

RAILWAY HEIGHTS

M A R K E T



VERDE

SHOP^{COS.}

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RAILWAY HEIGHTS

M A R K E T

TELLING THE STORY OF HOUSTON

PROJECT SCOPE

- Railway Heights is the reimagining of a 40,000 SF design warehouse into a food-centric destination, including a Food Hall, Beer Garden, and Farmer's Market.
- Operated by the Silent Theatre Group, the restaurateurs behind Conservatory and Bravery Chef Hall, the food hall will be a \pm 22,380 SF vibrant market curated of goods, food stalls, retail, and crafts.
- An additional \pm 15,397 SF on the ground floor is available for lease to complimentary food & beverage, fitness, and co-working users.



KEY FEATURES

FARMER'S MARKET

Commitment to local produce is key. As such, the project features an outdoor promenade hosting the weekly farmers market every Saturday and Sunday.



BEER GARDEN

Approximately 13,000 SF of the outdoor space is dedicated to the beer garden, featuring 80 beers on tap, a dog park, stage, and outdoor seating.



GROCERY

Local purveyors will sell goods in bulk, including fresh gulf sea-food, locally raised meats, and curated cheeses.



CONTAINER FARM

Utilizing the next generation of container farming, lettuce will be grown onsite and served at the first location of Let Us, a revolutionary salad bar concept.



**These features and descriptions are from the food hall master tenant and presented by the landowner without representation.*

EASY PARK

Railway Heights will feature an Easy Park system on the Northeast corner of the site. In the interim, an on-site surface parking lot with 211 parks is available, in addition to valet service for all tenants.



PATRON BENEFITS



INBOUND: 1-5 MINUTES

- Find available entry space
- Pull into space
- Use credential
- Exit on foot

OUTBOUND: 1-5 MINUTES

- Walk to payment area
- Use credentials to pay and activate equipment to bring vehicle
- Wait for return of vehicle
- Exit parking facility

