

the
MiX
@ midtown

3201 LOUISIANA STREET
HOUSTON, TEXAS



FIFTH
CORNER

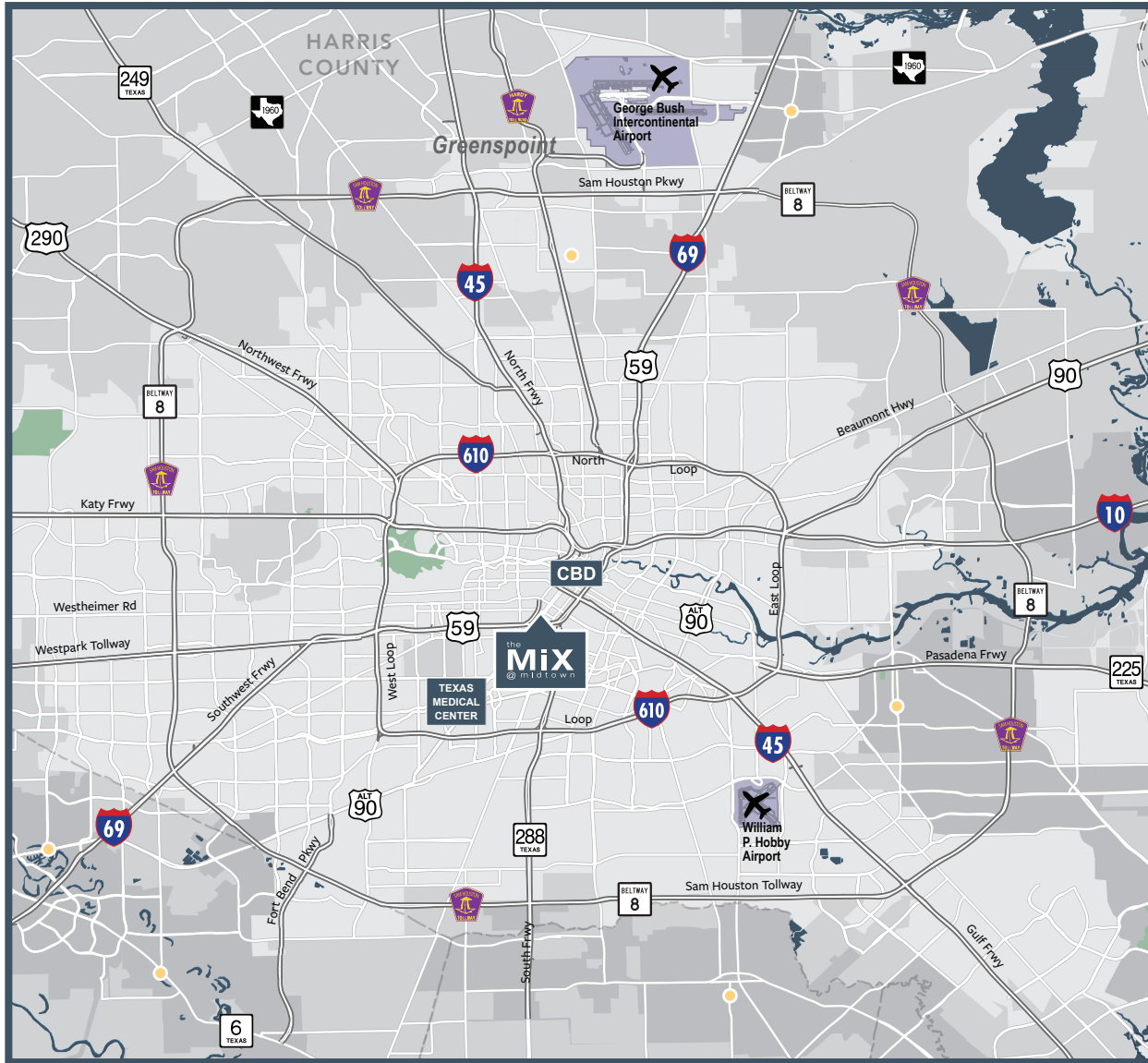


THE MIX AT MIDTOWN

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



LOCATION



HOUSTON DISTRICT MAP



Bordering Downtown, Midtown is highly accessible to all of Central Houston's affluent neighborhoods. The area boasts a Walk Score of 86, making it the most walkable neighborhood in the city. Additionally, Midtown is served by numerous bus lines and the METRORail Red Line which offers three Midtown stops, one of which is only 5 blocks from The Mix.





