




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



- The Americana is a redevelopment delivering in late 2018 that will serve the surrounding businesses and neighborhoods in the booming Houston Downtown.
- The project sits on approximately 31,000sf of ground level retail space, and up to 94,000sf of leasable space. Additionally, the site has 550 parking spaces, an amenity that is difficult to find in the dense downtown area of Houston.
- Access to the Americana is exceptional and boasts ingress or egress from Milam, Dallas, Lamar and Travis streets. Per the map, Dallas and Travis are major thoroughfares for inbound traffic.

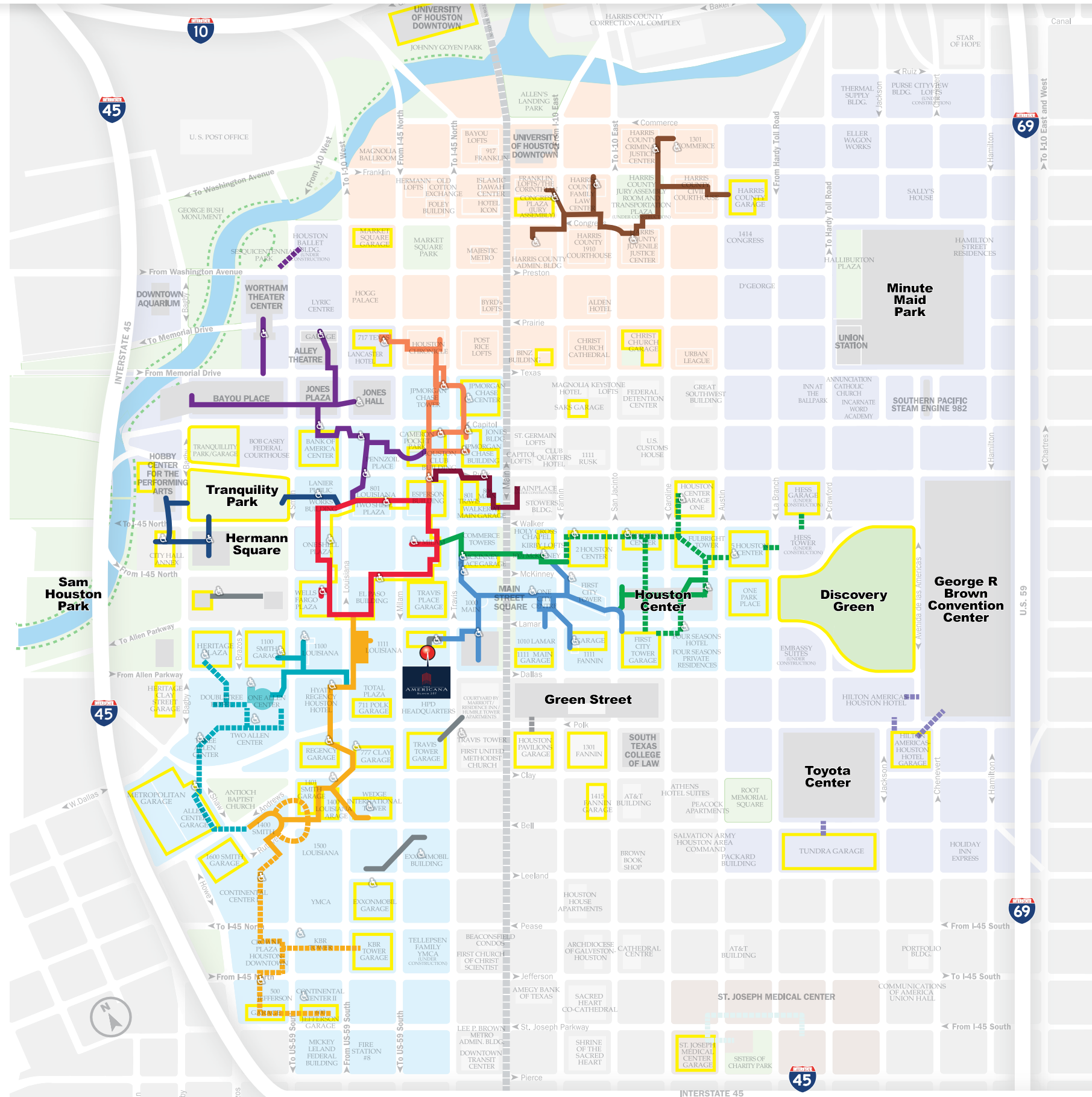


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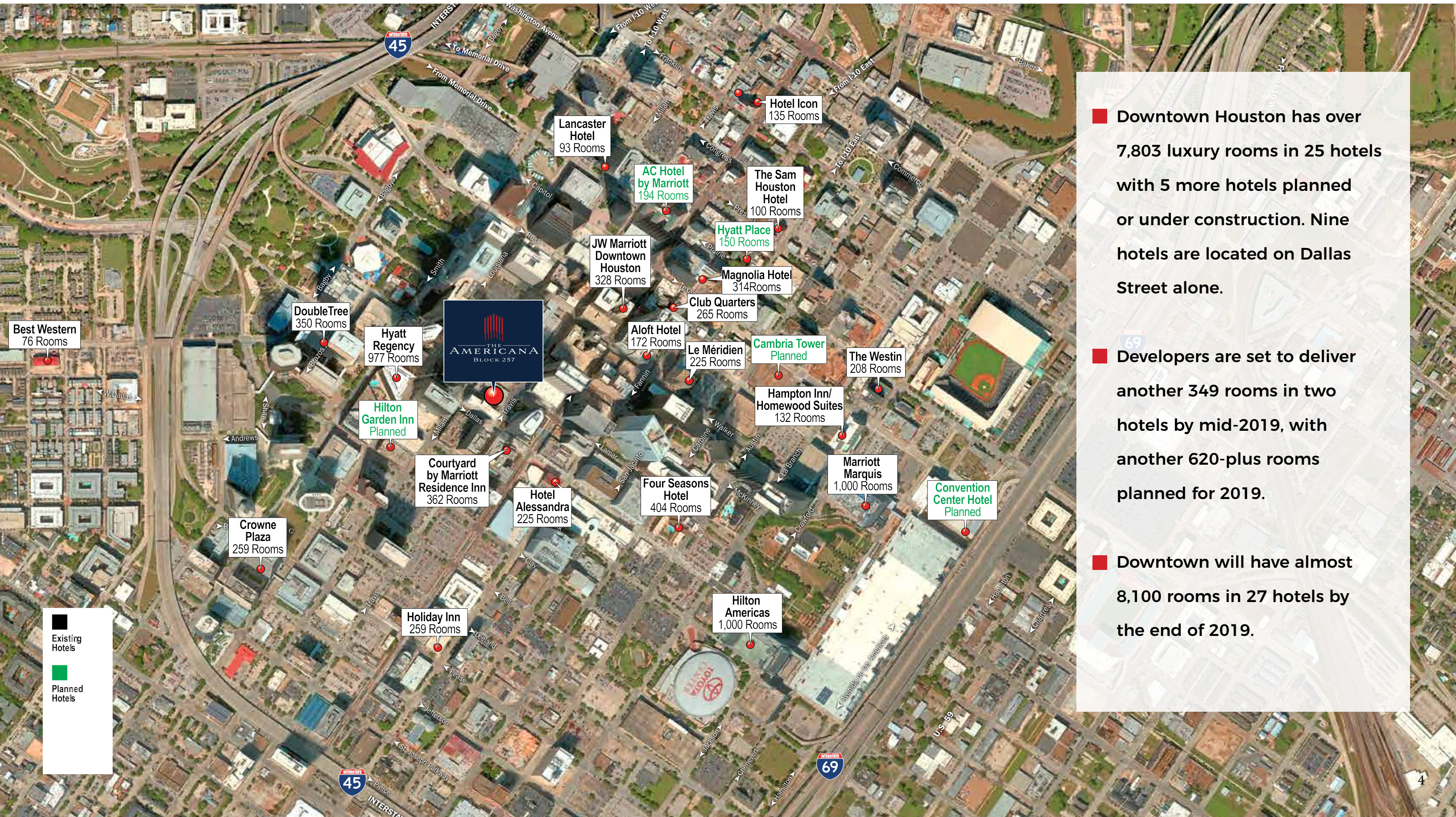