Typical Time to Park:
same or faster than conventional parking



CONSERVATORY

UNDERGROUND BEER GARDEN & FOOD HALL

17,438 SF
2ND FLOOR
SUITE 100

CONSERVATORY

UNDERGROUND BEER GARDEN & FOOD HALL

4,942 SF
1ST FLOOR
SUITE 100

AVAILABLE
6,088 SF
SUITE 300

AVAILABLE
4,805 SF
SUITE 300

AVAILABLE
4,504 SF
SUITE 400

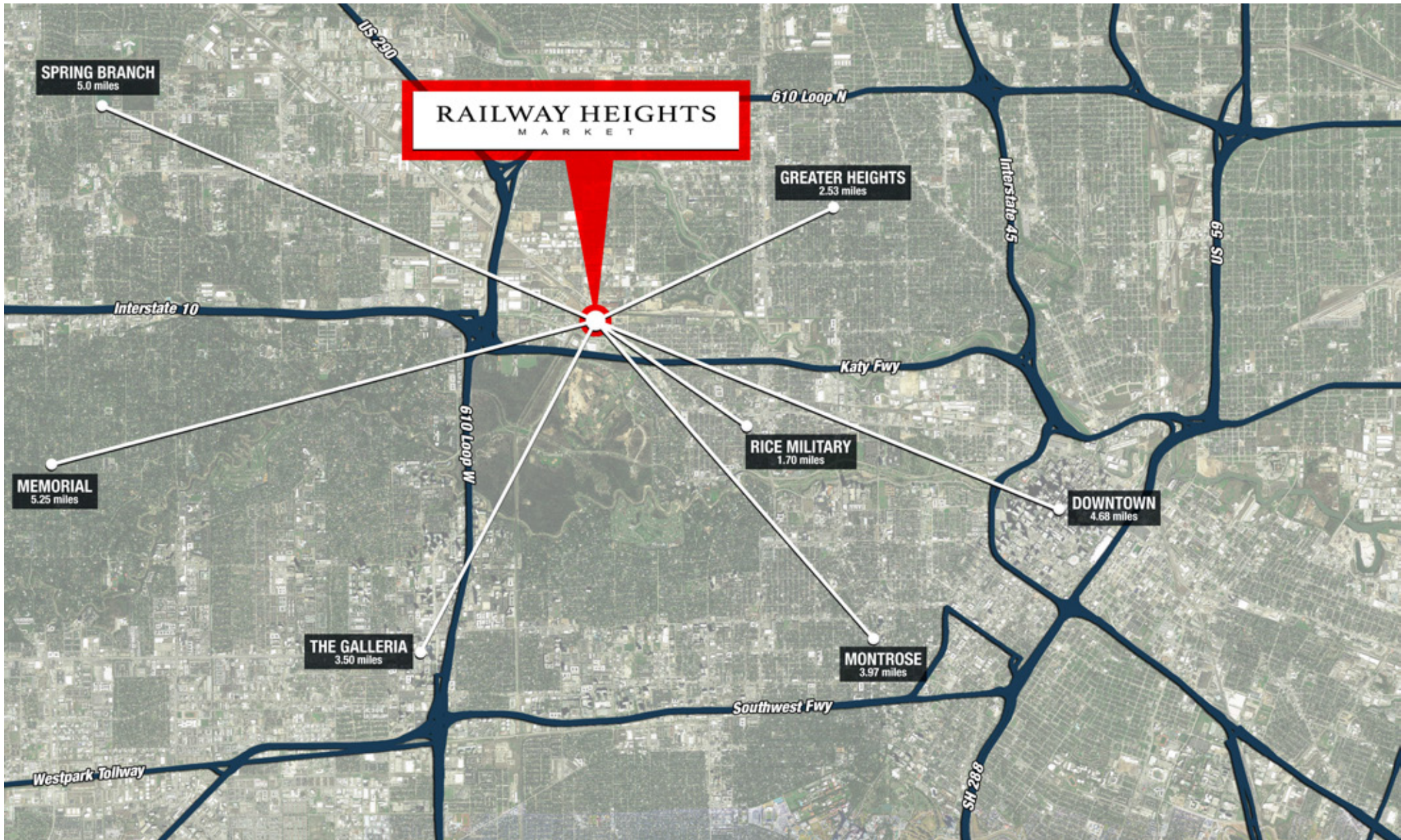
13,000 SF
BEER GARDEN

22,000 PARK
AND FAMILY GREENSPACE

600 CAR
MOTORIZED
PARKING
GARAGE



TRADE AREA LOCATOR



THE PROJECT





RAILWAY HEIGHTS
M A R K E T

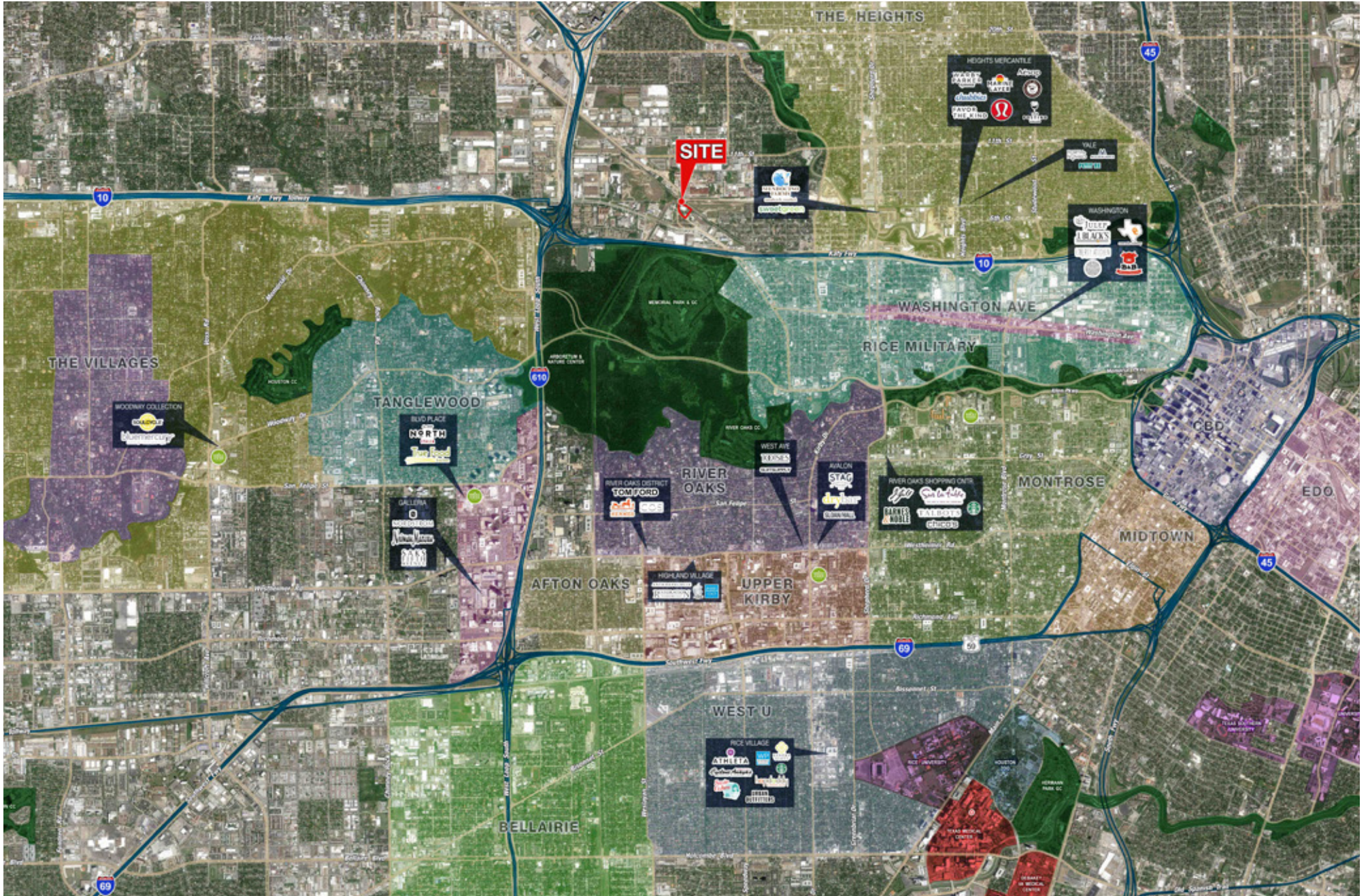
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,820	80,125	100,031
Daytime Population	11,353	118,436	335,26
Avg. HH Income	\$71,249	\$68,997	\$68,265
Avg. Home Value	\$158,924	\$179,474	\$188,896

AREA ATTRACTIONS



RETAIL OVERVIEW



UPPER WASHINGTON VIBE



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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