

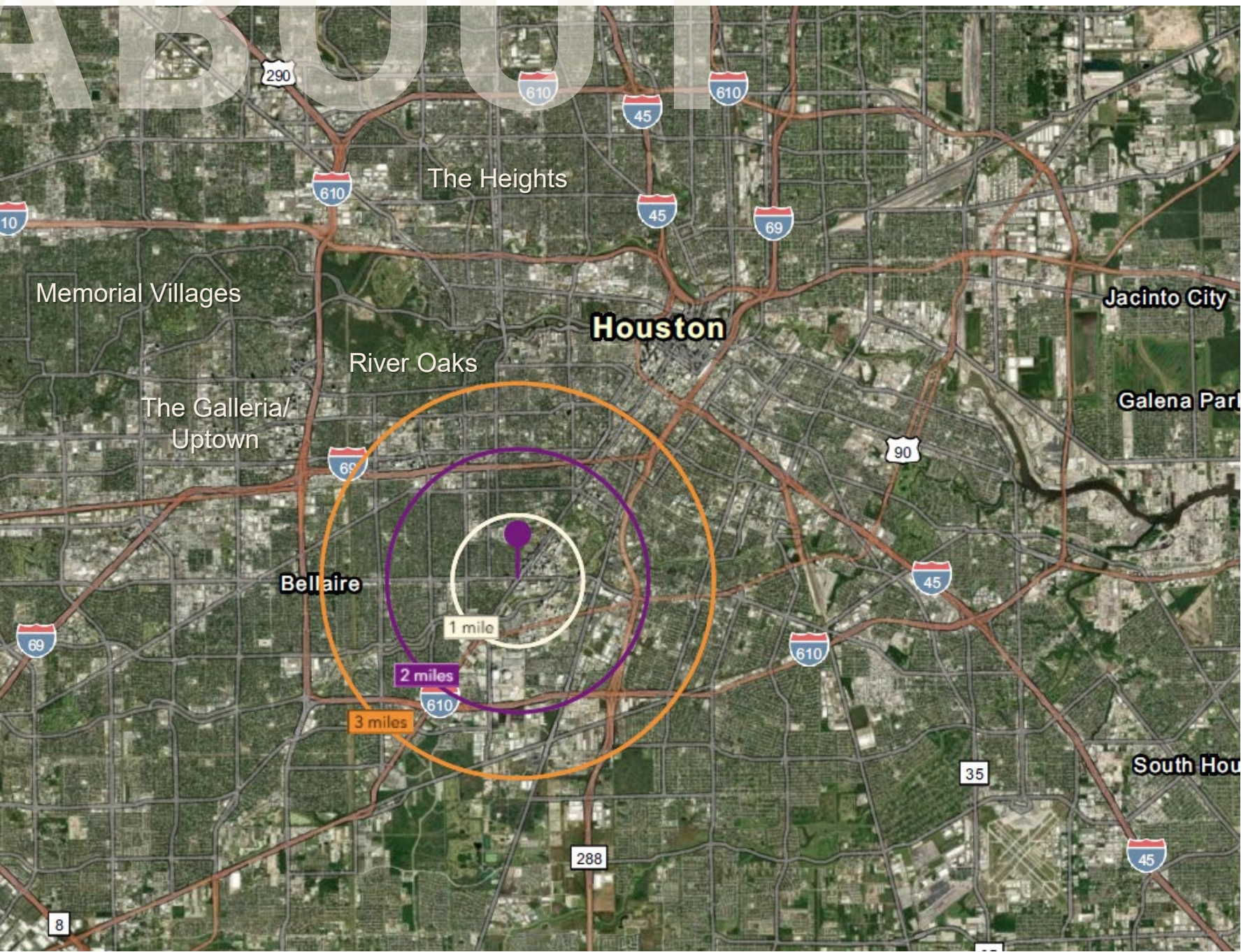
Innovation Plaza

6919 Main St, Houston, TX 77030



MIDWAY

ABOUT



PROJECT SCOPE

Positioned in the world’s largest medical hub, beneath a 19-story, 714-bed student housing tower, this dynamic retail opportunity features 16,000 SF of ground-floor space fronting an 8,000 SF scenic plaza—the perfect setting for cafés, restaurants, and daily conveniences. Strategically located below a 13-story garage with 2,800 parking spaces, including 35 dedicated spots for high-volume catering and delivery, this site is designed for maximum accessibility and service efficiency. With over 1.35 million riders annually at the adjacent TMC Metro station and an underserved market in food and retail, this is a rare opportunity to connect with one of the highest-demand districts in Houston.

