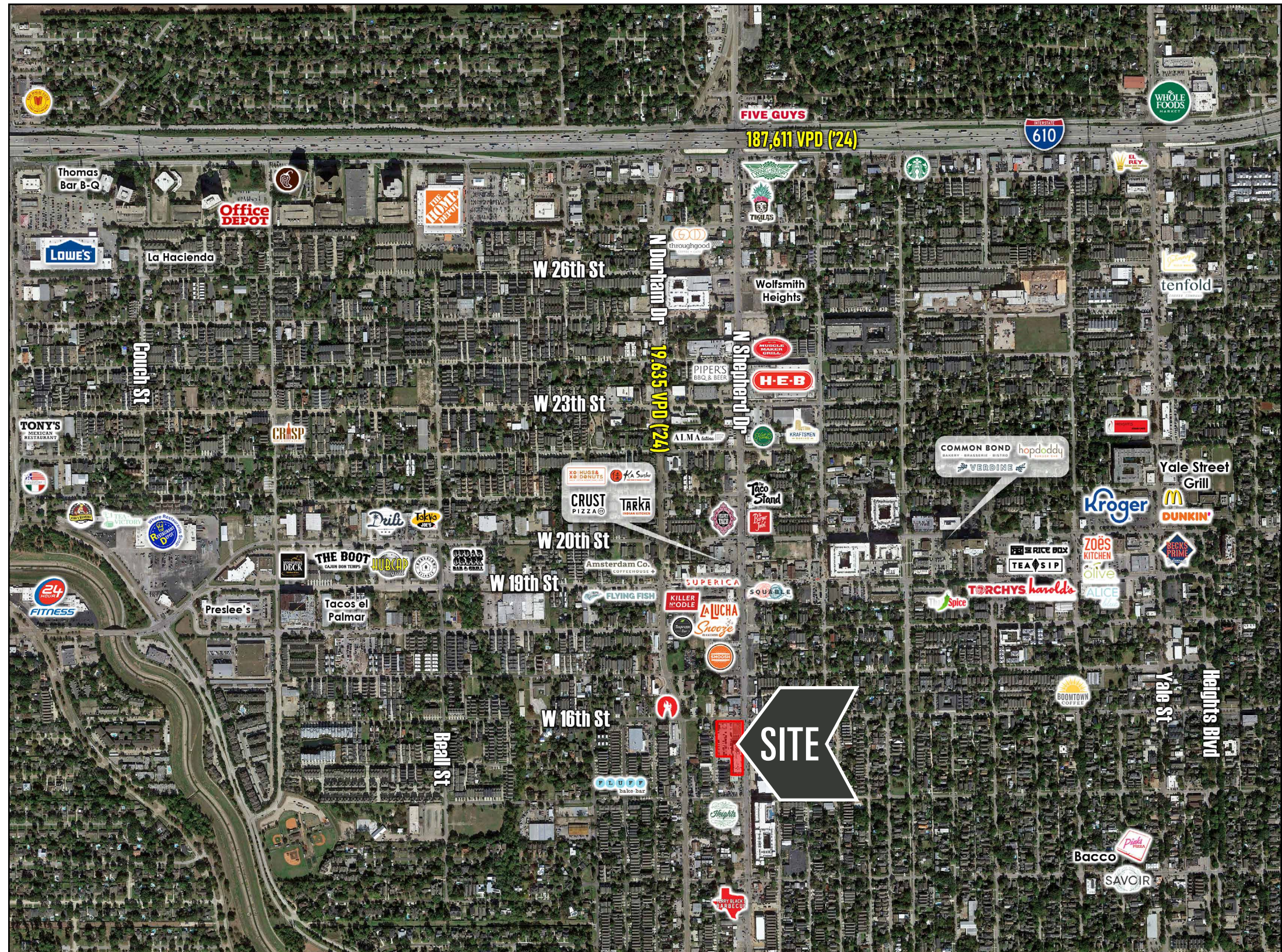
YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2025	\$135,487	\$122,431	\$101,484	\$68,859



