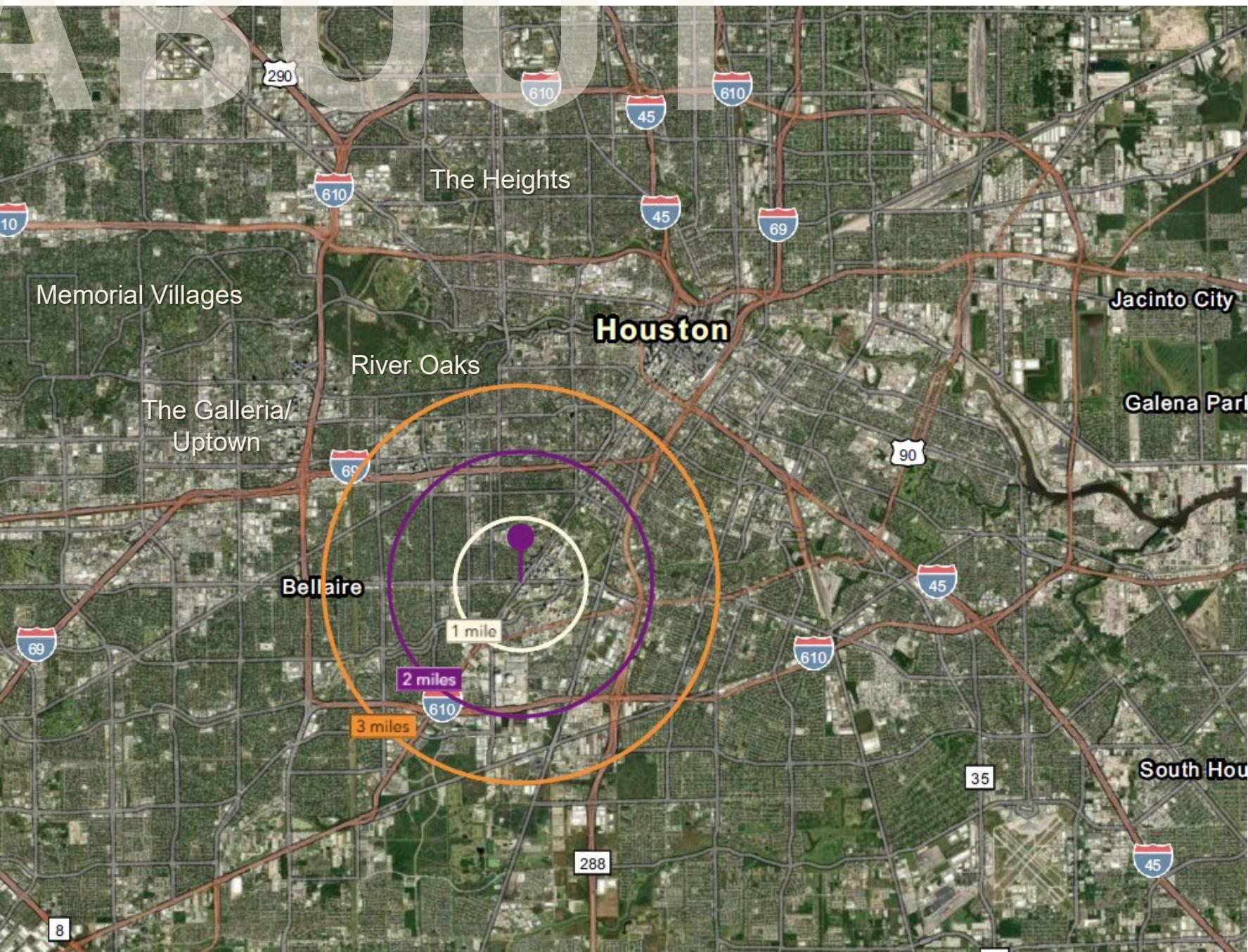


Innovation Plaza

6919 Main St, Houston, TX 77030



ABOUT



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

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

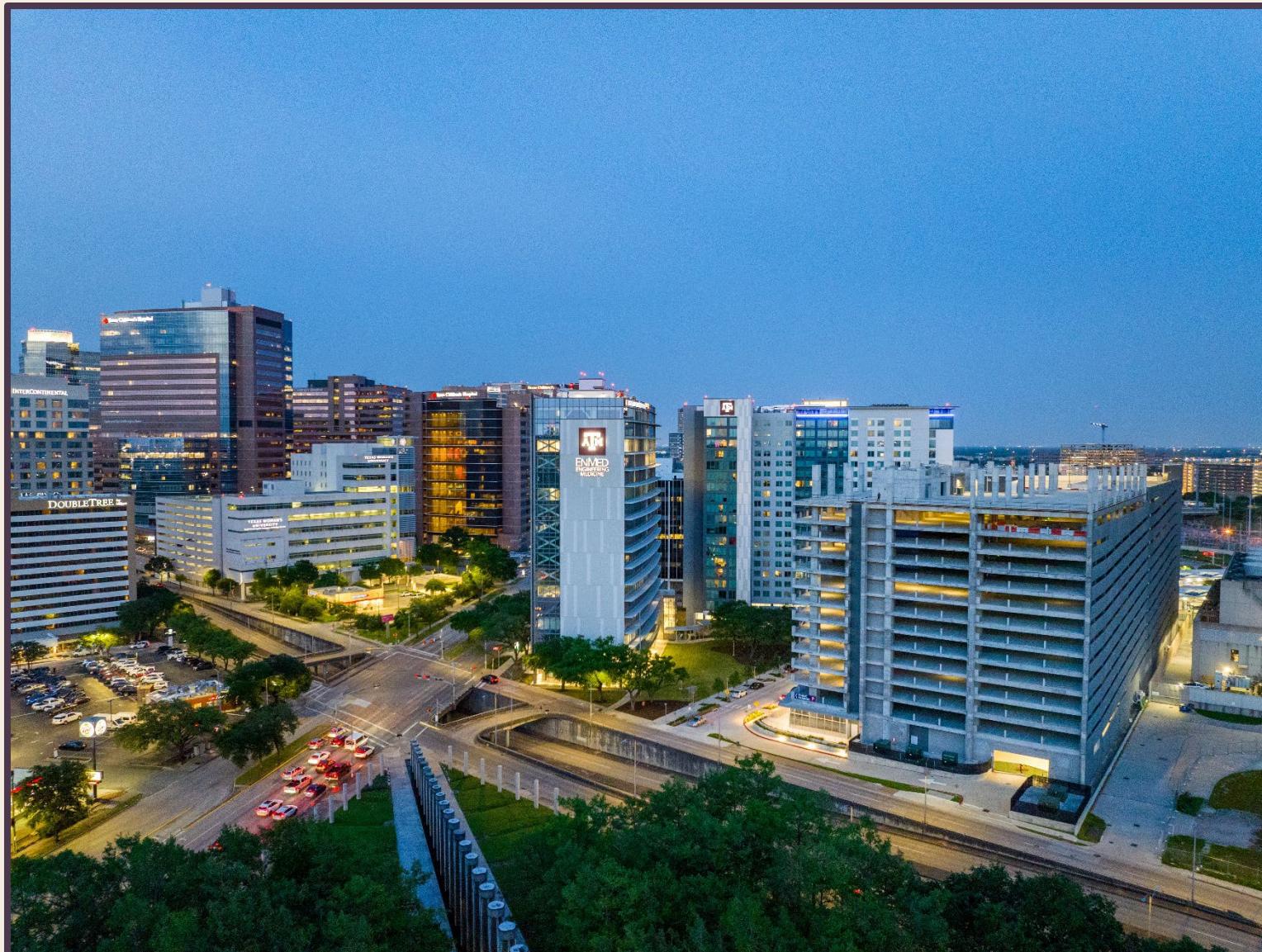
SURROUNDING NEIGHBORS



UTHealth Houston
McGovern Medical School

TMC | HELIX PARK

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



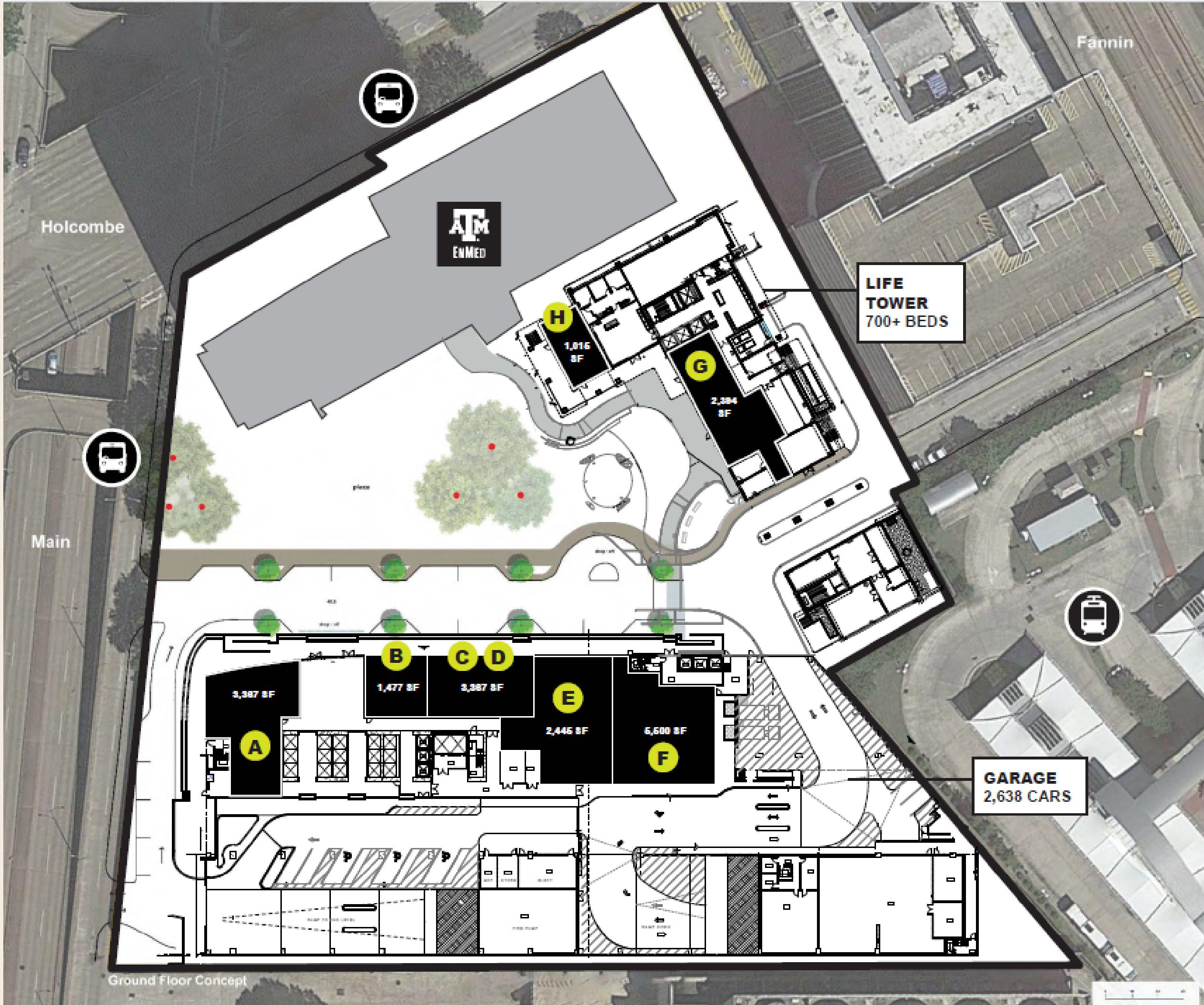
OverviewAerial

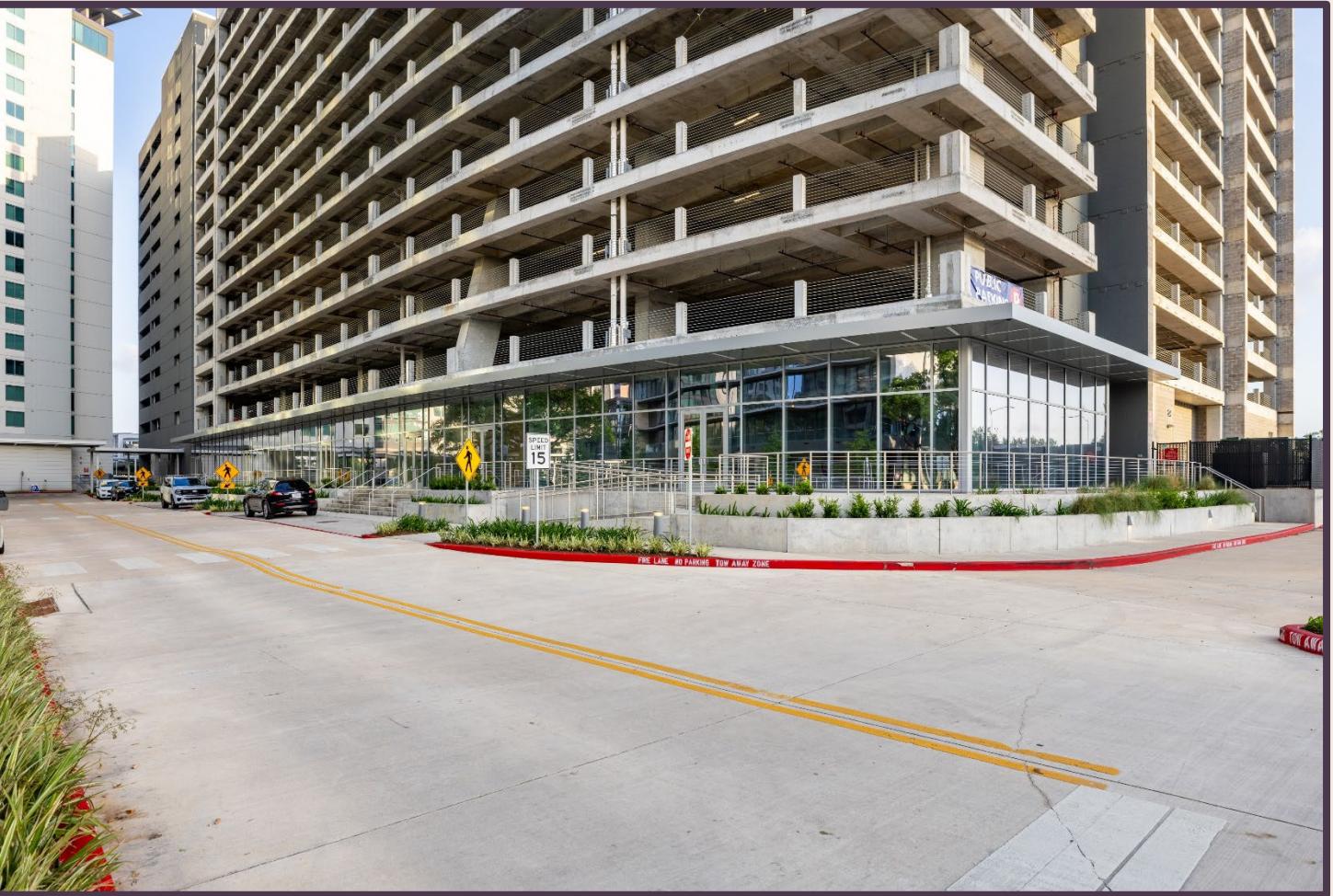


Aerial



Rebel





Rebel

MIDWAY

We create
remarkable places
