



THE  
**DEAL**  
COMPANY

DEVELOPMENT & INVESTMENTS



*Moncrief Lenoir*  
*2103 Lyons Avenue*  
*77020*

HOUSTON, TX

# *TABLE of CONTENTS:*

4 .....	OVERVIEW
5-8 .....	HISTORY & PRESERVATION
9 .....	MEOW? WOLF?
10 .....	PROPERTY OVERVIEW & OFFERINGS
11 .....	A GREAT NEIGHBOR
12 .....	MAP & FREEWAY ACCESS
13 .....	NEIGHBORHOOD AERIAL
14-15 .....	CONCEPTUAL SITE PLANS
16-30 .....	CONCEPTUAL RENDERINGS
31-37 ....	ABOUT SAWYER YARDS & DEALCO TIMELINE
38-44 .....	BUILDING PHOTOS

THE DEAL COMPANY  
PRESENTS

**MEOWWOLF**

AT *MONCRIEF LENOIR*

THE DEAL COMPANY PRESENTS

# MEOW WOLF at MONCRIEF LENOIR

Meow Wolf's fifth permanent installation at Moncrief Lenoir is slated to open in 2024 and is expected to draw over **750,000 visitors annually.**

## OPPORTUNITY OVERVIEW

Dealco, developer of Sawyer Yards, one of the largest creative communities in the nation, announces 120,000 square feet of mixed-use space for lease. This historic property will be anchored by the latest Meow Wolf Portal, slated to open in 2024. Co-tenants have a once in a lifetime opportunity to lease a stunning piece of Houston history that will dominate tourism for decades to come.

At Moncrief Lenoir, Dealco seeks to further curate complementary uses, with interest in the following concepts:

- Food and Beverage Purveyors
- Bar & Grill
- Established Large Event Venue Operator
- Avant Garde Retailers
- Thinkers, makers, and doers seeking inspiring Loft Office Space
- Kiosk Opportunities



## ABOUT THE DEAL COMPANY

The Deal Company (Dealco) offers inspiring retail, office, residential, and creative workspace in nationally recognized adaptive re-use developments in Houston's urban core. Led by founder Jon Deal, Dealco has a demonstrated passion for restoring, renovating and repurposing former industrial and retail structures to create exciting new environments for Houston's leading creative entrepreneurs, businesses, and working artists.

Several of The Deal Company's past projects have been recognized with major awards, including:

- 2021 ULI Americas Awards for Excellence - Sawyer Yards
- 2019 Good Brick Award - The Silos at Sawyer Yards
- 2018 ULI Development of Distinction Award - Sawyer Yards
- 2008 Good Brick Award - 3000 Caroline Street (Midtown)
- 2001 Good Brick Award - Almeda Court Apartments Restoration / Prospect Apartments (Museum District)

## CONTACT

Ori Batagower  
ori@dealco.net  
Cell: 713.822.2657  
Office: 713.993.9823

# *HISTORIC PRESERVATION*

It is vital to share our understanding of the past with future generations.

We want to keep the story of these buildings alive, preserve these historic structures, and in turn help to build a healthy community.

# ABOUT MONCRIEF LENOIR

*“If the Alamo was in Houston, it would have been torn down...”*

The Moncrief Lenoir development is a collection of vintage brick and wood beam industrial warehouse buildings built circa 1917 through 1968. In its heyday in the mid 1920’s Moncrief-Lenoir was a leader in state of the art manufacturing of sheet metal goods of all kinds, from galvanized cans and tin shingles, to various construction materials.

*Today, 100 years later, The Deal Company has successfully saved another true gem from the wrecking ball.*

THE **DEAL** COMPANY  
DEVELOPMENT & INVESTMENTS



## 1915 MARCH

Houston Post (published as THE HOUSTON POST.) - March 27, 1915 - page 16  
March 27, 1915 | Houston Post (published as THE HOUSTON POST.) | Houston, Texas | Page 16

**Building Permits.**  
W. A. Blackshear, 2420 Hardy, addition, \$150.  
H. Hamke, 906 Prairie, remodel, \$500.  
Will Pollani, Gillespie street, four-room house, \$750.  
Houston Security corporation, Patterson street, two three-room houses, \$350 each.  
Mrs. Johanna Livingston, Elysian street, five-room house, \$200.  
Moncrief Lenoir, Conti and Semmes, warehouse, \$2000.

## 1915 JUNE

Houston Chronicle (published as THE HOUSTON CHRONICLE) - June 26, 1915 - page 5  
26, 1915 | Houston Chronicle (published as THE HOUSTON CHRONICLE) | Houston, Texas | Page 5

# Moncrief- Lenoir Mfg. Co.

**Manufacturers of**  
**METAL SHINGLES**—Both Galvanized and Painted. Sheet Metal Building Material

Such as  
**Ridge Roll, Eave Trough, Conductor Pipe, Valleys, Flashings, Etc.**

**Also Manufacturers of**  
**Tin Cans, Plain and Lithographed for Coffee, Lard Compound, Etc. Wood Jacket Cans for Oils, Etc. Tin Cans, Plain, for Syrup, Honey, Etc.**

Sheet Metal Specialties of All Kinds.

**Semmes and Conti  
Houston, Texas**

## 1926 JUNE

### Moncrief-Lenoir Co. Spends \$100,000 on Improvement Plan

AMONG its many other distinctions, such as being the greatest inland cotton port in the world, the world's largest cotton compressing center, and other superlative attributes, Houston enjoys the unique position of being the location of the only independent tin can manufacturing plant south of Kansas City and west of New Orleans.

