



MONTROSE LAND

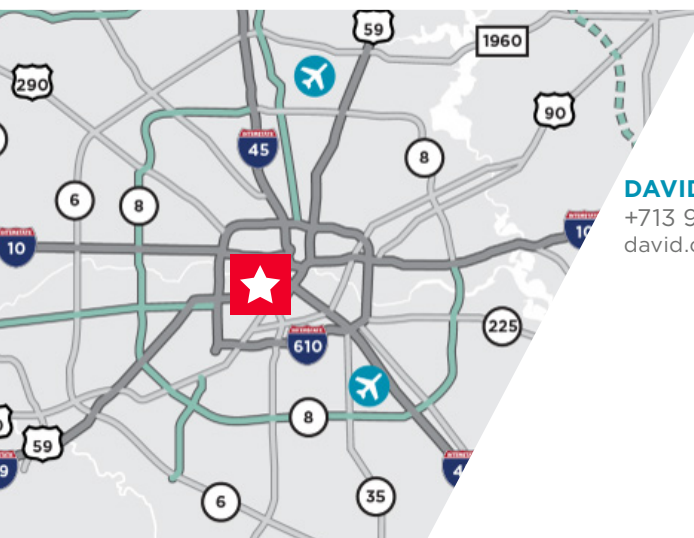
4503 Montrose
Houston, TX 77006

±35,717 SF

PROPERTY HIGHLIGHTS

Cushman & Wakefield is proud to offer for sale this inner-loop site.

Centrally located, close to robust areas of the city such as CBD, Midtown, the Museum District and the Texas Medical Center.



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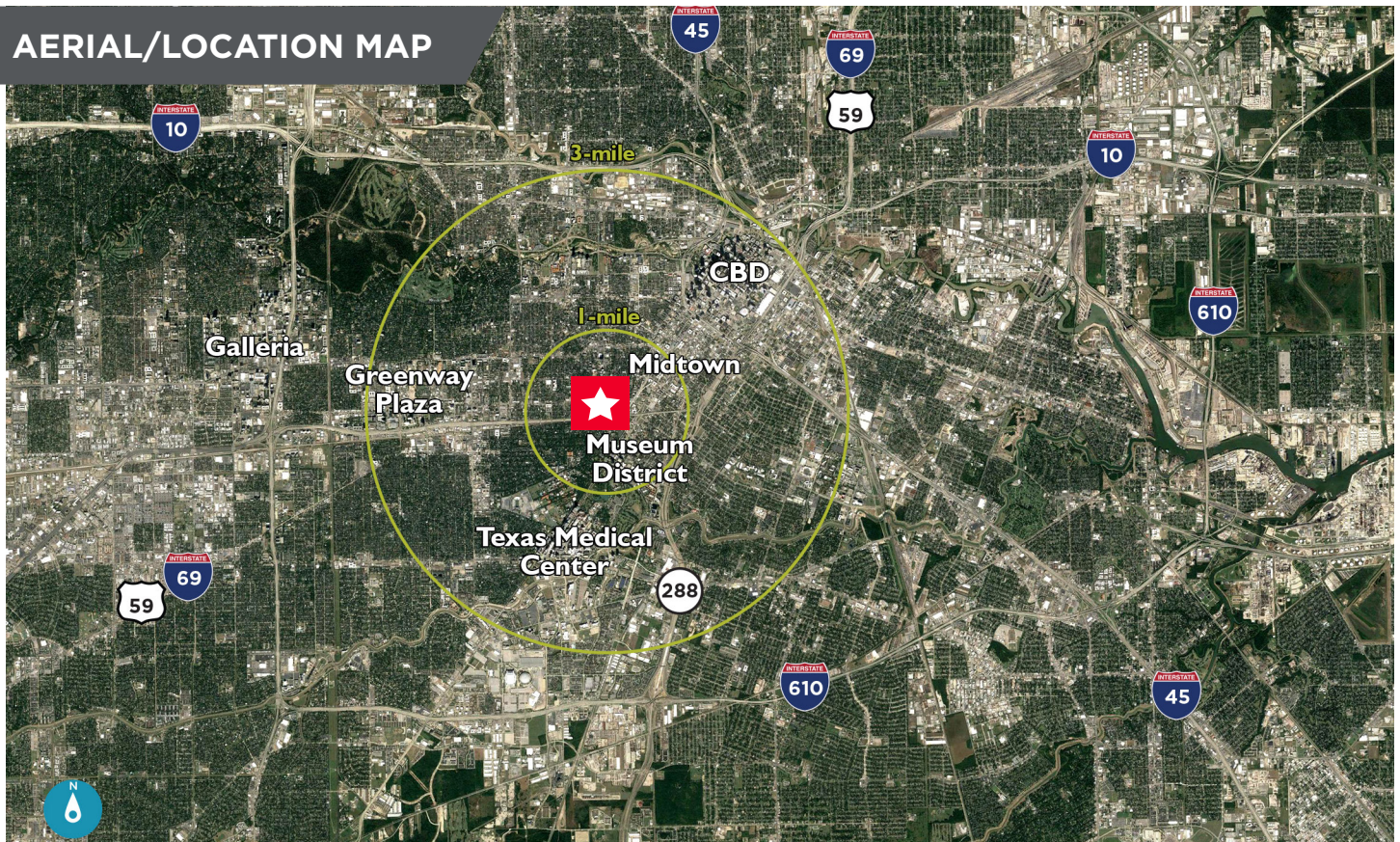
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AERIAL/LOCATION MAP



