



Post Oak Plaza

HOUSTON, TEXAS



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



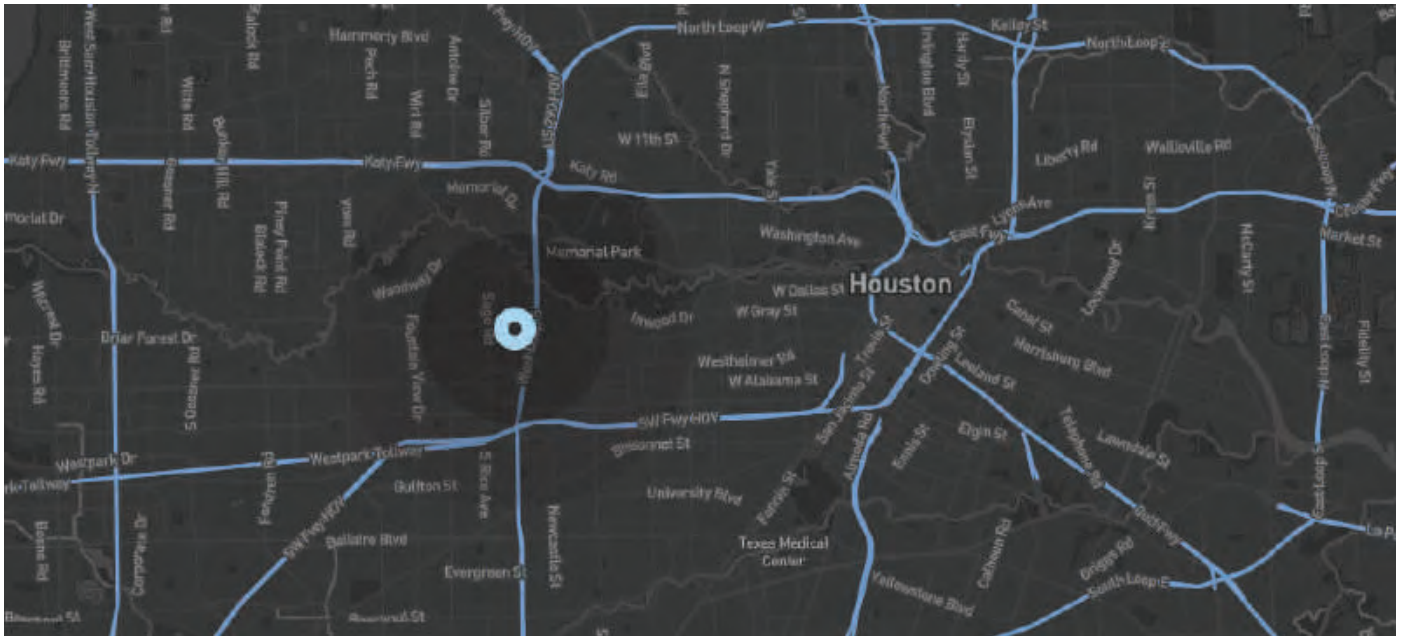
Post Oak Plaza

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 (307,000 cpd), US-59 (341,000 cpd) and I-10 (338,000 cpd). In addition, the project is located seconds away from The Galleria, Houston's premier shopping destination that has more than 30 million visitors each year and just recently completed a \$250mm renovation adding an additional 130,000 SF of retail, increasing the total retail space to 2.4mm 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



GALLERIA

Westheimer Rd

MAGGIANO'S DSW lastcall
The Container Store

MARAFF'S Luby's Zadok
Meredith O'Donnell

La Table
Cafe Annie

True Food NORTH
Frost SOZO SUSHI
WHOLE FOODS MARKET
verizon
Ninla's
rise

SITE

SITE

ups Home Source
toystolove
Panera FIVE GUYS
FedEx sensia
BREATHE MOORE TRAINING
MERCHANT

california
PIZZA KITCHEN

Post Oak Blvd

23,351 VPD 17

San Felipe St

40,651 VPD 17

San Felipe St

WELLS FARGO

AT&T
ICON
BANK OF TEXAS

CHASE

Total Wine & MORE



POST OAK BOULEVARD

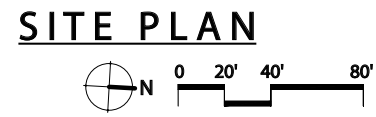


7,770 S.F. AVAILABLE

AVAILABLE 4,011 S.F.