that enrich lives.

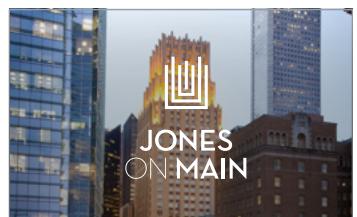
Houston-based Midway is a privately owned, fully integrated, real estate investment and development firm that has provided the highest level of quality, service and value to our clients and investors for more than 50 years. Our portfolio of projects completed and/or underway consists of approximately 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



TOTAL SIZE — 2 AC

860K SF Office
30K SF Retail + Entertainment
1,050 CARS Garage



TOTAL SIZE — 22 AC

60K SF Event Center
500 SF Retail
20 AC Greenspace



TOTAL SIZE — 5 AC

500K SF Office
18K SF Retail
483 UNITS Student Housing
2,700 CARS Garage



TOTAL SIZE — 70 AC

440K SF Office
20K SF Retail + Entertainment
140K SF Fitness
24 AC Greenspace
2,000 CARS Garage



TOTAL SIZE — 17 AC

1.2M SF Office
96K SF Retail + Entertainment
4,130 CARS Garage



TOTAL SIZE — 25 AC



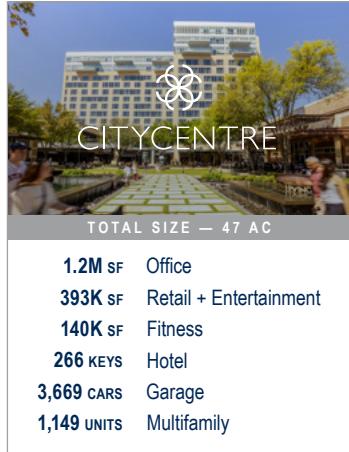
TOTAL SIZE — 25 AC

115K SF Office
500K SF Retail + Entertainment
200 KEYS Hotel
525 UNITS Multifamily



TOTAL SIZE — 32 AC

60K SF Office
200K SF Retail + Entertainment
7K SF Greenspace
303 KEYS Hotel
434 CARS Garage
249 UNITS Multifamily



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



TOTAL SIZE — 150 AC

PHASE 1
300K SF Office
100K SF Retail + Entertainment
3 AC Greenspace
350 CARS Garage
360 UNITS Multifamily



TOTAL SIZE — 9.5 AC

225K SF Office
23K SF Retail + Entertainment
5 AC Greenspace
270 UNITS Multifamily



TOTAL SIZE — 40 AC

37K SF Office
2K SF Retail + Entertainment
91K SF Grocery
668 UNITS Multifamily

Ready to *break*
boundaries?



For more information and leasing opportunities:

CONTACT INFO:

info@rebelretailadvisors.com

713.742.2268