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

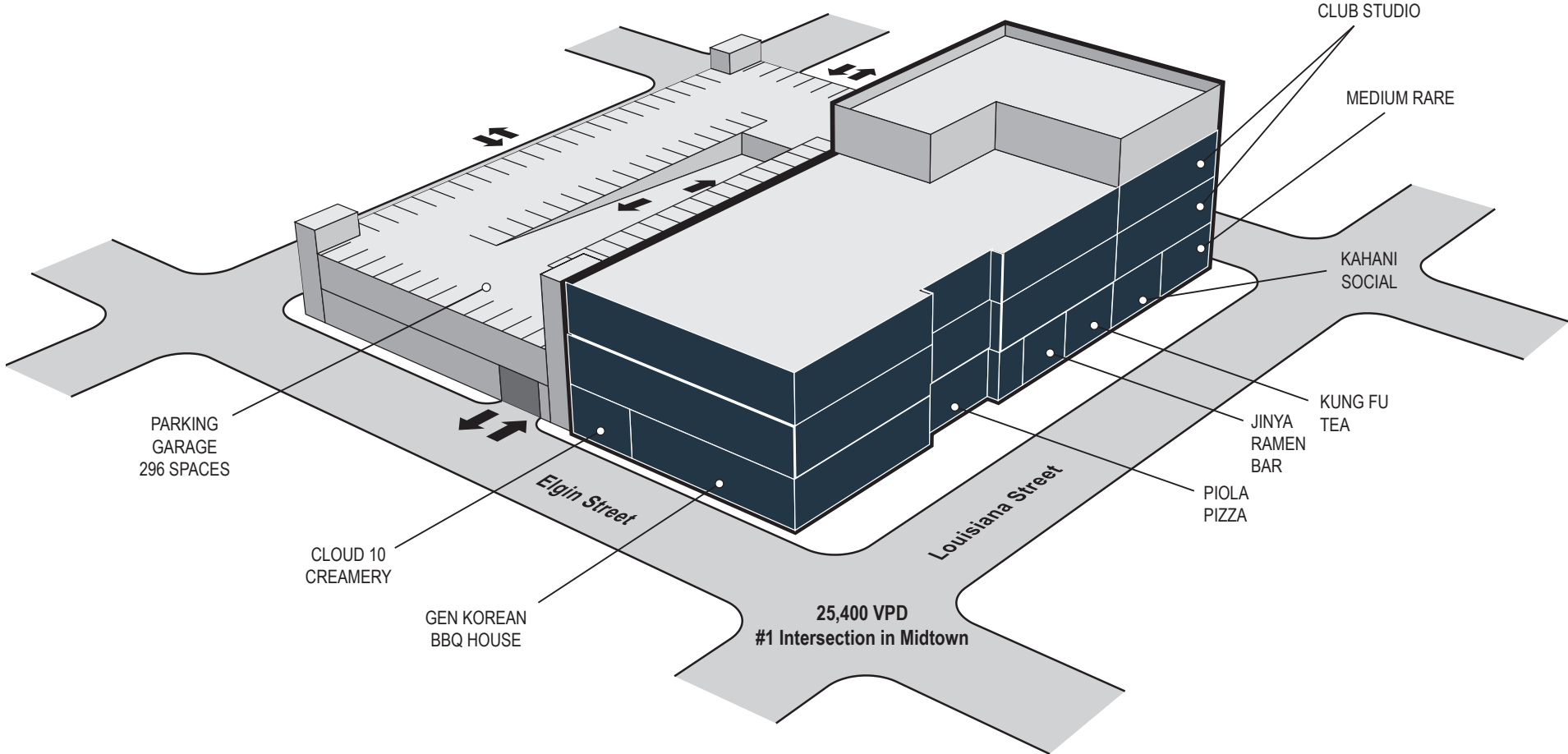
3.9 MILES (10 MINUTES)

