

TEXAS A&M INNOVATION PLAZA

RETAIL FOR LEASE



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COMMERCIAL REALTY

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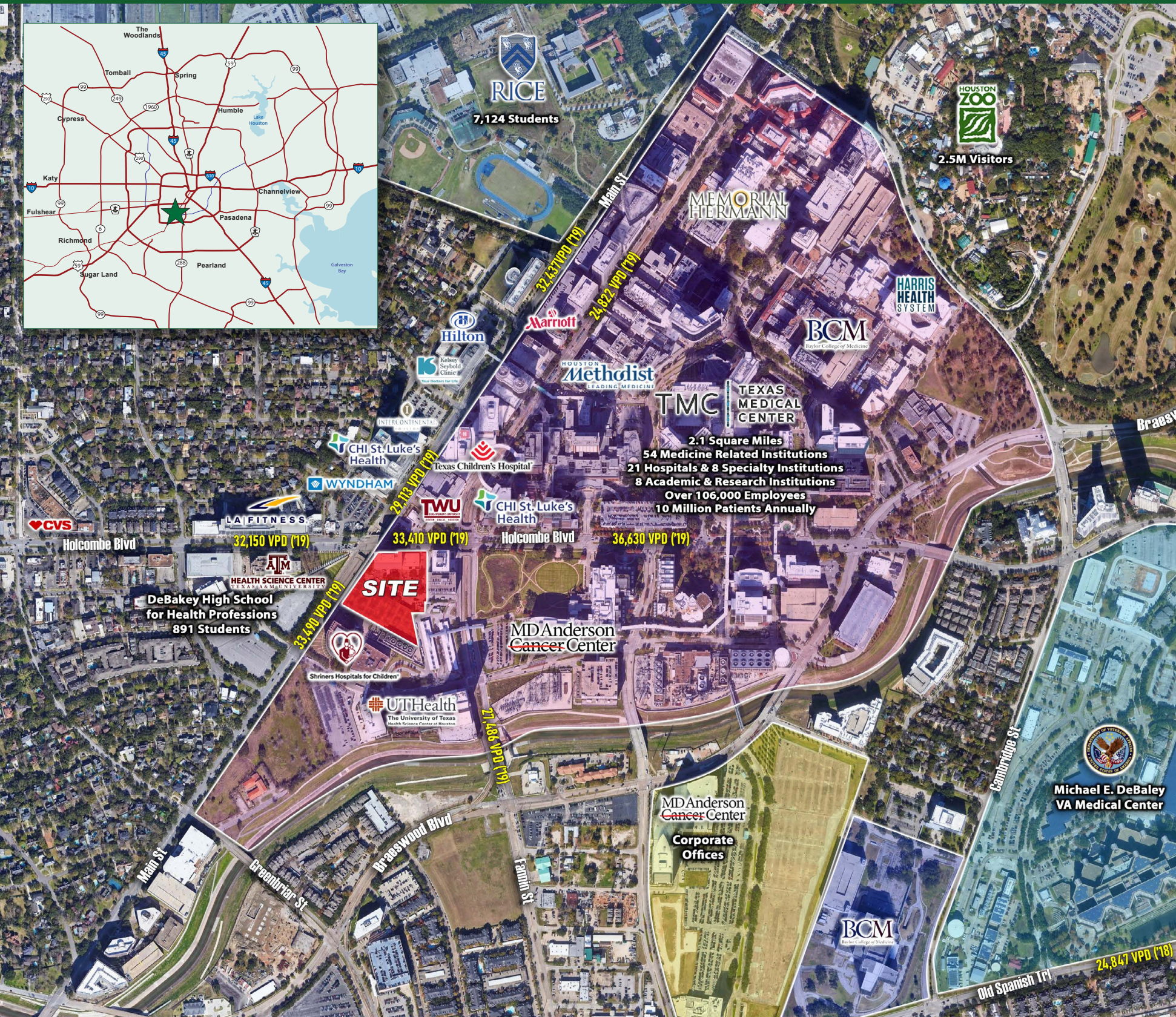
FOR MORE INFORMATION:
▶ **HALEY GOLDEN**
713.664.3634
hgolden@evergreentx.com

▶ **LILLY GOLDEN**
713.664.3634
lgolden@evergreentx.com

RETAIL AERIAL

TEXAS A&M INNOVATION PLAZA

SEC of S Main St & Holcombe Blvd | Houston, Texas 77030



LOCATION

This \$550 million Texas Medical Center mixed-use project at the SEC of Main St and Holcombe Blvd will create a true "live, work, play" ecosystem.

