

Historic Montrose Redevelopment on Westheimer *WITH RESTAURANT CODE PARKING* 1731 Westheimer, Houston, TX 77098

- Freestanding Bldg
5,000 SF
- Beautiful Historic
Renovations
- High Exposed
Ceilings
- Large Patio Areas
- In Heart of Lower
Westheimer
- Delivery Summer
2020
- \$68 psf NNN



FOR MORE INFORMATION

Mark Davis
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616 Hawthorne St. - Houston, TX 77006

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DEMOGRAPHICS

Population
Estimates (2019)

- 1 mile - 34,129
- 3 mile - 200,379
- 5 mile - 485,583

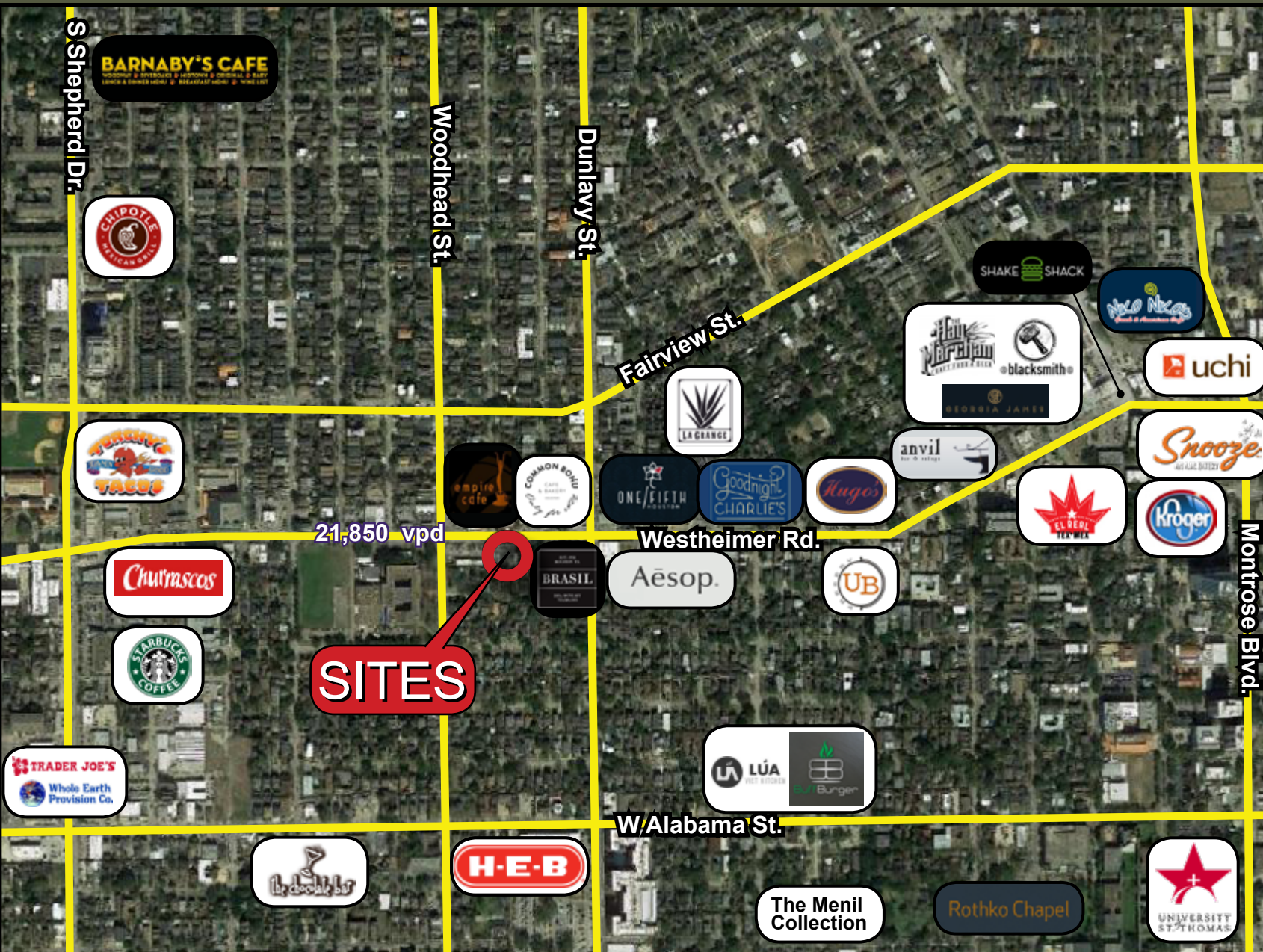
Average Household
Income (2019)

