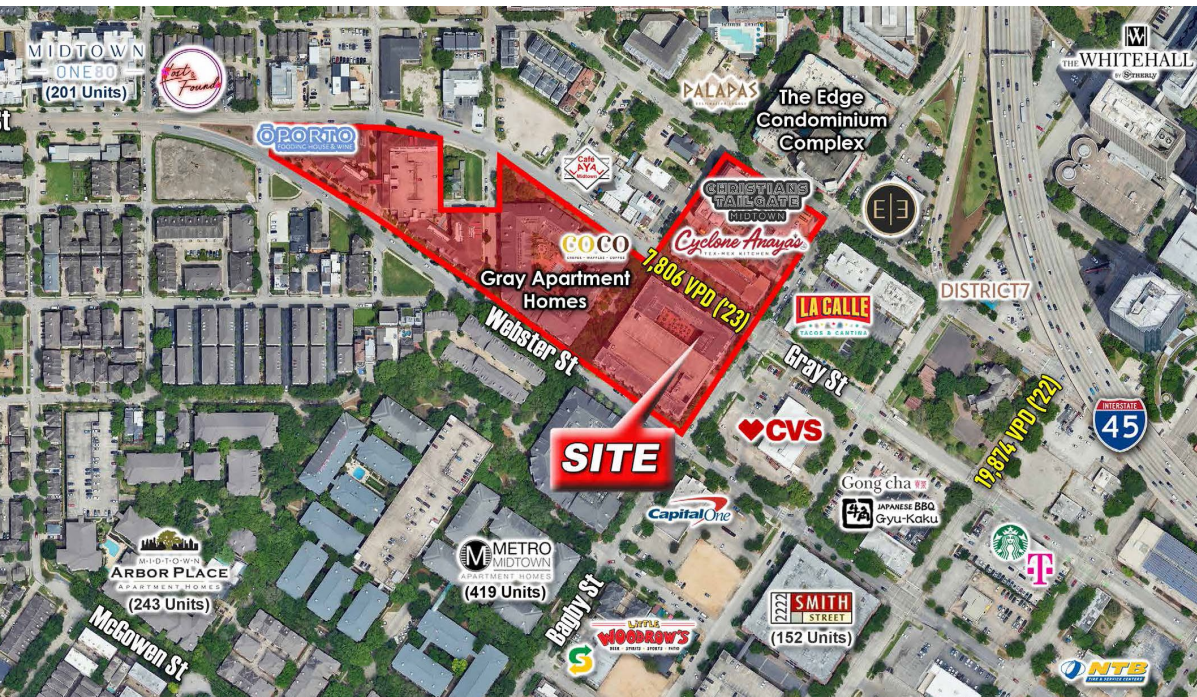


MIDTOWN RETAIL SPACES AVAILABLE

Gray Street & Bagby Street | Houston, TX 77002



AVAILABLE

1,200 SF to 1,600 SF
See site plans for details

PRICING

Call for pricing

PROPERTY INFORMATION

- Second generation retail spaces available in the Midtown submarket of Houston, TX
- First floor spaces with visibility from Gray Street
- Dense inner loop trade area with over 15,000 multi-family units within a 1-mile radius
- Easy access to major thoroughfares and close proximity to major employment hubs
- Leasing to all uses including medical, fitness, professional services

2024 DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 31,552 | 219,227 | 479,508 |
| Daytime Population | 150,011 | 401,616 | 876,499 |
| Total Housing Units | 22,787 | 121,161 | 253,354 |
| Median Home Value | \$462,948 | \$484,133 | \$458,220 |
| Average HH Income | \$146,825 | \$152,800 | \$144,149 |
| Median Age | 33.2 | 34.0 | 34.7 |

