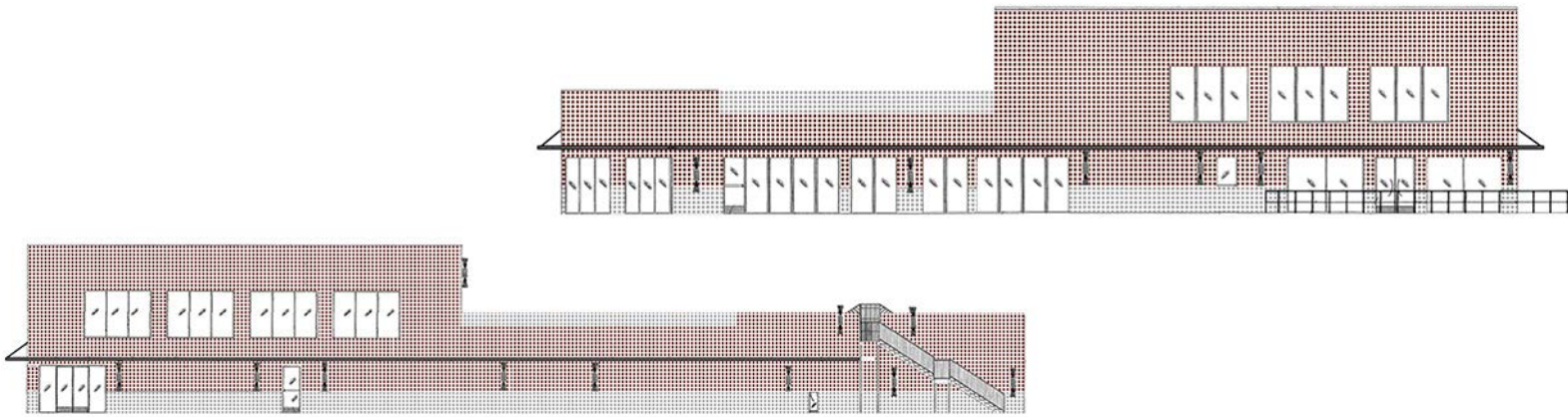


FOR LEASE

West Gray Plaza Coming Soon

119 Gray Street | Houston, TX



Overview

AVAILABLE	+/- 22,600 SF Pad
GLA	+/- 7,000 SF
LEASE RATE	Call For Rates

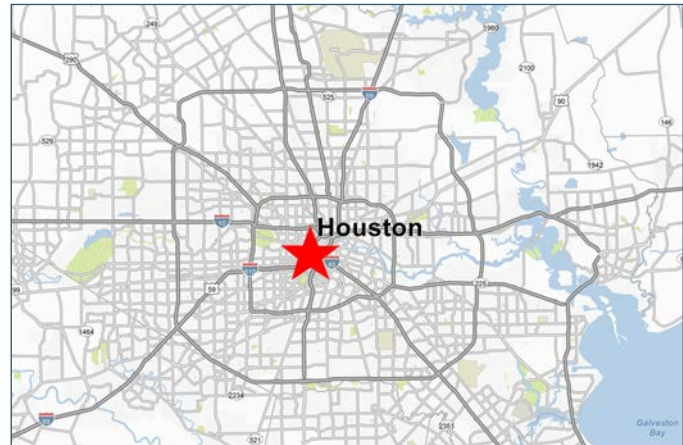
Description

- Located in Midtown one of Houston's densest and most popular developing areas
- Numerous residential communities within walking distance
- Conveniently situated between Central Business District, Montrose & The Museum District

Traffic Counts

Gray Street	15,978 VPD
Webster Street	7,456 VPD
Brazos Street	10,006 VPD
Bagby Street	9,398 VPD