- 1 mile - \$125,993
- 3 mile - \$133,053
- 5 mile - \$115,113

Traffic Counts (2018)
Westheimer 21,850

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1731 Westheimer Patio Exterior



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1731 Westheimer Interior

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MONTROSE:

1. Forbes named Houston's Montrose one of "America's Hippest Hipster Neighborhoods" in U.S.
2. Named by Houstonia Magazine as one of the 2018 hottest neighborhoods in Houston for renters
3. Culture Trip Named Montrose one of the trendiest neighborhoods in Houston 2017
4. Stands out as one of the most bohemian places in the country, according to a newly-released (2018) list from TripAdvisor due to critically-acclaimed restaurants, tattoo studios, antique shops and vintage clothing stores.
5. The Montrose zip code of 77006 is now the sixth most expensive in the state of Texas.
6. Notably high housing prices reflect the vast array of custom town homes, bungalows, historic apartments and mansions in the area.
7. Developers are planning 85 apartment complexes across Houston, according to ApartmentData.com. Of the area's 42 submarkets, the research firm ranked **Montrose/Museum/Midtown in the top 5** by recent rent growth and absorption.
8. Average price per square foot has increased by 50% since 2005.

MUSEUM DISTRICT

1. 19 Museums with over 7 million visits
2. Museum of Fine Arts, Houston is one of the largest museums in the US and in the process of a \$450 million expansion project.
3. Museum District creates employment opportunities for 2,300 citizens.

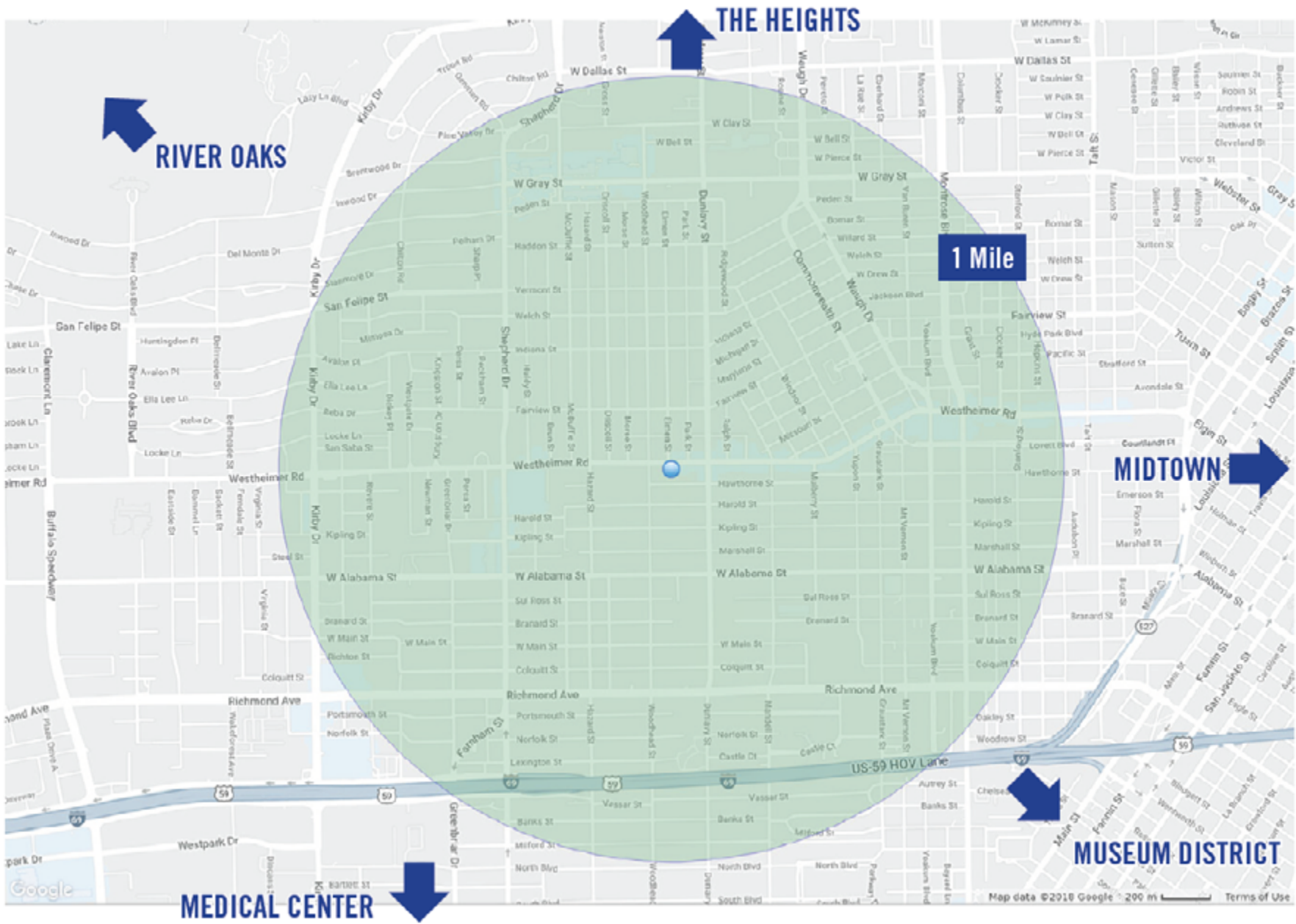
MIDTOWN:

1. Named by Houstonia Magazine as one of the 2018 hottest neighborhoods in Houston for renters
2. Caydon Property Group plans to break ground in January on The Midtown, a 28-story, 380-unit residential tower.
3. Camden McGowen Station, an eight-story, 315-unit luxury apartment project, is being developed by Camden to create the Midtown Superblock.
4. Midtown is home to over 340 Yelp-rated establishments including top ranked restaurants, gyms, bars, diners, and shops.
5. Midtown Park a six-acre tract of land on Main Street between McGowen and Anita, Midtown Park will be developed into a premier urban green space catering to a variety of interests.
6. Houston Mayor Sylvester Turner and Rice University are planning for a new Midtown innovation district that will transform a 9.4-acre site, anchored by the former Sears building, into a hub designed to bring together the area's entrepreneurial, corporate and academic communities into collaborative spaces and programs.
7. Midtown homes for sale have increased by 49% in the last 10 years.
8. The number of homes sold in Midtown are at an all time high.

MEDICAL CENTER

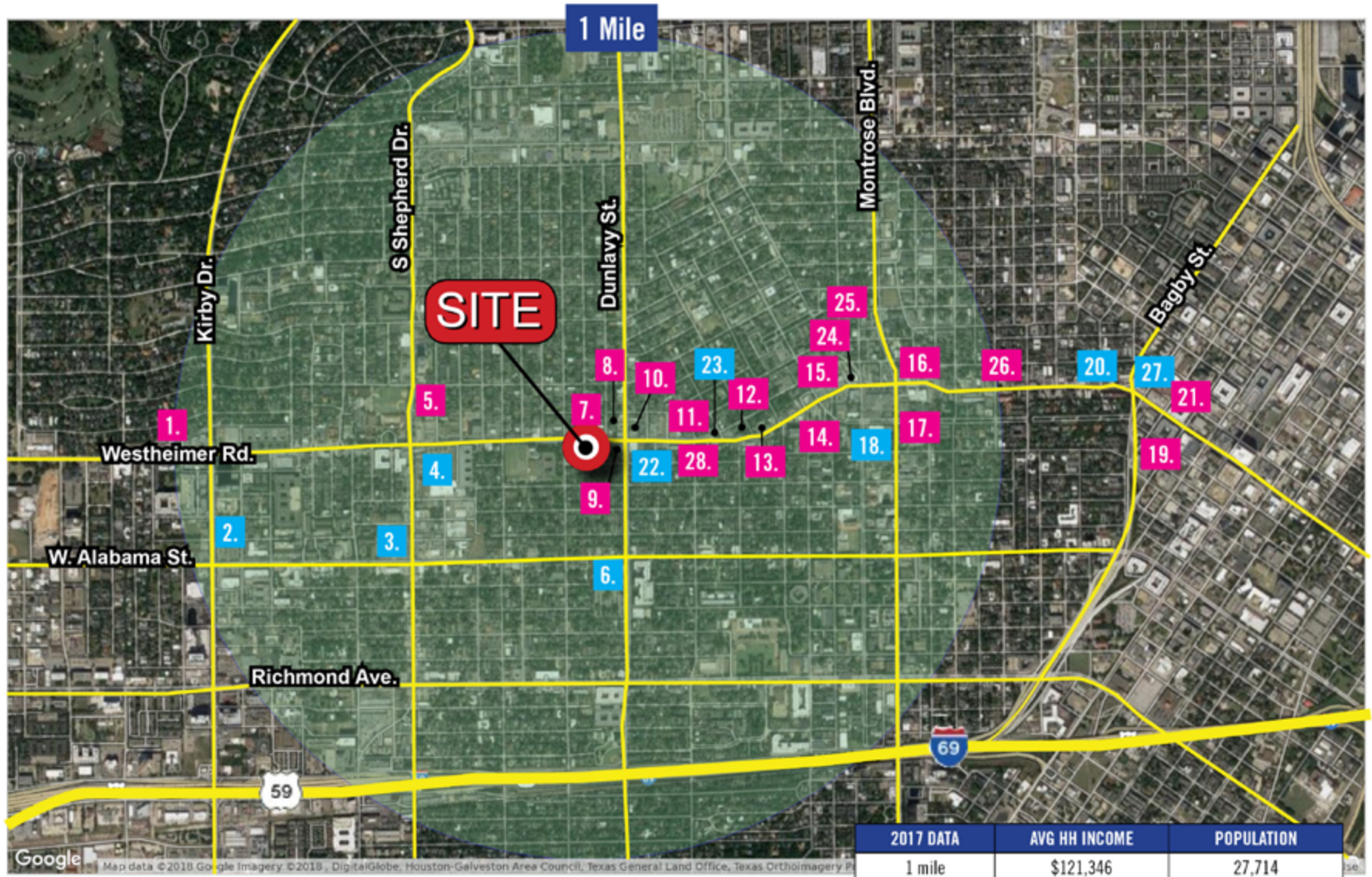
1. The largest medical complex in the world - 106,000 employees and 160,000 daily visitors.
2. \$1.5 Billion expansion by The Texas Medical Center Corp. planned for 2019 with completion scheduled in 2022.
3. InterContinental Hotels Group will open a 353-room hotel adjacent to the Texas Medical Center in late 2018