NEARBY ACTIVITY

- Future plans are in place for the former Chelsea Market site to be redeveloped as the 16-story Broadstone Tower.
- The luxury 20-story high-rise, The Carter, is a recent development east of the Chelsea Market site.
- The Ion, located less than a mile away in the recently announced innovation district, will begin redevelopment of the former Sears store in May 2019.

2018 Demographics

	1 Mile	3 Mile
Population	26,269	187,611
AVG. HH Income	\$126,006	\$131,131
Median Age	35.9	35.0
# of Employees	17,833	367,980

2023 Projected Demographics

	1 Mile	3 Mile
Population	28,137	198,708
AVG. HH Income	\$144,852	\$147,610
Median Age	37.3	36.3

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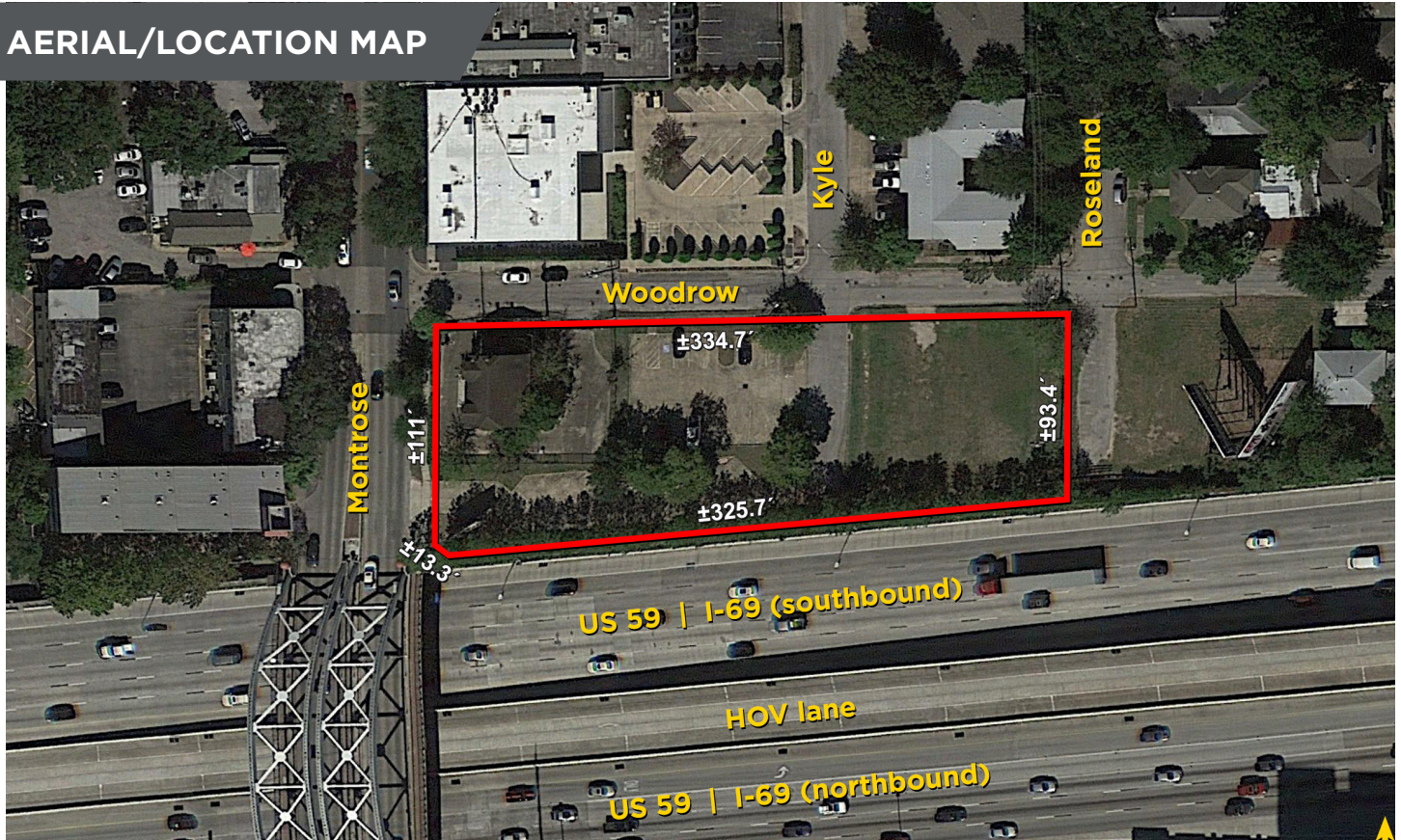
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AERIAL/LOCATION MAP



**THE SITE IS LESS THAN TWO
MILES OUTSIDE OF THE CBD,
& OFFERS OUTSTANDING
EXPOSURE TO THE
