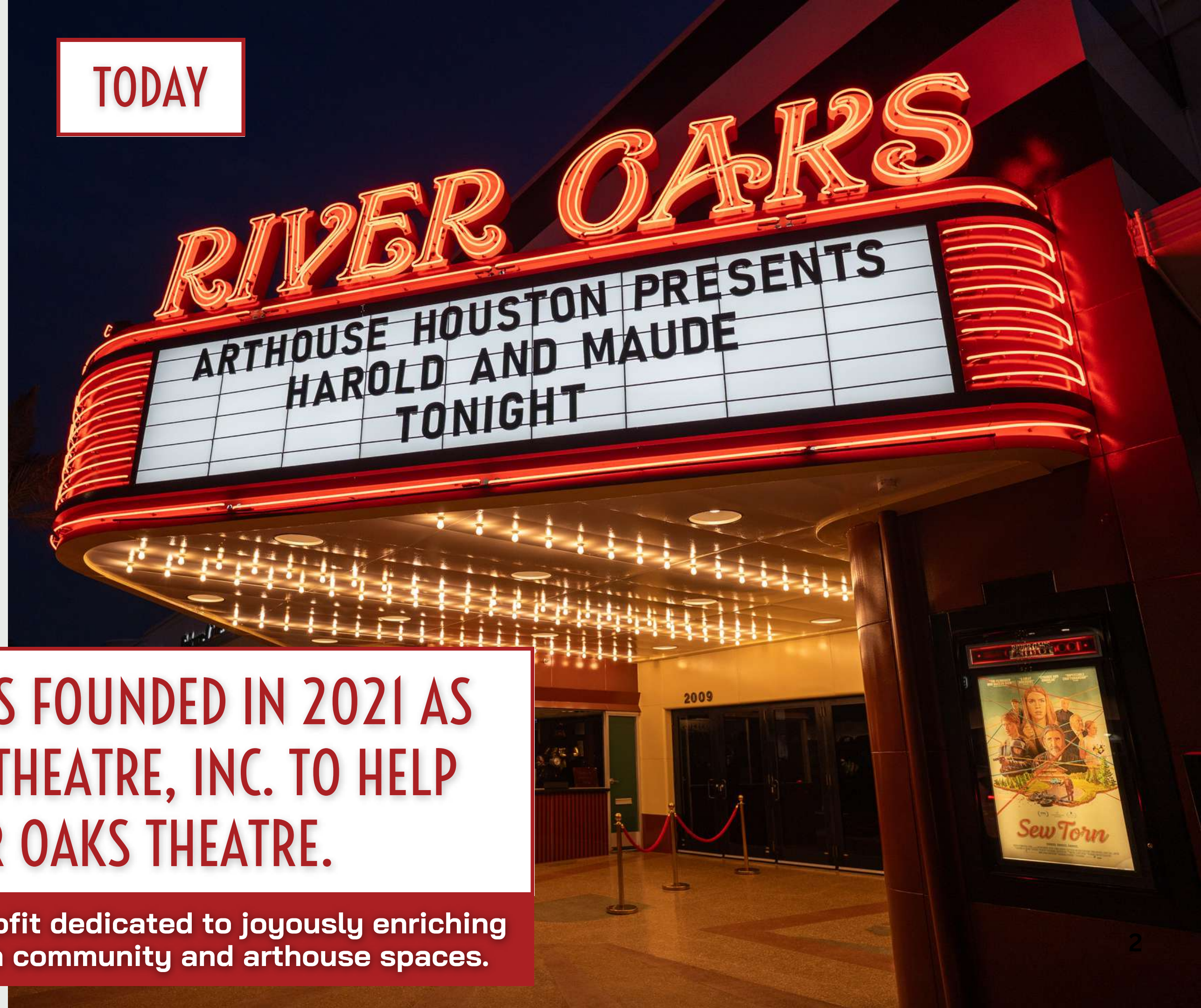


CULTURAL ARTS
& FILM CENTER
AT GARDEN OAKS
THEATER ON
2.3 ACRE
PROPERTY





TODAY



ABOUT US

ARTHOUSE HOUSTON WAS FOUNDED IN 2021 AS FRIENDS OF RIVER OAKS THEATRE, INC. TO HELP SAVE THE HISTORIC RIVER OAKS THEATRE.

