



**AVAILABLE
1,848 SF**



**FIFTH
CORNER**

**THE PLAZAS AT MIDTOWN II
2ND GEN. RETAIL SPACE FOR LEASE**

Louisiana St & McGowen St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2450 Louisiana St
Houston, TX 77006

Availability: 1,848 SF - 2nd Gen. Retail Space

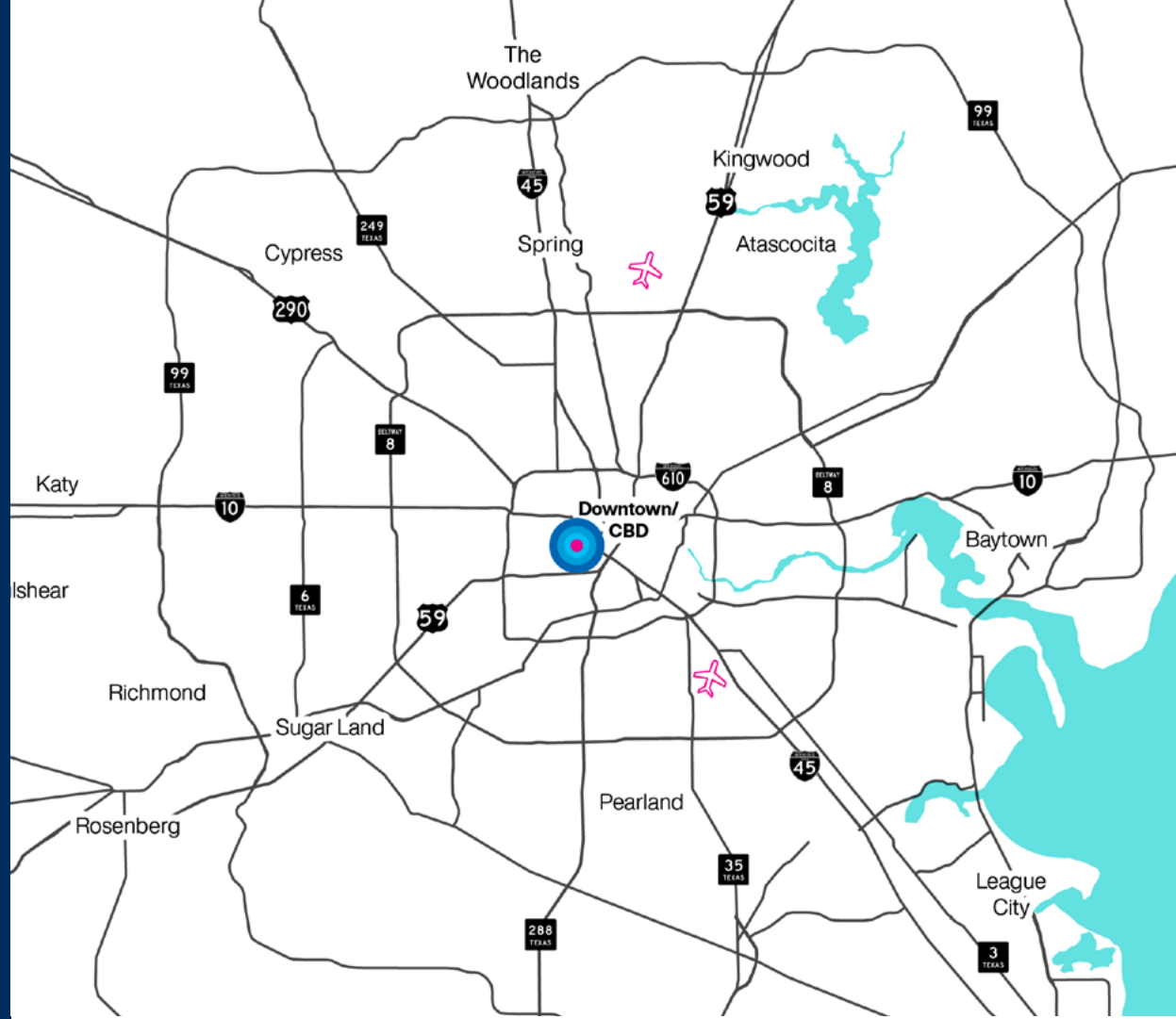
Price: Call For Pricing

HIGHLIGHTS:

- The Plazas at Midtown II is a retail center located at the northeast corner of Louisiana St and McGowen.
- Positioned in the affluent and densely populated Midtown submarket.
- Surrounded by upscale apartments and residential homes.
- Located along Louisiana St, providing city commuters direct access to downtown.
- Heavy drive-by exposure.
- Notable nearby retailers/restaurants: Original Spec's Wines and Finer Foods, Gloria's, Dave's Hot Chicken
- Robust nightlife includes: Wonder Bar/77 Degrees, Little Woodrow's, Dogwood

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	31,777	216,331	474,225
Daytime Pop.	100,964	462,443	891,540
Avg HH Income	\$130,783	\$146,484	\$139,107