DOWNTOWN NEIGHBORHOODS

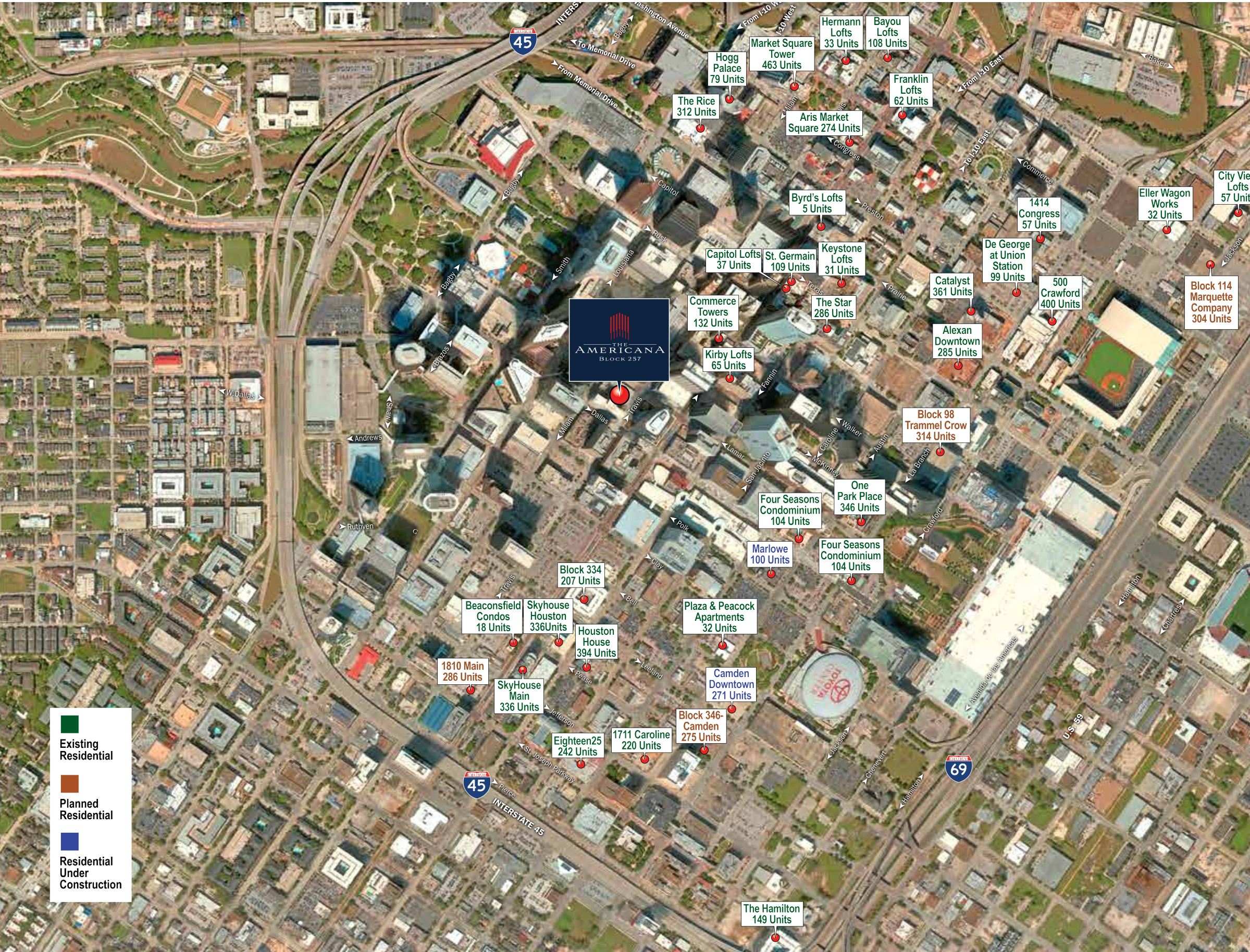
- Public Garage Parking
- Theater District/Sports & Conventions
- Historic District
- Skyline District
- Warehouse District
- Parks & Squares