Scheduled to be completed in June 2022, a 19 story, 714 bed student housing tower will overlook a 8,000 square foot scenic plaza flanked by 16,000 square feet of retail below a 13 story garage with convenient parking for 2,800 vehicles as well as 35 parking spaces reserved for high volume catering and delivery.

Scheduled to be delivered in early 2024 is a 17 story, 515,000 square foot integrated medical building that will be built atop the 13 story garage.

Groundbreaking is slated for late 2020 with renovations already underway for the 18 story EnMed building, a unique program for students to earn a masters in engineering and a medical degree from Texas A&M.

This site features strong foot traffic as over 1.35 million people use the adjacent Metro TMC station, and this is expected to increase with the new development, including the 36 acre TMC3 research hub to the South expected to open in 2022.

A project developed by:



TEXAS MEDICAL CENTER STATISTICS

- 10 MILLION PATIENT VISITS ANNUALLY
- 106,000+ EMPLOYEES
- 8TH LARGEST BUSINESS DISTRICT IN THE US
- \$25 BILLION ANNUAL GDP
- WORLD'S LARGEST CHILDREN'S HOSPITAL
- WORLD'S LARGEST CANCER HOSPITAL
- 50 MILLION DEVELOPED SQUARE FEET

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles	City of Houston
2019 Population	14,648	186,222	457,836	2,414,978
Daytime Population	200,946	457,587	955,458	3,212,048
Avg. HH Income	\$137,786	\$121,090	\$117,136	\$82,148
Median Home Value	\$574,637	\$493,495	\$418,412	\$204,509
Bachelor's Degree	83.0%	67.5%	58.3%	33.7%

TRAFFIC COUNTS

Holcombe Blvd: 33,410 VPD | Main St: 33,490 VPD (Kalibrate 2019)

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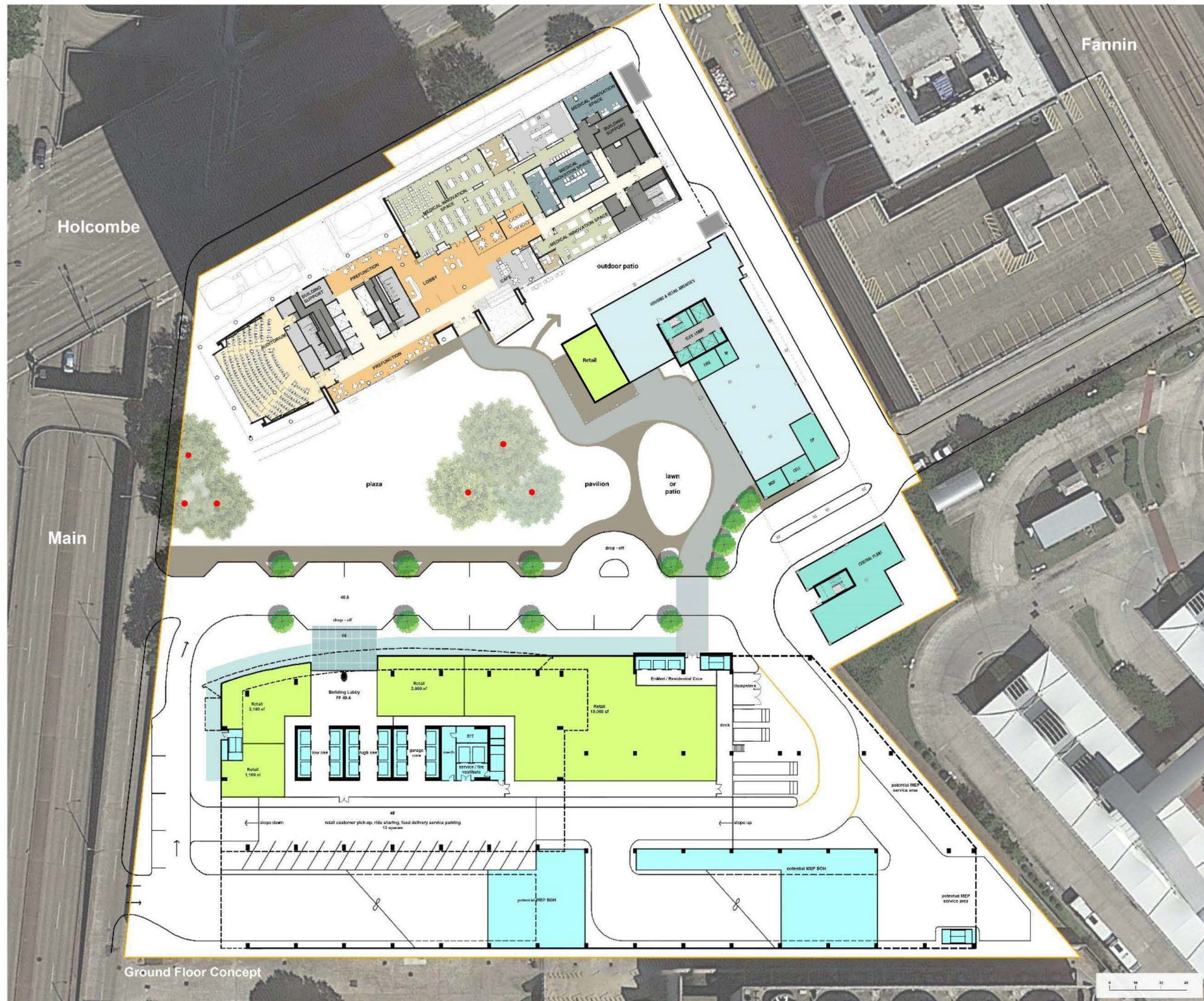
Evergreen Commercial Realty, LLC
Office: 713.664.3634
4615 Southwest Freeway, Suite 550
Houston, TX 77027