We are a 501(c)(3) community non-profit dedicated to joyously enriching and preserving Houston's artistic film community and arthouse spaces.

OUR NEXT CHAPTER

A ONE-OF-A-KIND CULTURAL ARTS & FILM CENTER

AT THE INTERSECTION OF THE HEIGHTS,
GARDEN OAKS, & INDEPENDENCE HEIGHTS





CULTURAL ARTS & FILM CENTER AT GARDEN OAKS THEATER

OUR VISION TO UNITE ARTISTS AND LEADING ARTS ORGANIZATIONS TO CREATE DIVERSE EXPERIENCES IN FILM, LIVE PERFORMANCE, MUSIC, EDUCATION, AND MORE.

We aim to help establish the city as a leader with this vibrant community space and enrich Houston's cultural landscape for all.

DEVELOP OUR DIVERSE COMMUNITY

CREATE A CULTURAL HUB FOR THE CITY

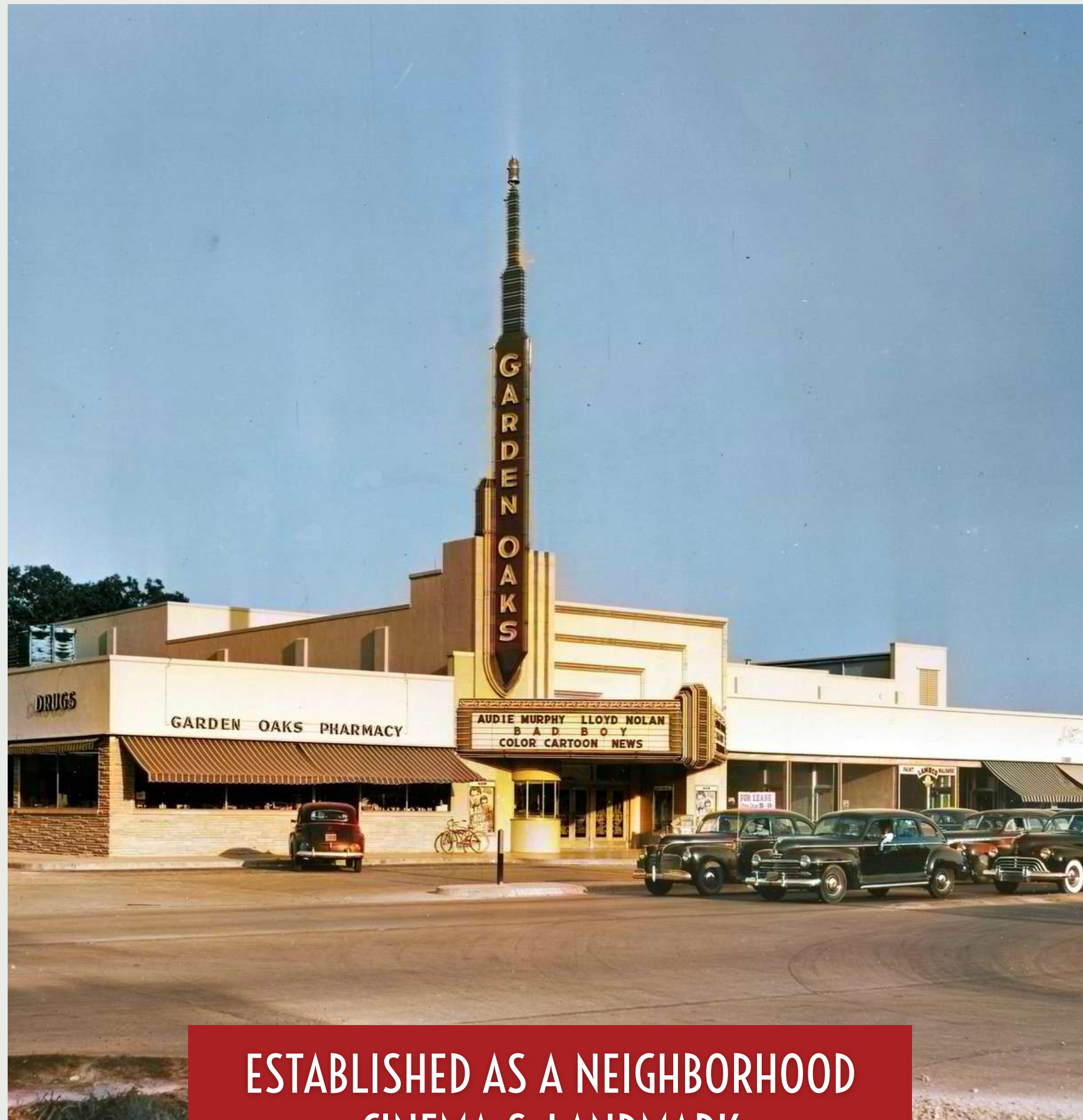
ACT AS A PROGRAMMING CATALYST

PRESERVE AN IRREPLACEABLE LANDMARK

OPENED IN 1947



DESIGNED BY DALLAS ARCHITECTURE FIRM
PETTIGREW & WORLEY, WHO ALSO DESIGNED THE
HISTORIC RIVER OAKS THEATRE



ESTABLISHED AS A NEIGHBORHOOD
CINEMA & LANDMARK