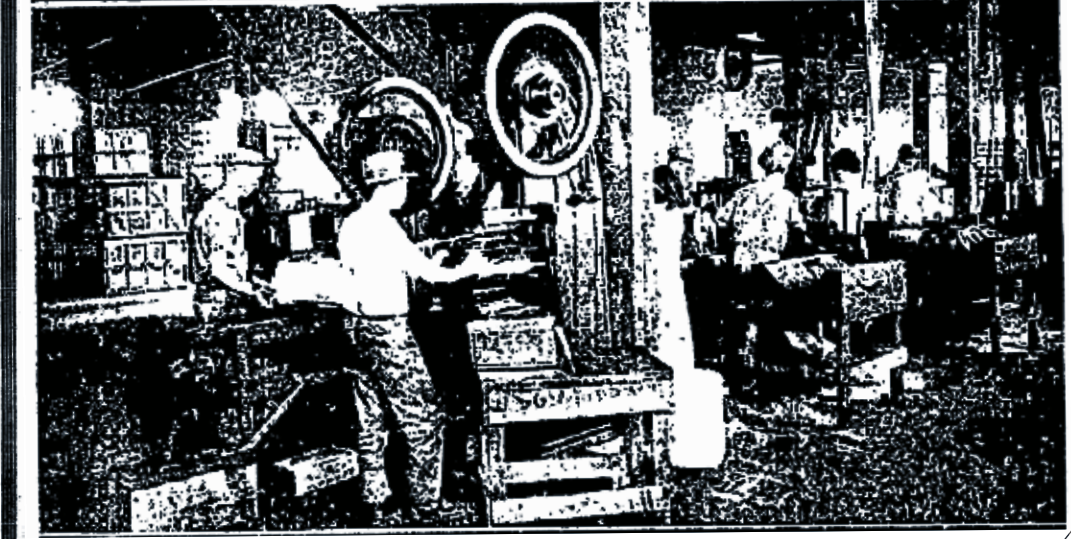
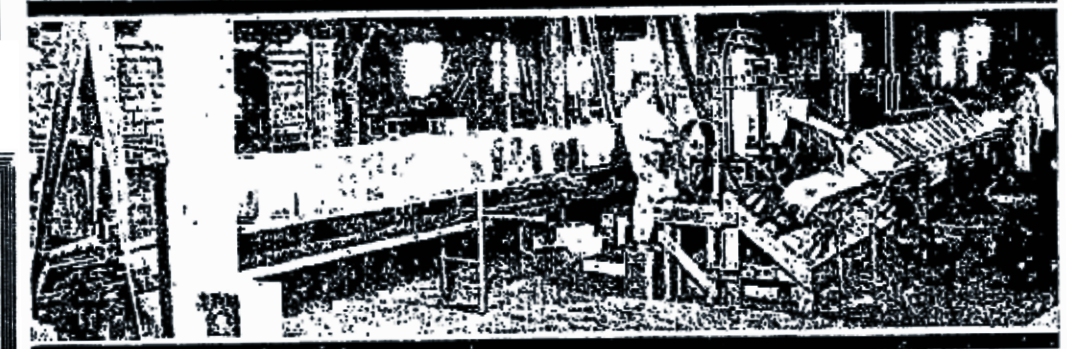
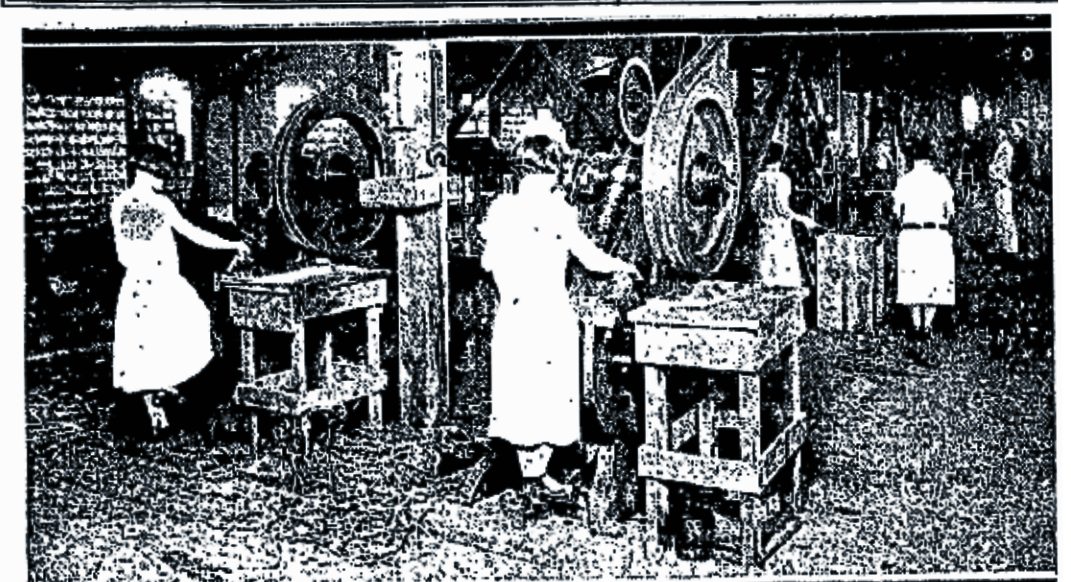
The Moncrief-Lenoir Manufacturing Company, Inc., a million dollar enterprise, is not only the sole independent corporation of its kind in a great expanse of territory, but it is among the largest independent can factories in the United States.

Recently this reporter was shown through the Moncrief-Lenoir plant, located at Semmes and Conti streets. And while monsters of machines boomed like far-off artillery but turned out the tin cans more perfect than could be done by human hand, Mr. Lenoir and Mr. Westwood, who is manager of the tin can department, related something of the history of the company.

"We have a great deal about Houston looking in industries," said Mr. Westwood. "Industrially industries are needed in Houston in many lines. But not in the tin can or allied manufacturing."

"Recently someone suggested that Houston ought to do after a tin factory. I was flabbergasted. That ter-

**SCENES AT MONCRIEF-LENOIR CAN FACTORY**  
Top—Women cutting tin to regulation patterns for all kinds of tin cans. Center—Can finishing, showing conveyor filled with five-gallon cans. Bottom—Making five-gallon cans.



## 1915 JULY

Houston Chronicle (published as THE HOUSTON CHRONICLE) - July 27, 1915 - page 11  
July 27, 1915 | Houston Chronicle (published as THE HOUSTON CHRONICLE) | Houston, Texas | Page 11

**Corporations Chartered.**  
*Special to The Chronicle.*  
Austin, Texas, July 27.—Chartered today: Thompson Motor Car Company, Austin, capital stock \$15,000. Incorporators, G. A. C. Hall, E. J. H. Lanham, R. M. Thompson.  
Orphan Home Society, Dallas, no capital stock. Incorporators, J. D. Odom, Joe T. Burgher, George W. Works.  
La Marque Benevolent Association, La Marque, Galveston County, no capital stock. Incorporators, Ambrose Kelso, Van B. Taylor, James Robinson, Frank Bell, J. Company.  
Hicks Gin and Cotton Yard Company, Hicks, Lee County, capital stock \$1000. Incorporators, B. N. Hutcherson, W. W. Kyle, O. A. Kyle.  
Wolfe City State Warehouse, Wolfe City, capital stock \$2500. Incorporators, J. M. Park, Ula Bush, R. F. Akridge and others.  
Efficiency Oil Products Company of Texas, Houston, capital stock \$1000. Incorporators, H. G. Hertel, W. F. Koch, J. M. Resborough.  
Moncrief, Lenoir Manufacturing Company, Houston, capital stock \$125,000. Incorporators, J. A. Moncrief, W. F. Lenoir, W. H. Taylor.

## 1927 APRIL

"ONE OF HOUSTON'S LEADERS"

**MONCRIEF-LENOIR MFG. CO.**

DISTRIBUTORS OF

# ARMCO

INGOT IRON

**MANUFACTURERS OF**

Sheet Metal Goods	Lithographed Coffee Cans
Galvanized Cans	Lithographed Lubricating
Conductor Pipe	Oil and Grease Cans
Eave Troughs	Honey Cans
Stovepipes and Elbows	Wood Jacket Cans
Tin Shingles	Syrup Cans
Lithographed Lard Pails	Oyster Cans

See Us for Prices or Write

VISIT OUR DISPLAY AT THE HOUSTON-MADE PRODUCTS EXHIBITION AT THE CITY AUDITORIUM

**Moncrief-Lenoir Mfg. Company**

Telephone Preston 2946, 2947, 2948  
Semmes and Conti Streets Houston, Texas

## 1916 AUGUST

Houston Post (published as THE HOUSTON POST.) - August 21, 1916 - page 14  
August 21, 1916 | Houston Post (published as THE HOUSTON POST.) | Houston, Texas | Page 14

**MONEY STOLEN FROM NORTH SIDE PLANT**  
Cash Drawer of Moncrief-Lenoir Company Was Pried Open.  
Robbers Gained Entrance to Place Sometime Saturday Night and Secured Between \$160 and \$176.

## 1916 DECEMBER

Houston Post (published as THE HOUSTON POST.) - December 24, 1916 - page 9  
December 24, 1916 | Houston Post (published as THE HOUSTON POST.) | Houston, Texas | Page 9

◆◆◆

**New Warehouse Proposed.**

An application was made Saturday by the Moncrief-Lenoir Manufacturing company at the engineering department for a permit for a brick warehouse to be erected at Conti and Semmes streets, to cost \$10,000.

◆◆◆

## 1935 AUGUST

Houston Post (published as THE HOUSTON POST) - August 9, 1935 - page 1  
August 9, 1935 | Houston Post (published as THE HOUSTON POST) | Houston, Texas | Page 1

### Death Claims J. A. Moncrief At Hospital

Head of Manufacturing Firm Was Leader in Civic Circles.

John Arthur Moncrief, 62, of 1307 Hyde Park boulevard, president of the Moncrief-Lenoir Manufacturing company and a resident of Houston for 14 years, died at 5:45 p. m. Thursday at a local hospital.

Mr. Moncrief was a member of the South Main Baptist church, River Oaks Country club and the Purchasing Agents association.

Mr. Moncrief and W. F. Lenoir moved from Savannah, Ga., to Knoxville, Tenn., in 1909 and formed a company then known as the Knoxville Tinware Manufacturing company. In 1914 the company moved to Houston, bringing nine families to this city.

The partners then entered the tinware business here under the name of the Moncrief-Lenoir Manufacturing company. The business grew rapidly with branch houses established throughout the state.