Year: 2015 | Source: TXDOT



Contact

EDWARD HEAP

281.661.3227 | edward.heap@srsre.com

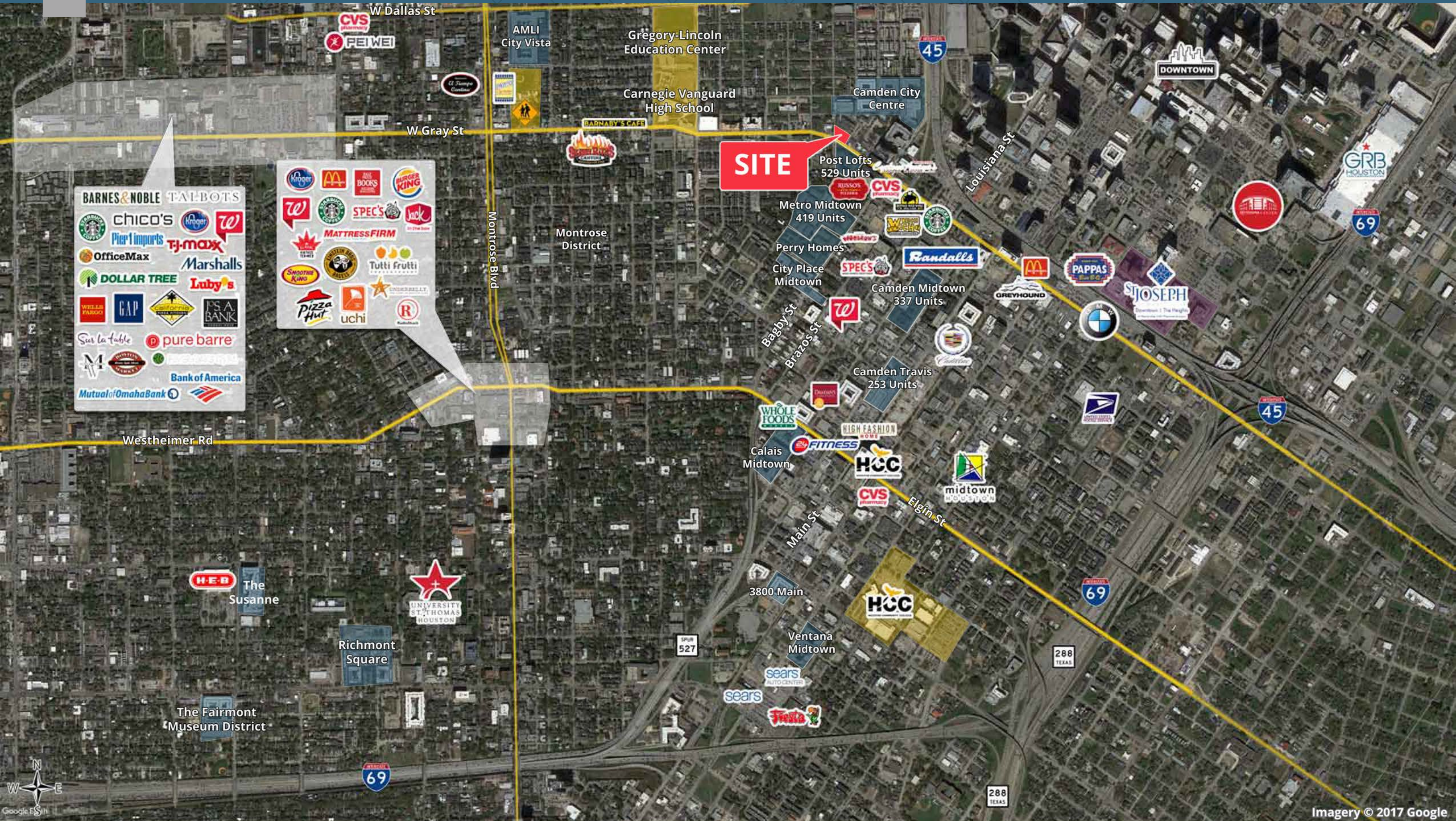
Demographics

	1 MILE	3 MILE
Current Population	24,580	186,167
Average Household Income	\$102,504	\$106,393
Total Households	14,239	83,849