SITE PLAN

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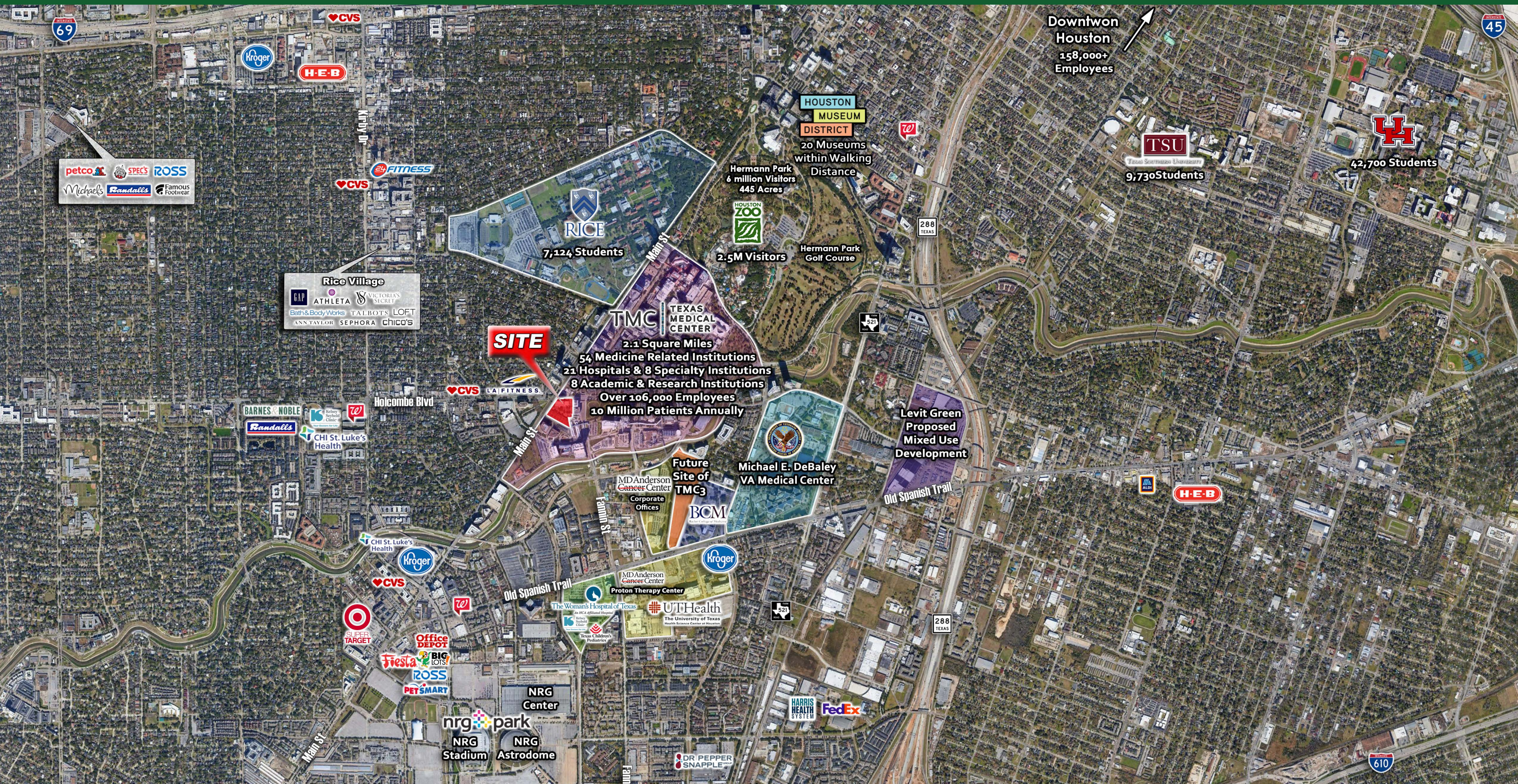
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EXPANDED AERIAL

