

the
MiX
@ midtown

3201 LOUISIANA STREET
HOUSTON, TEXAS

7,640 SF LEASE OFFERING
(Available 1/1/23)

49,000 SF LEASE OFFERING
(Available 7/1/23)



FIFTH
CORNER

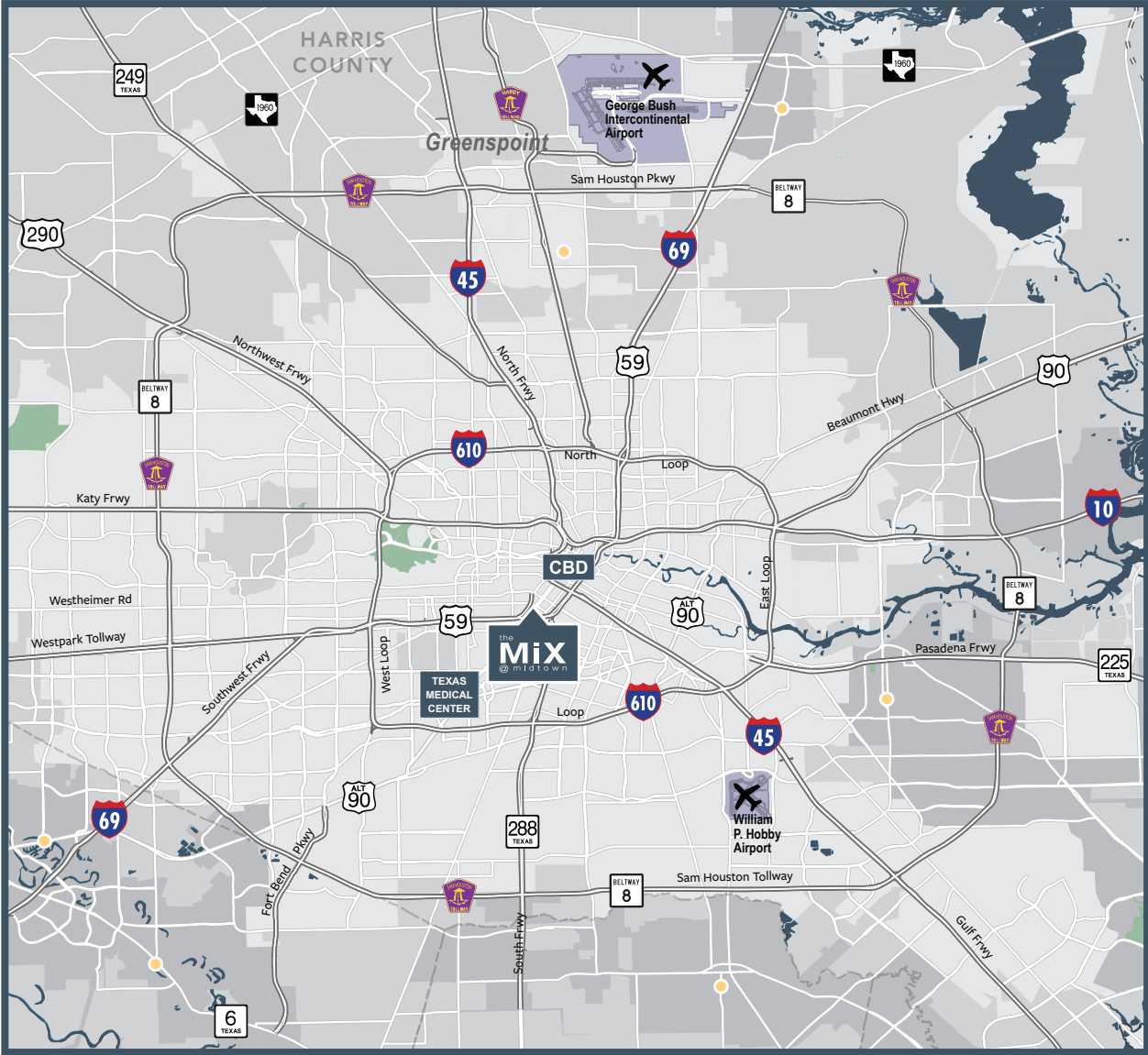


THE MIX AT MIDTOWN

72,901 SF retail building in Houston's
Midtown district



LOCATION



HOUSTON DISTRICT MAP





CENTRAL BUSINESS DISTRICT
0.7 MILES (2 MINUTES)