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

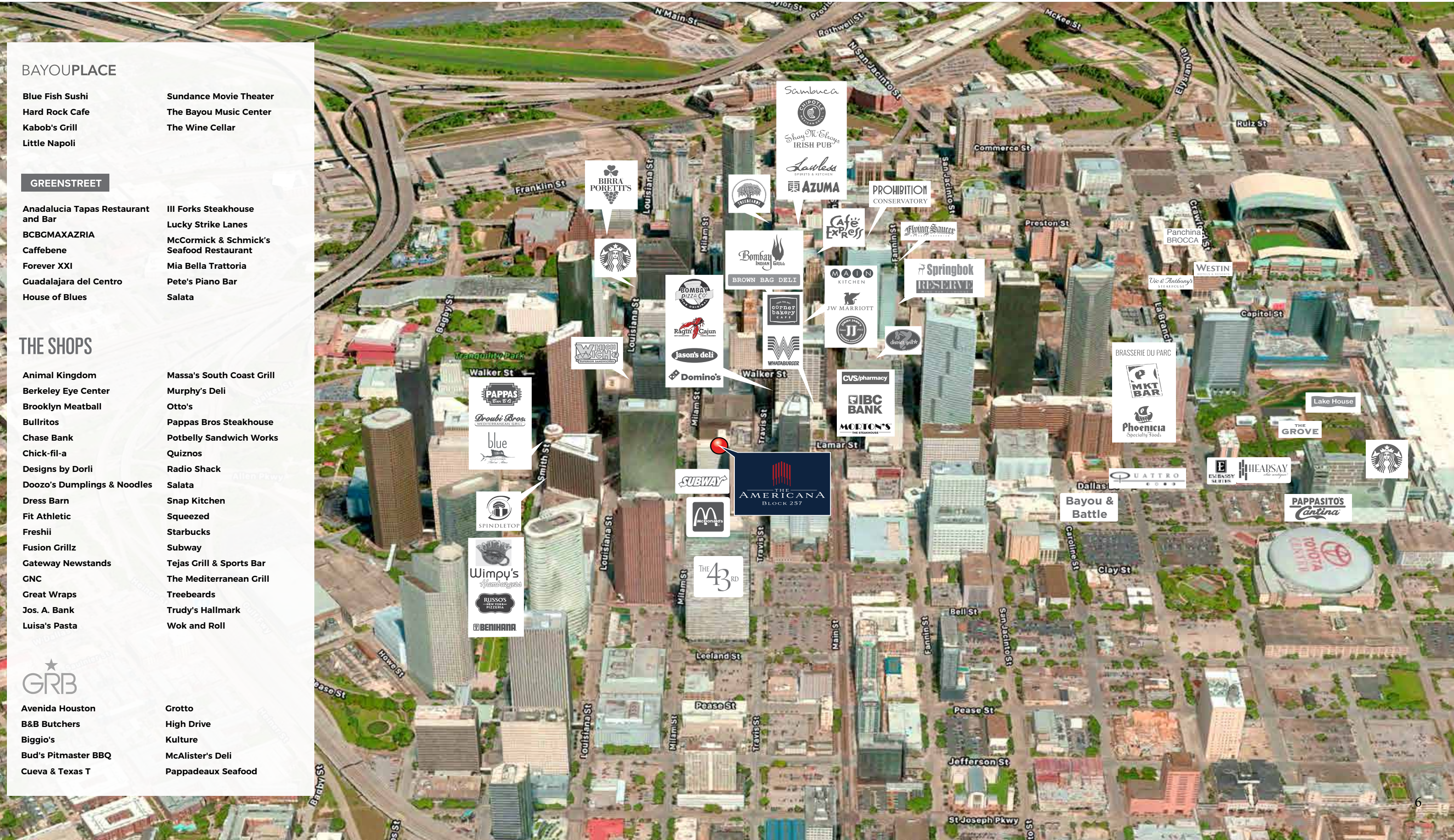


- Downtown Houston has over 7,803 luxury rooms in 25 hotels with 5 more hotels planned or under construction. Nine hotels are located on Dallas Street alone.
- Developers are set to deliver another 349 rooms in two hotels by mid-2019, with another 620-plus rooms planned for 2019.
- Downtown will have almost 8,100 rooms in 27 hotels by the end of 2019.



■ Houston Downtown currently has 5,710 residential units, with 3,200 units added in the last two years, resulting in a current population of 27,774. There are 372 units under construction and 1,179 planned, leading to an estimated increase in residential population of 5,500 people. The average rent for these units is \$2.54 per square foot.

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



BAYOUPPLACE

- | | |
|-----------------|------------------------|
| Blue Fish Sushi | Sundance Movie Theater |
| Hard Rock Cafe | The Bayou Music Center |
| Kabob's Grill | The Wine Cellar |
| Little Napoli | |

GREENSTREET

- | | |
|-------------------------------------|--|
| Anadalucia Tapas Restaurant and Bar | Ill Forks Steakhouse |
| BCBGMAXAZRIA | Lucky Strike Lanes |
| Caffebene | McCormick & Schmick's Seafood Restaurant |
| Forever XXI | Mia Bella Trattoria |
| Guadalajara del Centro | Pete's Piano Bar |
| House of Blues | Salata |

THE SHOPS

- | | |
|-----------------------------|---------------------------|
| Animal Kingdom | Massa's South Coast Grill |
| Berkeley Eye Center | Murphy's Deli |
| Brooklyn Meatball | Otto's |
| Bullritos | Pappas Bros Steakhouse |
| Chase Bank | Potbelly Sandwich Works |
| Chick-fil-a | Quiznos |
| Designs by Dorli | Radio Shack |
| Doozo's Dumplings & Noodles | Salata |
| Dress Barn | Snap Kitchen |
| Fit Athletic | Squeezed |
| Freshii | Starbucks |
| Fusion Grillz | Subway |
| Gateway Newstands | Tejas Grill & Sports Bar |
| GNC | The Mediterranean Grill |
| Great Wraps | Treebeards |
| Jos. A. Bank | Trudy's Hallmark |
| Luisa's Pasta | Wok and Roll |