BEST IN CLASS

Midtown is Houston's premier growth neighborhood



STACKING PLAN



DEMOGRAPHICS

DEMOGRAPHIC PROFILE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
Population (2010)	21,769	158,242	398,458
Estimated Population (2022)	31,250	205,547	491,418
Households			
Estimated Households (2022)	17,834	95,509	213,595
Average Household Income			
Estimated Average Household Income (2022)	\$105,013	\$120,038	\$110,997
Educational Attainment			
College Degree + (Bachelor's Degree or Higher) (2022)	65%	58%	50%
Daytime Employment			
Age 16 Years or Older (2022)	29224	387060	571707
Consumer Spending			
Total Specified Consumer Spending (2022)	\$521,320,130	\$3,090,987,480	\$6,744,589,987
Total Specified Consumer Spending Per Capita (2022)	\$16,682	\$15,038	\$13,725
Entertainment, Hobbies & Pets Spending (2022)	\$77,074,394	\$450,181,107	\$967,725,206
Food Away From Home + Alcohol Spending (2022)	\$79,266,344	\$450,455,575	\$952,241,835

SITE PLAN - GROUND FLOOR





**Serving Houston's Largest
Employment Centers
The Texas Medical Center
and Downtown Houston**



**The METRO Rail's Red Line
One of the nation's most
traveled lines based on
boardings per track mile**



**One of Midtown's
Busiest Corners
44,882 VPD
(Midtown's #1 Traffic Count)**



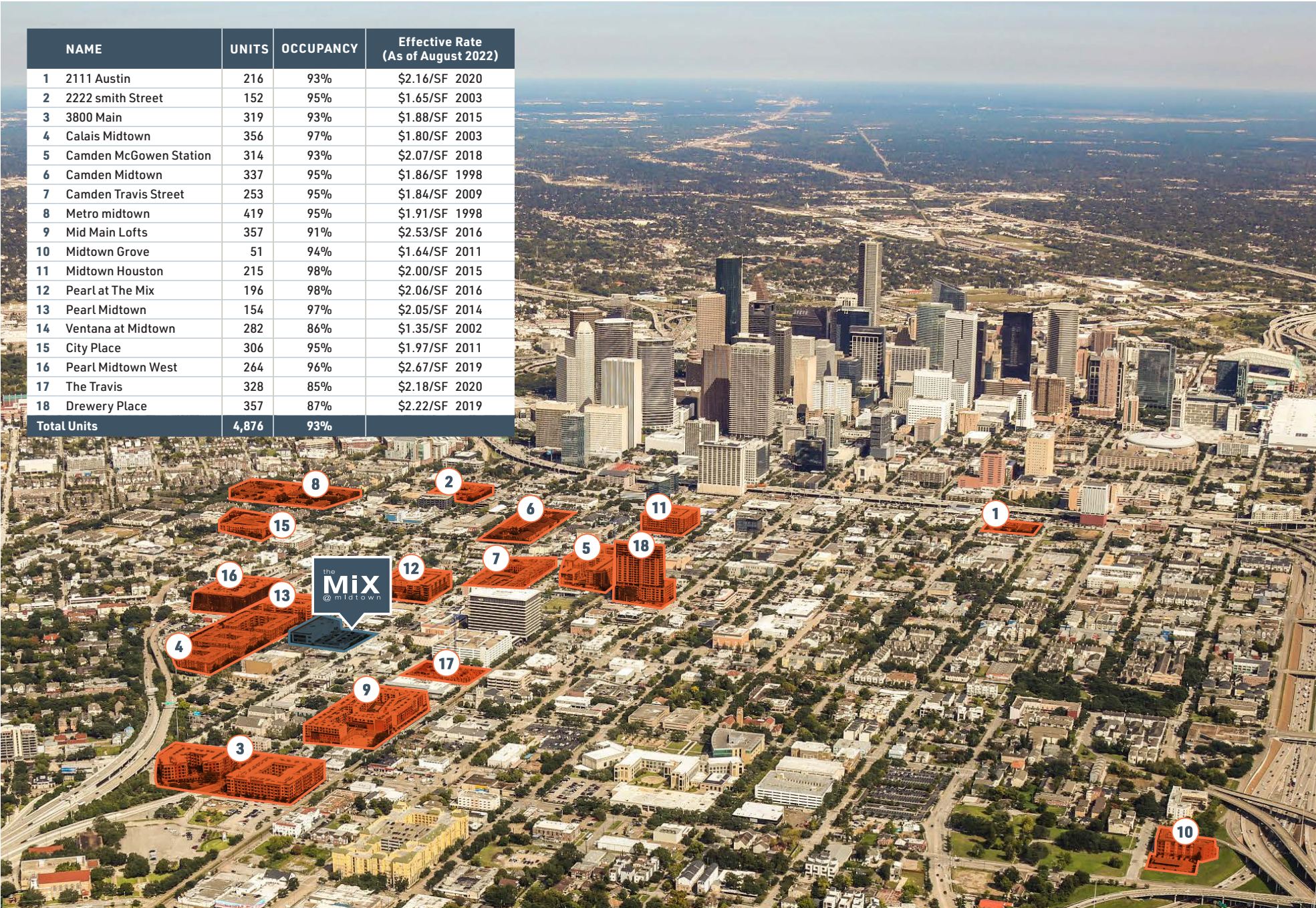
**Located in the Heart of
Houston's Innovation Corridor
Houston's Technology Hub**