DEVELOPMENT SYNOPSIS		
USING 20% RULE		
TOTAL LAND AREA	(±11.56 AC.)	503,395 S.F.
TOTAL BUILDING AREA (GLA)		137,022 S.F.
DENSITY		27.2 %
PARKING REQUIREMENTS		
RETAIL (4 SPACE/1,000 S.F.)	67,450 S.F.	269 SPACES
RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS (4 SPACE/1,000 S.F.)	27,426 S.F.	110 SPACES
RESTAURANT AREA OVER 20% AT MIXED USE BLDGS & C.P.K. (8 SPACE/1,000 S.F.)	7,657 S.F.	62 SPACES
FURNITURE (4 SPACE/1,000 S.F.)	30,064 S.F.	121 SPACES
OFFICE (2.5 SPACE/1,000 S.F.)	0 S.F.	0 SPACES
THEATER (@ BASEMENT) (1 SPACE/3 SEATS)	110 SEATS (4,531 S.F.)	37 SPACES
TOTAL PARKING REQUIRED		599 SPACES
TOTAL PARKING PROVIDED		687 SPACES
PARKING RATIO REQUIRED		4.4 /1000
PARKING RATIO PROVIDED		5 /1000
TOTAL H.C. PARKING REQUIRED (2% OF TOTAL):		13.4 (13) SPACES
TOTAL H.C. PARKING PROVIDED:		18 SPACES
SP-181	07-28-2015	24129.002

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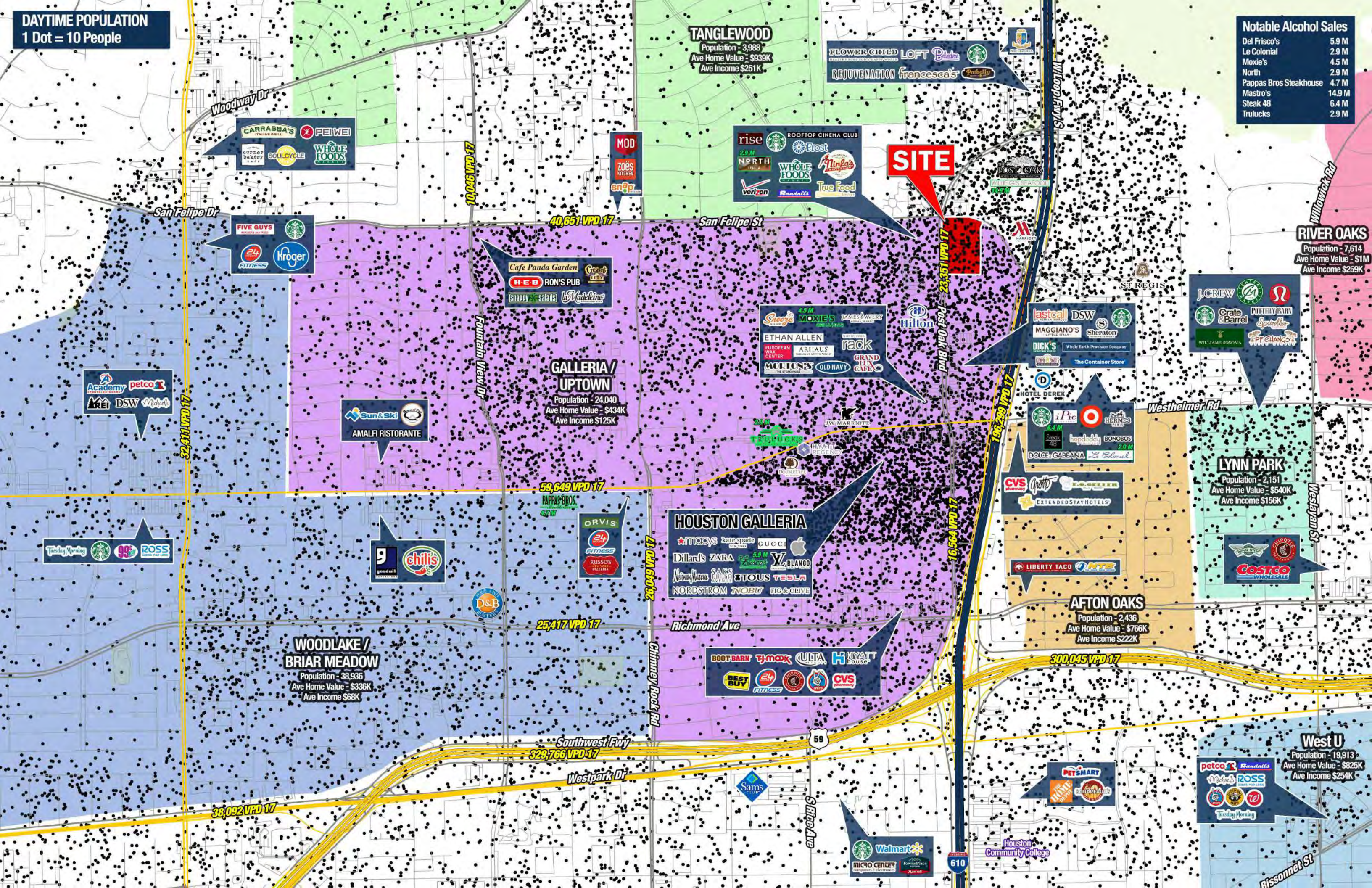