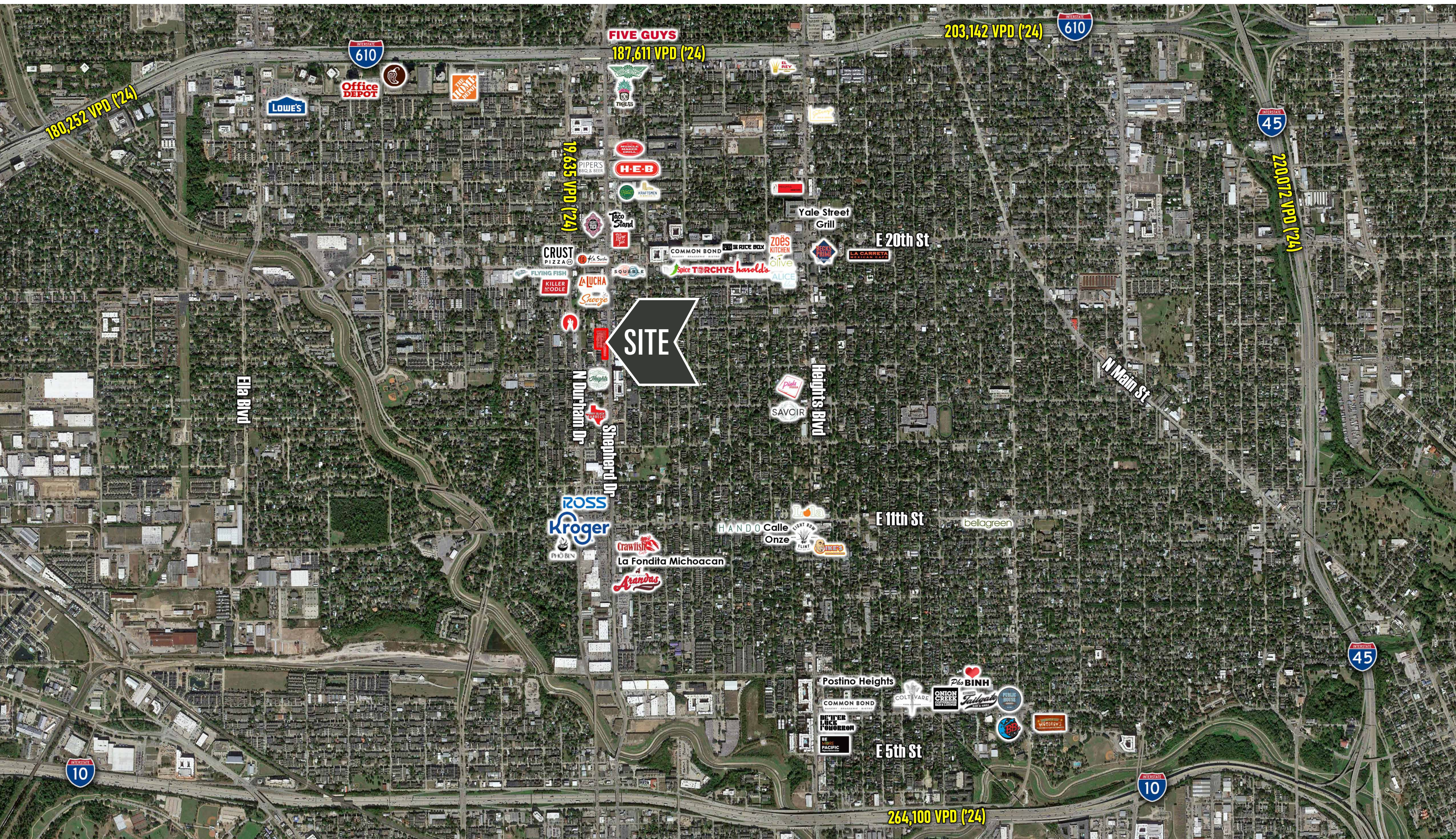
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- › The Market at Houston Heights is a new construction retail development serves the surrounding neighborhoods and businesses in the eclectic Heights area.
- › The project consists of two floors of retail and restaurant space and boasts abundant surface parking – an amenity that is difficult to find in these dense areas of Houston.
- › Access to the shopping center is exceptional and boasts an ingress and egress from both Shepherd Drive and W 16th Street.
- › The Market at Houston Heights fronts Shepherd Drive, which has transformed into a corridor for unique, chef-driven concepts and high-end restaurants.