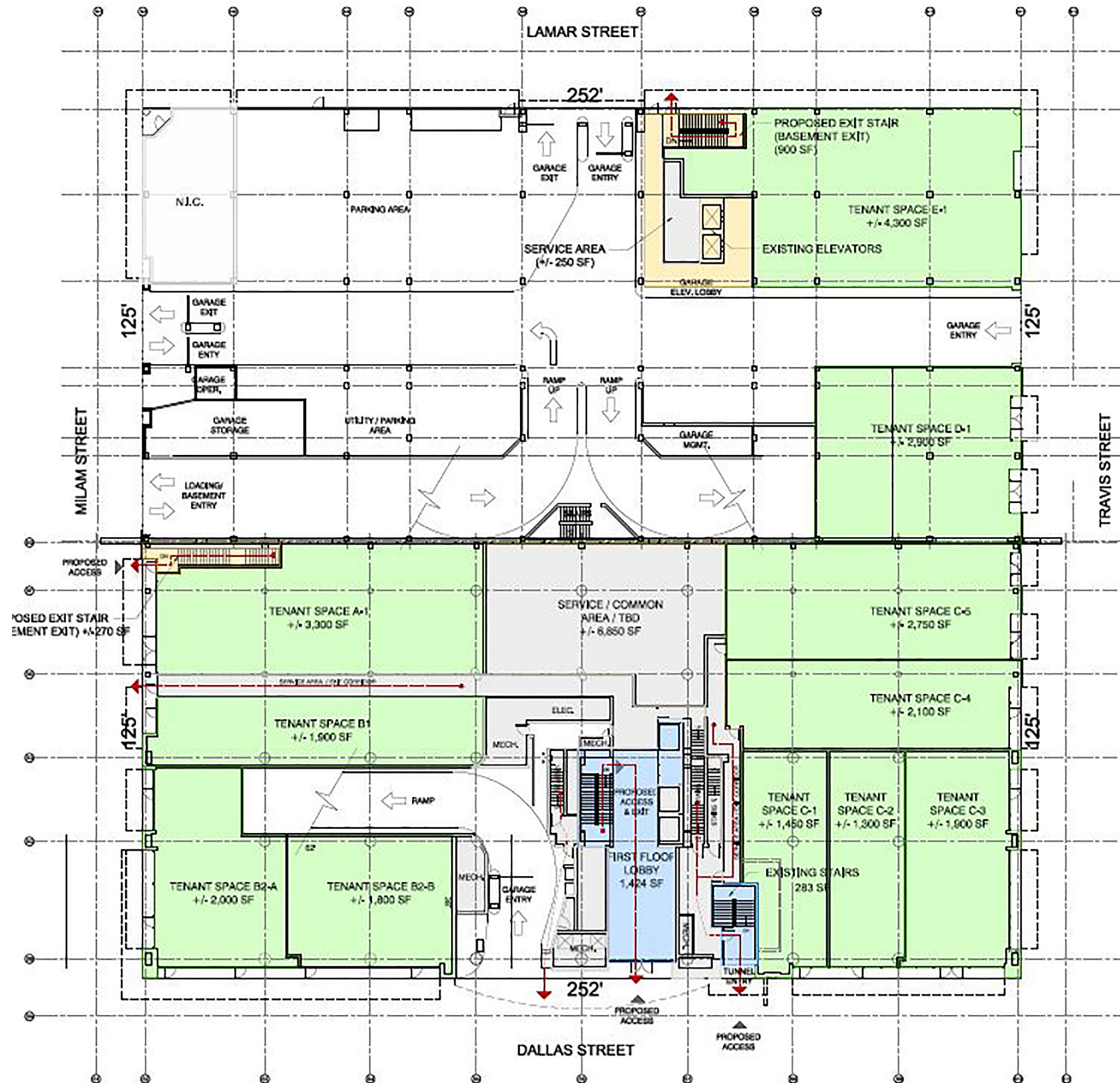


- | | |
|---------------------|--------------------|
| Avenida Houston | Grotto |
| B&B Butchers | High Drive |
| Biggio's | Kulture |
| Bud's Pitmaster BBQ | McAlister's Deli |
| Cueva & Texas T | Pappadeaux Seafood |

