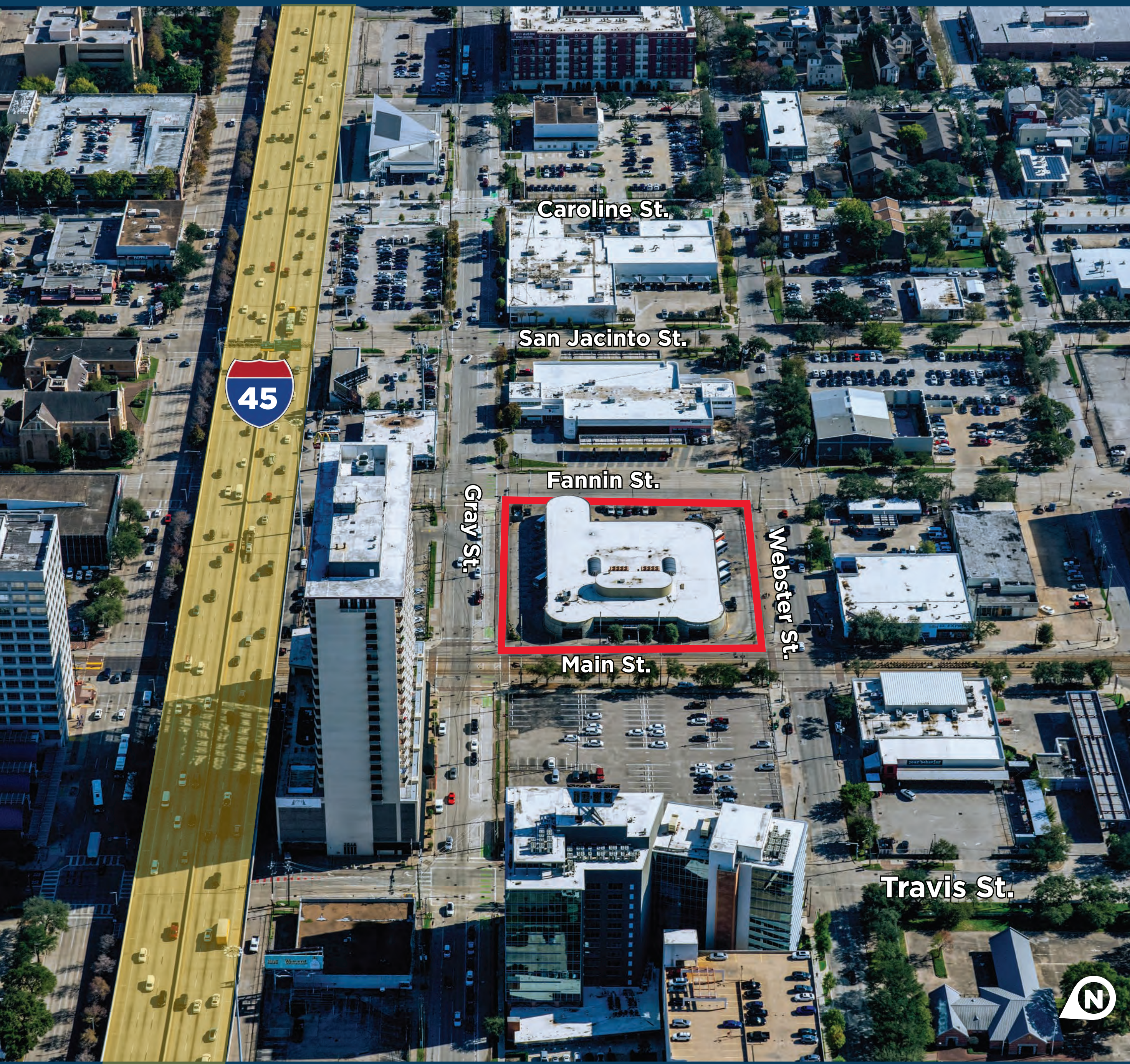




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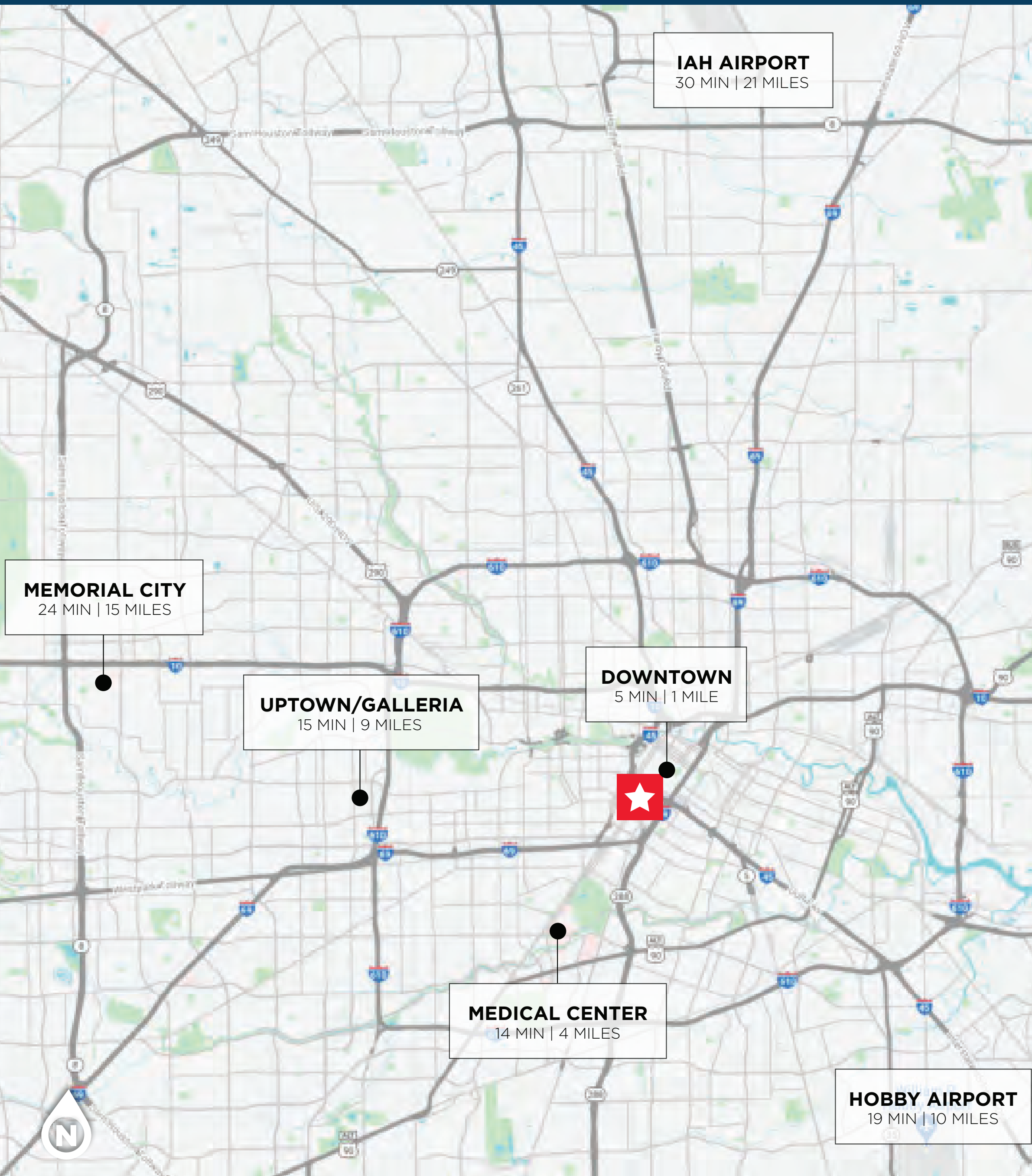
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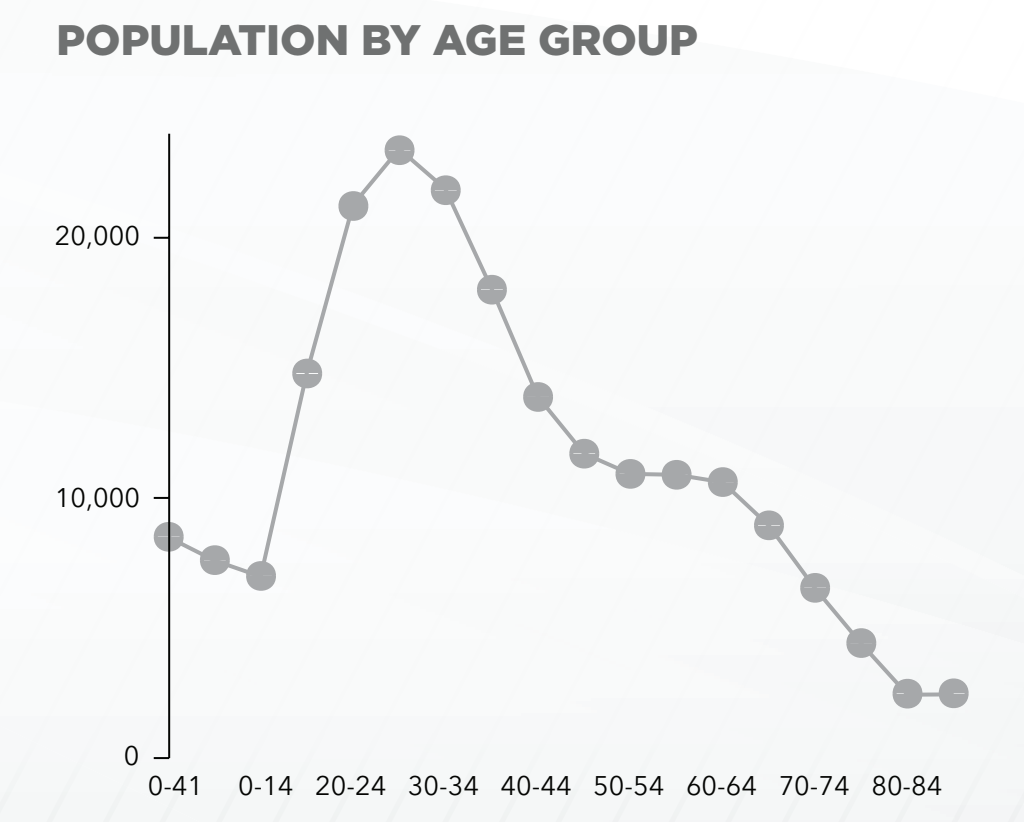
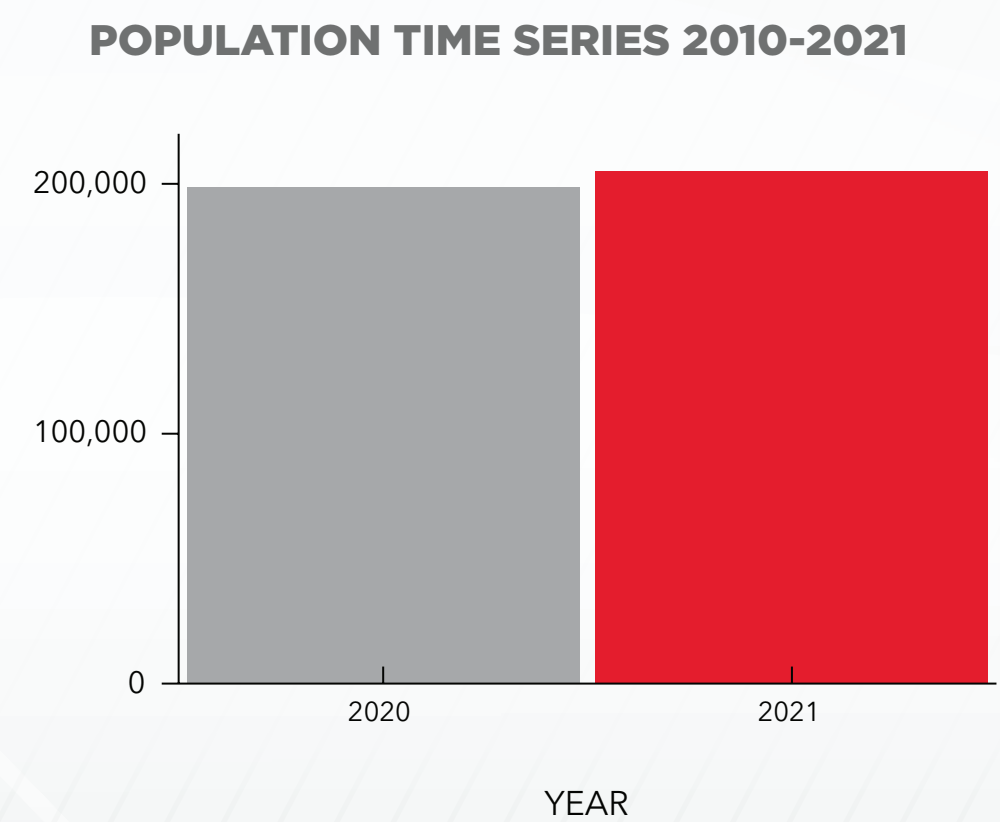