**FOR MORE INFORMATION
PLEASE CONTACT**

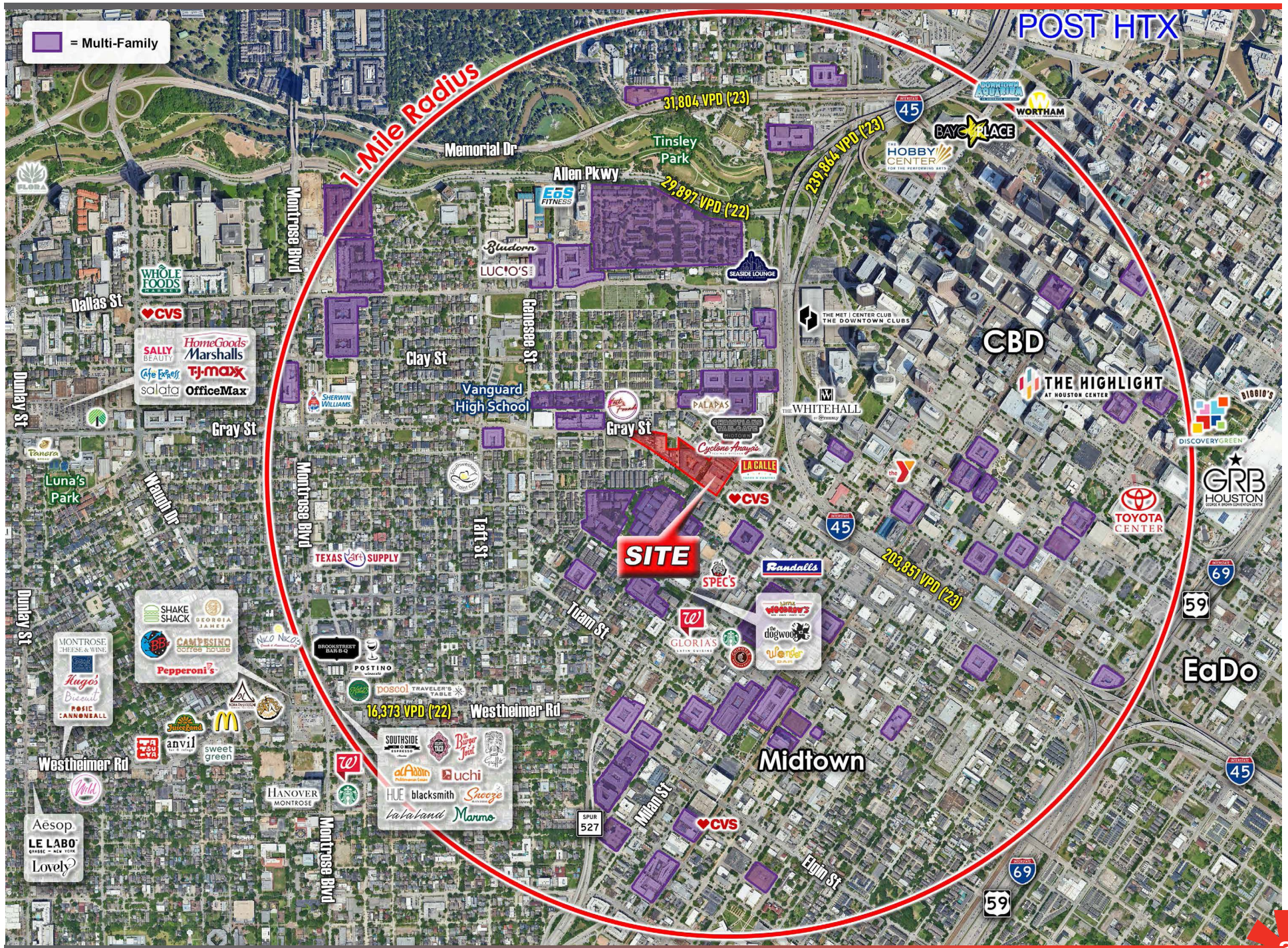
David Wise | Partner
dwise@streetwiseretail.com | 713.773.5508