Year: 2016 | Source: Esri

West Gray Plaza Coming Soon

119 Gray Street | Houston, TX



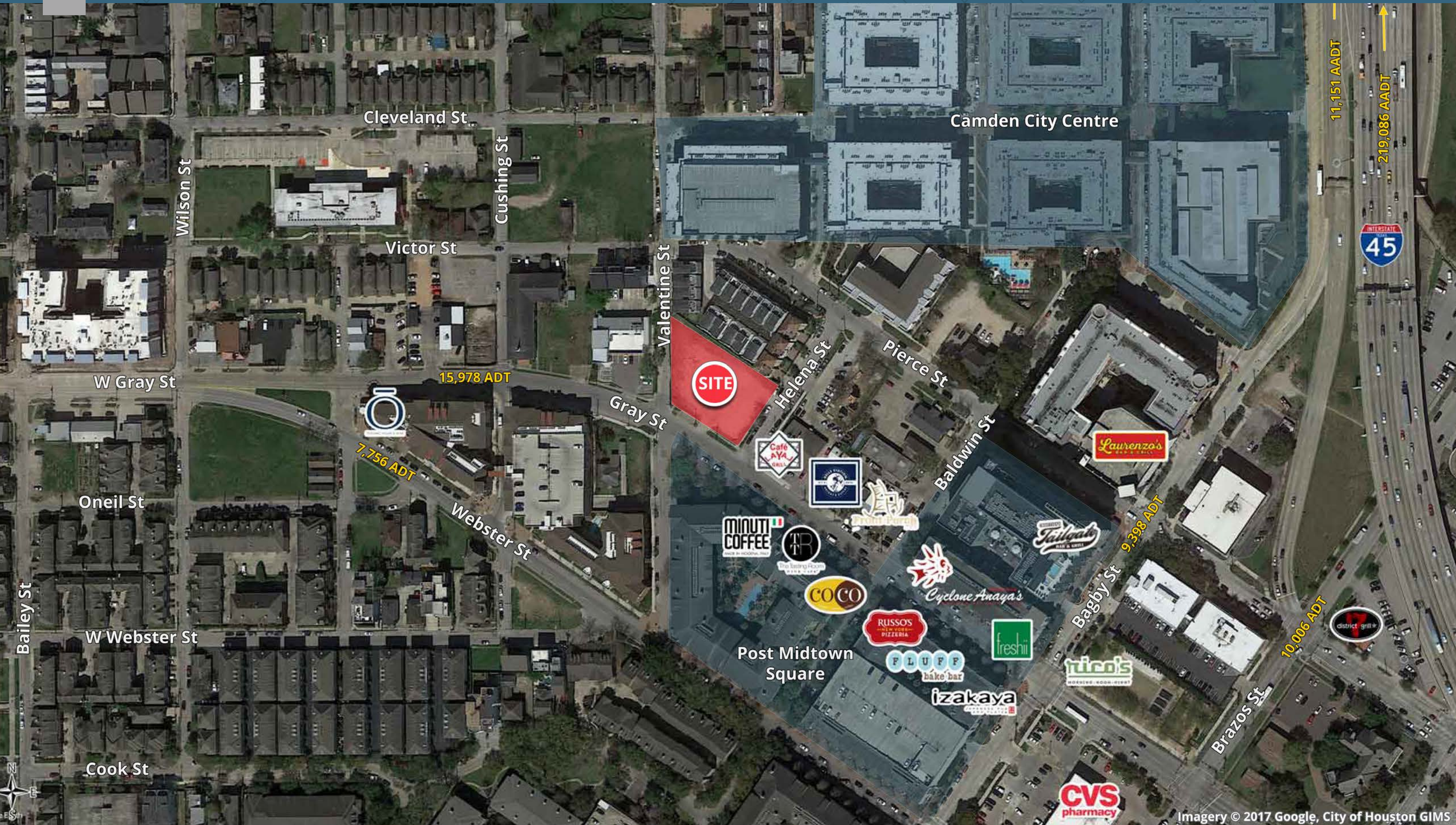
SITE

- BARNES & NOBLE
- TALBOTS
- chico's
- Pier 1 Imports
- OfficeMax
- DOLLAR TREE
- WOLFE'S FABRIQ
- Sus la fable
- M
- Mutual of Omaha Bank
- Kroger
- Walgreens
- Starbucks
- Spec's
- MATTRESS FIRM
- SMOOTHIE KING
- Pizza Hut
- uchi
- McDonald's
- ABC BOOKS
- BURGER KING
- Jack in the Box
- TJ-MAXX
- Marshall's
- Luby's
- GAP
- PSA BANK
- pure barre
- Bank of America