He is survived by his wife; two daughters, Mrs. H. E. Perry and Mrs. J. A. Sanders, two sons, R. Dozier Moncrief and Stephen Moncrief; nine grandchildren, four sisters, Mrs. Nora Hand, of Dallas; Mrs. Laura Irby of Atlanta, Ga.; Mrs. O. F. Travis and Mrs. C. A. Hart of Dallas, and three brothers, R. L. Moncrief of Newnan, Ga.; Colonel William H. Moncrief of Washington, D. C., and Ed Moncrief of Cleveland, Ohio.

Funeral services will be held at 5 p. m. Saturday at the South Main Baptist church with Rev. M. M. Wolf officiating.

Burial will be in Forest Park cemetery under the direction of the Settergast-Kopf company.

## 1944 JULY

Houston Post (published as THE HOUSTON POST) - July 7, 1944 - page 2  
July 7, 1944 | Houston Post (published as THE HOUSTON POST) | Houston, Texas | Page 2

### W. F. Lenoir Sr. Dies; Rites Today

W. Frank Lenoir Sr., president of the Moncrief-Lenoir Manufacturing company, died in a Houston hospital Thursday morning. He was 69 and lived at 1111 Lovett boulevard.

Mr. Lenoir and the late J. A. Moncrief began the manufacture of metal and wire products in Knoxville, Tenn., in 1909. In 1914 they moved the business to Houston.

Mr. Lenoir is survived by one daughter, Miss Louise Lenoir of Houston; one son, Lieut. W. F. Lenoir Jr. of the navy; a sister, Miss Hattie Lenoir of Sweetwater, Tenn., and a brother, R. E. Lenoir of Houston.

Funeral services will be held at 5 p. m. Friday at the Settergast-Kopf funeral home with Dr. E. M. Munroe in charge. Burial will be in Forest Park cemetery.

CITATION (AGLC STYLE)  
Houston Post (online), 7 Jul 1944 - 2. <https://infoweb-newsbank.com/ezproxy/rice.edu/apps/news/document-view?EANK-NB&docref=Image%2F3A10E8A3F651C58B80%40EANK-NB-17225C4A83614E3A%402431279-171FF3185861C203%401-171FF3185861C203%40>  
© This entire service and/or content portions thereof are copyrighted by NewsBank and/or its content providers.

## 1944 AUGUST

Houston Post (published as THE HOUSTON POST) - August 11, 1944 - page 13  
August 11, 1944 | Houston Post (published as THE HOUSTON POST) | Houston, Texas | Page 13

### Lenoir Estate Valued at \$25,000

The late W. Frank Lenoir, president of the Moncrief-Lenoir Manufacturing company, left an estate of \$25,000 to his son, W. Frank Lenoir Jr., and daughter, Miss Louise Lenoir.

His will was filed for probate Thursday. He died July 6.

George F. Horton, president of Horton and Horton, Inc., also left an estate valued in excess of \$25,000, his will showed.

The beneficiaries were his son, George F. Horton Jr., and daughter, Mrs. Lynn Howell. Mr. Horton died Aug. 2.

CITATION (AGLC STYLE)  
Houston Post (online), 11 Aug 1944 - 13. <https://infoweb-newsbank.com/ezproxy/rice.edu/apps/news/document-view?EANK-NB&docref=Image%2F3A10E8A3F651C58B80%40EANK-NB-17225C5C0E4165D9%402431314-17224F85C06CB1E4%4012-17224F85C06CB1E4%40>  
© This entire service and/or content portions thereof are copyrighted by NewsBank and/or its content providers.

## 1946 OCT



R. FRANK MONCRIEF

### R. F. MONCRIEF INDUSTRIAL PIONEER, DIES

For Nearly Three Decades He Was Leader in Metal Processing Industry of Southwest.

R. Frank Moncrief, Houston industrial pioneer and for nearly three decades a leader in the development of the metal processing industry in the Southwest, died at 4:45 a. m. Tuesday in Memorial Hospital. He was 57 and lived at 3839 Chevy Chase.

At the time of his death Mr. Moncrief was a partner in the newly organized Southwestern Steel Products Company, but for 27 years prior to last May he had served as vice-president and general sales manager for the Moncrief-Lenoir Manufacturing Company, which, with his uncle, J. A. Moncrief, he had helped organize here in 1914. The company manufactures metal cans, sheet metal building material and other metal products.

## 1949 MAY

### Metals Firm To Erect 2 Structures

The Moncrief-Lenoir Manufacturing company plans to have two structures erected, one of which will be a warehouse and the other a craneway building.

A 132 by 105-foot warehouse is contemplated, the Associated General Contractors said. The craneway building will have two 50-foot bays.

The buildings will be erected, if bids are favorable, upon the company's property at Lyons, Seawood and Opelousas.

Bids will be taken until June 10. W. E. Simpson, San Antonio consulting engineer, has prepared the plans.

The warehouse will have a reinforced concrete foundation and slabs, steel frame and tile exterior walls. The craneway building will be of steel frame construction with galvanized iron siding.

## 1949 JUNE

Houston Post (published as THE HOUSTON POST) - June 26, 1949 - page 30  
June 26, 1949 | Houston Post (published as THE HOUSTON POST) | Houston, Texas | Page 30

### Moncrief-Lenoir Job Postponed

Plans of the Moncrief-Lenoir Manufacturing Company to build a warehouse and two craneway buildings have been put aside temporarily, the Associated General Contractors said.

Awarding of a contract was postponed after bids were opened two weeks ago. The Marshall Construction Company was low at \$204,360.

## 1955 JAN

Houston Post (published as THE HOUSTON POST) - January 2, 1955 - page 41  
January 2, 1955 | Houston Post (published as THE HOUSTON POST) | Houston, Texas | Page 41

### Warehouse

Work is underway on a warehouse addition with approximately 10,486 square feet of floor space for the Moncrief-Lenoir Manufacturing Co at 2103 Lyons Ave.

Schneider Construction Co was awarded the contract for the construction.

The work consists of the construction of a one-story, 107x98-foot addition with a wood frame and corrugated iron translucent paneling exterior walls.

## 1974 OCT

Houston Post (published as The Houston Post) - October 6, 1974 - page 43  
October 6, 1974 | Houston Post (published as The Houston Post) | Houston, Texas | Page 43

### Moncrief adds space

Moncrief-Lenoir Manufacturing Co. has completed and occupied a 24,000-square-foot warehouse addition to the corporate headquarters and service center at 2103 Lyons.

A&S Steel Building Co. was general contractor for the project planned and designed by the J. M. Menk Co.

The three-story building is framed in steel and features rail and truck wells, infrared heating, mercury lighting, fire and burglary protection, a sprinkler system and an intercommunication and paging network.

Metal building components and farm and ranch gates are manufactured and sold by Moncrief-Lenoir, which operates service centers in San Antonio, Dallas, Harlingen, Lubbock and Temple in addition to the Houston facilities on Lyons Avenue.

## 1976 JULY

Houston Chronicle (published as HOUSTON CHRONICLE) - July 18, 1976 - page 54  
July 18, 1976 | Houston Chronicle (published as HOUSTON CHRONICLE) | Houston, Texas | Page 54



### Named chairman

W. F. Lenoir has been named chairman of Moncrief-Lenoir Manufacturing Co., replacing Stephen A. Moncrief, who has retired. Lenoir will continue to serve as president and chief executive officer of the Houston-based metal service center.

CITATION (AGLC STYLE)  
Houston Chronicle (online), 18 Jul 1976 - 54. <https://infoweb-newsbank.com/apps/news/document-view?EANK-NB&docref=Image%2F3A14D839C1C40322B4%40EANK-16369D86C4618E25%402442978-1636456306794B7%4053-1636456306794B7%40>  
© This entire service and/or content portions thereof are copyrighted by NewsBank and/or its content providers.



# MEOW? WOLF?

*Meow Wolf's mission is to inspire creativity through art, exploration, and play so that imagination will transform the world.*



**Denver's Convergence Station saw over 1 million visitors in the first nine months after opening.** [\(NBC Channel 9 News, Denver, CO\)](#)

Meow Wolf's fifth permanent installation - or "Portal"- at Moncrief Lenoir in Houston, Texas is slated to open in 2024 and is expected to draw over **750,000 visitors annually** to the complex.