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■ Retail ■ Restaurant

2017 DATA	AVG HH INCOME	POPULATION
1 mile	\$121,346	27,714
3 mile	\$130,766	173,541
5 mile	\$112,150	454,260

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- 1. 
Tex-Mex favorite from Austin
- 2. 
- 3. 

- 4. 
South American fare
- 5. 
- 6. 
- 7. 
Empire Café - Long time hipster cafe - epicenter of Innerloop chic

- 8. 
Fine pastries, breads, and sandwiches.
- 9. 
Eclectic gift shop
- 10. 
Brasil Café - Serving Montrose since '92
- 11. 
One Fifth Mediterranean - Upscale European cuisine
- 12. 
La Grange - Mexican & Tex-Mex dishes
- 13. 
Showcasing a variety of tacos & bourbons, plus live country music.
COMING 2019
- 14. 
ROSIE CANNONBALL
New Southern European Inspired Concept

- 11. 
Mexican cuisine by award-winning chef Hugo Ortega.
- 12. 
De Marco Cucina E Vino - Gourmet Tuscan dishes & wine
- 13. 
Anvil Bar & Refuge - Craft Cocktails
- 14. 
COMING JUNE 2019
All-day café & bar by Justin Yu & Bobby Heugel
- 15. 
Coming Fall 2019 - Seasonal Salads & Bowls
- 16. 
The Hay Merchant & Georgia James - New steakhouse concept by James Beard award winning Chef Chris Shepard
- 17. 
Upscale Japanese hot spot.

- 17. 
- 18. 
- 19. 
Brennan's of Houston - New Orleans cuisine
- 20. 
COMING SOON
- 21. 
Damian's Cucina Italianna - Italian mainstay
- 22. 
Fashionista bridal boutique out of NY - 12 locations.
- 23. 
Aesop.
- 24. 
Fine fragrances store from NY with 18 worldwide locations.

- 23. 
Biscuit Home - Timeless southern bedding, decor and home-goods.
- 24. 

Gourmet Coffee Shop
- 25. 
Greek Café open since 1977
- 26. 
Innovative Indian dishes
- 27. 
Wood-fired pies & well-curated wines
- 28. 
- 29. 
James Beard award winning Chef Chris Shepard's globally focused concept

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Information About Brokerage Services

11-2-2015

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.

Davis Commercial	0409852	mark@davis-commercial.com	(713) 528-9776
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Davis	0409852	mark@davis-commercial.com	(713) 528-9776
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0
TAR 2501