DETAILS

- Suite A – 3,387 SF
- Suite B – F: 1,500 SF – 12,000 SF
- Suite G – 2,394 SF
- Suite H – 1,016 SF
- 2,638 Garage Parks

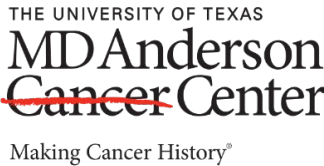
TRAFFIC COUNTS

o Main St.	33,490 VPD-23
o Holcombe Blvd.	33,410 VPD-23

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Est. Population	15,755	83,122	181,769
Average Household Income	\$151,402	\$142,887	\$145,076
Daytime Population	169,913	257,219	398,750
Median Home Value	\$727,475	\$690,404	\$611,288

SURROUNDING NEIGHBORS



Texas Medical Center: **WORLD'S LARGEST**



**10M Patient Encounters
Annually**



**8TH Largest Business
District in the U.S.**



270K + Total Employees



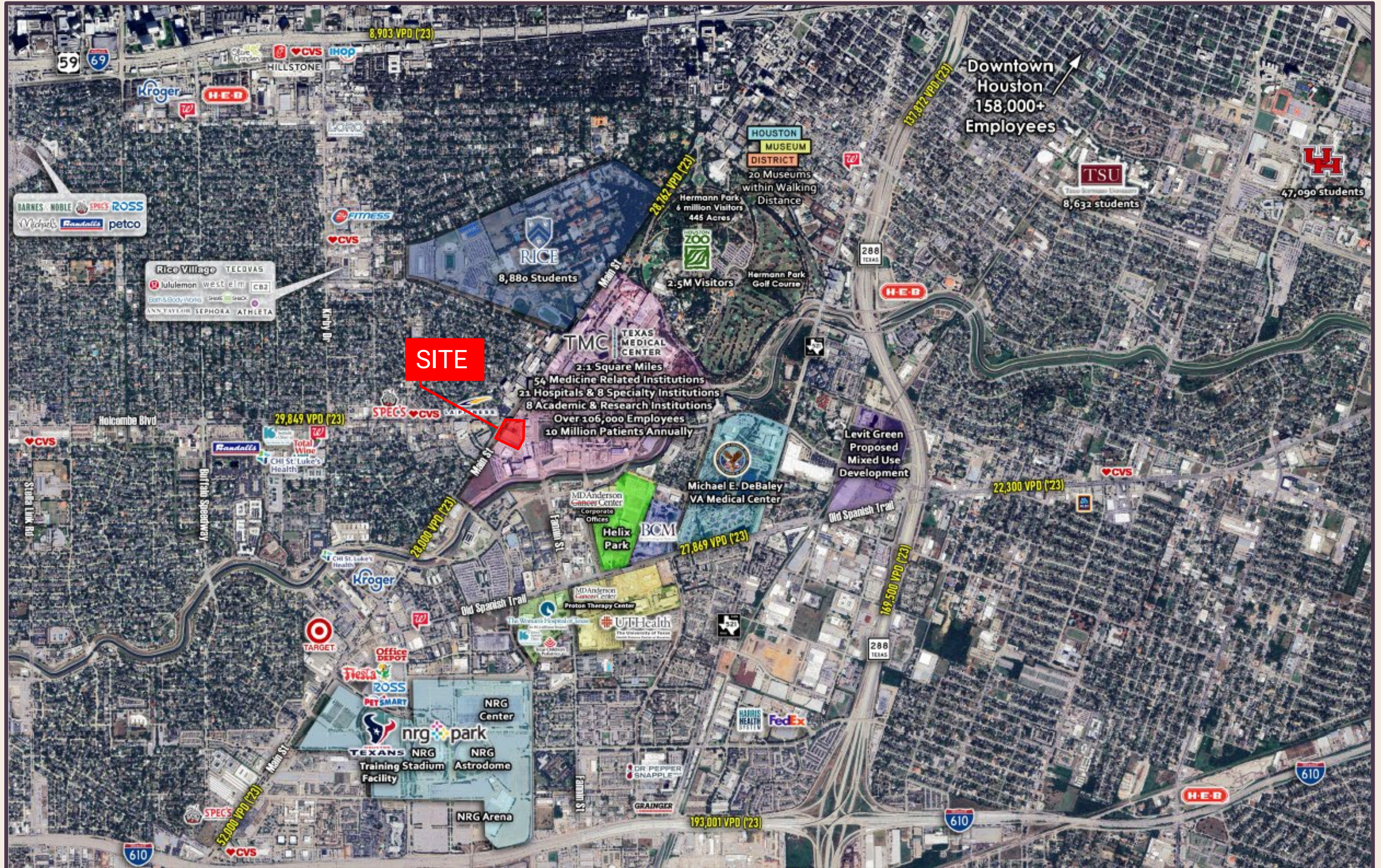
1,096 + Apartment Units



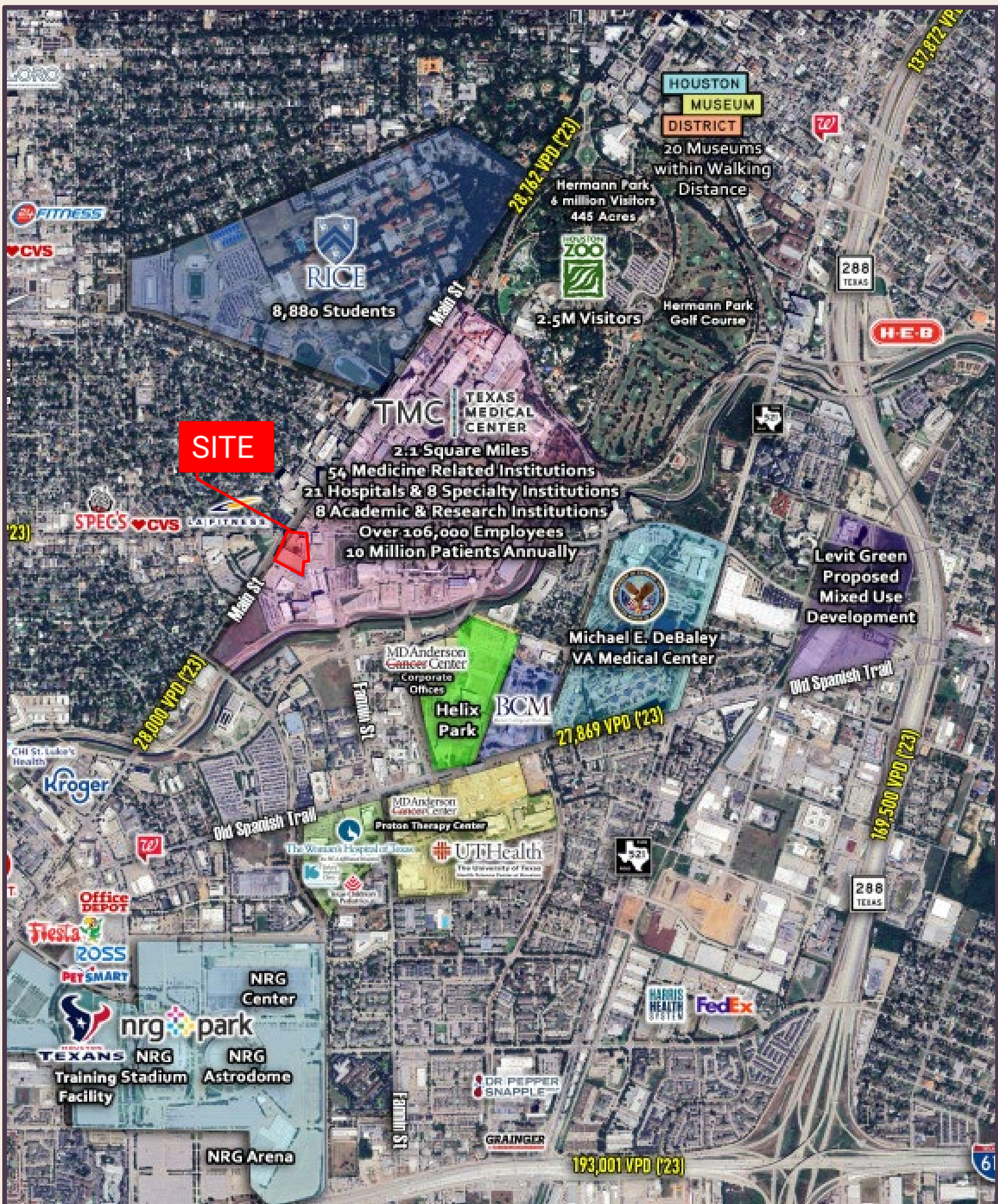
1,200 Hotel Keys

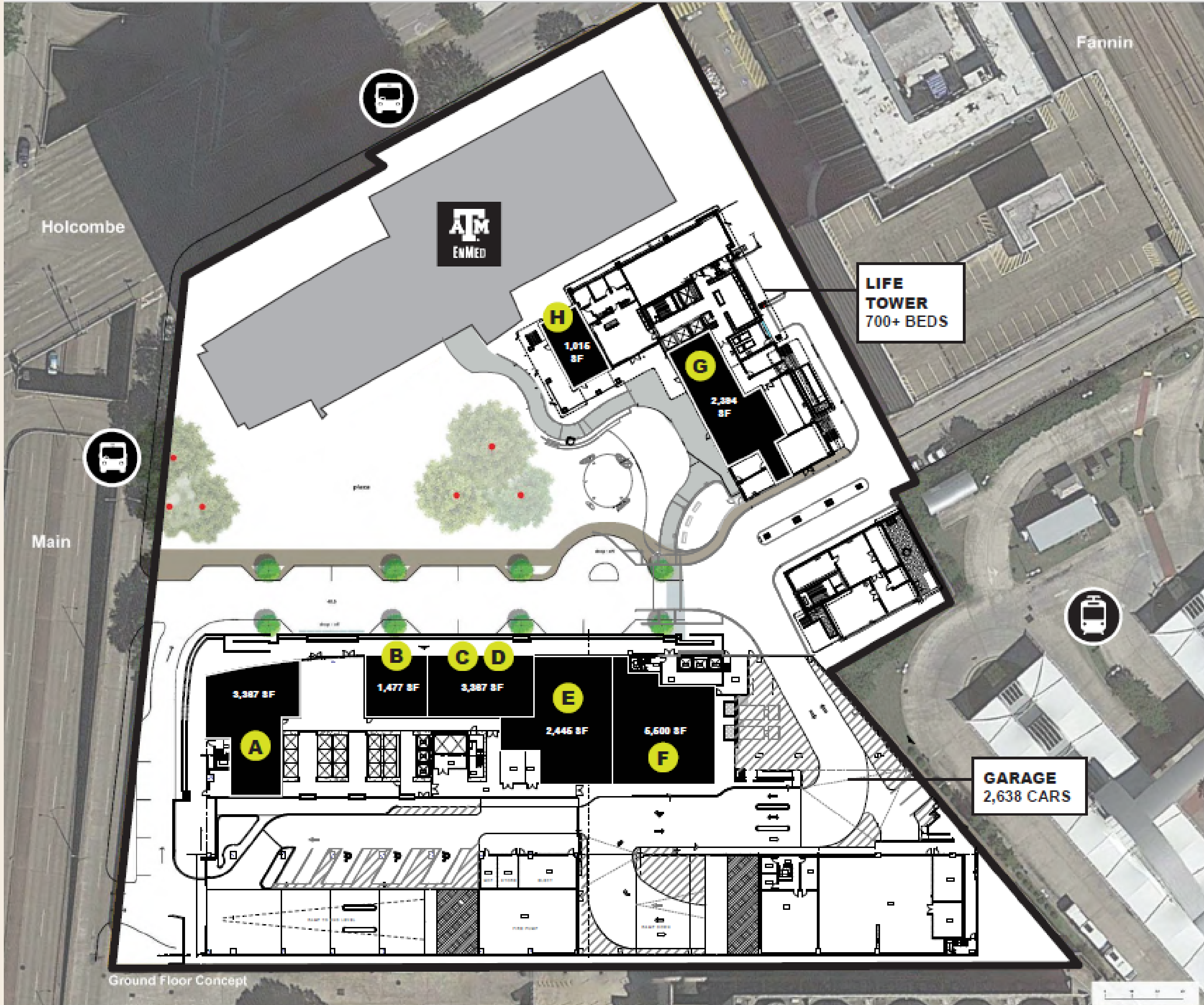