LOVINGLY MAINTAINED & PRESERVED
BY THE ZARZANA FAMILY



**SOLD IN 2025 IN A PRIVATE, OFF-MARKET
TRANSACTION TO A STRIP CENTER INVESTOR...**

**PERMITTED FOR DEMOLITION
IN MARCH OF 2026**

**A BEAUTIFUL HISTORIC PROPERTY THAT
COULD BE SO MUCH MORE...**



OVERVIEW OF THE PROPERTY

2.3 ACRES OF LAND

24,000 SFT ENCLOSED BUILDING

8,000 SFT MAIN AUDITORIUM

700+ SEATING CAPACITY

2,400 SFT FOYER

8,500 SFT RETAIL

4,200 SFT OFFICES & STORAGE

192 PARKING SPACES

RIDE SHARE CIRCLE DRIVE

HIGH TRAFFIC AREA (40,000 VEHICLES/DAY)



REIMAGINED FOR TODAY

LOBBY

GRAND ENTRY HUB LINKING ALL

Box Office
Ticket Office
Bar & Concession
Indie Books & Video
Performers Landing

MAIN HALL

Main Auditorium
Standing Foyer
Stadium Seating
Balcony

PHARMACY

Retro Cafe/Soda
Fountain
Exhibition Hall
Co-Working
Conference Room
Breakout Rooms

POST OFFICE

Sidewalk Bistro
Residency Coworking
Recording Studio
Editing Studio
Green Room
Maker Space
Art Classrooms
Putput Gallery