streetwise
RETAIL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

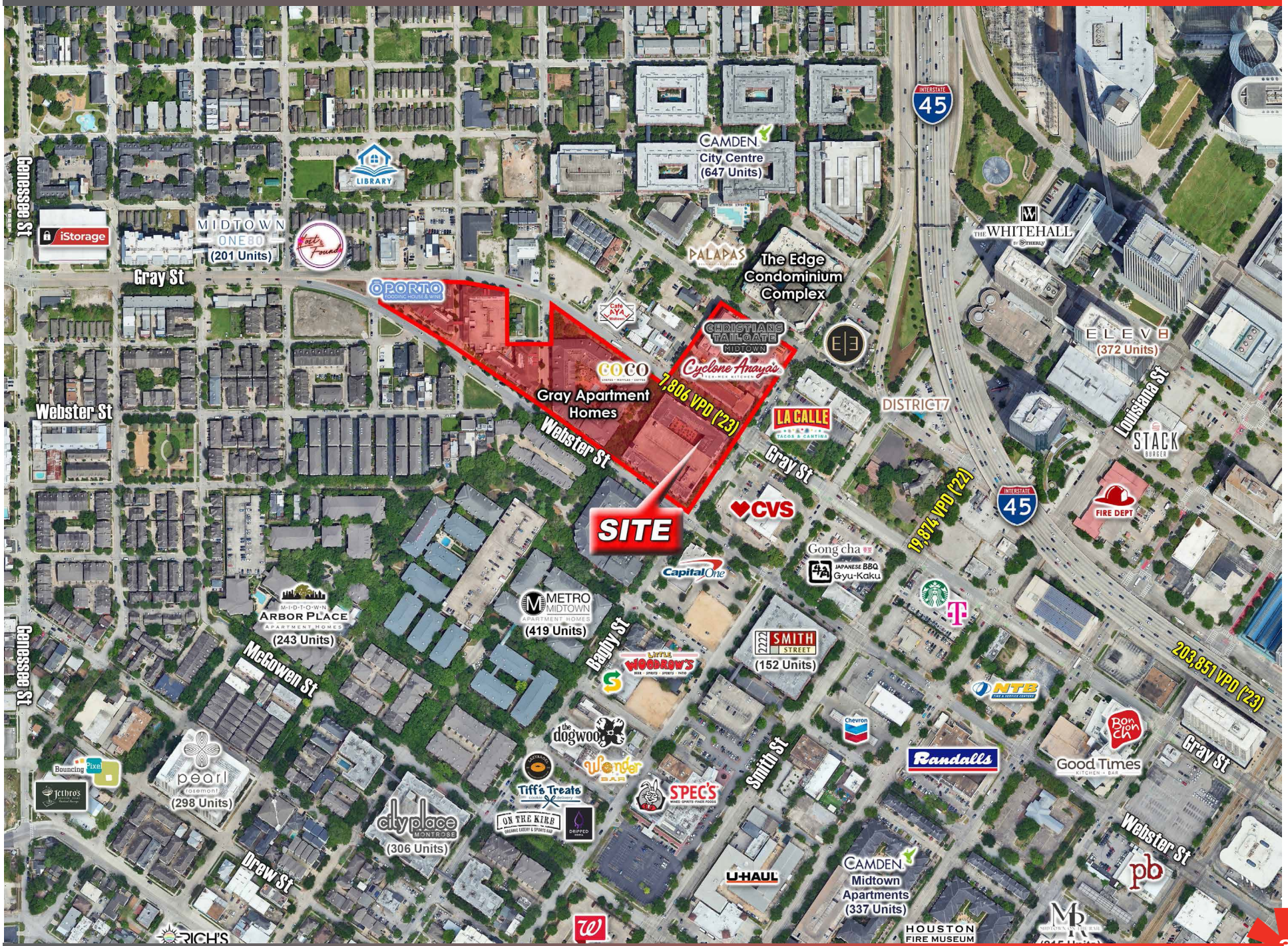
TRADE AREA OVERVIEW

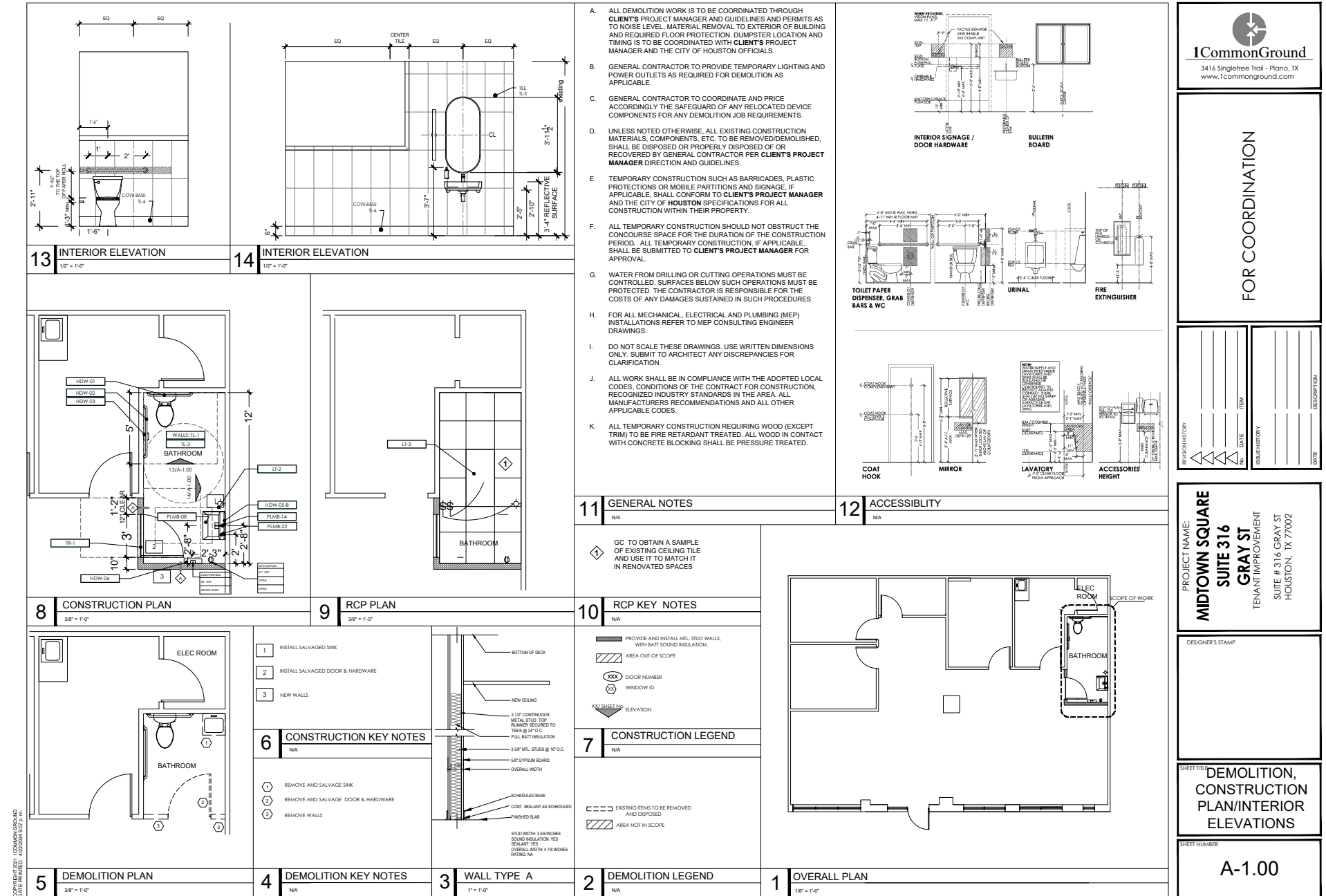
MIDTOWN RETAIL FOR LEASE



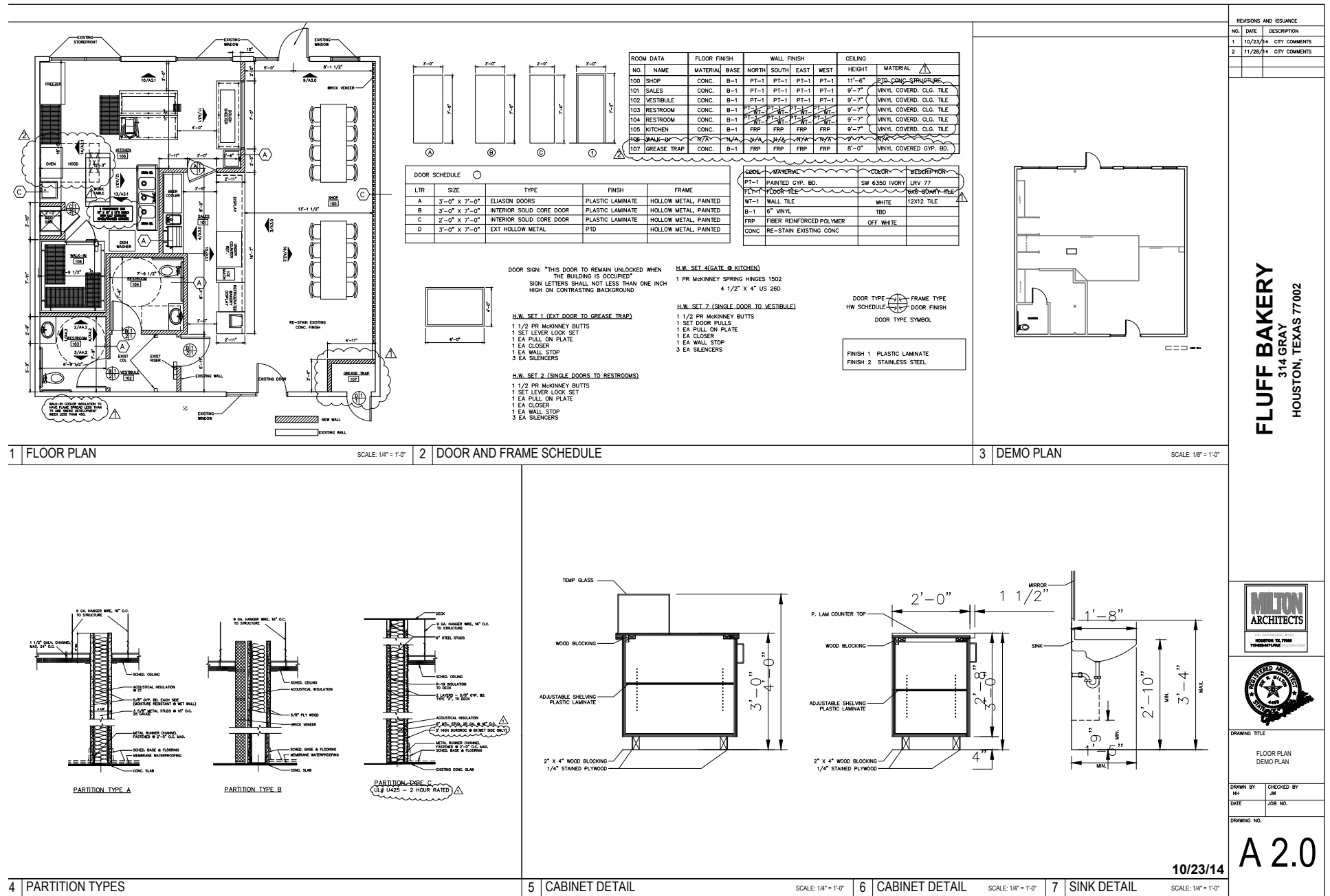
SITE OVERVIEW

MIDTOWN RETAIL FOR LEASE





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DATE REVISED: 4/25/2024 8:07 P.M.



| REVISIONS AND ISSUANCE | | |
|------------------------|----------|---------------|
| NO. | DATE | DESCRIPTION |
| 1 | 10/23/14 | CITY COMMENTS |
| 2 | 11/28/14 | CITY COMMENTS |

FLUFF BAKERY
314 GRAY
HOUSTON, TEXAS 77002



DRAWING TITLE
FLOOR PLAN
DEMO PLAN

DRAWN BY: NH
CHECKED BY: JAM
DATE: 10/23/14
JOB NO.:
DRAWING NO.:

A 2.0

- A. ALL DEMOLITION WORK IS TO BE COORDINATED THROUGH CLIENT'S PROJECT MANAGER AND GUIDELINES AND PERMITS AS TO NOISE LEVEL. MATERIAL REMOVAL TO EXTERIOR OF BUILDING AND REQUIRED FLOOR PROTECTION. DUMPSTER LOCATION AND TIMING IS TO BE COORDINATED WITH CLIENT'S PROJECT MANAGER AND THE CITY OF HOUSTON OFFICIALS.
- B. GENERAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND POWER OUTLETS AS REQUIRED FOR DEMOLITION AS APPLICABLE.
- C. GENERAL CONTRACTOR TO COORDINATE AND PRICE ACCORDINGLY THE SAFEGUARD OF ANY RELOCATED DEVICE COMPONENTS FOR ANY DEMOLITION JOB REQUIREMENTS.
- D. UNLESS NOTED OTHERWISE, ALL EXISTING CONSTRUCTION MATERIALS, COMPONENTS, ETC. TO BE REMOVED/DEMOLISHED, SHALL BE DISPOSED OR PROPERLY DISPOSED OF OR RECOVERED BY GENERAL CONTRACTOR PER CLIENT'S PROJECT MANAGER DIRECTION AND GUIDELINES.
- E. TEMPORARY CONSTRUCTION SUCH AS BARRICADES, PLASTIC PROTECTIONS OR MOBILE PARTITIONS AND SIGNAGE, IF APPLICABLE, SHALL CONFORM TO CLIENT'S PROJECT MANAGER AND THE CITY OF FORTWORTH SPECIFICATIONS FOR ALL CONSTRUCTION WITHIN THEIR PROPERTY.
- F. ALL TEMPORARY CONSTRUCTION SHOULD NOT OBSTRUCT THE CONCOURSE SPACE FOR THE DURATION OF THE CONSTRUCTION PERIOD. ALL TEMPORARY CONSTRUCTION, IF APPLICABLE, SHALL BE SUBMITTED TO CLIENT'S PROJECT MANAGER FOR APPROVAL.
- G. WATER FROM DRILLING OR CUTTING OPERATIONS MUST BE CONTROLLED. SURFACES BELOW SUCH OPERATIONS MUST BE PROTECTED. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS OF ANY DAMAGES SUSTAINED IN SUCH PROCEDURES.
- H. FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING (MEP) INSTALLATIONS REFER TO MEP CONSULTING ENGINEER DRAWINGS.
- I. DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION.
- J. ALL WORK SHALL BE IN COMPLIANCE WITH THE ADOPTED LOCAL CODES, CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS IN THE AREA. ALL MANUFACTURERS RECOMMENDATIONS AND ALL OTHER APPLICABLE CODES.
- K. ALL TEMPORARY CONSTRUCTION REQUIRING WOOD (EXCEPT TRIM) TO BE FIRE RETARDANT TREATED. ALL WOOD IN CONTACT WITH CONCRETE BLOCKING SHALL BE PRESSURE TREATED.

--- EXISTING ITEMS TO BE REMOVED AND DISPOSED
/// AREA NOT IN SCOPE

- 1 REMOVE METAL STAIR AND ALL ASSOCIATED COMPONENTS
2 REMOVE METAL RAILING LIGHTING AND ALL ASSOCIATED COMPONENTS
3 REMOVE SUPPLY DUCT AND RELOCATE VENT TO NEW WALL
4 REMOVE TELEPHONE DATA OUTLETS AND ASSOCIATED WIRES
5 DEMOLISH SHORT WALL FUR OUT
6 REMOVE FAIR COLUMN
7 REMOVE WALL VENEER
8 REMOVE WASHER AND DRYER CONNECTIONS AND ASSOCIATED PIPES, PATCH WALL
9 REMOVE WINDOW CLOSE WALL AND PATCH
10 REMOVE FUR DOWN
11 SAW CUT PROTRUDING FLOOR ANCHORS
12 REMOVE WATER AND DRAIN CONNECTIONS BACK TO THEIR ORIGIN. CONCRETE DEMO WILL BE REQUIRED
13 REMOVE WATER HEATER
14 REMOVE WALL SCOTCH AND PATCH WALL
15 REMOVE LIGHT FIXTURE AND SALVAGE ELECTRICAL CONNECTION TO BE RE-USED WITH NEW FIXTURES
16 REMOVE CABINETS
17 REMOVE WATER VALVES AND ASSOCIATED PIPES
18 REMOVE TILES
19 REMOVE BASEBOARD
20 REMOVE AND RELOCATE EMERGENCY LIGHT
21 REMOVE SECURITY CAMERAS AND ASSOCIATED WIRES
22 REMOVE AND CAP ELECTRIC CONDUIT
23 NOT USED
24 REMOVE UNOPERATING LIGHTS SWITCH COVERS AND ASSOCIATED WIRES
25 REMOVE PHONE/DATA CONNECTION AND ASSOCIATED WIRES
26 REMOVE WING WALL AND UNOPERATING SWITCHES, SWITCH COVERS AND ASSOCIATED WIRES
27 CANCEL SPRINKLER HEADS AND ASSOCIATED PIPES
28 REMOVE ELECTRICAL CONDUIT AND PREPARE TO INSTALL INSIDE THE NEW PLENUM
29 REMOVE SHELVES
30 REMOVE JUNCTION BOXES AND ALL ELECTRICAL CONDUIT THAT GOES TO THE MEZZANINE
31 REMOVE UNOPERATING CABLE TO ITS SOURCE
32 REMOVE AND CAP ELECTRICAL POWER OUTLET
33 REMOVE UNUSED CONDUIT
34 RELOCATE FIRE ALARM
35 REMOVE TV BRACKET, POWER OUTLET AND REMOTE CONTROL HOLDER
36 REMOVE ALUMINUM SERVING SYSTEM HARDWARE
37 REMOVE AN SALVAGE SINK
38 RELOCATE DOOR
39 REMOVE AND SALVAGE TOILET

