

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

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v.3.17.26 2PM





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.

We work to build and sustain Houston as a thriving cultural hub for arthouse spaces and film for the benefit of all. We shine a light on the world of film, the theatres that show them, and the artists and individuals who make it all possible. Our programming is designed to bridge global understanding of people and cultures through the power of art and film.





WE HAVE A RARE OPPORTUNITY TO STOP THE WRECKING BALL & TRANSFORM A BEAUTIFUL HISTORIC PROPERTY THAT COULD BE SO MUCH MORE...



...A COMMUNITY THIRD SPACE FOR
ARTS, FILM & CREATIVE PERSUIT

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



...ARTS & FILM CENTER

- **TOGETHER WE WILL WORK TO SERVE OUR DIVERSE COMMUNITY** BY REDEVELOPING THE GARDEN OAKS THEATER PROPERTY INTO A UNIQUE NON-PROFIT ARTS, FILM & EDUCATION CENTER IN HOUSTON'S UNDERSERVED NEAR NORTH SIDE
- **WE WILL CREATE A CULTURAL HUB FOR THE COMMUNITY** BRINGING TOGETHER HOUSTON'S ARTS & FILM COMMUNITY--FOR NON PROFITS, FOR ARTISTS, PRODUCERS, FESTIVAL ORGANIZERS, FOR ARTS EDUCATIONAL OPPORTUNITIES FROM CRADLE TO GRAVE, AND FOR THE PUBLIC IN A SHARED SPACE FOR COMMUNITY ENRICHMENT
- **WE WILL ACT AS A PROGRAMMING CATALYST** SHOWCASING NEW & UNIQUE LIVE PERFORMANCE, ART, FESTIVALS, FILM PROGRAMS & ARTISTS
- **WE WILL PRESERVE** AN IRREPLACEABLE 1940S ERA CULTURAL AND ARCHITECTURAL ICON IN HOUSTON FOR DECADES TO COME THROUGH PROTECTED LANDMARK DESIGNATIONS

HISTORY OF THE THEATER

- OPENED IN 1947 BY INTERSTATE THEATERS AS A NEIGHBORHOOD CINEMA
- DESIGNED BY DALLAS ARCHITECTURE FIRM PETTIGREW & WORLEY, WHICH ALSO DESIGNED THE HISTORIC RIVER OAKS THEATRE
- MANY ORIGINAL ARCHITECTURAL ELEMENTS REMAIN, INCLUDING MODERNIST, ART-DECO INSPIRED ARCHITECTURE AND ORIGINAL TERAZZO FLOORS
- LOVINGLY MAINTAINED AND PRESERVED BY THE ZARZANA FAMILY UNTIL ITS CLOSURE IN 1994
- WELL MAINTAINED BY VARIOUS HOUSES OF WORSHIP UNTIL LATE 2025
- SOLD IN PRIVATE SALE TO STRIP CENTER INVESTOR IN NOV 2025; ORIGINALLY SCHEDULED FOR IMMEDIATE DEMOLITION IN MARCH OF 2026