EXTRAS

Rooftop Bar
Exhibition Space
Drive-in Theater
& Art Car

FLEX HALL

LED Sound Stage
Exhibition Hall
Dance Lab

THE CENTRAL HUB CONNECTS THE CAFE, GALLERY, MAIN HALL, EDUCATION, & MAKERS SPACES

LOBBY

1947



TODAY



NAME HALL

NAME MAKER &
LEARNING SPACE

THE LOBBY

MAIN HALL

HOME FOR FILM, LIVE PERFORMANCES, & FESTIVALS

1947



TODAY



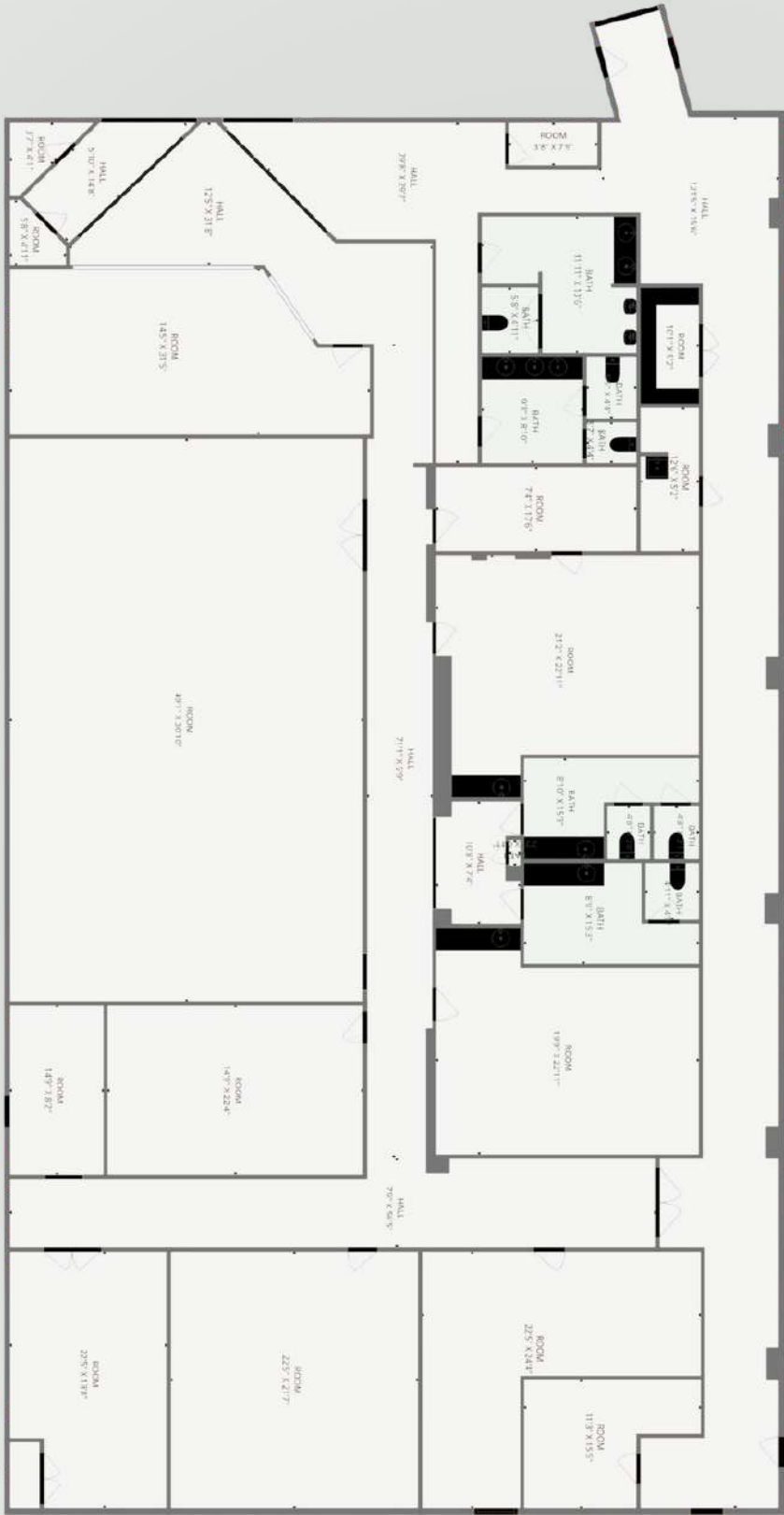
THE THEATER

POST OFFICE



IDEAL & MAINTAINED SPACES

- Maker Space
- Artist Residency Program
- Studio Spaces
- Post-Production Studio
- Sound Recording Studio
- Arts & Filmmaking Education
- Media Arts Workforce Development



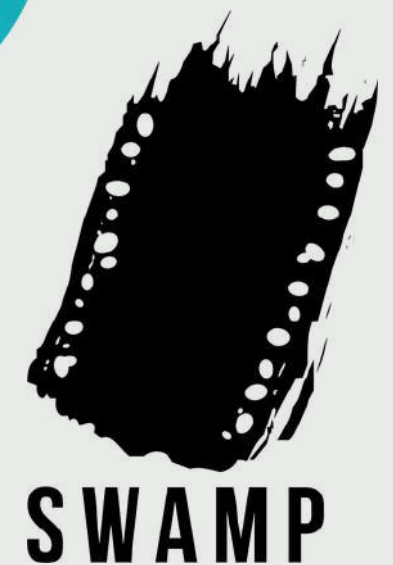


SPACES FULL OF POTENTIAL

PARTNERS & SUPPORTERS

Together we can save and re-open the Garden Oaks Theater as a cultural arts & film center

- ✓ Donors, Large & Small, & Activists
- ✓ Houston City Council & Mayor
- ✓ Preservation Houston
- ✓ Neighbors & Businesses
- ✓ Thousands of Houstonians Who Protested & Signed Petitions
- ✓ Houston Arts Community/Orgs
- ✓ The Press & Social Media