West Gray Plaza Coming Soon

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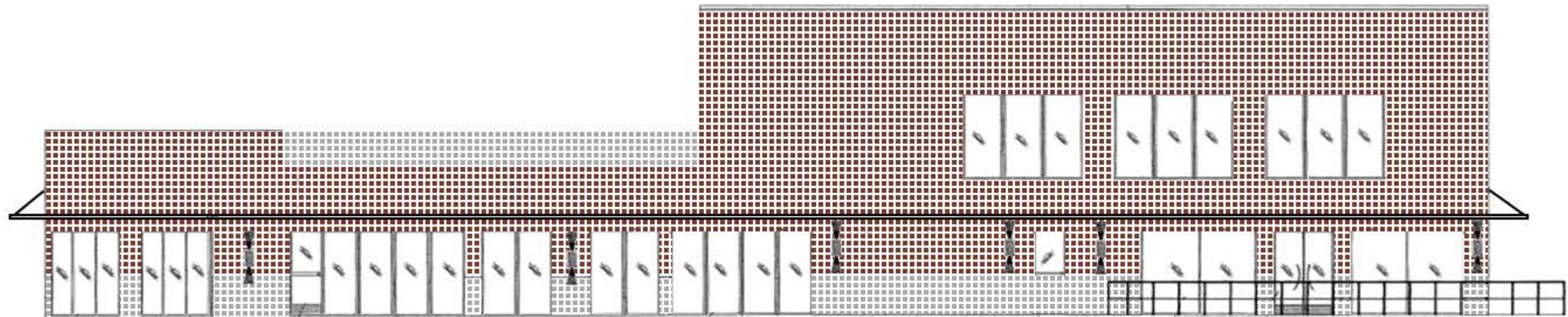


Imagery © 2017 Google, City of Houston GIMS

West Gray Plaza Coming Soon

119 Gray Street | Houston, TX

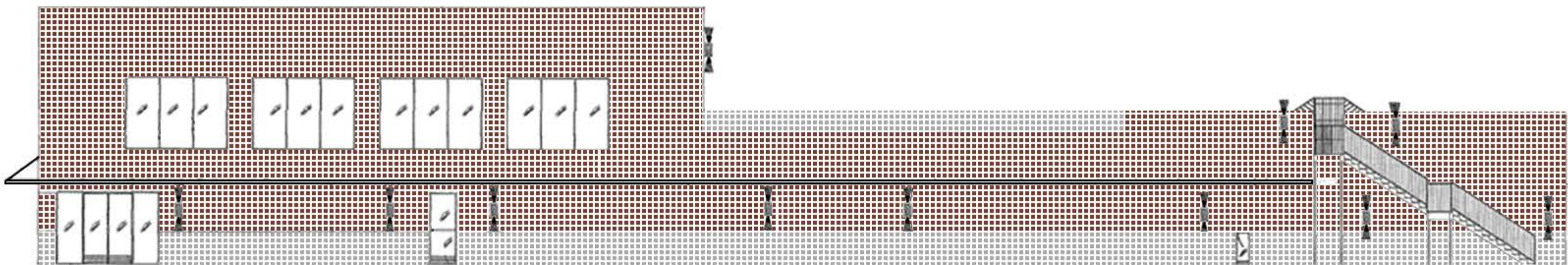
WEST GRAY PLAZA



SOUTH SIDE ELEVATION (VIEW FROM GRAY STREET)