POST OAK PLAZA
POST OAK BOULEVARD & SAN FELIPE ROAD
HOUSTON, TEXAS

DAYTIME POPULATION
1 Dot = 10 People

Notable Alcohol Sales

Del Frisco's	5.9 M
Le Colonial	2.9 M
Moxie's	4.5 M
North	2.9 M
Pappas Bros Steakhouse	4.7 M
Mastro's	14.9 M
Steak 48	6.4 M
Trulucks	2.9 M



TANGLEWOOD
Population - 3,988
Ave Home Value - \$939K
Ave Income \$251K

FLOWER CHILD LOFT
REJUVENATION francesca's

CARRABBA'S
FEIWEI
SOULOCYCLE
WHOLE FOODS

rise
ROOFTOP CINEHA CLUB
NORTH
WHOLE FOODS
True Food

SITE

FIVE GUYS
Kroger

40,651 VPD 17
Cafe Panda Garden
H-E-B
RON'S PUB
snappy salads
La Madeleine

4.5 M
Snooze
Moxie's
JAMES AVERY
ETHAN ALLEN
ARHAUS
rack
MULLIONS
OLD NAVY
GRAND IN CAFE

lastcall
DSW
MAGGIANO'S
DICK'S
The Container Store

RIVER OAKS
Population - 7,614
Ave Home Value - \$1M
Ave Income \$259K

J.CREW
Crate & Barrel
POTTERY BARN
Sprinkles
WILLIAMS SONOMA
KFF CHANGSA

Academy
petco
DSW
Michaels

Sun & Ski
AMALFI RISTORANTE

GALLERIA / UPTOWN
Population - 24,040
Ave Home Value - \$434K
Ave Income \$125K

HOTEL DEREK
iPic
HERMES
hopdoddy
BONOBOS
DOLCE & GABBANA
Le Colonial

Westheimer Rd

LYNN PARK
Population - 2,151
Ave Home Value - \$540K
Ave Income \$156K

Tuesday Morning
ROSS

chili's

ORVIS
24 FITNESS
RUSSOS

HOUSTON GALLERIA
macys
kate spade
GUCCI
Dillard's
ZARA
NORDSTROM
NOBU
FIG & OLIVE

CVS
pharmacy
EXTENDED STAY HOTELS

LIBERTY TACO
MTE

AFTON OAKS
Population - 2,436
Ave Home Value - \$766K
Ave Income \$222K

WOODLAKE / BRIAR MEADOW
Population - 38,936
Ave Home Value - \$336K
Ave Income \$68K