### Meow Wolf Timeline:

- 2016 - Santa Fe, House of Eternal Return
- 2021 - Las Vegas, Omega Mart

- 2021 - Denver, Convergence Station
- 2023 - Dallas (Grapevine)
- 2024 - Houston

### "What you need to know about Meow Wolf, the psychedelic art experience coming to Texas"

The Texas Standard | May 20, 2022  
By: Michael Marks & Gabrielle Muñoz

"Meow Wolf exhibitions almost defy description. The Santa Fe-based immersive entertainment company creates one-of-a-kind spaces that combine narrative with massive multimedia art installations."

"Slowly but surely, you are transported into unknown spaces. Unknown spaces of really amazing visual and auditory and light art and technology that really triggers all your senses. Our exhibitions are non-linear. We don't tell you to start here and end here, and we don't tell you where to go. You go wherever you want. They're highly interactive."

- Jose Tolosa, Meow Wolf CEO



Meow Wolf's Convergence Station in Denver  
Jess Bernstein/Courtesy of Meow Wolf



Meow Wolf parking lot, Albuquerque, New Mexico  
Courtesy of Meow Wolf

# OVERVIEW

*The Moncrief Lenoir Buildings, 2103 Lyons Avenue*

## KEY DEVELOPMENT DATA

- ☑ Year Built ..... 1917 - 1968
- ☑ Total Development ..... ± 120,000 SF
- ☑ Meow Wolf Exhibit (Bldg 2.) ..... ± 33,000 SF
- ☑ Paid parking spaces ..... ± 427

## OFFERINGS

### SIZE (SF)

- Building 1 - Level 1 F&B - Suite A ..... 2,182
- Building 1 - Level 1 F&B - Suite B ..... 2,246
- Building 1 - Level 1 F&B - Suite C ..... 1,889
- Building 1 - Level 1 F&B - Suite D ..... 1,987
- Building 1 - Level 2 Loft Office ..... 12,672
- Building 1 - Level 3 Loft Office ..... 12,672
- Building 3 - F&B / Retail - Suite D ..... 10,425
- Building 3 - F&B / Retail - Suite A ..... 2,755
- Building 3 - F&B / Retail - Suite B ..... 1,743
- Building 3 - F&B / Retail - Suite C ..... 1,758
- Building 4 - Level 1 F&B ..... 12,950
- Building 4 - Level 2 ..... 15,350
- Building 5 - Bar and Grill ..... 7,985

## POPULATION

### 45 MIN. DRIVE

### HOUSTON MSA

Population                      6,339,738                      7,233,951

## 45 MINUTES: DRIVE-TIME MAP

(POPULATION IN BLUE AREA: 6,339,738)

1. Clear Lake (Pop: 84,540)  
Drive time: 26 Minutes
2. Cypress (Pop: 170,582)  
Drive time: 25 Minutes
3. Katy (Pop: 26,609)  
Drive time: 30 Min
4. Kingwood (Pop: 63,517)  
Drive time: 27 Minutes
5. Sugar Land (Pop: 118,709)  
Drive time: 22 Minutes
6. Pearland (Pop: 124,532)  
Drive time: 26 Minutes
7. The Woodlands (Pop: 113,819)  
Drive time: 29 Minutes

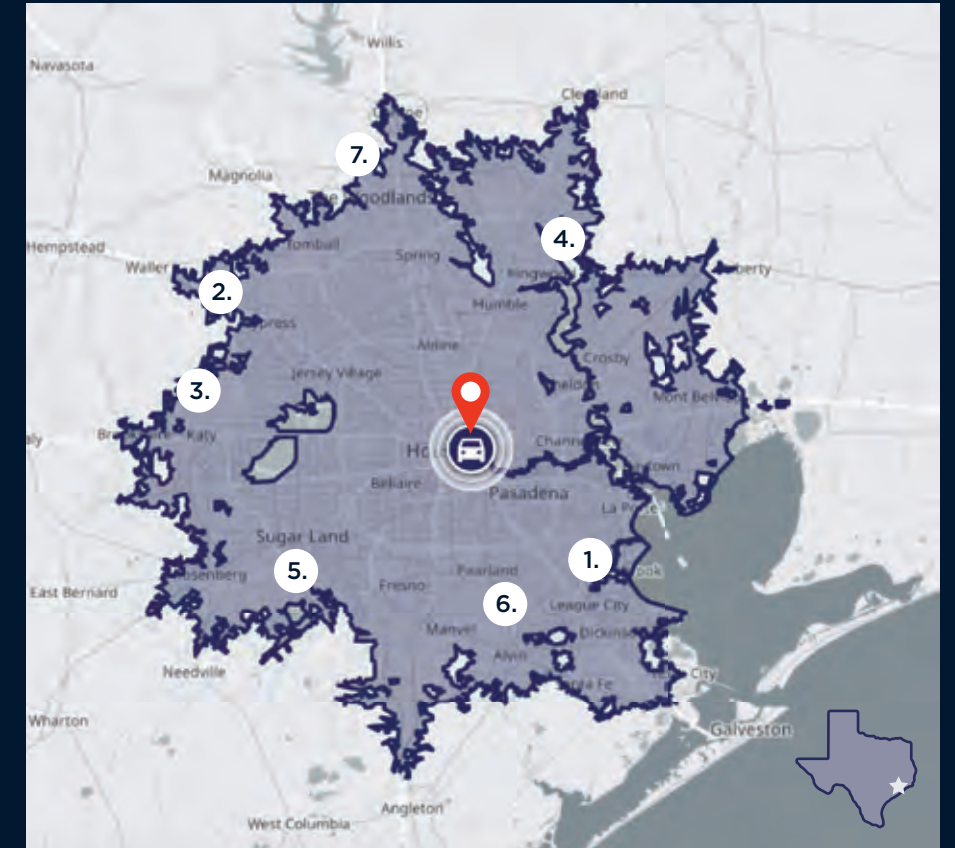


PHOTO: Thomas Chen, Bruce Munro's *Field of Light* in Discovery Green



## HOUSTON BASICS

- 7.2 million residents live in the greater Greater Houston Metro Area.
- If Houston were a country, we would have the 27th largest economy in the world.
- Houston is the nation's most diverse city. (35.1% Anglo , 38% Hispanic, 16.8% Black, 7.8% Asian, 2.3% Other)

- [GREATER HOUSTON PARTNERSHIP](#) - 2/11/21



MONCRIEF-LENOIR MF  
SHEET METALS - WIRE PRODUCTS



A Great Neighbor  
*Saint Arnold Beer Garden*  
HOUSTON, TX

# ACCESS MAP

## EXCELLENT FREEWAY ACCESS AND VISIBILITY

Clear Lake (Pop: 84,540)  
Drive time: 26 Min.

Cypress (Pop: 170,582)  
Drive time: 25 Min.

Katy (Pop: 26,609)  
Drive time: 30 Min.

Kingwood (Pop: 63,517)  
Drive time: 27 Min.