West Gray Plaza Coming Soon

119 Gray Street | Houston, TX



NORTH SIDE ELEVATION (VIEW FROM PARKING LOT)

Executive Summary

119 Gray Street | Houston, TX



	1 mile	3 miles
Population		
2000 Population	14,900	149,941
2010 Population	21,352	164,881
2016 Population	24,580	186,167
2021 Population	27,971	204,503
2000-2010 Annual Rate	3.66%	0.95%
2010-2016 Annual Rate	2.28%	1.96%
2016-2021 Annual Rate	2.62%	1.90%
2016 Male Population	56.3%	55.2%
2016 Female Population	43.7%	44.8%
2016 Median Age	33.8	35.0

In the identified area, the current year population is 186,167. In 2010, the Census count in the area was 164,881. The rate of change since 2010 was 1.96% annually. The five-year projection for the population in the area is 204,503 representing a change of 1.90% annually from 2016 to 2021. Currently, the population is 55.2% male and 44.8% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	67.2%	60.3%
2016 Black Alone	15.7%	20.3%
2016 American Indian/Alaska Native Alone	0.5%	0.5%
2016 Asian Alone	7.7%	5.9%
2016 Pacific Islander Alone	0.1%	0.0%
2016 Other Race	5.4%	9.8%
2016 Two or More Races	3.4%	3.1%
2016 Hispanic Origin (Any Race)	20.2%	30.0%

Persons of Hispanic origin represent 30.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	7,459	60,812
2010 Households	12,365	73,518
2016 Total Households	14,239	83,849
2021 Total Households	16,184	93,056
2000-2010 Annual Rate	5.18%	1.92%
2010-2016 Annual Rate	2.28%	2.13%
2016-2021 Annual Rate	2.59%	2.11%
2016 Average Household Size	1.65	1.96

The household count in this area has changed from 73,518 in 2010 to 83,849 in the current year, a change of 2.13% annually. The five-year projection of households is 93,056, a change of 2.11% annually from the current year total. Average household size is currently 1.96, compared to 1.96 in the year 2010. The number of families in the current year is 32,430 in the specified area.

Executive Summary

119 Gray Street | Houston, TX



	1 mile	3 miles
Median Household Income		
2016 Median Household Income	\$76,157	\$66,106
2021 Median Household Income	\$82,149	\$76,922
2016-2021 Annual Rate	1.53%	3.08%
Average Household Income		
2016 Average Household Income	\$102,504	\$106,393
2021 Average Household Income	\$111,120	\$115,908
2016-2021 Annual Rate	1.63%	1.73%
Per Capita Income		
2016 Per Capita Income	\$61,558	\$51,787
2021 Per Capita Income	\$66,247	\$56,292
2016-2021 Annual Rate	1.48%	1.68%

Households by Income

Current median household income is \$66,106 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$76,922 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$106,393 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$115,908 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$51,787 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$56,292 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	8,855	69,619
2000 Owner Occupied Housing Units	1,643	21,384
2000 Renter Occupied Housing Units	5,816	39,428
2000 Vacant Housing Units	1,396	8,807
2010 Total Housing Units	14,209	85,862
2010 Owner Occupied Housing Units	3,809	29,646
2010 Renter Occupied Housing Units	8,556	43,872
2010 Vacant Housing Units	1,844	12,344
2016 Total Housing Units	15,703	95,764
2016 Owner Occupied Housing Units	3,751	30,514
2016 Renter Occupied Housing Units	10,488	53,335
2016 Vacant Housing Units	1,464	11,915
2021 Total Housing Units	17,602	104,986
2021 Owner Occupied Housing Units	4,150	33,279
2021 Renter Occupied Housing Units	12,034	59,778
2021 Vacant Housing Units	1,418	11,930

Currently, 31.9% of the 95,764 housing units in the area are owner occupied; 55.7%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 85,862 housing units in the area - 34.5% owner occupied, 51.1% renter occupied, and 14.4% vacant. The annual rate of change in housing units since 2010 is 4.97%. Median home value in the area is \$335,213, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by -0.50% annually to \$326,888.



Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
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