LEVCOR

Post Oak Plaza

HOUSTON, TEXAS

Post Oak Plaza is located in the heart of Uptown, Houston's most vibrant and valuable mixed use region.

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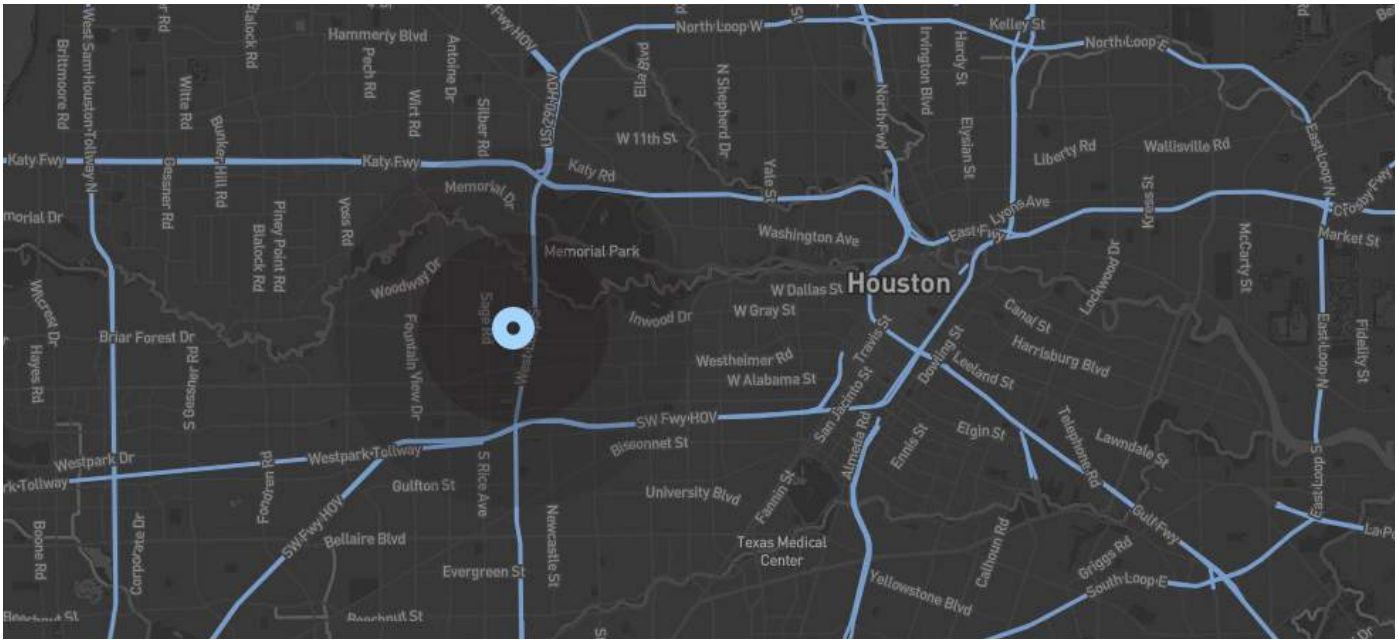
Post Oak Plaza

1701 Post Oak Boulevard • Houston, TX, 77056

Post Oak Plaza is a prime retail project surrounded by Houston's most attractive upscale buyers in the heart of Uptown / The Galleria area. Arguably at Houston's most valuable corner, Post Oak Blvd and San Felipe Rd, the project enjoys being a part of an immediate region with thriving growth, constant new residential construction, outstanding consumer income levels, and <5 min access to three major freeway thoroughfares - I-610 W (200,000 cpd), US-59 (325,000 cpd) and I-10 (300,000 cpd). In addition, the project is located seconds away from The Galleria, Houston's premier shopping destination that is currently undergoing a $250mm renovation that will add an additional 130,000 SF of retail, increasing the total retail space to 2.5mm SF.

Median household income levels in nearby wealthy neighborhoods - Uptown, The Memorial Villages, River Oaks, and West University - are $90,000 - $120,000. In addition, the Uptown business district is only surpassed by Downtown Houston and the Texas Medical Center, which both do not contain close to the same level of residential and retail development as Uptown. Uptown truly is Houston's most dynamic mixed use region.