SOUTHWEST FREEWAY
(US 59/I 69)**

TRAFFIC COUNTS

Montrose @ Woodrow = **28,176**

2016 Counts - Source: TxDOT

US 59/I 69 - Mainlanes @ Montrose = **258,500**

2017 Counts - Source: TxDOT

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WHAT'S IN & AROUND MONTROSE?

MONTROSE



ART GALLERIES



NOTABLE RESTAURANTS



BAKERIES



COCKTAIL BARS



VINTAGE SHOPS



COFFEE SHOPS

MUSEUM DISTRICT ±0.5 miles



ART & SCIENCE MUSEUMS



RICE UNIVERSITY



HERMANN PARK



HOTEL ZAZA



HOUSTON ZOO

MIDTOWN ±1.0 miles



HOME TO 10K



WALKABILITY



ENTERTAINMENT



DINING + R&R



INNOVATION HUB



GREEN SPACES

TEXAS MEDICAL CENTER ±1.5 miles



21 DIFFERENT HOSPITALS



106K EMPLOYEES



7.2 MILLION VISITORS

CBD ±1.7 miles



158K+ EMPLOYEES



FORTUNE 500 HQs



RESTAURANTS



SPORTS STADIUMS



PERFORMING ARTS

GREENWAY PLAZA ±3 miles



APPROX. 5.0 MILLION SF OF OFFICE SPACE



LUXURY RETAIL



HIGH-END RESIDENTIAL