BOOT BARN
TJ-MAXX
ULTA
HYATT HOUSE
BEST BUY
24 FITNESS
CVS

300,045 VPD 17

Southwest Fwy
329,766 VPD 17

West U
Population - 19,913
Ave Home Value - \$825K
Ave Income \$254K

petco
ROSS
Tuesday Morning

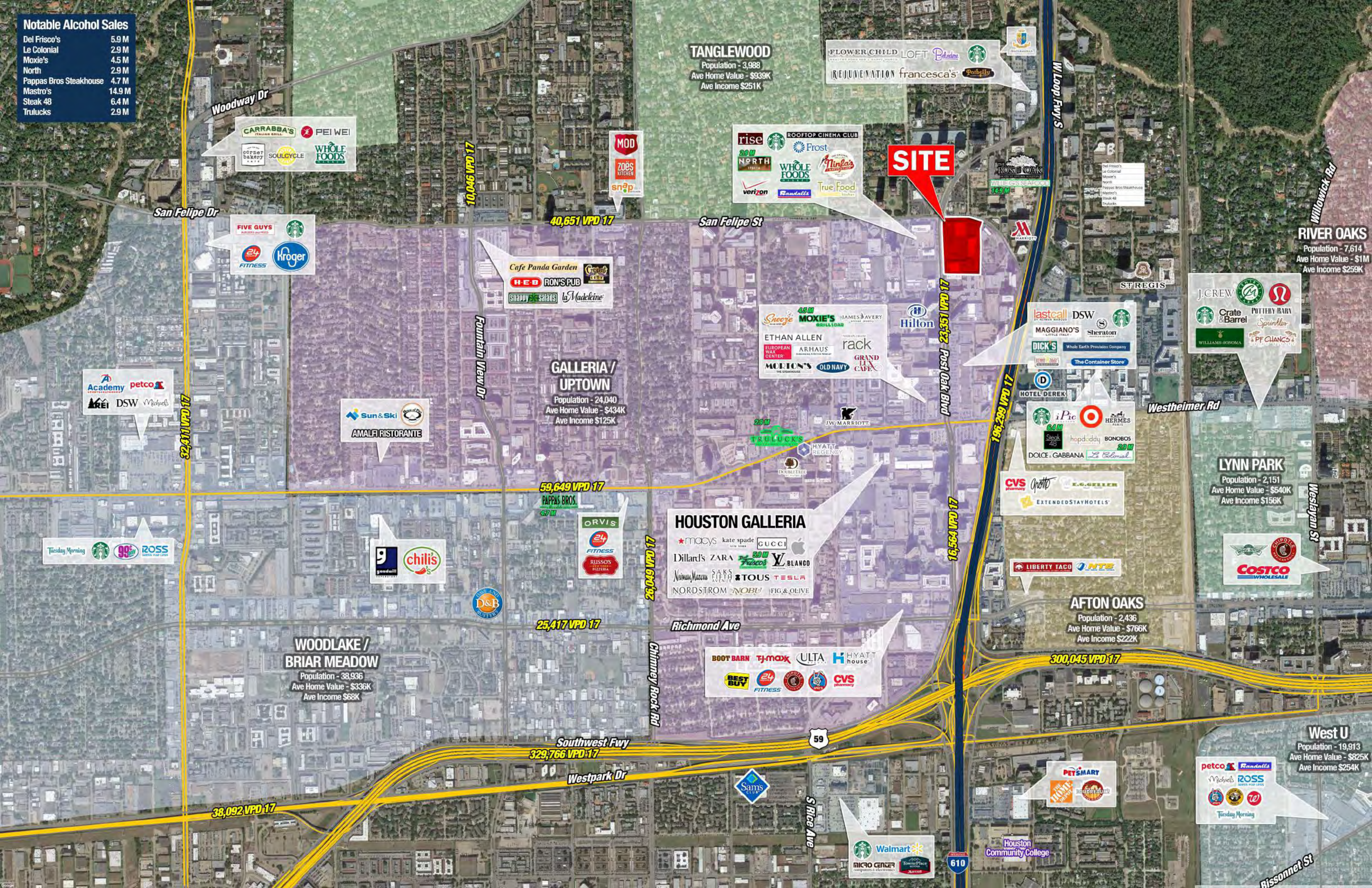
38,092 VPD 17

Walmart
MICRO CENTER

Houston Community College

Rissonnet St

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HOUSTON GALLERIA
 macys kate spade GUCCI Apple
 Dillard's ZARA FRODO'S BLANCO
 Neiman Marcus Saks Fifth Avenue TEOUS TESLA
 NORDSTROM NOBU FIG & OLIVE

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38,092 VPD 17

Woodway Dr

San Felipe Dr

San Felipe St

W Loop Fwy S

Willowick Rd

32,411 VPD 17

Fountain View Dr

Post Oak Blvd

Westheimer Rd

Westman St

Chimney Rock Rd

Richmond Ave

59

Southwest Fwy

Westpark Dr

S Rice Ave

610

Rissonnet St

CARRABBA'S PEI WEI
 SOULCYCLE WHOLE FOODS

MOD
 ZOE'S KITCHEN
 SNAP

rise ROOFTOP CINEMA CLUB
 Frost
 WHOLE FOODS
 verizon

FIVE GUYS
 24 FITNESS
 Kroger

Cafe Panda Garden
 HEB RON'S PUB
 SNAP

4.5M SNOOZE MOXIE'S JAMES AVERY
 ETHAN ALLEN
 rack
 MORTON'S OLD NAVY

Academy petco
 AREI DSW Michaels

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 AMALFI RISTORANTE

lastcall DSW
 MAGGIANO'S Sheraton
 DICK'S The Container Store

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 Williams-Sonoma P.F. Chang's

