



**AVAILABLE  
1,225 SF**

**FIFTH  
CORNER**

**THE PLAZAS AT MIDTOWN I**  
**2ND GEN. RESTAURANT SPACE FOR LEASE**  
Bagby St & McGowen St | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)



# PROPERTY INFORMATION:

**Address:** 2501-2521 Bagby St  
Houston, TX 77006

**Availability:** 1,225 SF - 2nd Gen. Restaurant

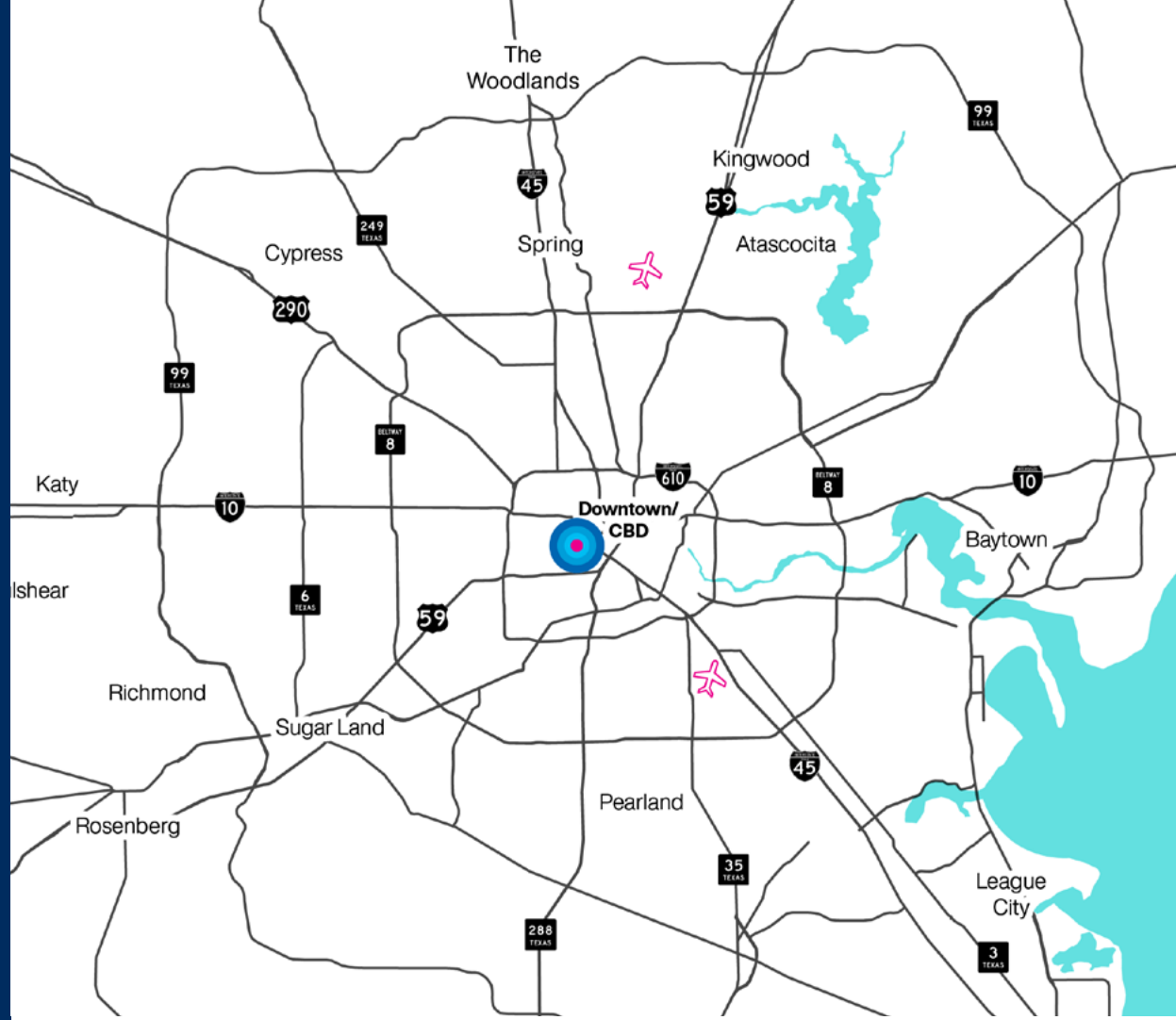
**Price:** Call For Pricing

## HIGHLIGHTS:

- The Plazas at Midtown I is a retail center located at the northeast corner of Bagby and McGowen.
- Positioned in the affluent and densely populated Midtown submarket.
- Surrounded by upscale apartments and residential homes.
- Located along Brazos Street, providing city commuters direct access to downtown.
- Heavy drive-by exposure.
- Notable nearby retailers/restaurants: Original Spec's Wines and Finer Foods, Whole 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
<b>Population</b>	31,777	216,331	474,225
<b>Daytime Pop.</b>	100,964	462,443	891,540
<b>Avg HH Income</b>	\$130,783	\$146,484	\$139,107