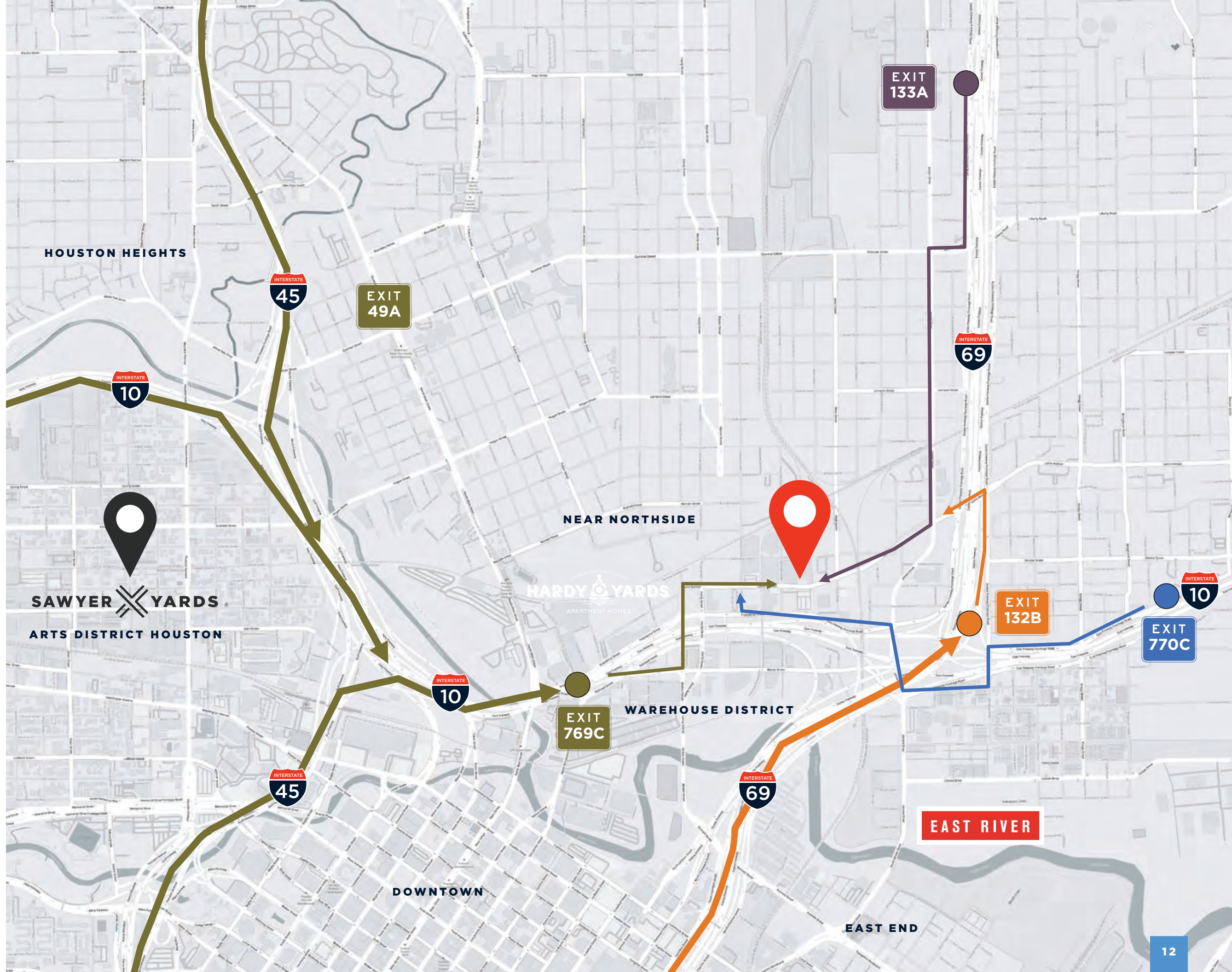
Sugar Land (Pop: 118,709)  
Drive time: 22 Min.

Pearland (Pop: 124,532)  
Drive time: 26 Min.

The Woodlands (Pop: 113,819)  
Drive time: 29 Min.

 Sawyer Yards

 2103 Lyons Ave  
HOUSTON, TX



NEAR NORTH



**HARDY YARDS**  
1550 LEONA ST  
600 Multi-family, +400 planned



**HARDY & NANCE**  
902 HARDY ST  
Artist-Run Studios & Gallery



**SAINT ARNOLD BREWERY**  
2000 LYONS AVE  
Houston's Oldest Craft Brewery



**THEODORE REX**



*Last Concert*

WAREHOUSE DISTRICT



**MOTHER DOG STUDIOS**  
720 WALNUT ST  
Artist-Run Studios & Gallery



**DAKOTA LOFTS**  
711 WILLAM ST  
600 Multi-family, +400 planned



**WAREHOUSE DISTRICT RE-DEVELOPMENT**  
800 BLOCK, WILLIAMS @ McKEE ST

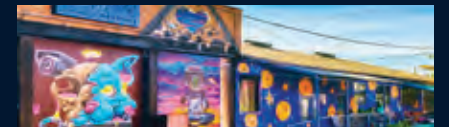


**EAST RIVER**  
100 JENSEN DR  
150 Acre Development, with \$500 Million Park

EAST END

EAST RIVER

SIGNIFICANT DRIVE TIMES



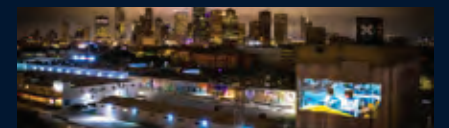
3 min to Arts Warehouse District



5 min to Minute Maid Park



8 min to White Oak Music Hall



10 min to Sawyer Yards



10 min to The Heights Area



14 min to the Montrose Area

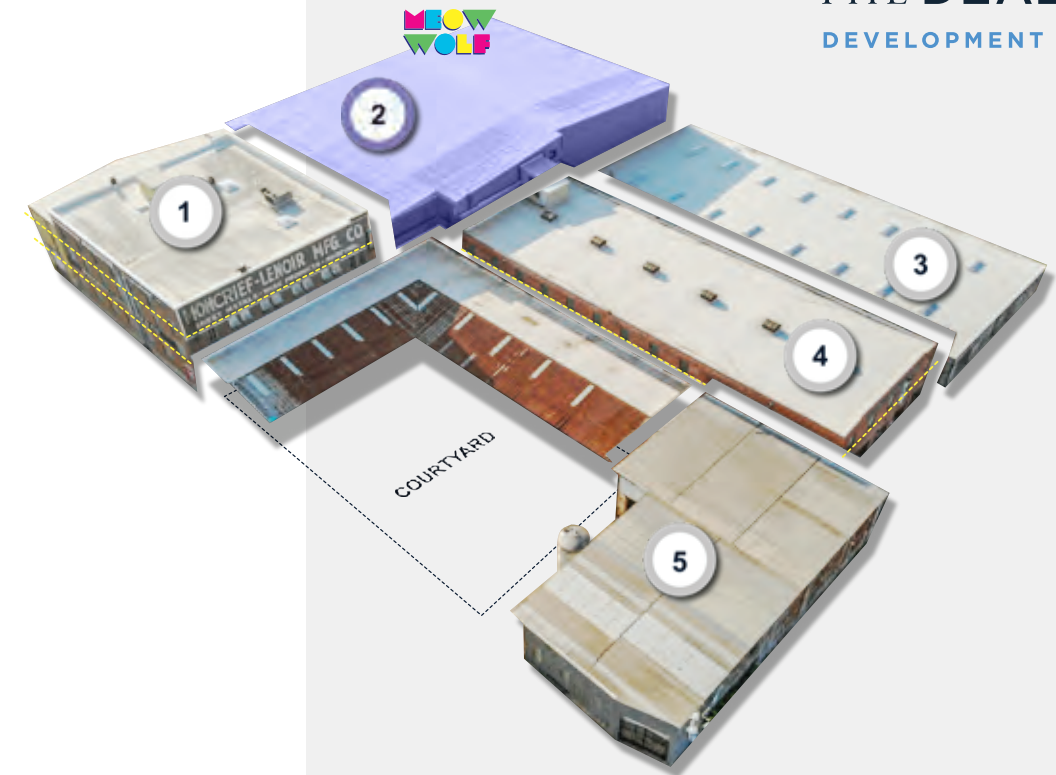


<20 min to 2 Major Airports



<30 min to NASA Space Center

 2103 Lyons Ave  
HOUSTON, TX



GROUND LEVEL

UPDATED: JAN 2024 | E-STUDIO



OFFERINGS

SIZE (SF)