1CommonGround
3416 Singletree Trail - Plano, TX
www.1commonground.com

FOR COORDINATION

3 DEMOLITION NOTES

N/A

4 LEGEND DEMOLITION PLAN

N/A

5 DEMOLITION KEY NOTES

N/A

| REVISION HISTORY | DATE | ISSUE | DESCRIPTION |
|------------------|------|-------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT NAME:
MIDTOWN SQUARE
SUITE 2000
BAGBY ST
TENANT IMPROVEMENT
SUITE # 2000
BAGBY ST
HOUSTON, TX 7

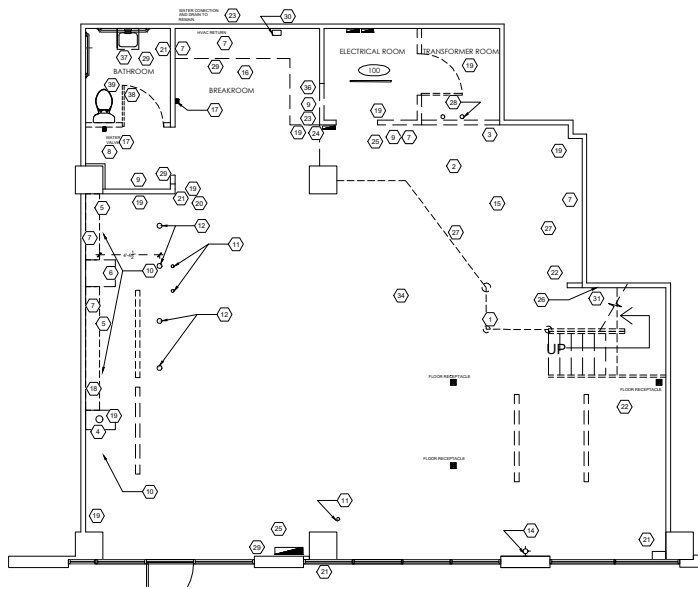
DESIGNER'S STAMP

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
A-1.00

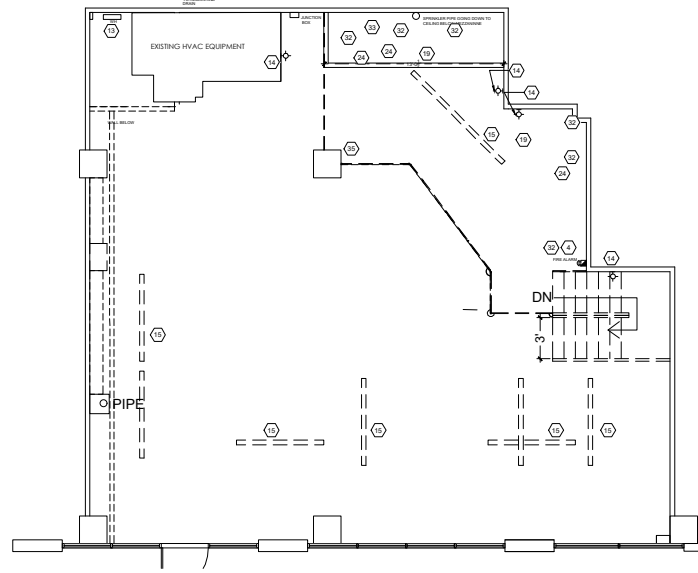
1 DEMOLITION PLAN

1/4"=1'-0"



2 DEMOLITION PLAN MEZZANINE

1/4"=1'-0"



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

| | | | |
|---------------------------|-------------|-----------------------------|--------------|
| JP Retail Advisors LLC | 9003881 | info@streetwiseretail.com | 713.595.9500 |
| BROKER FIRM NAME | LICENSE NO. | EMAIL | PHONE |
| V. Edward James | 374627 | ejames@streetwiseretail.com | 713.595.9500 |
| DESIGNATED BROKER OF FIRM | LICENSE NO. | EMAIL | PHONE |

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.