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HOTEL DEREK
 iPic Target HERMES PARIS
 hopdoddy BONOBOS
 DOLCE & GABBANA

CVS pharmacy
 EXTENDEDSTAYHOTELS

LIBERTY TACO
 COSTCO WHOLESALE

BOOT BARN TJ-MAXX ULTA HYATT house
 BEST BUY 24 FITNESS CVS pharmacy

PETSMART
 HUNTSVILLE

petco RANDALLS
 Michaels ROSS
 Tuesday Morning

Walmart
 MICRO CENTER

Houston Community College

AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2018 Estimate	18,801	181,385	504,219
2023 Projection	19,794	192,934	533,586
2010 Census	15,621	159,245	448,772
Projected Annual Growth 2018-2023	1.1%	1.3%	1.2%

Household	1 mile	3 miles	5 miles
2018 Estimate	11,520	91,427	238,072
2023 Projection	12,386	99,171	257,674
2010 Census	9,088	77,299	202,984
Projected Annual Growth 2018-2023	1.5%	1.7%	1.6%

Estimated Household Income	1 mile	3 miles	5 miles
2018 Average HH Income	\$152,610	\$149,955	\$139,113
2018 Median HH Income	\$113,337	\$101,701	\$96,226

Traffic Counts	Cars per day
San Felipe Rd.	40,000
Post Oak Blvd.	33,000



COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Levcor, Inc.



Lat/Lon: 29.7495/-95.4608

RFULL9

1701 Post Oak Blvd Houston, TX 77056	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	18,801	181,385	504,219
Projected Population (2023)	19,794	192,934	533,586
Census Population (2010)	15,621	159,245	448,772
Census Population (2000)	13,848	141,760	414,598
Projected Annual Growth (2018-2023)	993 1.1%	11,549 1.3%	29,367 1.2%
Historical Annual Growth (2010-2018)	3,180 2.5%	22,140 1.7%	55,447 1.5%
Historical Annual Growth (2000-2010)	1,773 1.3%	17,485 1.2%	34,173 0.8%
Estimated Population Density (2018)	5,987 <i>psm</i>	6,418 <i>psm</i>	6,422 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2018)	11,520	91,427	238,072
Projected Households (2023)	12,386	99,171	257,674
Census Households (2010)	9,088	77,299	202,984
Census Households (2000)	7,969	70,275	186,060
Projected Annual Growth (2018-2023)	866 1.5%	7,745 1.7%	19,602 1.6%
Historical Annual Change (2000-2018)	3,551 2.5%	21,152 1.7%	52,012 1.6%
Average Household Income			
Estimated Average Household Income (2018)	\$152,610	\$149,955	\$139,113
Projected Average Household Income (2023)	\$176,952	\$171,444	\$158,551
Census Average Household Income (2010)	\$148,593	\$119,758	\$104,790
Census Average Household Income (2000)	\$116,964	\$94,028	\$80,260
Projected Annual Change (2018-2023)	\$24,342 3.2%	\$21,490 2.9%	\$19,438 2.8%
Historical Annual Change (2000-2018)	\$35,646 1.7%	\$55,927 3.3%	\$58,853 4.1%
Median Household Income			
Estimated Median Household Income (2018)	\$113,337	\$101,701	\$96,226
Projected Median Household Income (2023)	\$129,899	\$114,562	\$108,751
Census Median Household Income (2010)	\$88,194	\$78,659	\$72,268
Census Median Household Income (2000)	\$78,564	\$66,233	\$57,545
Projected Annual Change (2018-2023)	\$16,562 2.9%	\$12,861 2.5%	\$12,525 2.6%
Historical Annual Change (2000-2018)	\$34,772 2.5%	\$35,468 3.0%	\$38,682 3.7%
Per Capita Income			
Estimated Per Capita Income (2018)	\$93,538	\$75,613	\$65,757
Projected Per Capita Income (2023)	\$110,754	\$88,153	\$76,635
Census Per Capita Income (2010)	\$86,444	\$58,132	\$47,398
Census Per Capita Income (2000)	\$67,005	\$46,503	\$35,890
Projected Annual Change (2018-2023)	\$17,216 3.7%	\$12,540 3.3%	\$10,878 3.3%
Historical Annual Change (2000-2018)	\$26,533 2.2%	\$29,110 3.5%	\$29,866 4.6%
Estimated Average Household Net Worth (2018)	\$1,094,147	\$949,735	\$913,965

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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.