SITE MAP

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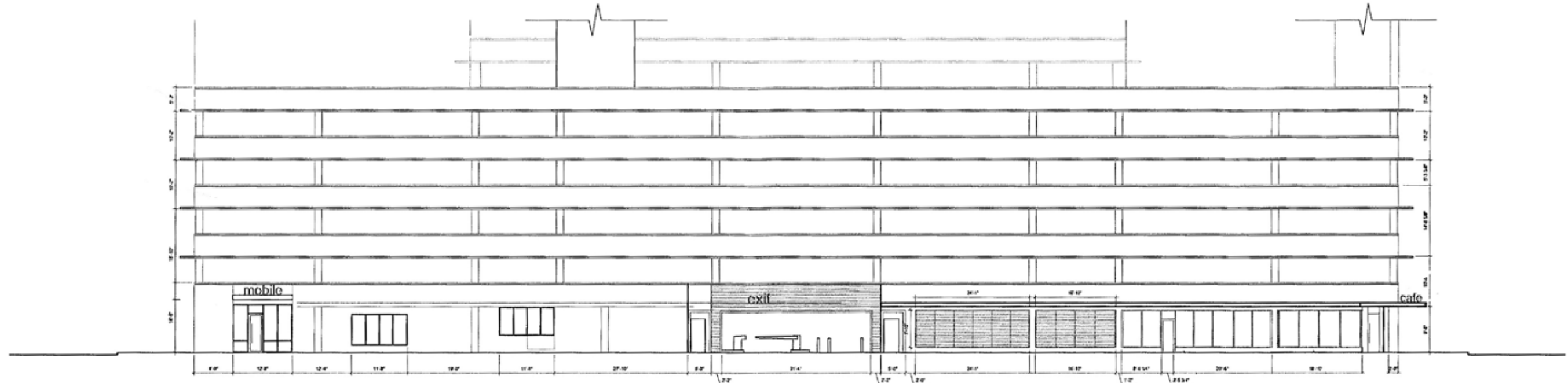
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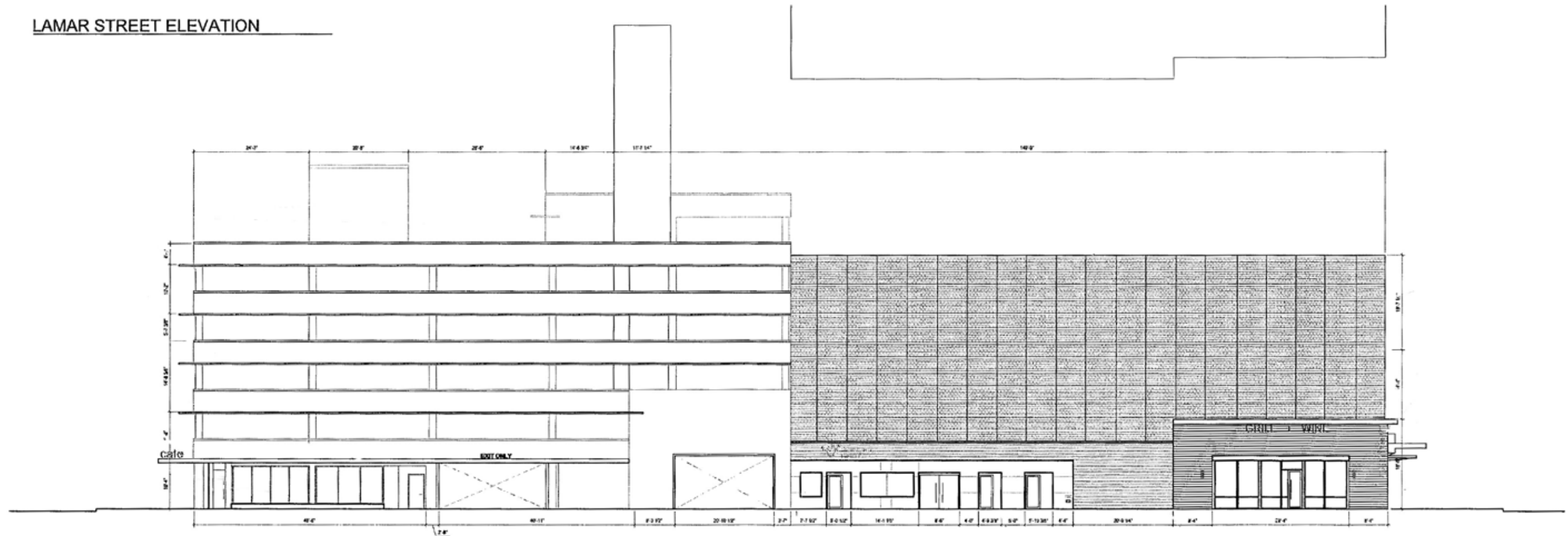
SITE ELEVATIONS

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LAMAR STREET ELEVATION



MILAM STREET ELEVATION

SITE RENDERING

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AREA INFORMATION

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DOWNTOWN FACTS

55,769