\$14MM CAPITAL CAMPAIGN

STAGE I: \$7.1MM

PURCHASE PROPERTY

STAGE II: \$6.9MM

RESTORATION, RENOVATION, & CARRYING COSTS

NAMING RIGHTS FOR TOP TIER DONORS

GUARANTOR + \$5MM++ ARTS & FILM CENTER

- \$5MM++ ARTS & FILM CENTER OR MAIN AUDITORIUM
- \$2.5MM++ MICRO CINEMA
- \$1MM++ CLASSROOMS OR RECORDING STUDIOS

\$500K++
A STAR ON FRONT “WALK OF FAME” SIDEWALK

\$250K++
A STAR ON PARKING LOT SIDE, “WALK OF FAME” SIDEWALK

\$100K++
A NAME ON LOBBY SAVIOR DONOR WALL





HISTORIC LANDMARK DESIGNATION & PROTECTION ALLOWS SIGNIFICANT BENEFITS

- 40% **OFF-STREET PARKING REQUIREMENT** REDUCTION
- REDUCED PERMITTING FEES
- FEDERAL REHABILITATION **TAX CREDITS**
(20% OF ELIGIBLE EXPENSES)
- STATE REHABILITATION **TAX CREDITS**
(25% OF ELIGIBLE EXPENSES)
- EXEMPTION FROM CERTAIN ENERGY EFFICIENCY REQUIREMENTS

BENEFITS OF NON-PROFIT OWNERSHIP

- STATE AND LOCAL PROPERTY TAX
EXEMPTIONS
- DONATIONS TOWARDS PRESERVATION
ARE **TAX DEDUCTIBLE**

TIMELINE

FEBRUARY 27, 2026

ARTHOUSE HOUSTON CONTRACTS WITH DEVELOPER TO DELAY DEMOLITION AND PURCHASE THE THEATER

PAID \$130K

INITIAL NON-REFUNDABLE EARNEST MONEY DEPOSIT

MARCH 22, 2026

PAID \$25K

FIRST NON-REFUNDABLE EARNEST MONEY DEPOSIT

APRIL 21, 2026

PAID \$25K

2ND NON-REFUNDABLE EARNEST MONEY DEPOSIT

MAY 25, 2026

PAID \$25K

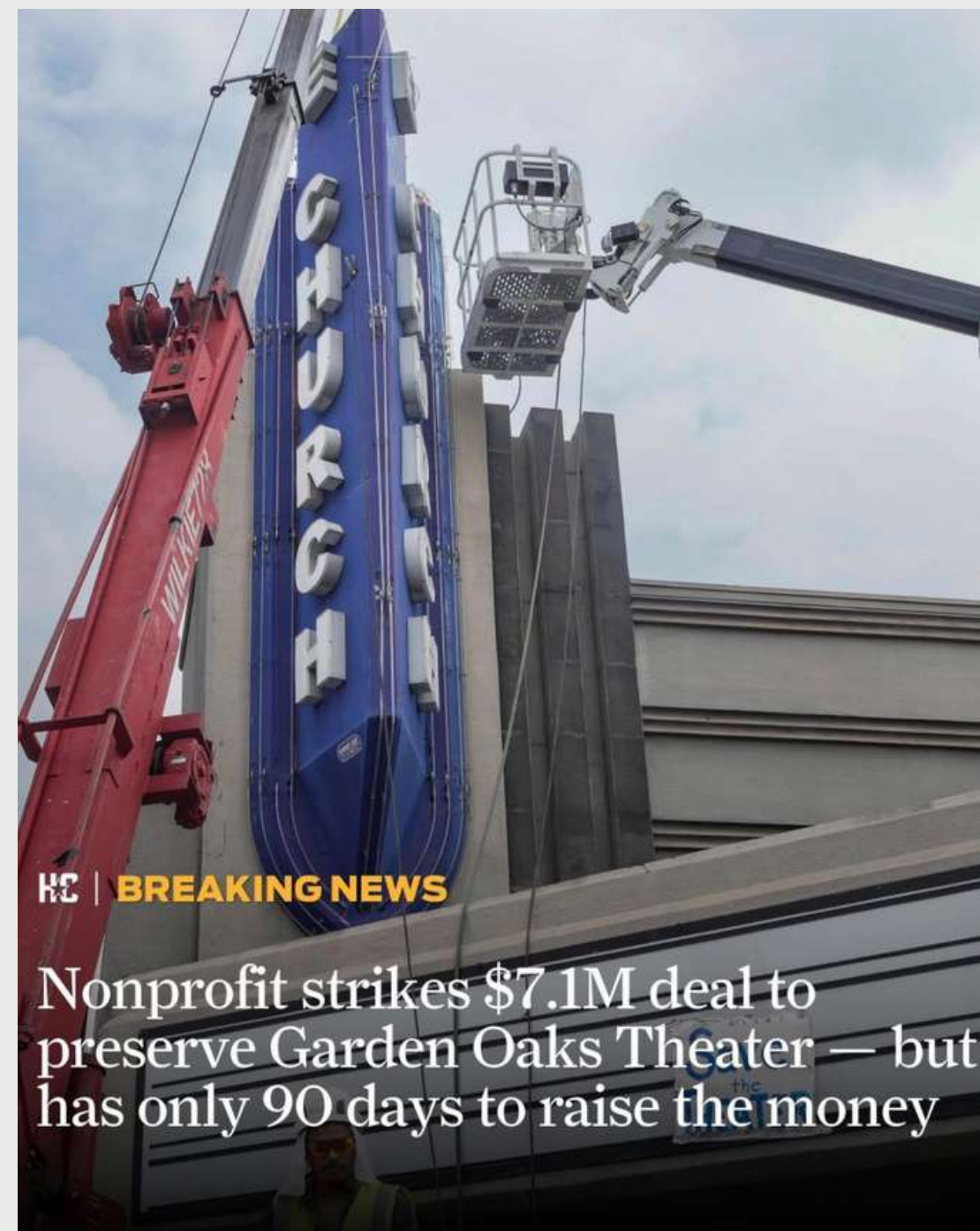
3RD NON-REFUNDABLE EARNEST MONEY DEPOSIT