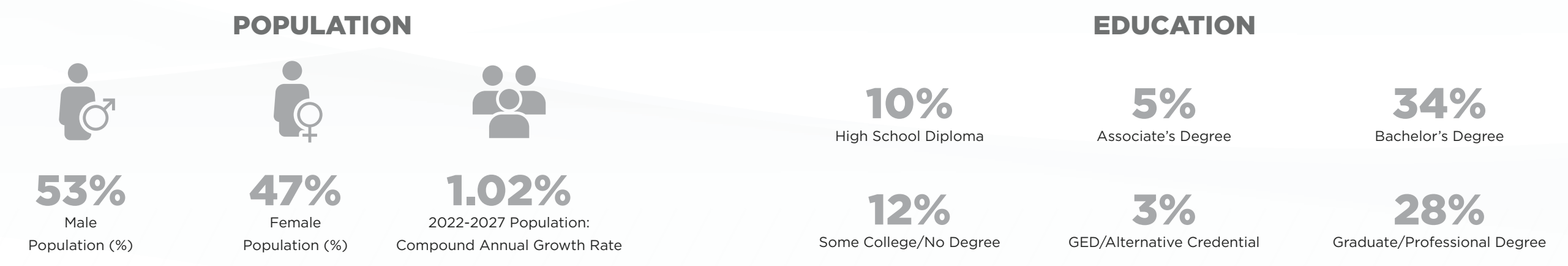
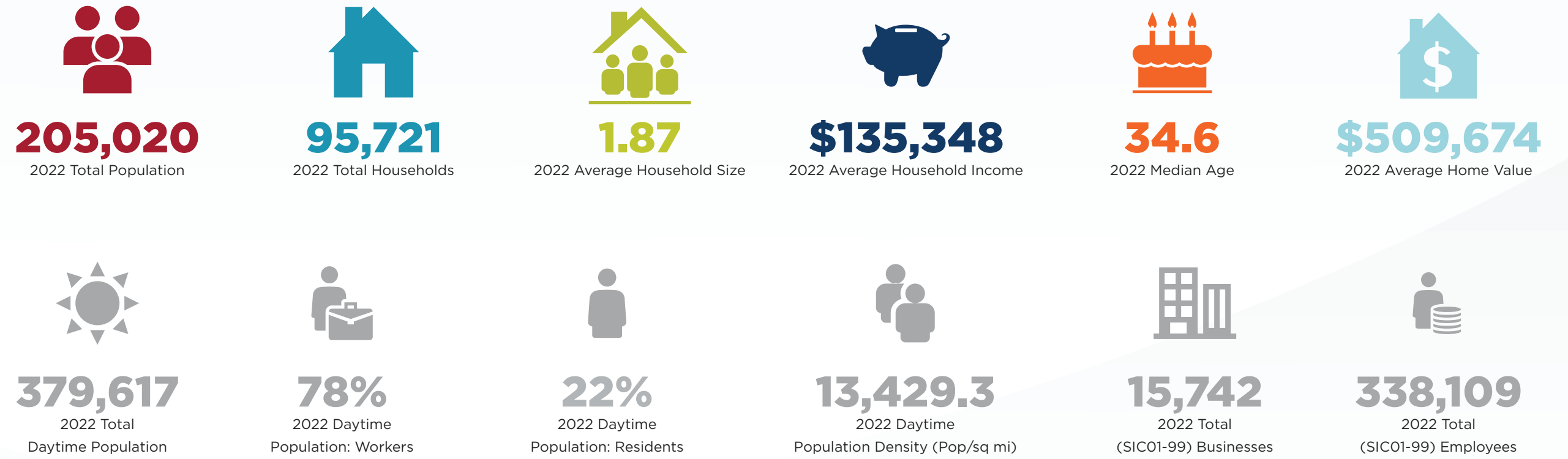
A unique opportunity to be part of a major Midtown upgrade. The Greyhound Bus Station, originally built in 1979, is now available. Located where Midtown and Downtown Houston intersect, the site has excellent access by way of the METRO Rail Red Line connecting all the way to the Texas Medical Center, or by the major thoroughfares bordering the tract: Main St., Fannin St., Webster St., and Gray St. Midtown has experienced a continued transformation, which will be amplified by the transition from the Greyhound Bus Station to its future use. New developments surrounding the site include residential high rises, mid-rise multifamily, grocers, restaurants, and bars, creating an all-encompassing experience to live, work, and play.