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DEMOGRAPHICS

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2019 TOTAL POPULATION
(3 mi Radius)

203,193

2019 TOTAL HOUSEHOLDS
(3 mi Radius)

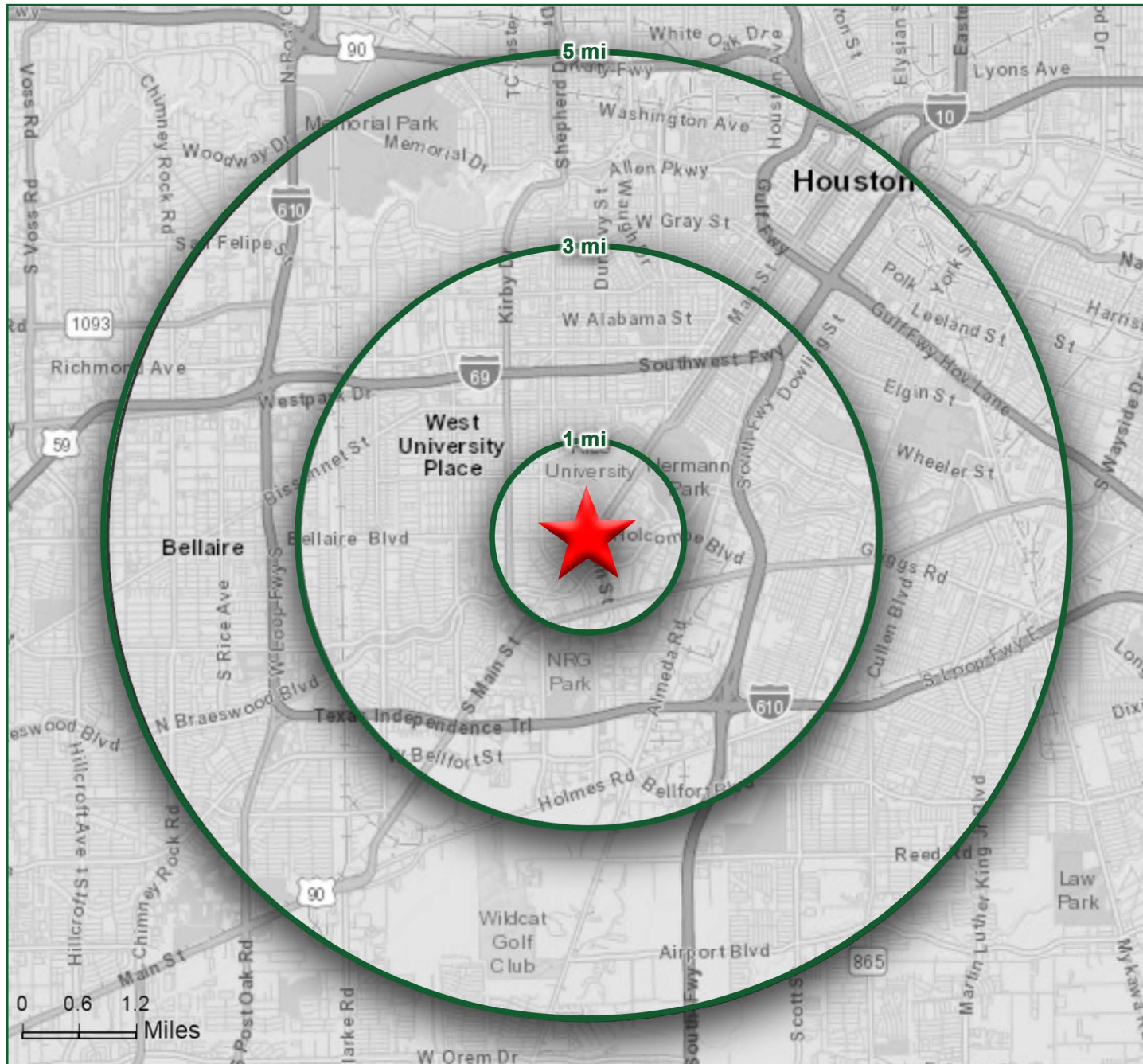
90,725

2019 DAYTIME POPULATION
(3 mi Radius)

457,587

2019 AVERAGE HH INCOME
(3 mi Radius)

\$121,090



	1 mile	3 miles	5 miles	Houston city,...
Population Summary				
2010 Total Population	11,587	155,119	379,624	2,133,079
2019 Total Population	14,648	186,222	457,836	2,414,978
2024 Total Population	16,602	203,193	498,445	2,575,710
2019-2024 Annual Rate	2.54%	1.76%	1.71%	1.30%
2019 Total Daytime Population	200,946	457,587	955,458	3,212,048
Workers	194,173	375,248	758,553	2,000,932
Residents	6,773	82,339	196,905	1,211,116
Household Summary				
2019 Households	6,531	90,725	205,980	902,074
2019 Average Household Size	2.00	1.97	2.08	2.63
2024 Households	7,425	99,483	226,640	964,664
2024 Average Household Size	2.02	1.97	2.07	2.63
2019-2024 Annual Rate	2.60%	1.86%	1.93%	1.35%
2019 Families	2,903	39,617	93,839	549,421
2019 Average Family Size	2.89	2.87	3.00	3.39
2024 Families	3,316	43,134	101,872	583,684
2024 Average Family Size	2.92	2.87	3.00	3.40
2019-2024 Annual Rate	2.70%	1.72%	1.66%	1.22%
Housing Unit Summary				
2010 Housing Units	6,028	86,734	192,576	905,543
Owner Occupied Housing Units	38.9%	34.5%	36.4%	39.8%
Renter Occupied Housing Units	46.2%	51.9%	50.4%	47.9%
Vacant Housing Units	14.9%	13.6%	13.3%	12.3%
2019 Housing Units	7,591	102,534	231,388	1,006,682
Owner Occupied Housing Units	32.0%	32.1%	33.6%	38.3%