> MARKET AERIAL



> MARKET AT HOUSTON HEIGHTS



> OBLIQUE AERIAL

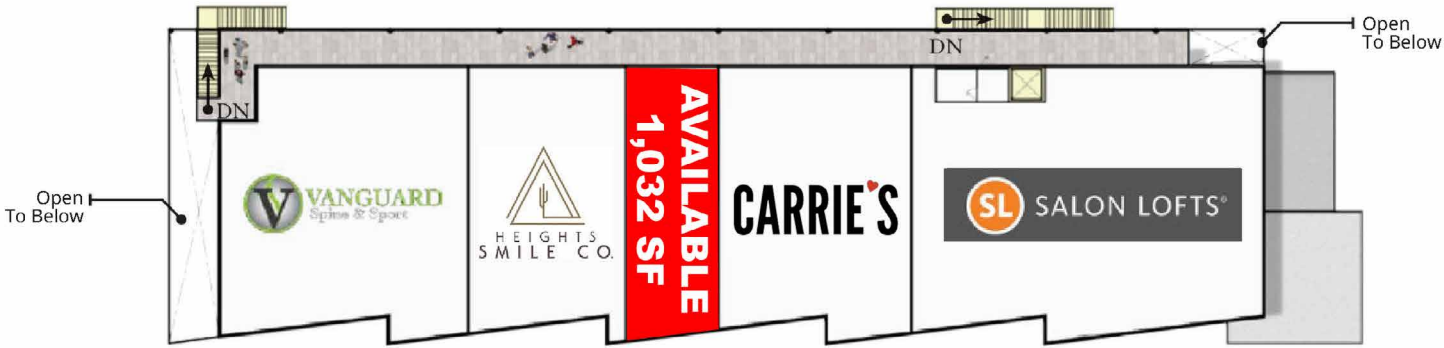


> SITE MAP

AVAILABLE 1,032 SF
1,000 SF



First Floor Plan



Second Floor Plan

> TENANT MIX



› THE HEIGHTS

A popular historic district, the Heights is one of the *Hottest Inner Loop Neighborhoods*. The pace of new construction and redevelopment all over The Heights is fast and furious, and property values have soared. It is not uncommon to find homes over the \$1 million mark, and modest bungalows can fetch more than half a million. As affluent residents have poured in, grocery stores, retailers and restaurateurs have followed.

Today, the Heights is home to some of the hottest restaurants in Houston, and the cultural scene is also thriving with many art galleries and artist studios in the area. Parts of the Heights area, including much of the Houston Heights and surrounding neighborhoods including Norhill and the Woodland Heights, have been declared as protected historic districts, curtailing demolition and restricting renovations of historic homes. Builders remain very active in these neighborhoods, where single-family detached homes are the predominant style.



› WALKABILITY

Houston Heights is ranked the **#1 Most “Walkable” Houston Neighborhoods** in Houston and ranked **#4** in CNN Money’s **Top 10 Big City Neighborhoods**.

Over 450 Yelp-rated establishments in the Heights

› PERFECTLY POSITIONED

The Heights offers easy access to Houston’s major thoroughfares and an excellent commute to several major employment hubs:

- › **Downtown Houston (CBD)** | 50M square feet of office space with $\pm 150,000$ employees
- › **Texas Medical Center** | Largest Medical Complex in the World with $\pm 106,000$ employees
- › **Greenway Plaza** | 5M square feet of office space

› VIBRANT NIGHTLIFE

Home to some of the most buzzworthy chef-drive restaurant concepts in Houston, and award-winning bartenders.

Notable annual social events including *White Linen Night* and *Lights in the Heights*.

› HISTORIC CHARM

The Heights was originally founded in 1891 and is one of the oldest neighborhoods in Houston.

The Houston Heights Association maintains historic sites, allowing for well-preserved Victorian houses and the notorious Bungalows amidst new construction.

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1533 N SHEPHERD HOUSTON, TEXAS 77008

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WWW.MAINSTCP.COM



MAIN STREET
COMMERCIAL PARTNERS



INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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