PRIME LOCATION

*The Mix at Midtown is less than two miles
from the heart of downtown Houston*



ion

0.8 MILES (2 MINUTES)

TMC | TEXAS
MEDICAL
CENTER

3.9 MILES (10 MINUTES)

BEST IN CLASS

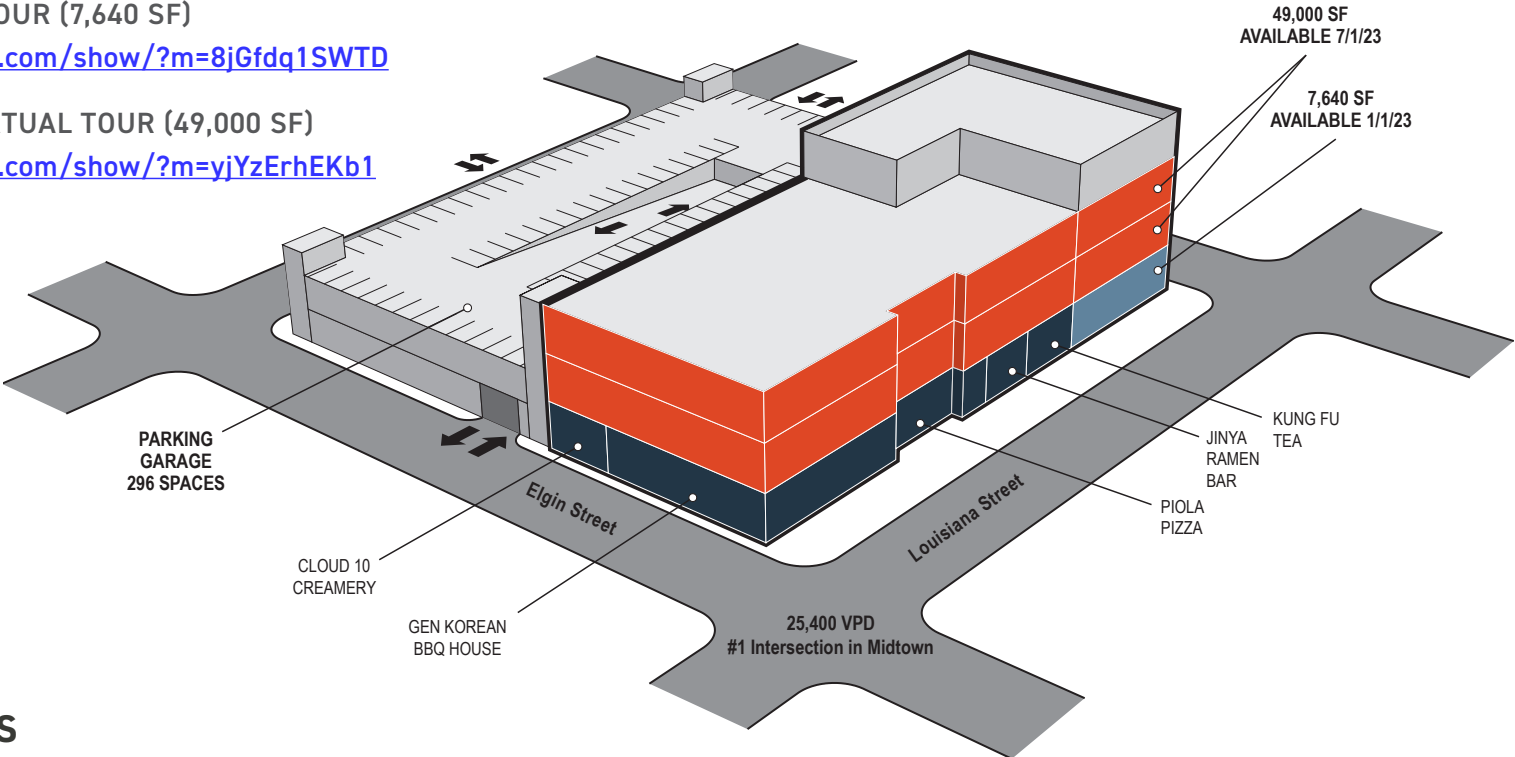
Midtown is Houston's premier growth neighborhood