Renter Occupied Housing Units	54.0%	56.4%	55.4%	51.3%
Vacant Housing Units	14.0%	11.5%	11.0%	10.4%
2024 Housing Units	8,521	111,799	253,110	1,071,967
Owner Occupied Housing Units	30.2%	31.3%	32.7%	38.3%
Renter Occupied Housing Units	57.0%	57.7%	56.8%	51.7%
Vacant Housing Units	12.9%	11.0%	10.5%	10.0%
Average Household Income				
2019	\$137,786	\$121,090	\$117,136	\$82,148
2024	\$149,031	\$132,223	\$128,914	\$93,336
Average Home Value				
2019	\$685,866	\$654,863	\$560,390	\$307,595
2024	\$716,926	\$676,103	\$583,319	\$339,659
Per Capita Income				
2019	\$61,678	\$58,866	\$53,178	\$30,687
2024	\$66,874	\$64,493	\$59,056	\$34,928
Median Age				
2010	31.5	34.0	33.7	32.2
2019	32.9	35.3	35.0	33.7
2024	33.3	35.3	35.2	34.1
2019 Population 25+ by Educational Attainment				
Total	10,253	133,677	325,143	1,576,058
Less than 9th Grade	1.1%	2.2%	4.5%	11.8%
9th - 12th Grade, No Diploma	1.5%	2.8%	4.8%	8.7%
High School Graduate	3.7%	7.9%	11.1%	19.6%
GED/Alternative Credential	0.8%	1.2%	2.1%	3.0%
Some College, No Degree	6.3%	14.0%	14.7%	17.8%
Associate Degree	3.5%	4.5%	4.4%	5.5%
Bachelor's Degree	33.8%	30.7%	29.6%	20.4%
Graduate/Professional Degree	49.2%	36.8%	28.7%	13.3%

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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.

Evergreen Commercial Realty, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	540667 License No.	lgolden@evergreentx.com Email	7136643634 Phone
Lilly Golden Designated Broker of Firm	540667 License No.	lgolden@evergreentx.com Email	7136643634 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