JUNE 25, 2026

PAID \$25K

4TH NON-REFUNDABLE EARNEST MONEY DEPOSIT

JULY 30, 2026 - MANDATORY CLOSING DATE; MISSED CLOSING WILL RESULT IN DEMOLITION



JULY TO DEC 2026

PLANS FOR RESTORATION, HISTORIC DESIGNATIONS, DEVELOPMENT OF PROGRAMMING WITH NON-PROFIT PARTNERS, AND LEASES

JAN 2027 TO MARCH 2028

RESTORATION OF THE THEATER

APRIL 2028

FULL REOPENING OF THE GARDEN OAKS THEATER AS A CULTURAL ARTS & FILM CENTER!



MAUREEN MCNAMARA

CO-FOUNDER & DIRECTOR

ARTHOUSE HOUSTON,
26 YEARS IN ART/FILM
EXHIBITION



JOHNNY SO

TREASURER

FOUNDING PARTNER,
WHITE OAK MUSIC HALL,
LICENSED ATTORNEY



IAN DRUKE

ASSISTANT DIRECTOR

FILM & ARTS EXHIBITION
EXPERIENCE, MATCH, HCAF,
AURORA PICTURE SHOW



TAYLOR SMITH

VICE PRESIDENT

ADVERTISING PROFESSIONAL,
DIRECTOR,
HOUSTON CHRONICLE



CAMILO PARRA

BOARD MEMBER

ARCHITECT,
BUSINESS OWNER

ADVISORY BOARD

Chris Escobar, Paul Richardson,
Cynthia Neely, Devin Borden,
Kristian Salinas, Margot Gerber,
Michele LaNoue, Minnette
Boesel, Mister McKinney,
Patrick Brooks, Phoebe Tudor,
Sarah Gish, Linda Shabatt,
Emmanuel Osei-Koffuur,
Nuri Nuri, Ebru Ak



MICHELLE MOWER

CO-FOUNDER
& CO-SECRETARY

FILMMAKER, OWNER, SHADOW
CAVE PICTURES



RHONDA COOK

BOARD MEMBER

CO-OWNER,
PS LIGHTWAVE



JUSTICE TIRAPELLI-JAMAIL

BOARD MEMBER

FILMMAKER,
MUSIC PRODUCER,
BUSINESS OWNER



CATHLEEN FREEDMAN

CO-SECRETARY

SCREENWRITER, FILMMAKER,
& WRITER FOR VOGUE'S
"OVER THE MOON"



RICHARD LINKLATER

BOARD MEMBER

FILMMAKER

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713.826.0227

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maureenm
@arthousehtx.org

- Wes Anderson