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



Deloitte.

eoeg resources

Gensler



J.P.Morgan

KINDER MORGAN

KBR



Memorial Resource Development

MOtIVA

PLAINS ALL AMERICAN

Thompson & Knight Impact
ATTORNEYS AND COUNSELORS

TOTAL
COMMITTED TO BETTER ENERGY

Vinson&Elkins LLP

UNITED

DEMOGRAPHICS

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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

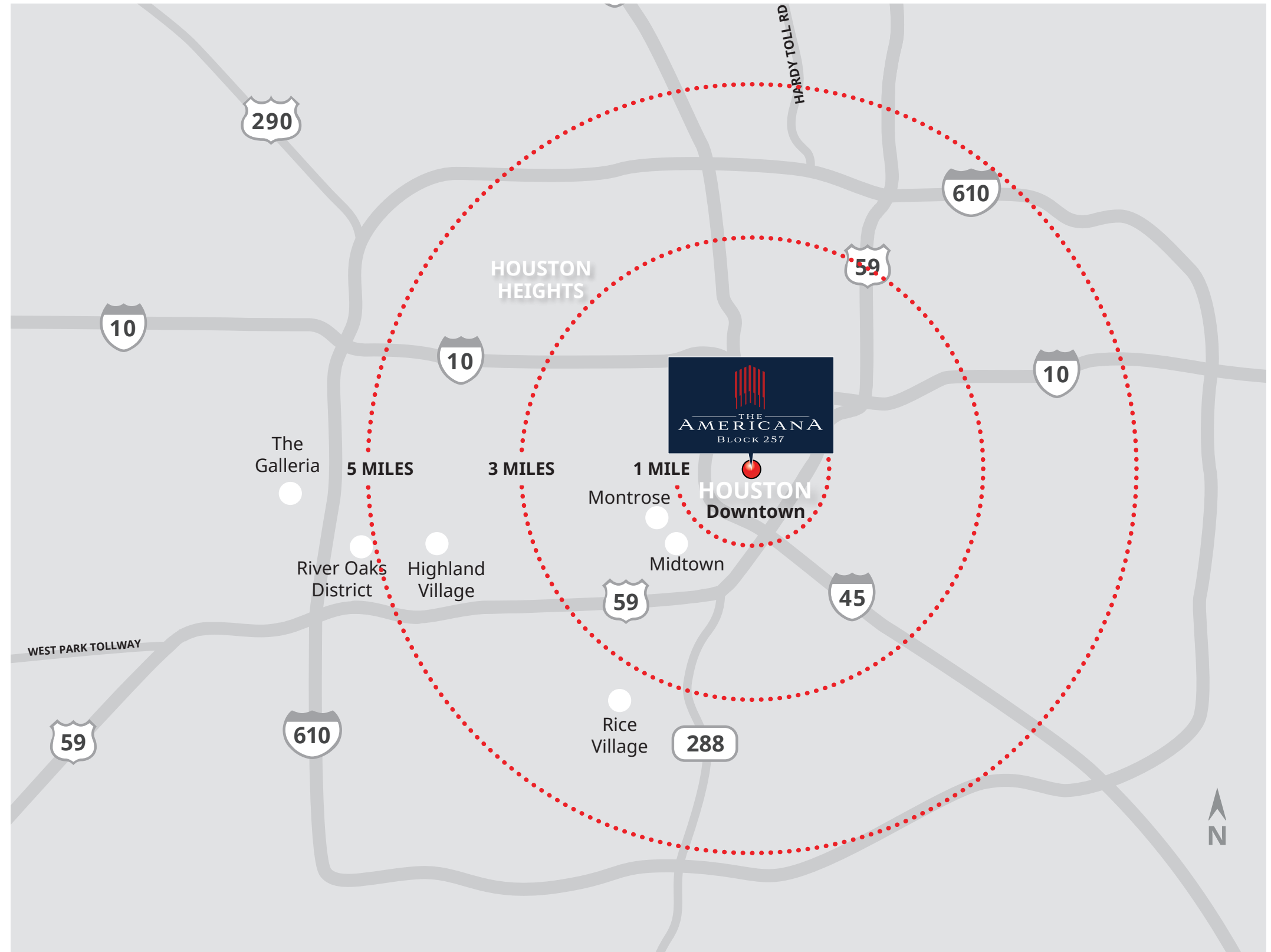
YEAR	1 MILE	3 MILES	5 MILES
2018	31.8	33.8	34.7