STACKING PLAN

ARTISANS VIRTUAL TOUR (7,640 SF)
<https://my.matterport.com/show/?m=8jGfdq1SWTD>

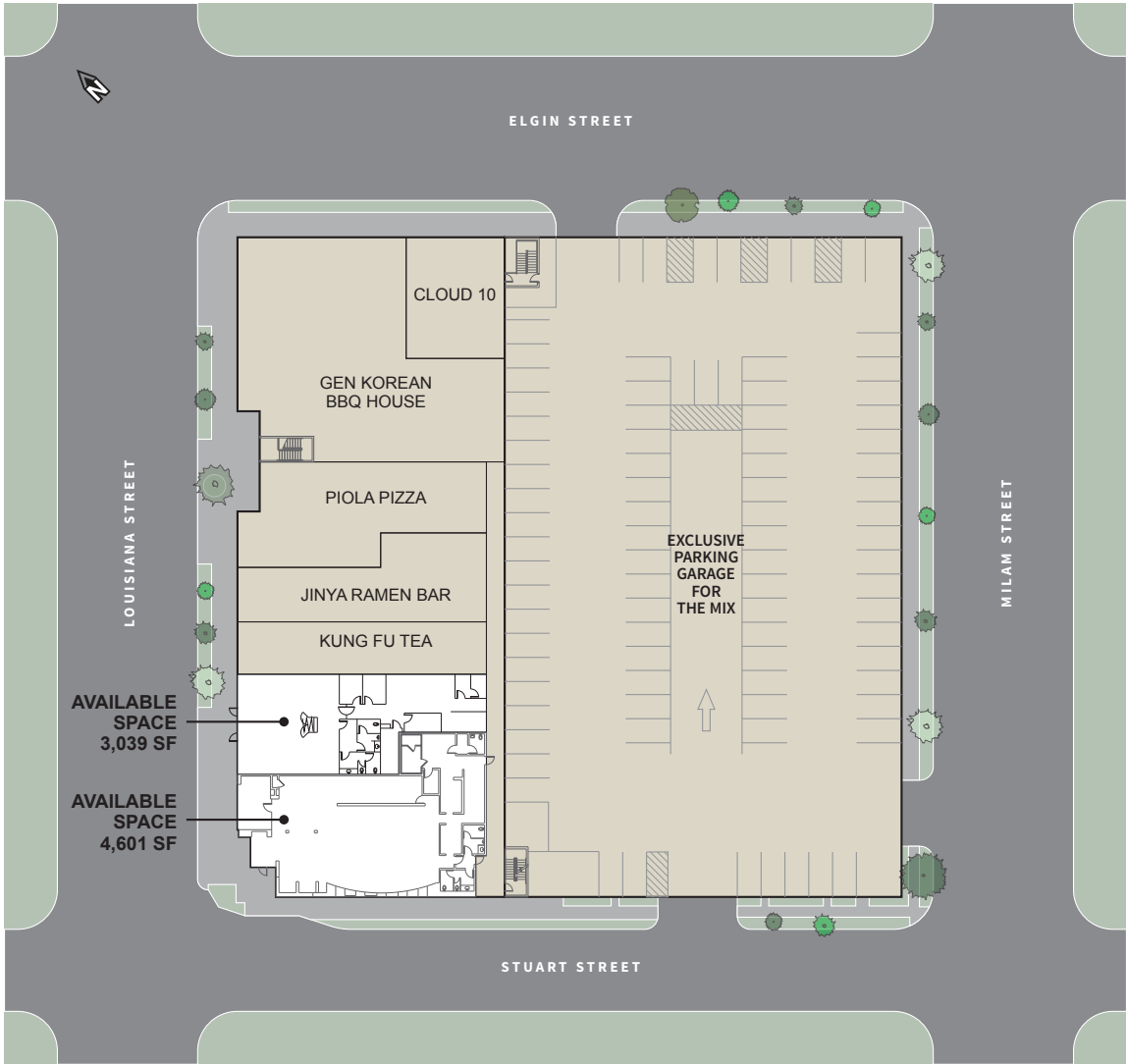
24 HOUR FITNESS VIRTUAL TOUR (49,000 SF)
<https://my.matterport.com/show/?m=yjYzErhEKb1>