BREMOND AVENUE

BAGBY STREET

BRAZOS STREET

On The Kirb  
3,010 SF  
+ Patio

Dog House  
Tavern  
2,450 SF

Lazy  
Bagel  
1,050  
SF

Chalong  
Thai  
Eatery  
1,050  
SF

Michael J.  
Moon, DDS  
1,750 SF

Super  
Cuts  
1,400 SF

Tiff's  
Treats  
1,225  
SF

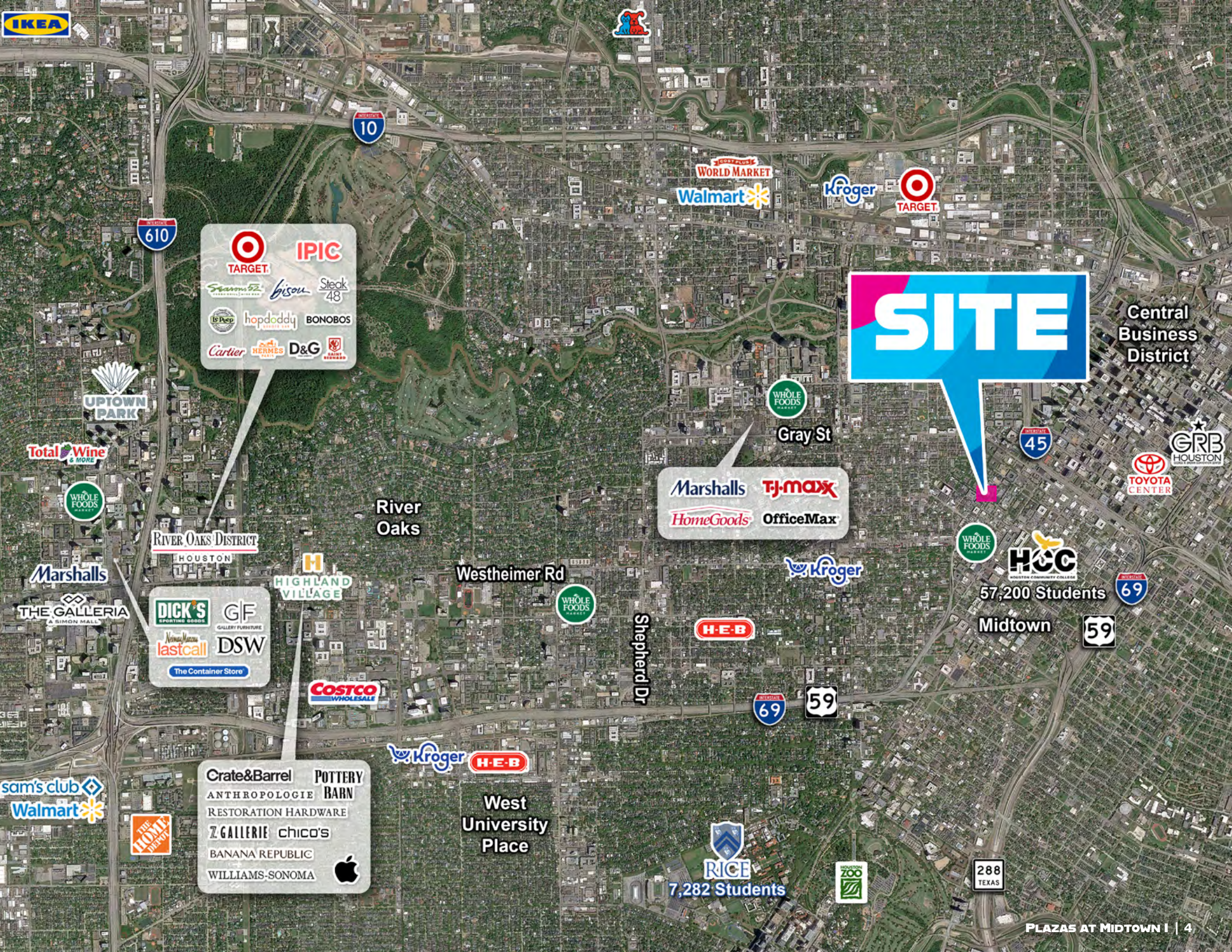
AVAILABLE  
1,225 SF

Dripped Birria  
1,576 SF  
+ PATIO

MCGOWEN AVENUE







**TARGET** **IPIC**

Steak 48

hopdoddy BONOBOS

Cartier HERMES D&G

WORLD MARKET

Walmart

Kroger

TARGET

**SITE**

Central Business District

UPTOWN PARK

Total Wine & MORE



RIVER OAKS DISTRICT HOUSTON

Marshalls

THE GALLERIA A SIMON MALL

DICK'S SPORTING GOODS

GF GALLERY FURNITURE

lastcall DSW

The Container Store

HIGHLAND VILLAGE



River Oaks

Westheimer Rd



Shepherd Dr

Marshalls TJ-maxx

HomeGoods OfficeMax



HCC HOUSTON COMMUNITY COLLEGE

57,200 Students

Midtown



GRB HOUSTON

TOYOTA CENTER

sam's club

Walmart



Crate&Barrel POTTERY BARN

ANTHROPOLOGIE BARN

RESTORATION HARDWARE

Z GALLERIE chico's

BANANA REPUBLIC

WILLIAMS-SONOMA

Apple

Kroger

H-E-B

West University Place



7,282 Students





**SITE**



CVS

7,547 VPD ('22)

Capital One

BUFFALO WILD WINGS

Gyu-Kaku Japanese BBQ

Gray St

Hertz

NTB

LITTLE WOODROWS

Brazos St

dogwood

Discor

wender

SPECS

Randalls

McGowen St

Bagby St

Smith St

1,991 VPD ('22)

DOUGH ZONE

Milam St

Tuam St

W

CHASE

GLORIAS

McGowen St

HARRY'S

car spa

WELLS FARGO

Starbucks

Brazos St

Wendy's

45





1.2 MILES TO  
HOUSTON CBD

BAGBY ST

BRAZOS ST

MCGOWEN ST





# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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](http://www.trec.texas.gov)

IABS 1-0

**AVAILABLE**  
**1,225 SF**

# **PLAZAS AT MIDTOWN I** **2ND GEN. RESTAURANT SPACE FOR LEASE**

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