THE MIX AT MIDTOWN

The Mix is located in the heart of Houston's thriving Midtown district. Midtown is known for being Houston's most walkable neighborhood and continues to densify due to it's prime location which is adjacent to the CBD, Montrose and the Museum District. Midtown is considered the most desired location in the city for young professionals. This desirability is reflected in the recent addition of nearly 1,500 new Class A apartment units to the district since 2018, further adding to the consumer base.

MULTIFAMILY DEVELOPMENTS

NAME	UNITS	OCCUPANCY	Effective Rate (As of August 2022)
1 2111 Austin	216	93%	\$2.16/SF 2020
2 2222 Smith Street	152	95%	\$1.65/SF 2003
3 3800 Main	319	93%	\$1.88/SF 2015
4 Calais Midtown	356	97%	\$1.80/SF 2003
5 Camden McGowen Station	314	93%	\$2.07/SF 2018
6 Camden Midtown	337	95%	\$1.86/SF 1998
7 Camden Travis Street	253	95%	\$1.84/SF 2009
8 Metro Midtown	419	95%	\$1.91/SF 1998
9 Mid Main Lofts	357	91%	\$2.53/SF 2016
10 Midtown Grove	51	94%	\$1.64/SF 2011
11 Midtown Houston	215	98%	\$2.00/SF 2015
12 Pearl at The Mix	196	98%	\$2.06/SF 2016
13 Pearl Midtown	154	97%	\$2.05/SF 2014
14 Ventana at Midtown	282	86%	\$1.35/SF 2002
15 City Place	306	95%	\$1.97/SF 2011
16 Pearl Midtown West	264	96%	\$2.67/SF 2019
17 The Travis	328	85%	\$2.18/SF 2020
18 Brewery Place	357	87%	\$2.22/SF 2019
Total Units	4,876	93%	