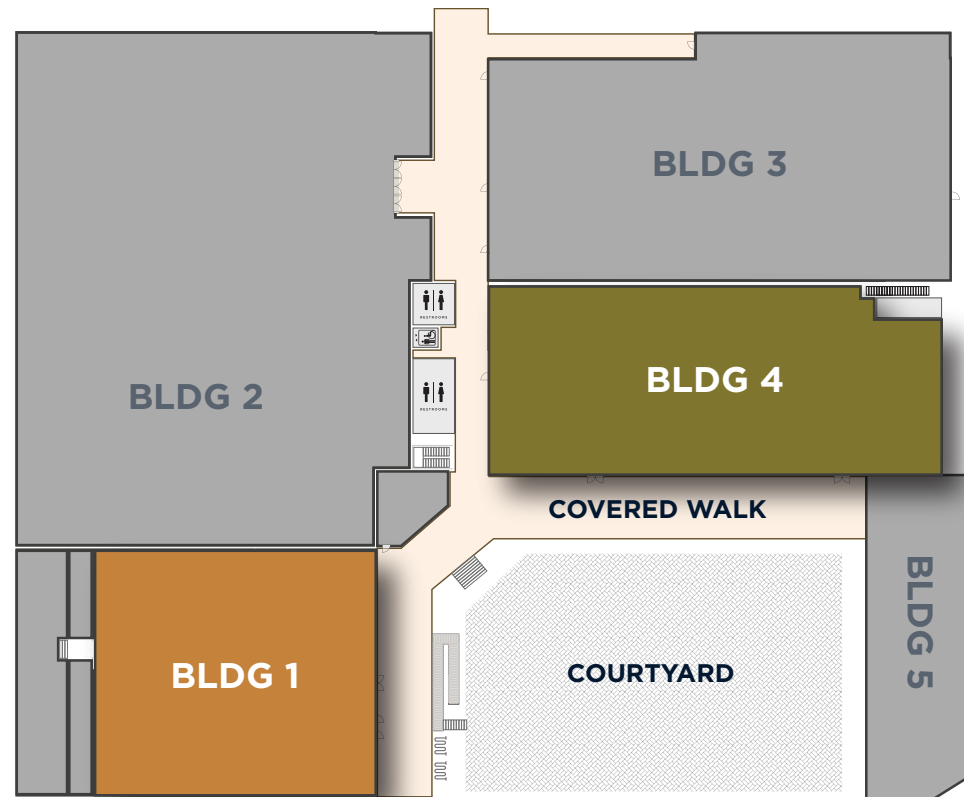
Building 1 - Level 1 F&B - Suite A .....	2,182
Building 1 - Level 1 F&B - Suite B .....	2,246
Building 1 - Level 1 F&B - Suite C .....	1,889
Building 1 - Level 1 F&B - Suite D .....	1,987
Building 1 - Level 2 Loft Office .....	12,672
Building 1 - Level 3 Loft Office .....	12,672
Building 3 - F&B / Retail - Suite D .....	10,425
Building 3 - F&B / Retail - Suite A .....	2,755
Building 3 - F&B / Retail - Suite B .....	1,743
Building 3 - F&B / Retail - Suite C .....	1,758
Building 4 - Level 1 F&B .....	12,950
Building 4 - Level 2 .....	15,350
Building 5 - Bar and Grill .....	7,985



*LEVEL 2*

UPDATED: 1/2024

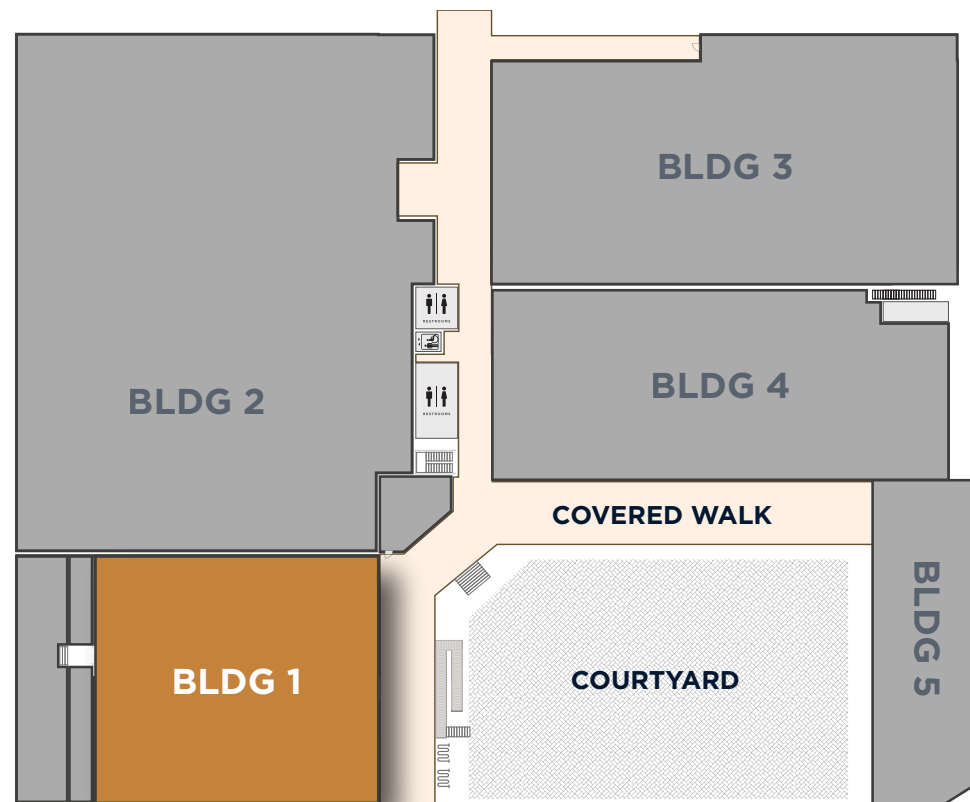
E-STUDIO



*LEVEL 3*

UPDATED: 1/2024

E-STUDIO



**OFFERINGS**

**SIZE (SF)**

Building 1 - Level 1 F&B - Suite A .....	2,182
Building 1 - Level 1 F&B - Suite B .....	2,246
Building 1 - Level 1 F&B - Suite C .....	1,889
Building 1 - Level 1 F&B - Suite D .....	1,987
<b>Building 1 - Level 2 Loft Office.....</b>	<b>12,672</b>
<b>Building 1 - Level 3 Loft Office.....</b>	<b>12,672</b>
Building 3 - F&B / Retail - Suite D.....	10,425
Building 3 - F&B / Retail - Suite A .....	2,755
Building 3 - F&B / Retail - Suite B .....	1,743
Building 3 - F&B / Retail - Suite C .....	1,758
Building 4 - Level 1 F&B .....	12,950
<b>Building 4 - Level 2 .....</b>	<b>15,350</b>
Building 5 - Bar and Grill .....	7,985

# *CONCEPTUAL RENDERINGS*

**MONCRIEF LENOIR | 2103 LYONS AVE, HOUSTON, TX**

All proposed renderings are conceptual and as such, are subject to change.





FOR INFORMATION (713) 993.9823

DEALCO.NET THE DEAL COMPANY

MONCRIEF-LENOIR MFG. CO.  
SHEET METALS - WIRE PRODUCTS - ROOFING.

MONCRIEF-LENOIR MFG. CO.

FACTORY OFFICE

2103

2103 LYONS DEALCO.NET THE

*Current View*  
**FROM LYONS**  
**FACING BLDG 1**  
2103 LYONS AVE - HOUSTON, TX



MONCRIEF-LENOIR MFG. CO.  
SHEET METALS - WIRE PRODUCTS - ROOFING.

*Conceptual Rendering*  
**FROM LYONS**  
**FACING BLDG 1**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group



FOR INFORMATION

(713) 905.9823

DEALCO.NET

MONCRIEF-LENOIR MFG. CO.

