



# Post Oak Plaza

HOUSTON, TEXAS



Post Oak Plaza is located in the heart of Uptown, Houston's most vibrant and valuable mixed use region.



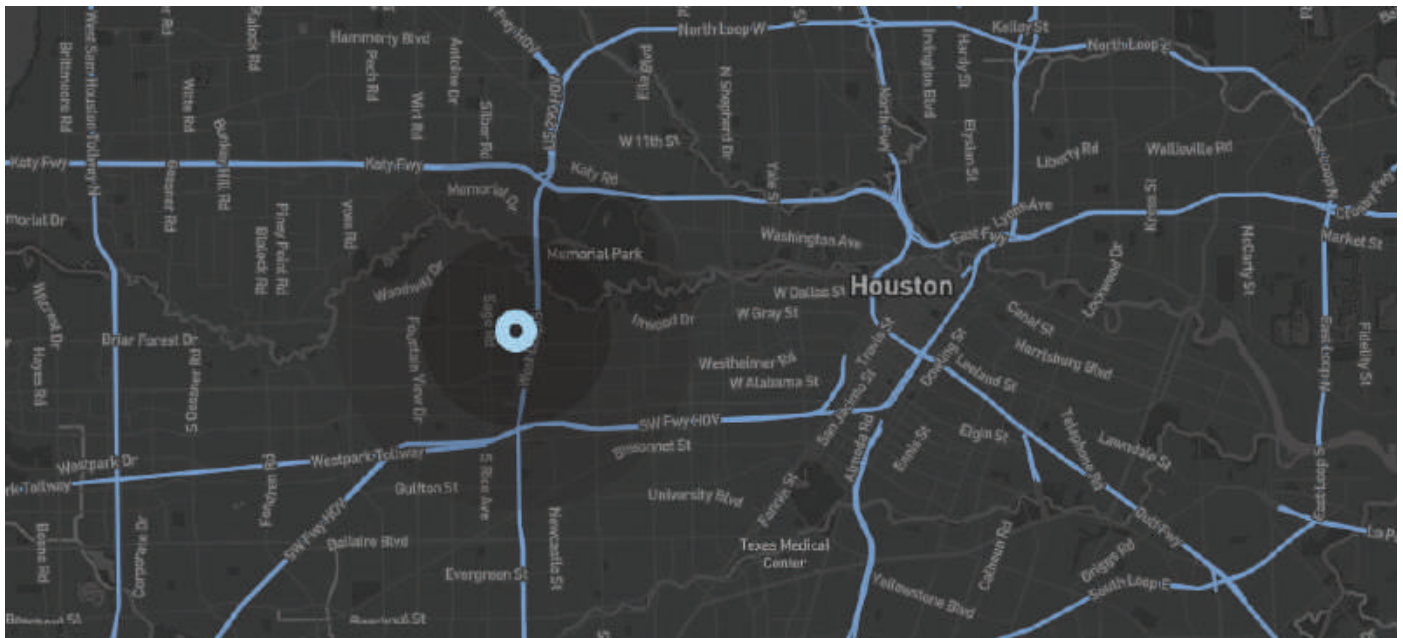
# Post Oak Plaza

1701 Post Oak Boulevard • Houston, TX, 77056

Post Oak Plaza is a prime retail project surrounded by Houston's most attractive upscale buyers in the heart of Uptown / The Galleria area. Arguably at Houston's most valuable corner, Post Oak Blvd and San Felipe Rd, the project enjoys being a part of an immediate region with thriving growth, constant new residential construction, outstanding consumer income levels, and <5 min access to three major freeway thoroughfares - I-610 W (307,000 cpd), US-59 (341,000 cpd) and I-10 (338,000 cpd). In addition, the project is located seconds away from The Galleria, Houston's premier shopping destination that has more than 30 million visitors each year and just recently completed a \$250mm renovation adding an additional 130,000 SF of retail, increasing the total retail space to 2.4mm SF.

Median household income levels in nearby wealthy neighborhoods - Uptown, The Memorial Villages, River Oaks, and West University - are \$90,000 - \$120,000. In addition, the Uptown business district is only surpassed by Downtown Houston and the Texas Medical Center, which both do not contain close to the same level of residential and retail development as Uptown. Uptown truly is Houston's most dynamic mixed use region.

## MAP & GALLERY





# LEVCOR

## Post Oak Plaza

Post Oak Blvd. & San Felipe  
Houston, Texas

For Leasing Information:

info@levcor.com  
713.952.0366

www.levcor.com

Located in the Heart  
of Uptown Houston



AERIAL



POST OAK BOULEVARD

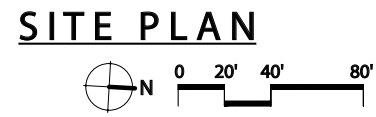


SAN FELIPE ROAD



DEVELOPMENT SYNOPSIS		
USING 20% RULE		
TOTAL LAND AREA	(±11.56 AC.)	503,395 S.F.
TOTAL BUILDING AREA (GLA)		137,022 S.F.
DENSITY		27.2%
<b>PARKING REQUIREMENTS</b>		
RETAIL (4 SPACE/1,000 S.F.)	67,450 S.F.	269 SPACES
RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS (4 SPACE/1,000 S.F.)	27,426 S.F.	110 SPACES
RESTAURANT AREA OVER 20% AT MIXED USE BLDGS & C.P.K. (8 SPACE/1,000 S.F.)	7,657 S.F.	62 SPACES
FURNITURE (4 SPACE/1,000 S.F.)	30,064 S.F.	121 SPACES
OFFICE (2.5 SPACE/1,000 S.F.)	0 S.F.	0 SPACES
THEATER (@ BASEMENT) (1 SPACE/3 SEATS)	110 SEATS (4,531 S.F.)	37 SPACES
TOTAL PARKING REQUIRED		599 SPACES
TOTAL PARKING PROVIDED		687 SPACES
PARKING RATIO REQUIRED		4.4/1000
PARKING RATIO PROVIDED		5/1000
TOTAL H.C. PARKING REQUIRED (2% OF TOTAL):		13.4 (13) SPACES
TOTAL H.C. PARKING PROVIDED:		18 SPACES
SP-181	07-28-2015	24129.002

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND ALL DIMENSIONS, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREON.



**SITE PLAN**  
**POST OAK PLAZA**  
 POST OAK BOULEVARD & SAN FELIPE ROAD  
 HOUSTON, TEXAS

**LEVINSON · ALCOSER ASSOCIATES, L.P.**  
 1177 W Loop South, Suite 900 Houston, Texas 77027  
 tel 713.767.0000 fax 713.650.8250  
 Architecture • Planning • Engineering  
 Interior Design • Landscape Architecture

**LEVCOR** Retail Development, Leasing, and Brokerage  
 1001 West Loop South, Suite 600, Houston, TX 77027  
 Phone: (713) 952-0366 Fax: (713) 268-3723

# AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2018 Estimate	18,801	181,385	504,219
2023 Projection	19,794	192,934	533,586
2010 Census	15,621	159,245	448,772
Projected Annual Growth 2018-2023	1.1%	1.3%	1.2%

Household	1 mile	3 miles	5 miles
2018 Estimate	11,520	91,427	238,072
2023 Projection	12,386	99,171	257,674
2010 Census	9,088	77,299	202,984
Projected Annual Growth 2018-2023	1.5%	1.7%	1.6%

Estimated Household Income	1 mile	3 miles	5 miles
2018 Average HH Income	\$152,610	\$149,955	\$139,113
2018 Median HH Income	\$113,337	\$101,701	\$96,226

Traffic Counts	Cars per day
San Felipe Rd.	40,000
Post Oak Blvd.	33,000



# COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Levcor, Inc.



Lat/Lon: 29.7495/-95.4608

RFULL9

1701 Post Oak Blvd Houston, TX 77056	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	18,801	181,385	504,219
Projected Population (2023)	19,794	192,934	533,586
Census Population (2010)	15,621	159,245	448,772
Census Population (2000)	13,848	141,760	414,598
Projected Annual Growth (2018-2023)	993 1.1%	11,549 1.3%	29,367 1.2%
Historical Annual Growth (2010-2018)	3,180 2.5%	22,140 1.7%	55,447 1.5%
Historical Annual Growth (2000-2010)	1,773 1.3%	17,485 1.2%	34,173 0.8%
Estimated Population Density (2018)	5,987 <i>psm</i>	6,418 <i>psm</i>	6,422 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	11,520	91,427	238,072
Projected Households (2023)	12,386	99,171	257,674
Census Households (2010)	9,088	77,299	202,984
Census Households (2000)	7,969	70,275	186,060
Projected Annual Growth (2018-2023)	866 1.5%	7,745 1.7%	19,602 1.6%
Historical Annual Change (2000-2018)	3,551 2.5%	21,152 1.7%	52,012 1.6%
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$152,610	\$149,955	\$139,113
Projected Average Household Income (2023)	\$176,952	\$171,444	\$158,551
Census Average Household Income (2010)	\$148,593	\$119,758	\$104,790
Census Average Household Income (2000)	\$116,964	\$94,028	\$80,260
Projected Annual Change (2018-2023)	\$24,342 3.2%	\$21,490 2.9%	\$19,438 2.8%
Historical Annual Change (2000-2018)	\$35,646 1.7%	\$55,927 3.3%	\$58,853 4.1%
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$113,337	\$101,701	\$96,226
Projected Median Household Income (2023)	\$129,899	\$114,562	\$108,751
Census Median Household Income (2010)	\$88,194	\$78,659	\$72,268
Census Median Household Income (2000)	\$78,564	\$66,233	\$57,545
Projected Annual Change (2018-2023)	\$16,562 2.9%	\$12,861 2.5%	\$12,525 2.6%
Historical Annual Change (2000-2018)	\$34,772 2.5%	\$35,468 3.0%	\$38,682 3.7%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$93,538	\$75,613	\$65,757
Projected Per Capita Income (2023)	\$110,754	\$88,153	\$76,635
Census Per Capita Income (2010)	\$86,444	\$58,132	\$47,398
Census Per Capita Income (2000)	\$67,005	\$46,503	\$35,890
Projected Annual Change (2018-2023)	\$17,216 3.7%	\$12,540 3.3%	\$10,878 3.3%
Historical Annual Change (2000-2018)	\$26,533 2.2%	\$29,110 3.5%	\$29,866 4.6%
Estimated Average Household Net Worth (2018)	\$1,094,147	\$949,735	\$913,965

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**LEVCOR** embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