PROPERTY HIGHLIGHTS

- ±1.44 acres in the heart of Midtown, includes existing Greyhound Bus Station building, which is ±33,053 SF.
- Situated on the METRO Light Rail Main Line, the property is three blocks either direction to a Metro Station. The tract has 2 curb cuts on Main St. and 4 curb cuts on Fannin St.
- The redevelopment of this block will completely change the face of Midtown and should directly impact the quality of day-to-day living in this pocket.
- Greyhound leaseback expires October 2024, positioning the property as a covered land play. The Property is ripe for redevelopment or adaptive reuse, utilizing the unique space of the existing station. Potential uses may include multifamily, office, retail, hospitality, mixed use, or specialty uses.
- Contact Brokers for more information.



DEMOGRAPHIC OVERVIEW





MAIN ST.

FANNIN ST.

GRAY ST.

45





GRAY ST.

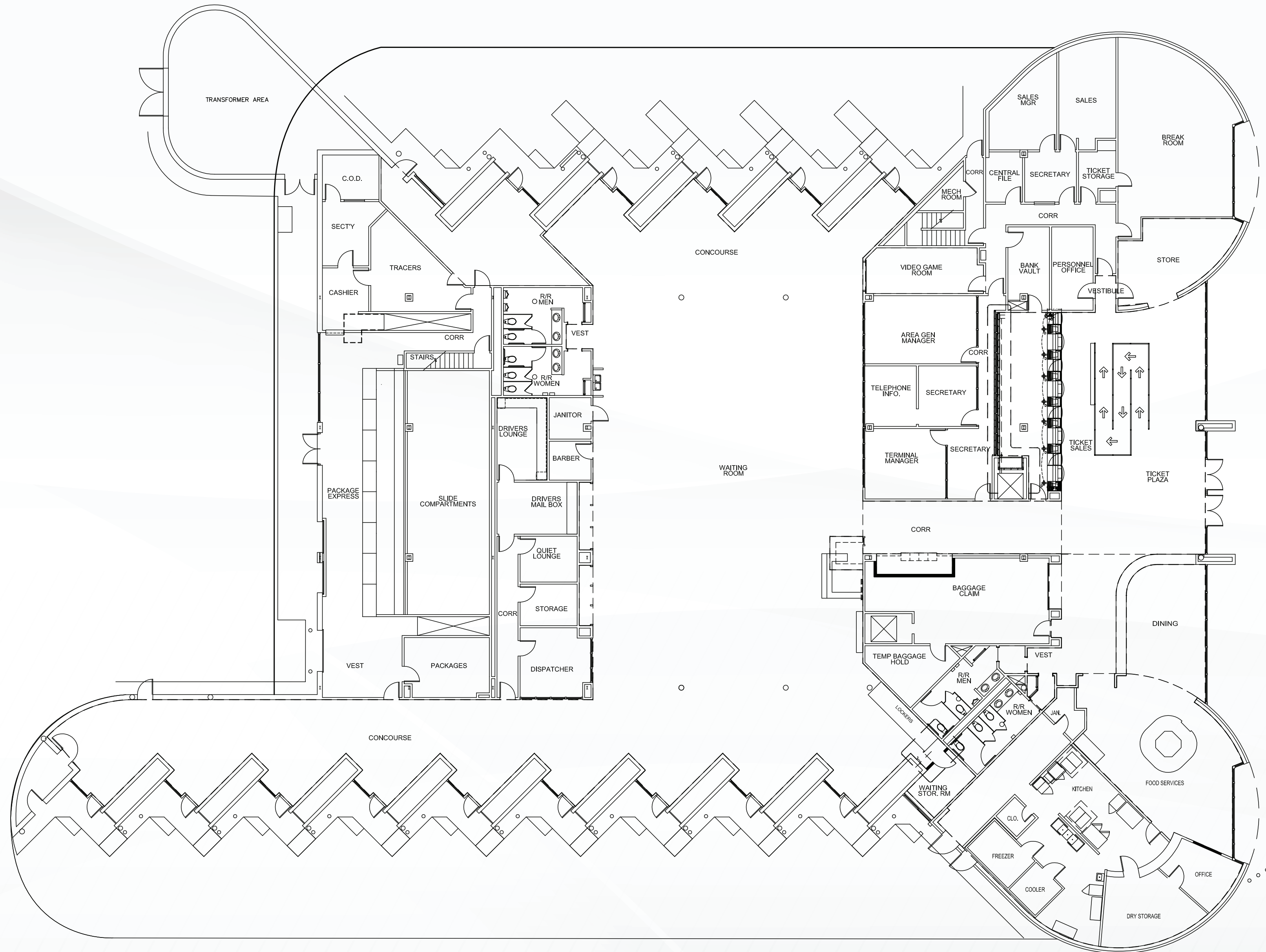
WEBSTER ST.