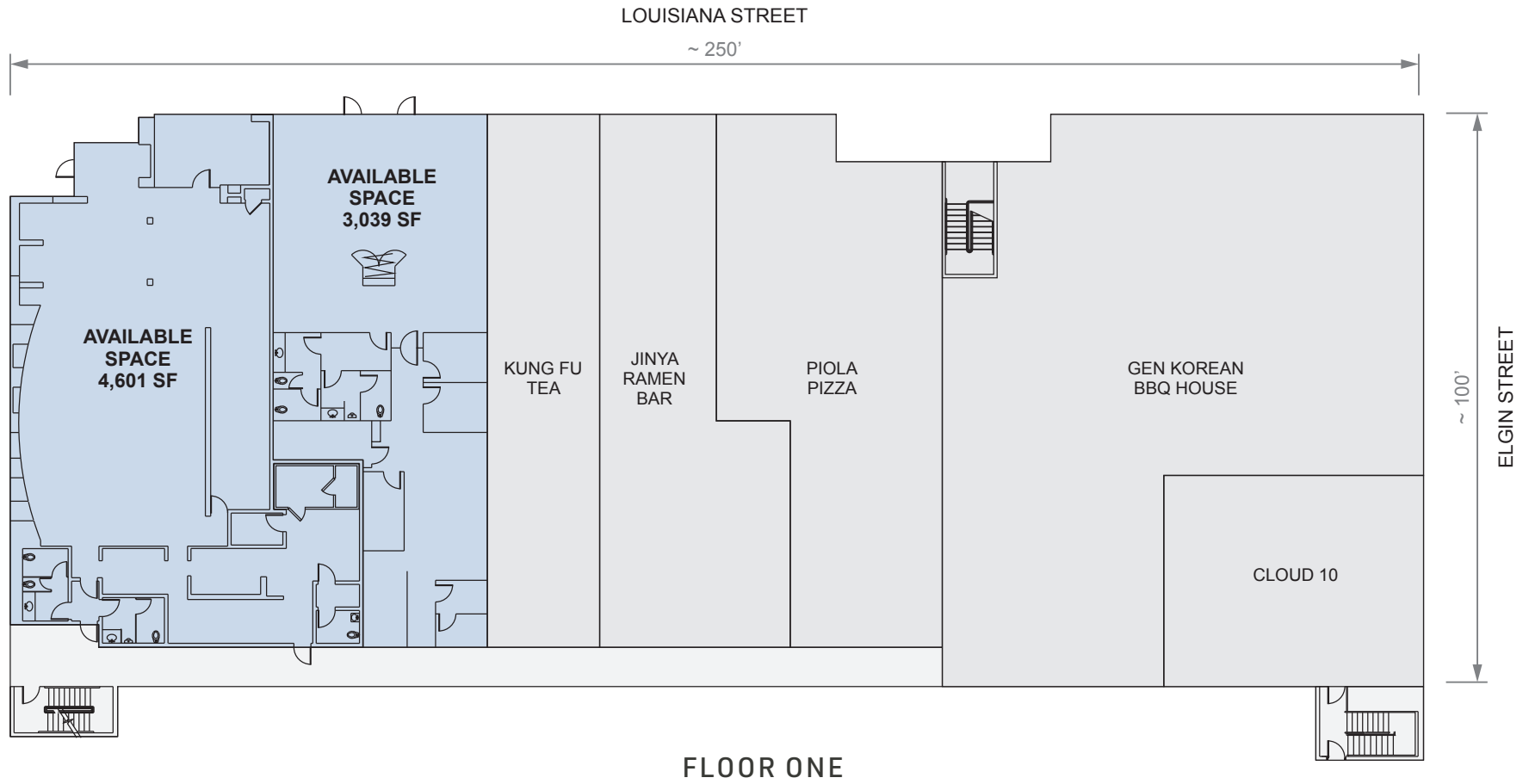
DEMOGRAPHICS

DEMOGRAPHIC PROFILE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
Estimated Population (2019)	26,324	191,025	458,387
Households			
Estimated Households (2019)	15,848	91,729	209,601
Average Household Income			
Estimated Average Household Income (2019)	\$105,334	\$123,821	\$117,716
Educational Attainment			
College Degree + (Bachelor's Degree or Higher) (2019)	11,711 (62.1%)	73,923 (56.8%)	15,6754 (50.4%)
Daytime Demographics			
Age 16 Years or Older (2019)	25,515	519,680	825,702