NEW DEVELOPMENT



LIGHT RAIL ACCESS

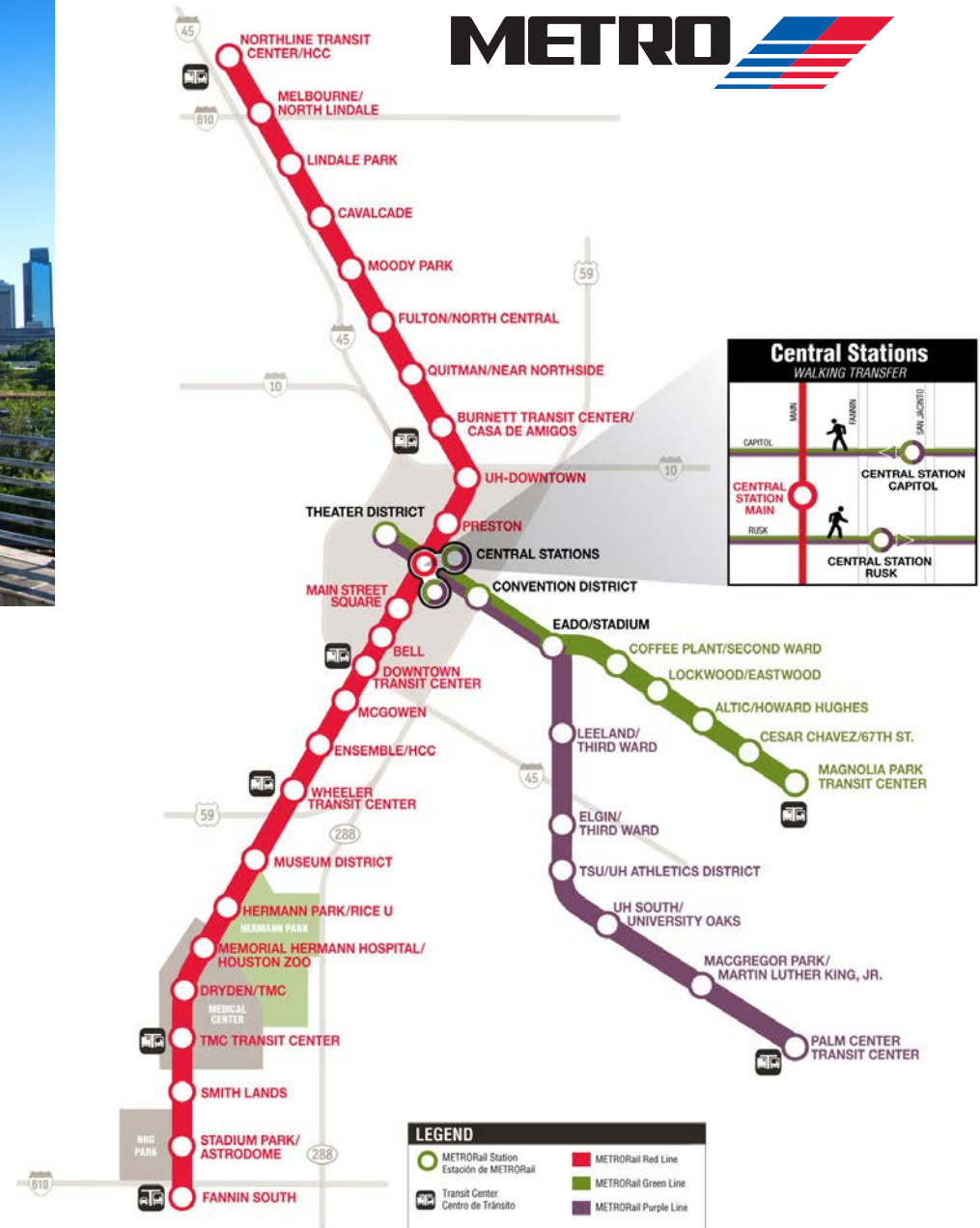


Midtown Connectivity and Access

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.





Located under a half-mile away from The Mix, The Innovation District is a 16-acre development sponsored by Rice Management Company which is intended to serve as the hub for Houston's growing tech ecosystem. The Innovation District, in collaboration with the City of Houston and community stakeholders, will build a series of community benefits to enhance Houston's technology infrastructure, with a specific focus on inclusive, measurable impactful talent, business and community development.

The Innovation District is anchored by the newly completed development known as The Ion, which is a 266,000 SF building serving as creative office, co-working, maker and incubator space for Houston's tech entrepreneurs. Complete with venture capital and corporate partners as well as consistent tenant programming, The Ion is intended to serve as a catalyst for Houston's tech community. Ultimately, The Ion is intended to help set startups on a path of growth which will eventually lead them into future buildings within the Innovation District.

Corporate Tenants/Partners



RICE UNIVERSITY



BAKER BOTTS

Chevron Technology Ventures



KODA HEALTH



AREA RESTAURANTS



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



Gloria's Latin Cuisine
Salvadorian Restaurant
2616 Louisiana St,
Houston, TX 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



Dave's Hot Chicken
Nashville Style Chicken
614 Dennis St,
Houston, TX 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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