*Current View*  
**SOUTHWEST CORNER  
SEMMES @ LYONS**  
2103 LYONS AVE - HOUSTON, TX



*Current View*

**SEMMES PARKING  
ENTRANCE**

2103 LYONS AVE - HOUSTON, TX



*Conceptual Rendering*

**SEMMES PARKING  
ENTRANCE**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group



*Current View*

**ELEVATED DOCK**

2103 LYONS AVE - HOUSTON, TX



*Conceptual Rendering*

**ELEVATED DOCK**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group



*Conceptual Rendering*

**NORTH ENTRANCE**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group





*Current View*

**ELEVATED DOCK**

2103 LYONS AVE - HOUSTON, TX



*Conceptual Rendering*

**ELEVATED DOCK**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group



*Current View*

**COURTYARD**

2103 LYONS AVE - HOUSTON, TX



*Conceptual Rendering*

**COURTYARD**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group



*Current View*

**COURTYARD**

**MEDIA VENUE**

2103 LYONS AVE - HOUSTON, TX



MARKETPLACE

*Conceptual Rendering*  
**COURTYARD  
MEDIA VENUE**

2103 LYONS AVE - HOUSTON, TX

Credit: E-Studio Group

# *ABOUT SAWYER YARDS*

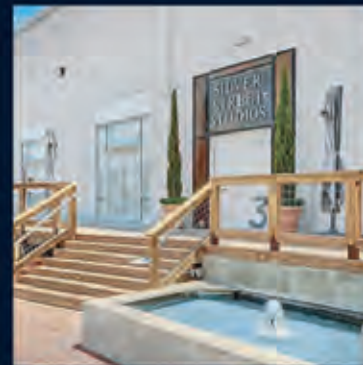
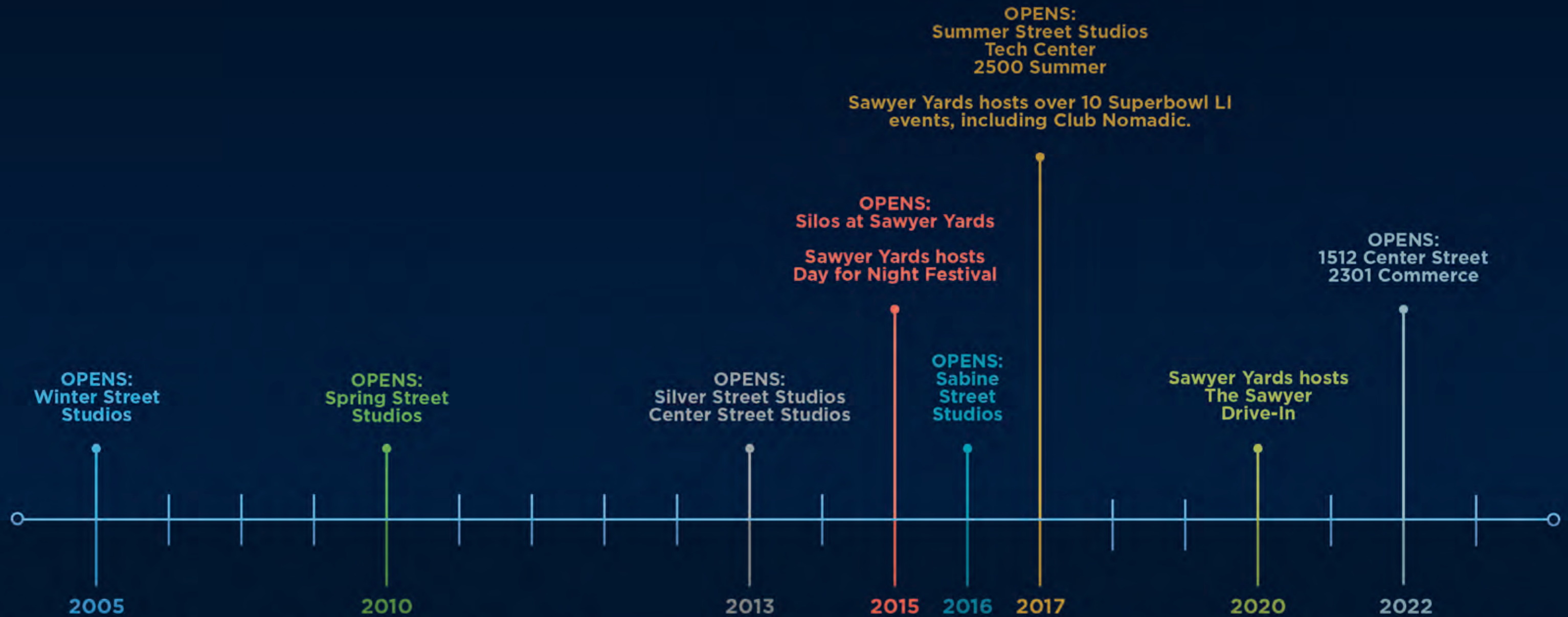
2101 WINTER STREET, HOUSTON, TX

*We Make Districts.*

Dealco, developer of Sawyer Yards, internationally recognized for excellence, announces Meow Wolf at Moncrief Lenoir, a continuation of our further endeavor to preserve history and create evocative, impactful developments.

# DEALCO DEVELOPMENT - AT A GLANCE

## 2005-2022 TIMELINE





# SAWYER YARDS

90 acre campus

1.5 mil. SF mixed-use space

450 artists

350 studios

- 1 The Silos At Sawyer Yards
- 2 Winter Street Studios
- 3 First Industrial
- 4 Silver Street Studios
- 5 Momentum Climbing Gym
- 6 The Shops At Sawyer Yards
- 7 Summer Street Studios
- 8 2500 Summer Street
- 9 Spring Street Studios
- 10 Sabine Street Studios
- 11 1818 Washington Development
- 12 1512 Center Street
- 13 1224 & 1230 Houston Ave

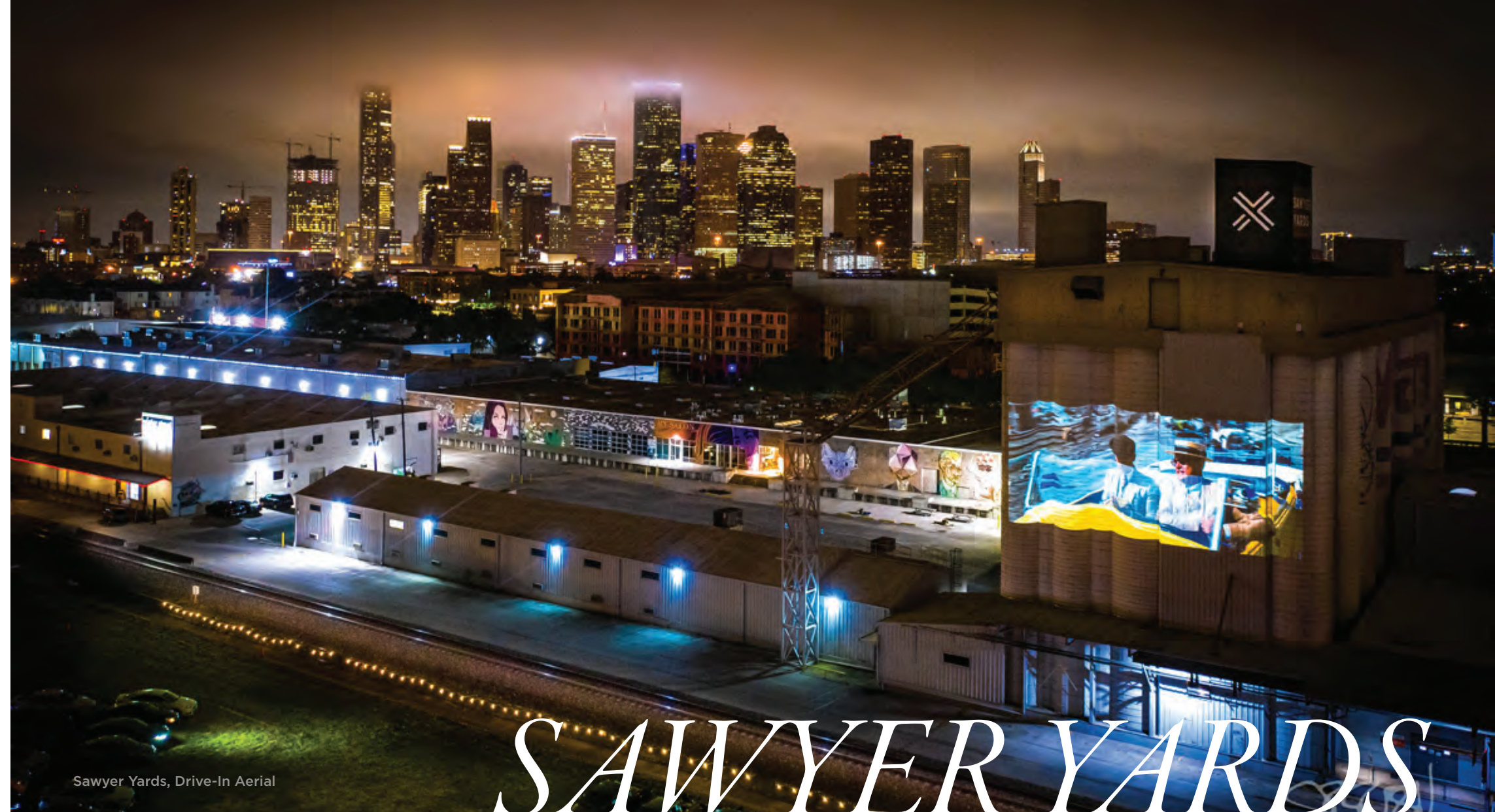
DEVELOPED BY:

THE DEAL COMPANY  
DEVELOPMENT & INVESTMENTS





Installation by Ken Little, SITE Gallery, The Silos at Sawyer Yards



Sawyer Yards, Drive-In Aerial

# SAWYER YARDS



Installation by Erik Hagen, Art Alley, Sawyer Yards



FotoFest at Silver Street, Sawyer Yards

**1.5 million** square feet of revitalized creative space, boutique retail, & entertainment

**450** artist tenants

**350** studios

**23,000** sq. ft venue space

**40+** annual curated exhibitions

Sawyer Yards partners with emerging & established artists, arts organizations, & institutions to bring free programming to the community & provide prime space for artists to share their work.



KAREN NAVARRO



KEVIN PETERSON

# OUR TENANTS



ALAN GONZALES



KANEEM SMITH

## FEATURED TENANTS [ARTIST DIRECTORY](#)

FROM TOP LEFT:

**KAREN NAVARRO** (Sabine Street) [WEBSITE](#)  
*I am Different*, Archival Pigment Print

**KEVIN PETERSON** (Winter Street) [WEBSITE](#)  
*Protector*, Oil on Canvas

**ALAN GONZALES** (Spring Street) [WEBSITE](#)  
Featured Fashion Designer on Project Runway,  
Season 18

**KANEEM SMITH** (Spring Street) [WEBSITE](#)  
*The Mortification of the Past is Inevitable*  
(installation view), mixed-media

SOODY SHARIFI



FALON MIHALIC



# OUR TENANTS

DIANE GELMAN



CARY REEDER



## FEATURED TENANTS ARTIST DIRECTORY

FROM TOP LEFT:  
**SOODY SHARIFI** (Spring Street) [WEBSITE](#)  
*The Prince & The Balloon*, collage & mixed-media

**FALON MIHALIC** (Sabine Street) [WEBSITE](#)  
*Climate Pulse*, Environmental light sculpture

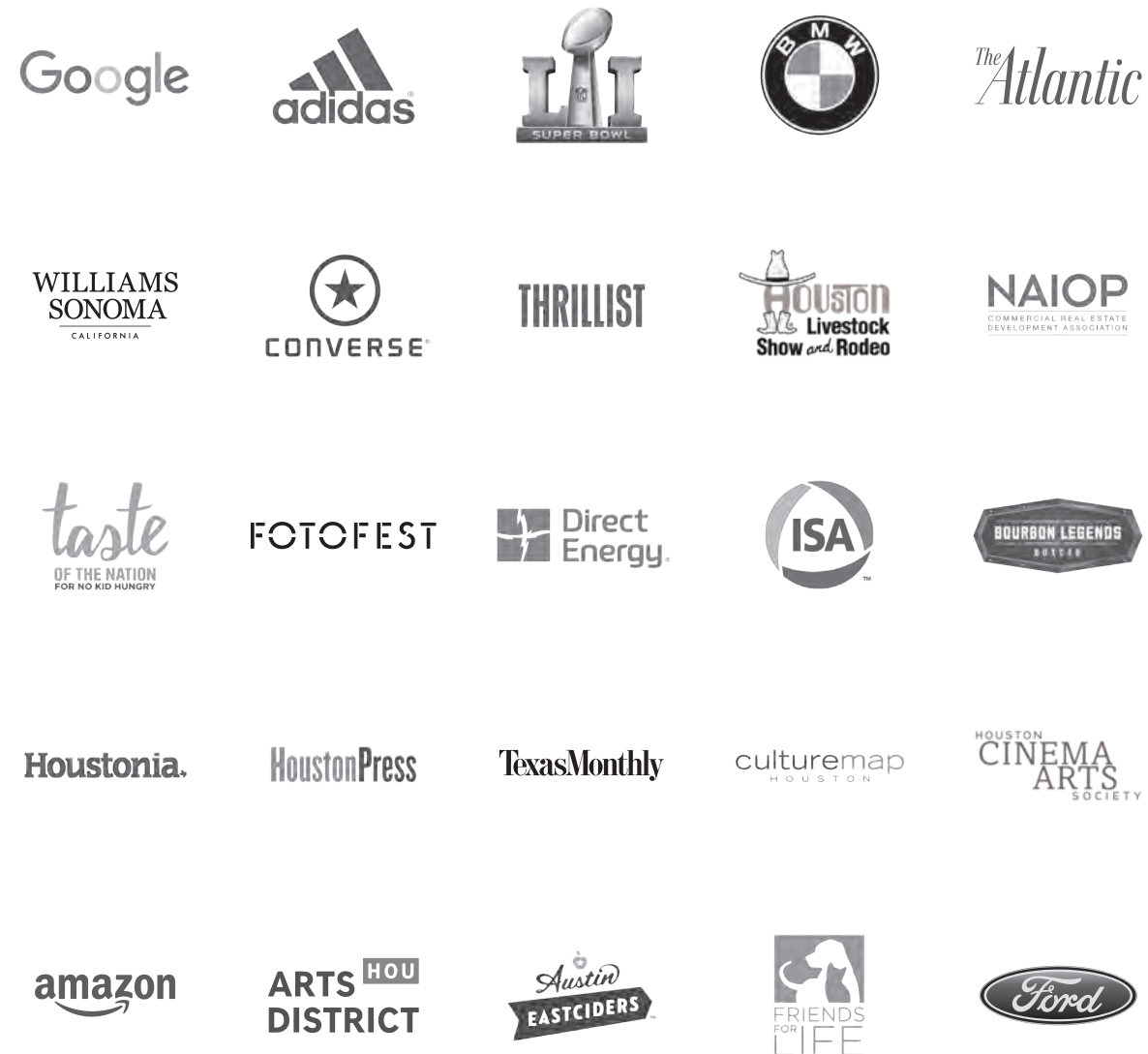
**DIANE GELMAN** (The Silos) [WEBSITE](#)  
*Melting Ice Cream Cone*, Acrylic, hard canvas, styrofoam, foam core, plastic beads, & resin

**CARY REEDER** (Winter Street) [WEBSITE](#)  
*Swoop In*, Acrylic gouache, kiln-formed glass on laser cut board

# EVENTS at SAWYER YARDS

## VENUE INFORMATION

Sawyer Yards is home to several unique indoor and outdoor spaces for events. Our staff and location are flexible enough to accommodate national events like hosting ESPN's events during the Superbowl, or festivals like [Day for Night](#), which Vice called "an unmissable celebration of creativity." We also have long-standing relationships with local markets and regularly host individual events.



CLUB NOMADIC AT SAWYER YARDS - SUPERBOWL LI  
RIGHT: TAYLOR SWIFT PERFORMING AT CLUB NOMADIC



DAY FOR NIGHT AT SAWYER YARDS, MAIN STAGE  
PHOTO: JACKIE LEE YOUNG

*PHOTOS*  
*Moncrief Lenoir*

2103 LYONS AVE, HOUSTON, TX



*Moncrief Lenoir*





*Moncrief Lenoir*







*Moncrief Lenoir*





*Moncrief Lenoir*





*Moncrief Lenoir*





*1953 Aerial - Moncrief Lenoir*