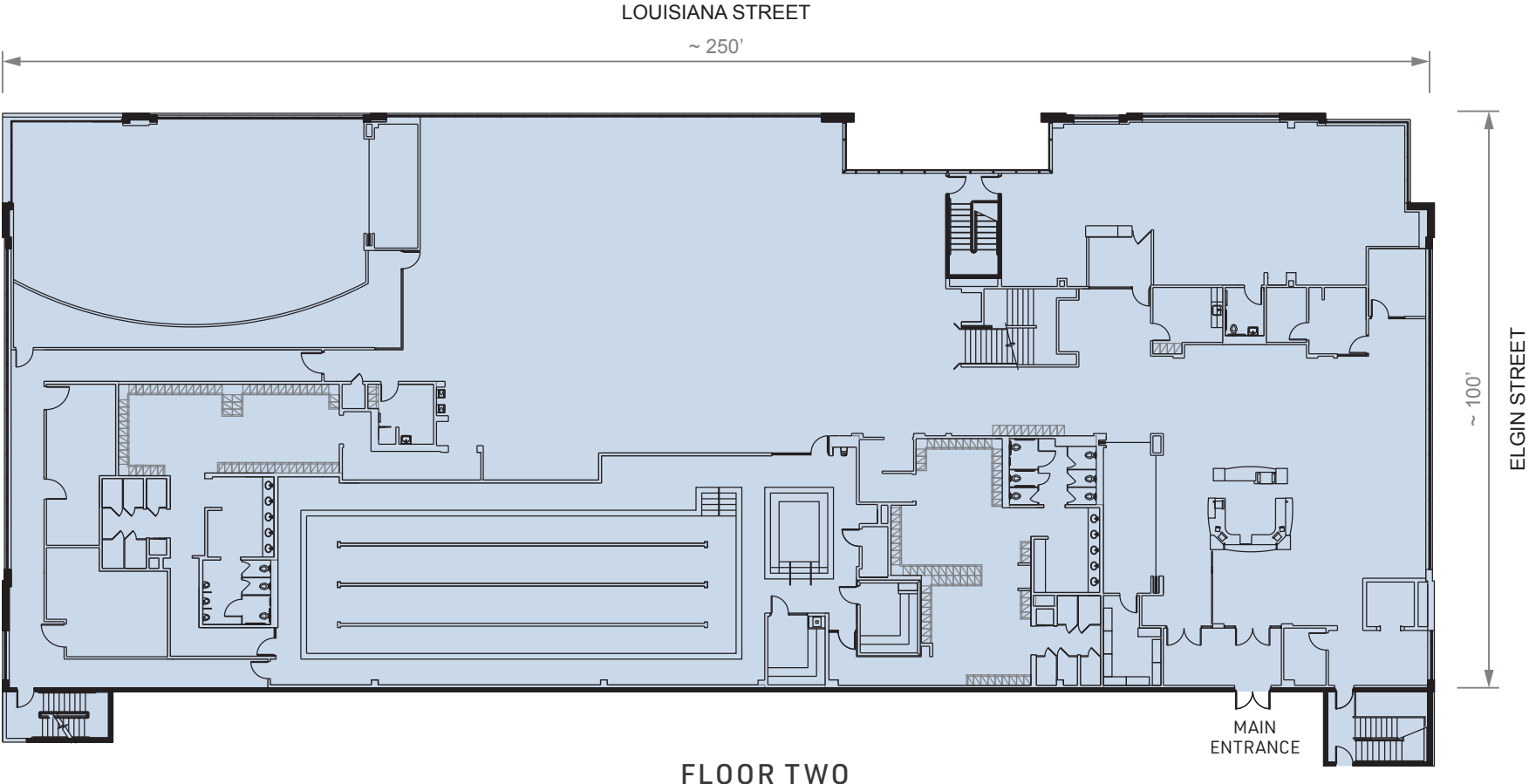
SITE PLAN - GROUND FLOOR



ARTISANS FLOOR PLAN



24 HOUR FITNESS FLOOR PLAN



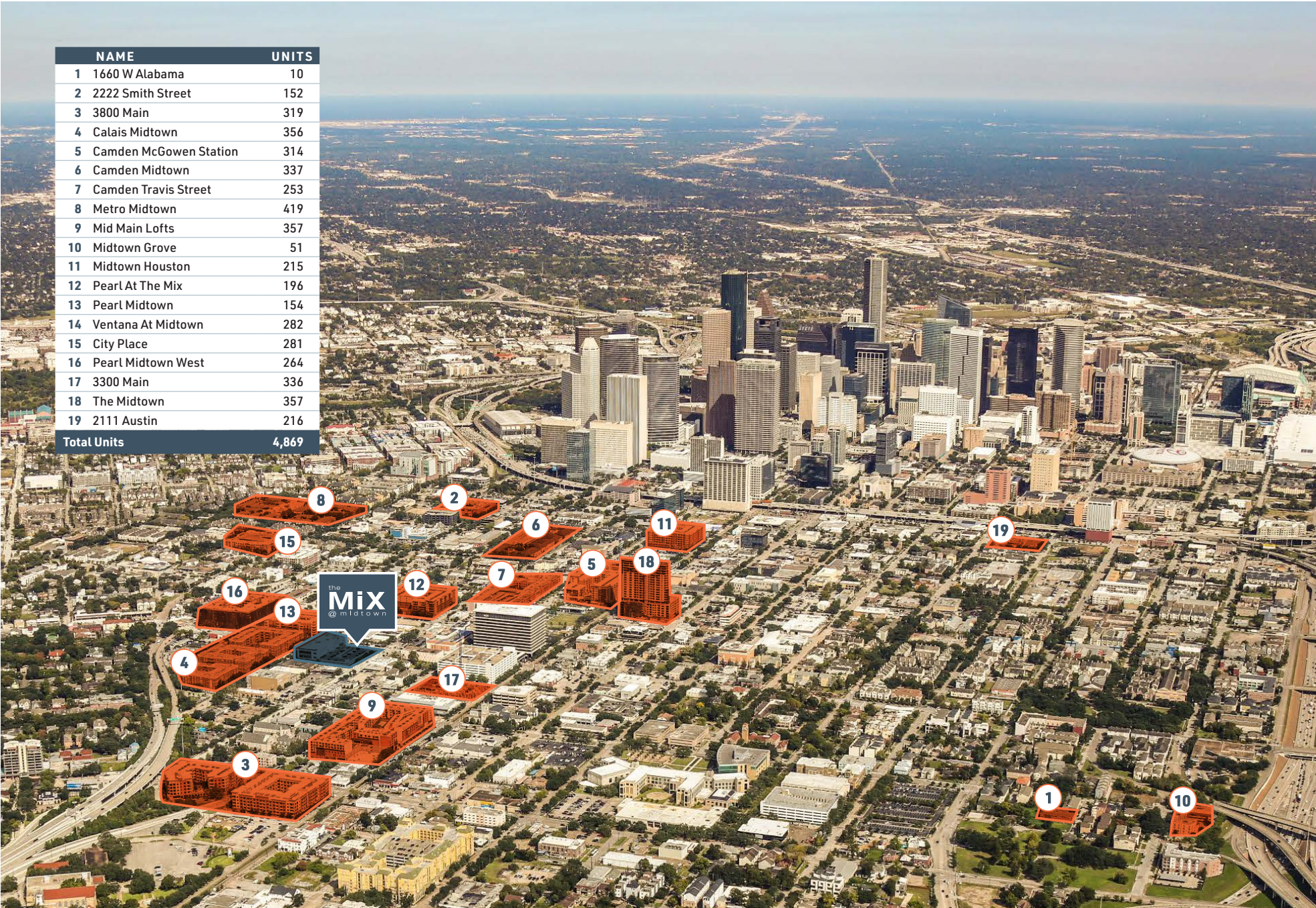
FLOOR TWO

24 HOUR FITNESS FLOOR PLAN



MULTIFAMILY DEVELOPMENTS

NAME	UNITS
1 1660 W Alabama	10
2 2222 Smith Street	152
3 3800 Main	319
4 Calais Midtown	356
5 Camden McGowen Station	314
6 Camden Midtown	337
7 Camden Travis Street	253
8 Metro Midtown	419
9 Mid Main Lofts	357
10 Midtown Grove	51
11 Midtown Houston	215
12 Pearl At The Mix	196
13 Pearl Midtown	154
14 Ventana At Midtown	282
15 City Place	281
16 Pearl Midtown West	264
17 3300 Main	336
18 The Midtown	357
19 2111 Austin	216
Total Units	4,869