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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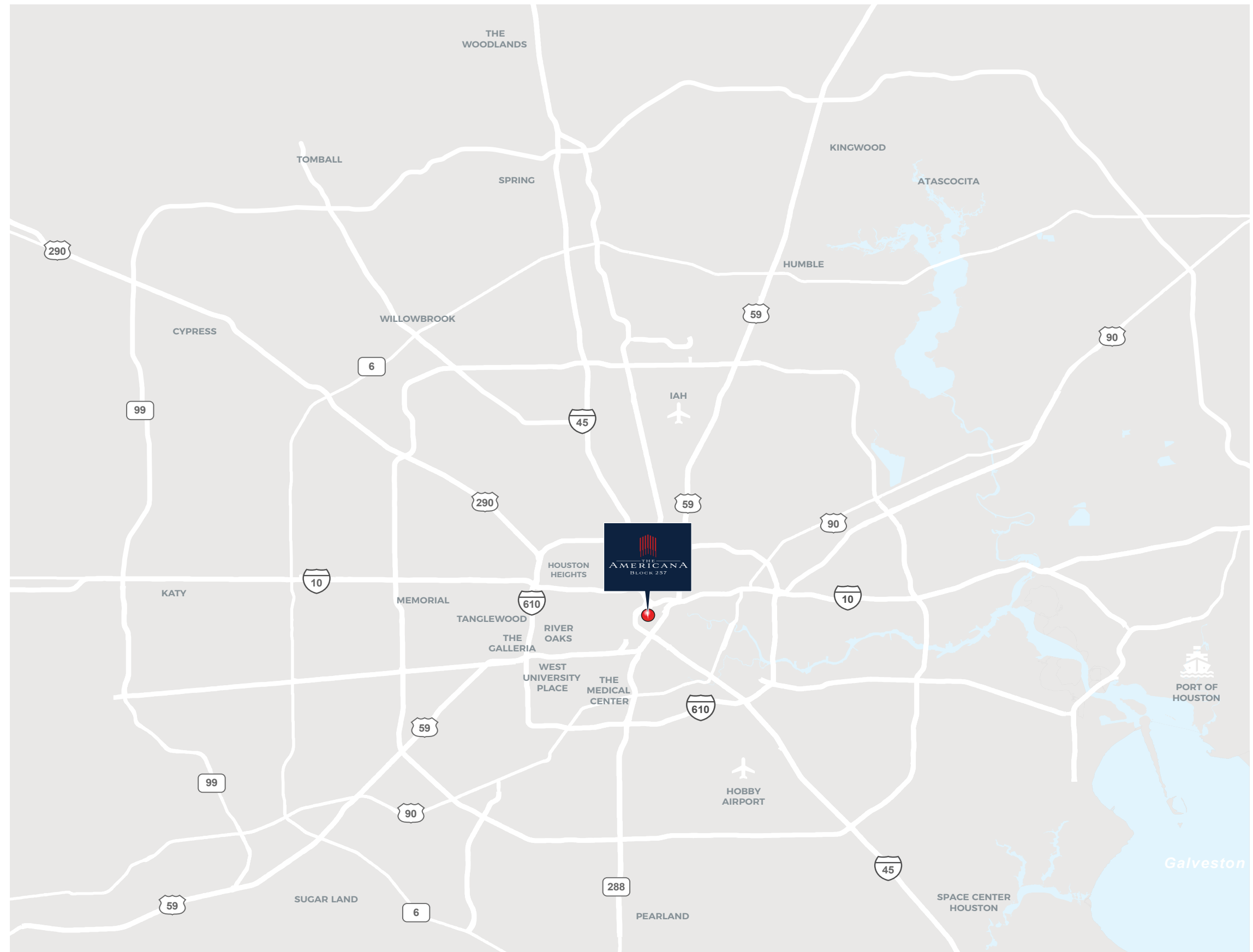
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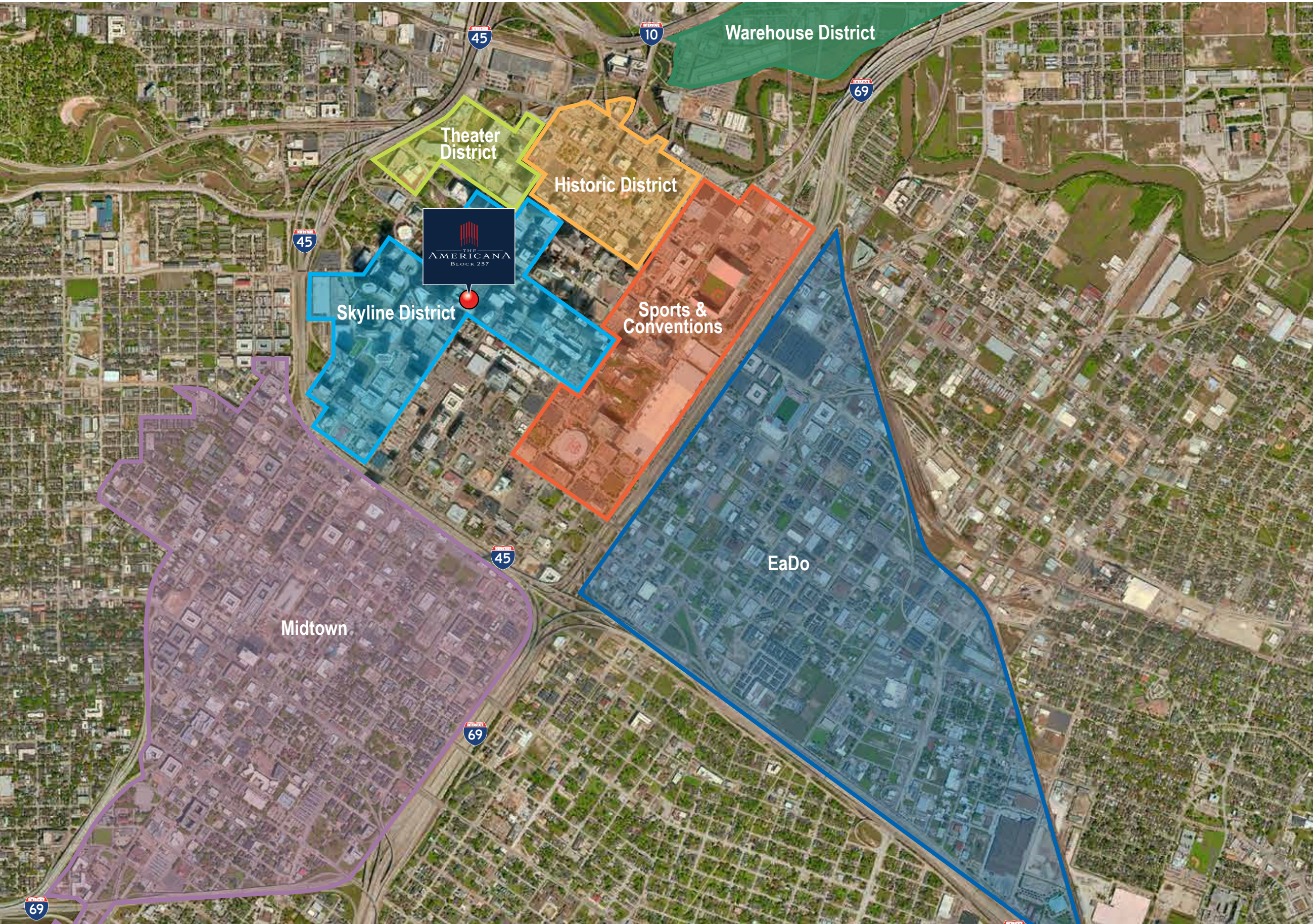



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Houston Heights	10 minutes
River Oaks	11 minutes
West University	14 minutes
Memorial	16 minutes
The Galleria	16 minutes
Tanglewood	14 minutes
The Medical Center	12 minutes
Katy	31 minutes
Cypress	29 minutes
Hobby Airport	18 minutes
George Bush Airport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





- 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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date