MAP & GALLERY



AREA DEMOGRAPHICS

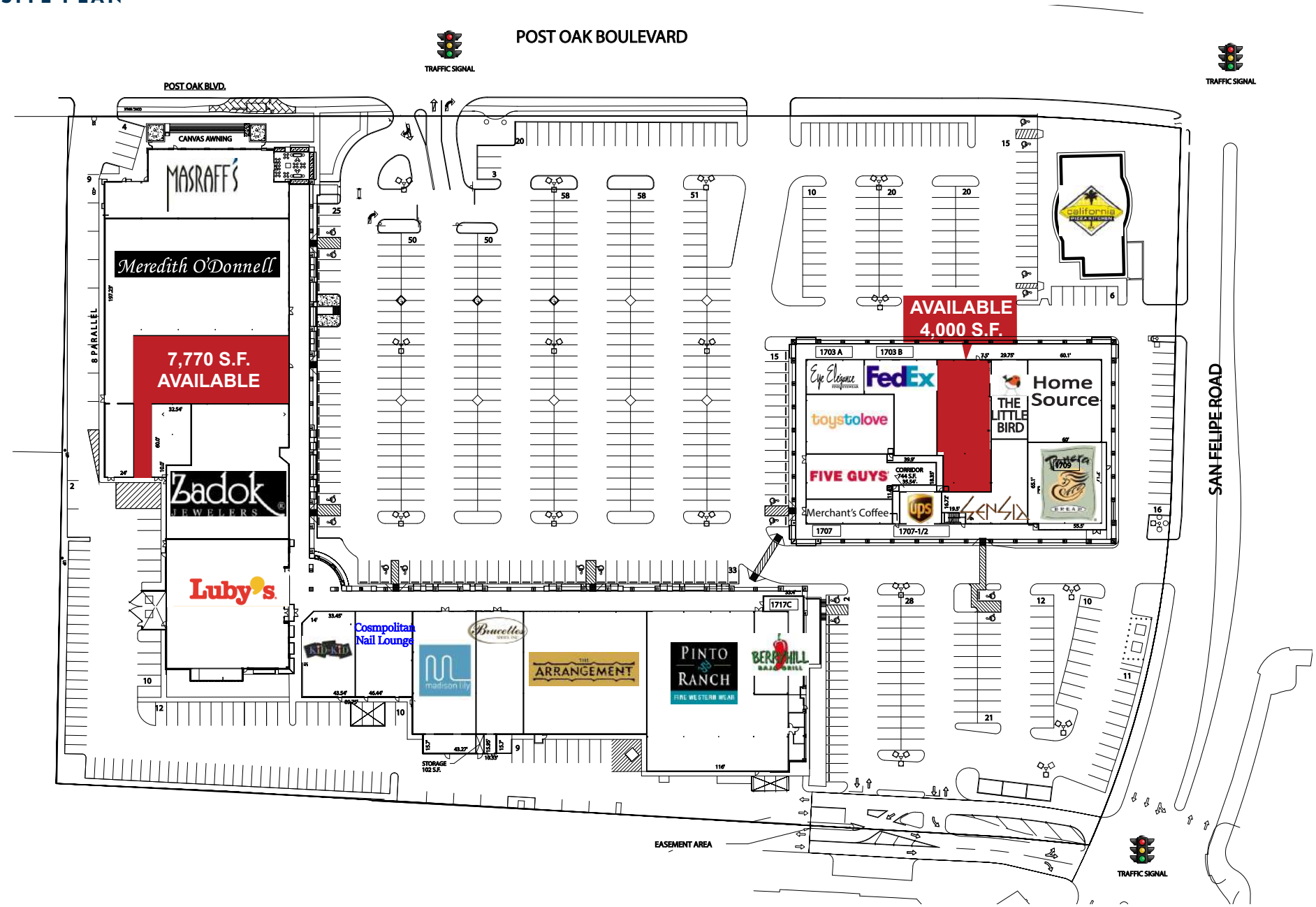
Population	1 mile	3 miles	5 miles
2017 Estimate	18,879	181,297	504,273
2022 Projection	20,702	201,322	556,703
2010 Census	15,621	159,245	448,772
Projected Annual Growth 2017-2022	1.9%	2.2%	2.1%

Household	1 mile	3 miles	5 miles
2017 Estimate	11,509	90,963	236,916
2022 Projection	12,562	100,289	260,618
2010 Census	9,088	77,299	202,984
Projected Annual Growth 2017-2022	1.8%	2.1%	2.0%

Estimated Household Income	1 mile	3 miles	5 miles
2017 Average HH Income	$158,638	$142,012	$129,628
2017 Median HH Income	$108,824	$102,284	$95,866

Traffic Counts	Cars per day
San Felipe Rd.	66,220
Post Oak Blvd.	45,450

SITE PLAN



POST OAK BOULEVARD
TRAFFIC SIGNAL
TRAFFIC SIGNAL
POST OAK BLVD.
CANVAS AWNING
MASRAFF'S
Meredith O'Donnell
7,770 S.F.
AVAILABLE
8 PARALLEL
Zadok
JEWELERS
Luby's
Cosmpolitan
Nail Lounge
Kid-Kid
madison lily
Brucettes
THE ARRANGEMENT
PINTO RANCH
FINE WESTERN WEAR
BERRYHILL
BAJO GRILL
STORAGE
102 S.F.
AVAILABLE
4,000 S.F.
1703 A
1703 B
Eye Elégance
FedEx
toystolove
THE LITTLE BIRD
Home Source
FIVE GUYS
CORRIDOR
744 S.F.
Merchant's Coffee
ups
GENSIX
1709
1707
1707-1/2
1717C
california
SAN FELIPE ROAD
EASEMENT AREA
TRAFFIC SIGNAL

AERIAL

S
E
W
N
Houston Chronicle
Williams Tower
The Hampton
Dillard's
The Galleria Mall
Del Frisco's
Dominion
Whitco Residential Tower
2400 McCue
Montierra
Montecito
WEST LOOP 610
Intercontinental Hotel
The Container Store
DSW
SPORTS AUTHORITY
MAGGIANO'S
Marshalls
Post Oak Apartments
3D International Tower
Hilton
Lofts on Post Oak
Post Oak Central I, II, III
Post Oak Boulevard
BLVD Place
RDG Bar
Philippe Restaurant
St. Michael's Church & School
Haliburton Center
2800 W. Loop South
Marriott Hotel
Post Oak Plaza
St. Phillips
Frost Bank
Four Leaf Towers
SAN FELIPE
Hallmark
The Cosmopolitan
Alexan Post Oak
Winhall Apartments
Wells Fargo Tower
BHP Billiton Tower
Landry's Corporate Office

LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

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