NEW DEVELOPMENT



LIGHT RAIL ACCESS

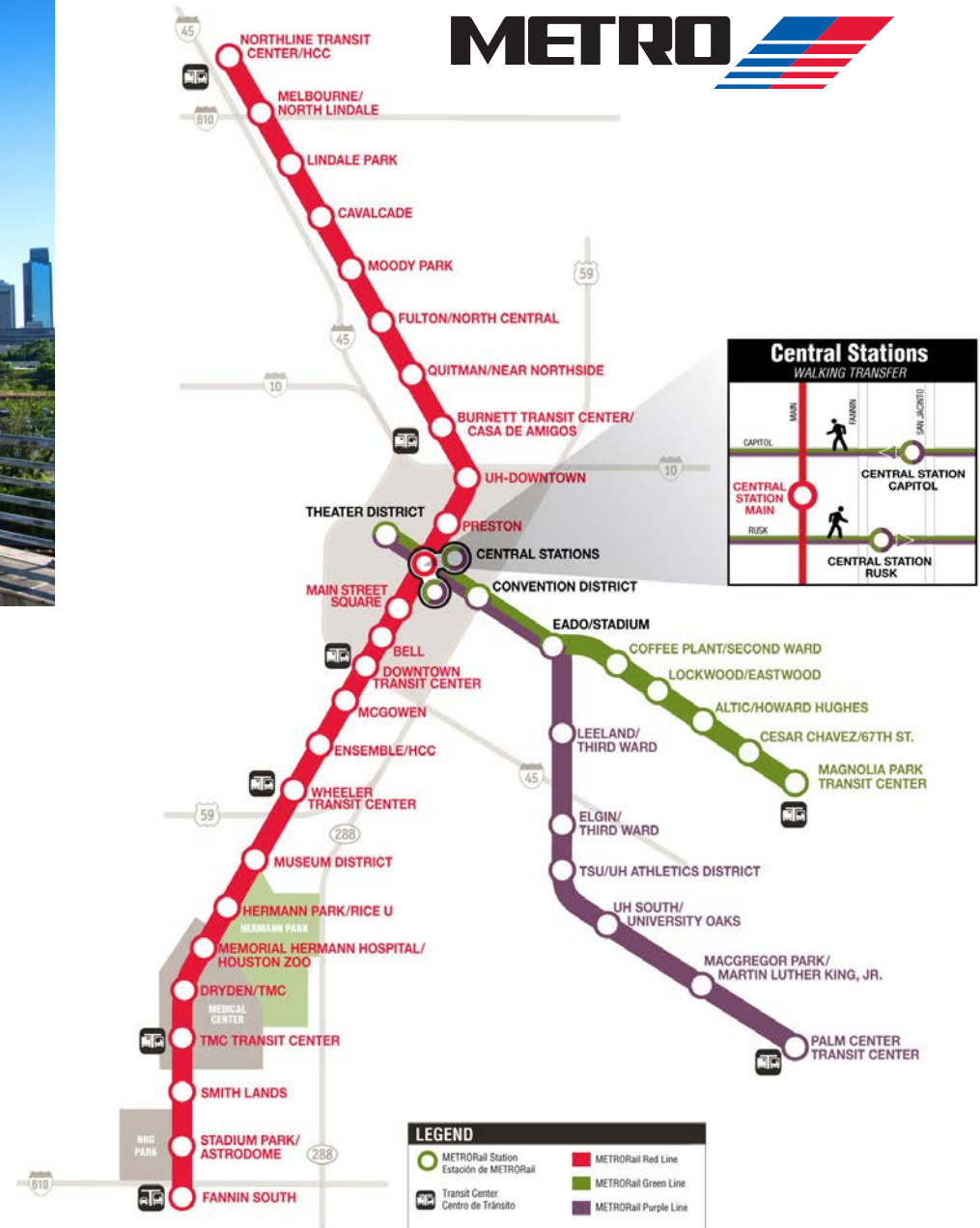


Midtown Connectivity and Access

METRO Rail is the city of Houston's primary transit light-rail system, spanning 22.7 miles and consists of three light-rail lines: the Red Line, Green Line and the Purple Line. The METRO Rail quickly connects people to the most-frequented destinations in the city, traveling through downtown and serving, in part, the Texas Medical Center, Museum District, University of Houston and Texas Southern University campuses, and the historic East End. As of 2017, the METRO Rail had a total annual ridership of 18,335,000 and ranks as the second most-traveled light rail system in the Southern United States and the 12th most-traveled light rail system in the U.S.

The Red Line

The Midtown Property is located just 0.3 miles from the METRO Rail McGowen Red Line Station, one of the highest performing rail lines in the country with an average daily ridership of more than 52,000. The city of Houston has seen more than \$8 billion in new development along the Red Line since it opened in 2004. Passengers can quickly commute from the McGowen Station to Main Street Square in the heart of Downtown in just under 6 minutes.



AREA RESTAURANTS



Brennan's of Houston
Texas Creole Fine Dining
3011 Smith Street
Houston, Texas 77006



El Tiempo Cantina
Traditional Tex-Mex Cuisine
322 Westheimer Road
Houston, Texas 77006



Damian's Cucina Italiana
Authentic Italian Cuisine
3300 Smith Street
Houston, Texas 77006



Snooze, an A.M. Eatery
Seasonal Breakfast & Lunch Fare
3217 Montrose Blvd, Suite 100
Houston, Texas 77006



Uchi
Japanese Cuisine
904 Westheimer Road, Suite A
Houston, Texas 77006



Shake Shack
Gourmet Burgers & Frozen Custard
1002 Westheimer Road
Houston, Texas 77006



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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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
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