SMITH STREET

LOUISIANA STREET

**AVAILABLE
1,848 SF**

**Midtown
Dentistry
2,751 SF**

**Cache
Upscale
Cleaners
824 SF**

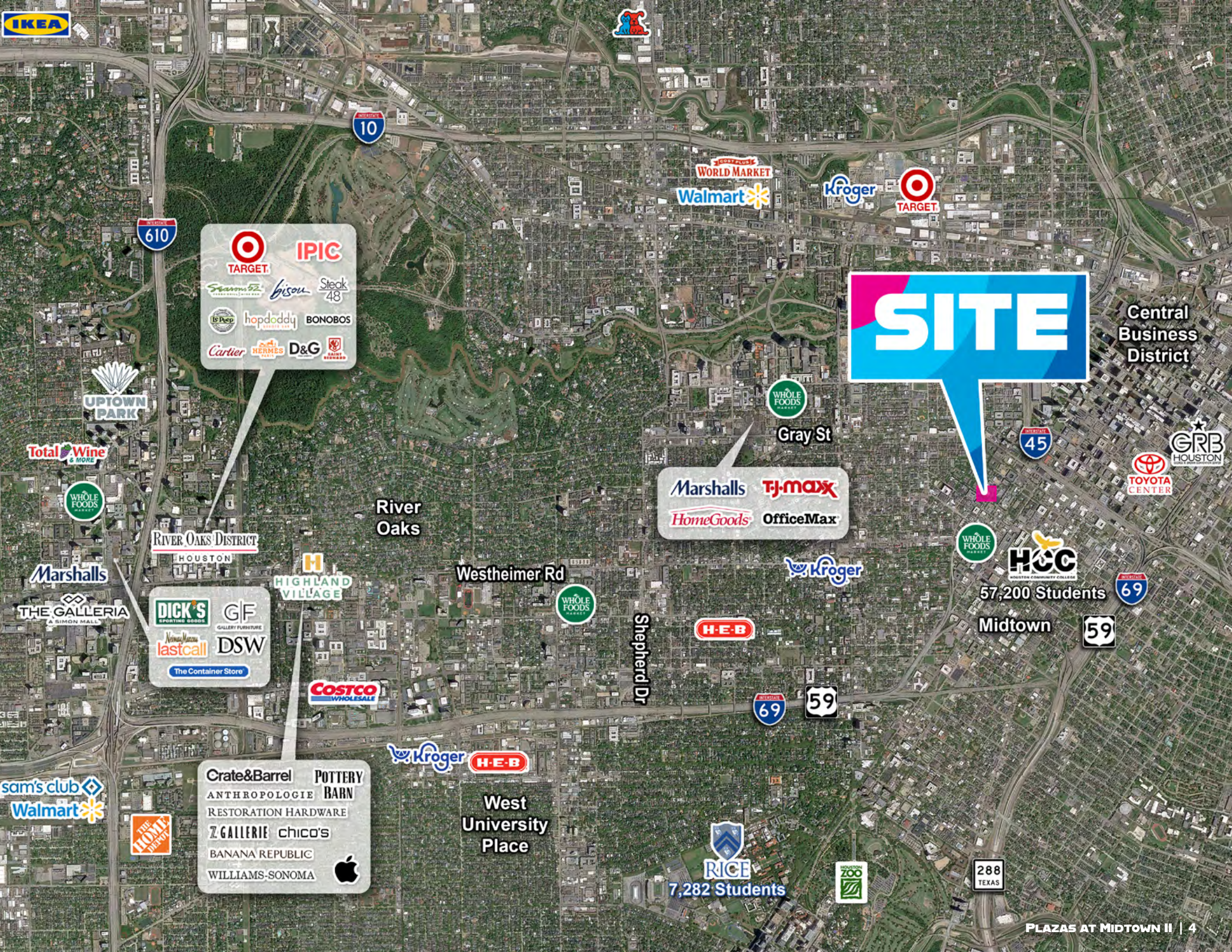
**The UPS
Store
1,375 SF**

**Dough Zone
4,503 SF**

PATIO

MCGOWEN AVENUE





SITE

Central Business District

TARGET **IPIC**

Steak 48

hopdoddy BONOBOS

Cartier HERMES D&G

Marshalls **TJ-maxx**

HomeGoods **OfficeMax**

DICK'S **GF**

lastcall **DSW**

The Container Store

Crate&Barrel **POTTERY BARN**

ANTHROPOLOGIE **BARN**

RESTORATION HARDWARE

Z GALLERIE **chico's**

BANANA REPUBLIC

WILLIAMS-SONOMA

HCC
HOUSTON COMMUNITY COLLEGE

57,200 Students

Midtown

RICE
7,282 Students



SITE

CVS

Capital One

7,547 VPD ('22)

BUFFALO WILD WINGS

Gyu-Kaku Japanese BBQ

Gray St

Hertz

NTB

WOODDROWS

Brazos St

dogwood

YDiscor

Wender

McGowen St

Tiff's Treats

SPEC'S

Randalls

Bagby St

Smith St

1,991 VPD ('22)

Louisiana St

Milam St

W

CHASE

GLORIA'S

McGowen St

WELLS FARGO

car spa

HARRY'S

Brazos St

45



GALLERIA

WEST UNIVERSITY

GREENWAY
PLAZA

TEXAS MEDICAL CENTER

RICE UNIVERSITY

UPPER KIRBY

MUSEUM DISTRICT



ST. THOMAS
UNIVERSITY



RIVER OAKS

MONTROSE

MIDTOWN



TEXAS SOUTHERN UNIVERSITY

UNIVERSITY OF HOUSTON

CENTRAL BUSINESS DISTRICT



TOYOTA CENTER

EAST DOWNTOWN



GEORGE R. BROWN
CONVENTION CENTER

BBVA COMPASS STADIUM

MINUTE MAID PARK



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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
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

**AVAILABLE
1,848 SF**

PLAZAS AT MIDTOWN II 2ND GEN. RETAIL SPACE FOR LEASE

Louisiana St & McGowen St | Houston, TX

Rami Khoury | 832.677.3434
rk@theblueoxgroup.com

Lindsey Lee | 713.766.5016
ll@theblueoxgroup.com



www.BLUEOXGROUP.COM