OverviewAerial



Aerial







MIDWAY

We create
remarkable places
that enrich lives.

Houston-based Midway is a privately owned, fully integrated, real estate investment and development firm that has provided the highest level of quality, service and value to our clients and investors for more than 50 years. Our portfolio of projects completed and/or underway consists of approximately 45 million square feet of properties ranging from mixed-used destinations, office, institutional and master-planned residential communities. Midway continues to develop projects of distinction, aesthetic relevance and enduring value for our investors, clients and the people who live, work and thrive in the environments we create.



57+
YEARS

20+
REMARKABLE PLACES



MIDWAY PLACES



JONES
ON MAIN

TOTAL SIZE — 2 AC

860K SF

Office

30K SF

Retail + Entertainment

1,050 CARS

Garage



innovation
PLAZA

TOTAL SIZE — 5 AC

500K SF

Office

18K SF

Retail

483 UNITS

Student Housing

2,700 CARS

Garage





COTTONWOOD

TOTAL SIZE — 25 AC

115K SF

Office

500K SF

Retail + Entertainment

200 KEYS

Hotel

525 UNITS

Multifamily



CENTRAL PARK
POST OAK

TOTAL SIZE — 17 AC

1.2M SF


Office

96K SF

Retail + Entertainment

4,130 CARS

Garage



CITYCENTRE

TOTAL SIZE — 47 AC

1.2M SF

Office

393K SF

Retail + Entertainment

140K SF

Fitness

266 KEYS

Hotel

3,669 CARS

Garage

1,149 UNITS

Multifamily



CITYCENTRE SIX

TOTAL SIZE — 6.4 AC

308K SF

Office

12K SF

Retail + Entertainment

25K SF

Greenspace

1,075 CARS

Garage



AGGIE PARK

TOTAL SIZE — 22 AC

60K SF


Event Center


500 SF

Retail

20 AC

Greenspace





WATERMARK
DISTRICT

TOTAL SIZE — 70 AC

440K SF

Office

20K SF

Retail + Entertainment

140K SF


Fitness

24 AC

Greenspace

2,000 CARS

Garage



CityWest

TOTAL SIZE — 39 AC

1.5M SF

Office

25K SF

Retail + Entertainment

11K SF

Fitness

150 KEYS

Hotel

4,319 CARS

Garage

600 UNITS

Multifamily



greenstreet

TOTAL SIZE — 14 AC

420K SF

Office

240K SF

Retail + Entertainment

100K SF

Fitness

223 KEYS

Hotel

1,450 CARS

Garage



KIRBY GROVE

TOTAL SIZE — 9.5 AC

225K SF

Office

23K SF

Retail + Entertainment

5 AC

Greenspace

270 UNITS

Multifamily



BUFFALO HEIGHTS

TOTAL SIZE — 40 AC

37K SF

Office

2K SF

Retail + Entertainment

91K SF

Grocery

668 UNITS

Multifamily

Ready to *break*
boundaries?

MIDWAY +

Rebel
RETAIL
ADVISORS

For more information and leasing opportunities:

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