



THE  
**DEAL**  
COMPANY

DEVELOPMENT & INVESTMENTS



*White Oak Station*  
*600 W. 6th St., 77007*

HOUSTON, TX





DETAILS

White Oak Station  
600 W. 6th St, 77007

HOUSTON, TX

DEVELOPMENT HIGHLIGHTS

The Deal Company, developers of [Sawyer Yards](#), presents White Oak Station, a collection of excellent warehouse distribution or re-inventive space in the heart of The Heights, one of the most active commercial and residential development markets in Houston. Property is centrally located with efficient freeway access, and is situated just down the street from the booming [M-K-T Development](#).

White Oak Station offers a variety of space and loading configuration, plus a planned future redevelopment into creative and office uses upon the selective curation of tenant mix.

CO-TENANTS INCLUDE: [Lola Savannah Coffee And Tea](#), [H-Town Elite Gymnastics](#), [Illuminate Fitness](#), [DYI](#)

DEMOGRAPHICS

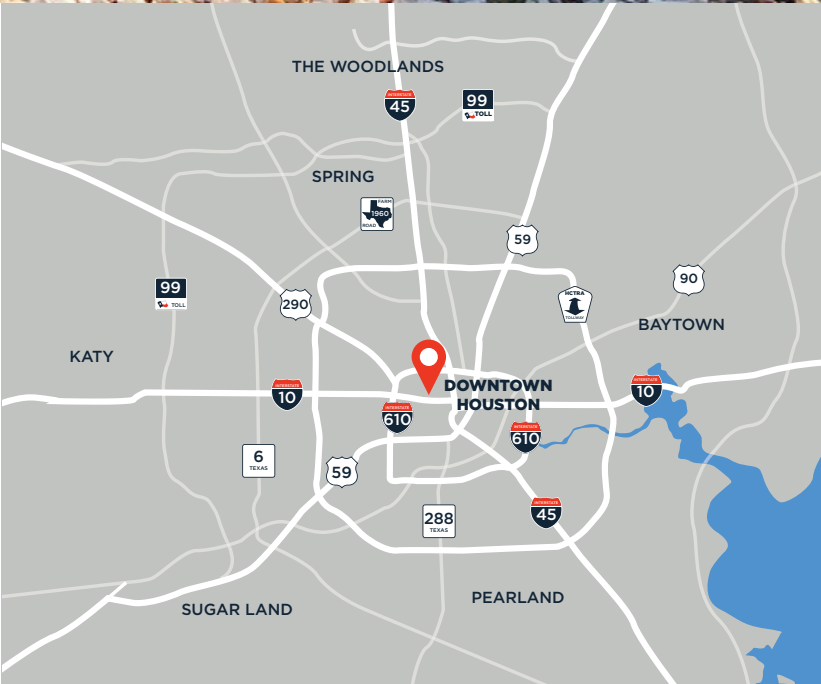
	1 MILE	3 MILES	5 MILES
Current Population	19,924	164,937	452,102
Current Households	9,596	80,718	199,454
Average Household Income	\$143,916	\$132,871	\$116,079
Growth (2019-2024)	7.91%	6.98%	6.63%

Source: CoStar, 1/2020

CONTACT

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## SURROUNDING RETAIL

*White Oak Station*   
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## DINING & HAPPY HOUR

- |                        |                                 |                      |
|------------------------|---------------------------------|----------------------|
| 1 Blackbird Izakaya    | 10 Lola                         | 19 Taquerias Arandas |
| 2 Better Luck Tomorrow | 11 Melange Creperie             | 20 Thai Spice        |
| 3 Cadillac Bar         | 12 Nourish Juice Bar + Coffee   | 21 The Rice Box      |
| 4 Cyclone Anaya's      | 13 Pizzitola's Bar-B-Cue        | 22 Torchy's Tacos    |
| 5 Downhouse            | 14 Postino Heights              | 23 Verdine           |
| 6 Eight Row Flint      | 15 Raising Cane's               | 24 Alice Blue        |
| 7 Heights Bier Garden  | 16 Revival Market               |                      |
| 8 La Vibra Tacos       | 17 Saltgrass Steak House        |                      |
| 9 Local Foods Heights  | 18 Sam's Fried Chicken & Donuts |                      |

## FITNESS & RECREATION

- 25 Absolute Pilates in the Heights
- 26 Athletik Gym
- 27 Citizen Pilates
- 28 Define: Barre, Cycle, Yoga
- 29 Hunter Dance Center
- 30 Love Community Center
- 31 Milroy Community Center
- 32 Skyline Crossfit
- 33 YogaWorks

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# AVAILABLE UNITS, DETAILS

UPDATED: JULY 2023

- **SUITE 620**
  - ± 2,550 square feet
  - 24 foot ceiling height
  - Sprinkled
  - 100% HVAC

- **SUITE 640A**
  - ± 8,619 square feet
  - 24 foot ceiling height
  - Sprinkled
  - 100% HVAC

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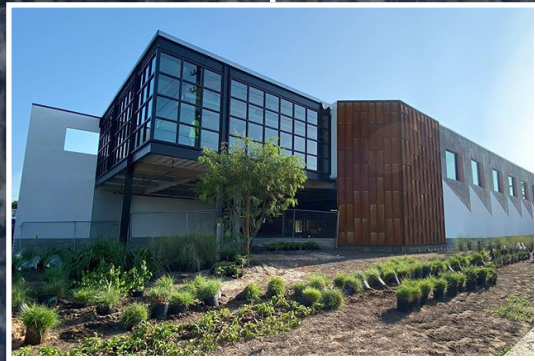
## SITE PLAN

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## M-K-T DEVELOPMENT

M-K-T is a former industrial campus repurposed as a creative retail, dining and office destination in the Houston Heights.

### M-K-T OFFICE TENANTS:

- Decode
- Miller Grossbard Advisors
- Smart Vault
- XCL Resources

### M-K-T RETAIL TENANTS:

- Anjouil's
- Pedego Electric Bikes
- Da Gama Canteen
- Mendocino Farms
- Heights Icehouse
- Elite Meals
- Homestead Kitchen & Bar
- Honeychild's Sweet Cream
- Treadwell
- Huemn
- Union Studio Yoga

# THE DEAL COMPANY

DEVELOPMENT & INVESTMENTS

**M-K-T DEVELOPMENT**  
**12 ACRES**  
*M-K-T is a former industrial campus repurposed as a creative retail, dining and office destination in the Houston Heights.*

**THE STANDARD IN THE HEIGHTS**  
**300 LUXURY APARTMENTS**  
*Completed in 2020  
 Now leasing*