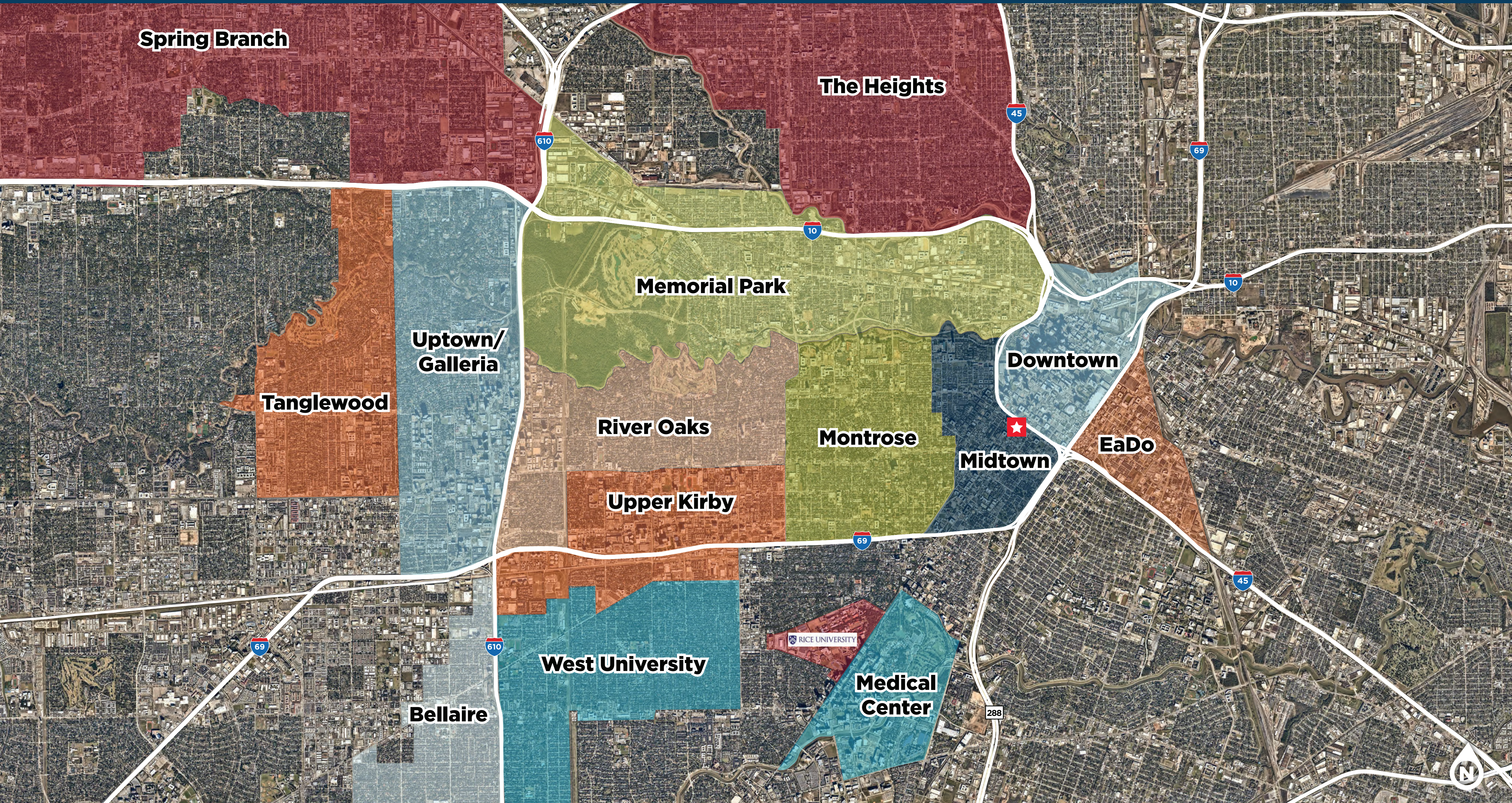
MAIN ST.



FLOOR PLAN

Building Size ±33,053 SF





Spring Branch

The Heights

Memorial Park

**Uptown/
Galleria**

Tanglewood

River Oaks

Montrose

Downtown

EaDo

Midtown

Upper Kirby

West University

**Medical
Center**

Bellaire

HOUSTON CBD



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