THE LOBBY



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

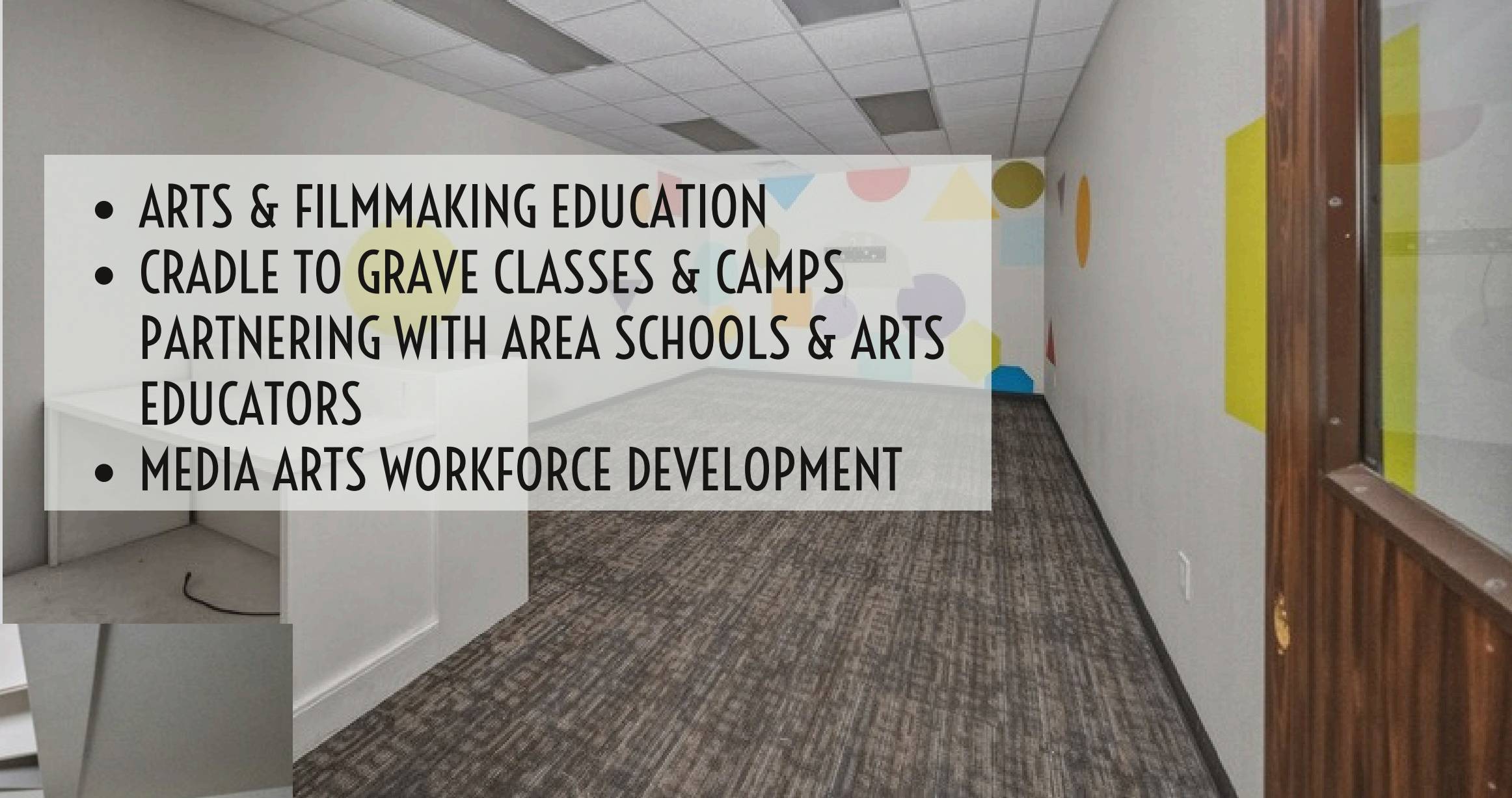


HOME FOR FILM, LIVE
PERFORMANCES & FESTIVALS

...THE FORMER POST OFFICE, IS A PERFECT NEW HOME FOR MAKERS & LEARNING SPACES

- ARTS & FILMMAKING EDUCATION
- CRADLE TO GRAVE CLASSES & CAMPS PARTNERING WITH AREA SCHOOLS & ARTS EDUCATORS
- MEDIA ARTS WORKFORCE DEVELOPMENT

- ARTIST RESIDENCY PROGRAM & STUDIO SPACES
- POST-PRODUCTION STUDIO
- SOUND RECORDING STUDIO



**...A HOME FOR LOCAL ARTS ORGS -
PROVIDING ACCESSIBLE EXHIBITION &
COLLABORATIVE CO-WORKING SPACE**

- A MICRO-CINEMA AND FLEX USE SPACE
- CAN BE USED FOR FILM SCREENING, GALLERY, COMMUNITY MEETINGS, LIVE PERFORMANCE, LARGE WORKSHOPS AND MORE

- ACCESSIBLE WORKING SPACES FOR LOCAL ARTS ORGANIZATIONS
- COLLABORATING & SHARING RESOURCES
- BUILD & THRIVE TOGETHER

**GIVING ARTS ORGS A SPACE TO
OPERATE, GROW & BETTER
SERVE THE COMMUNITY**



THE OLD PHARMACY COULD BE HOME TO
RETAIL SPACE, CAFE & A GALLERY



PARTNERS & SUPPORTERS

TOGETHER WE CAN save and re-open the Garden Oaks Theater as a cultural arts & film center for the community

- ✓ 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

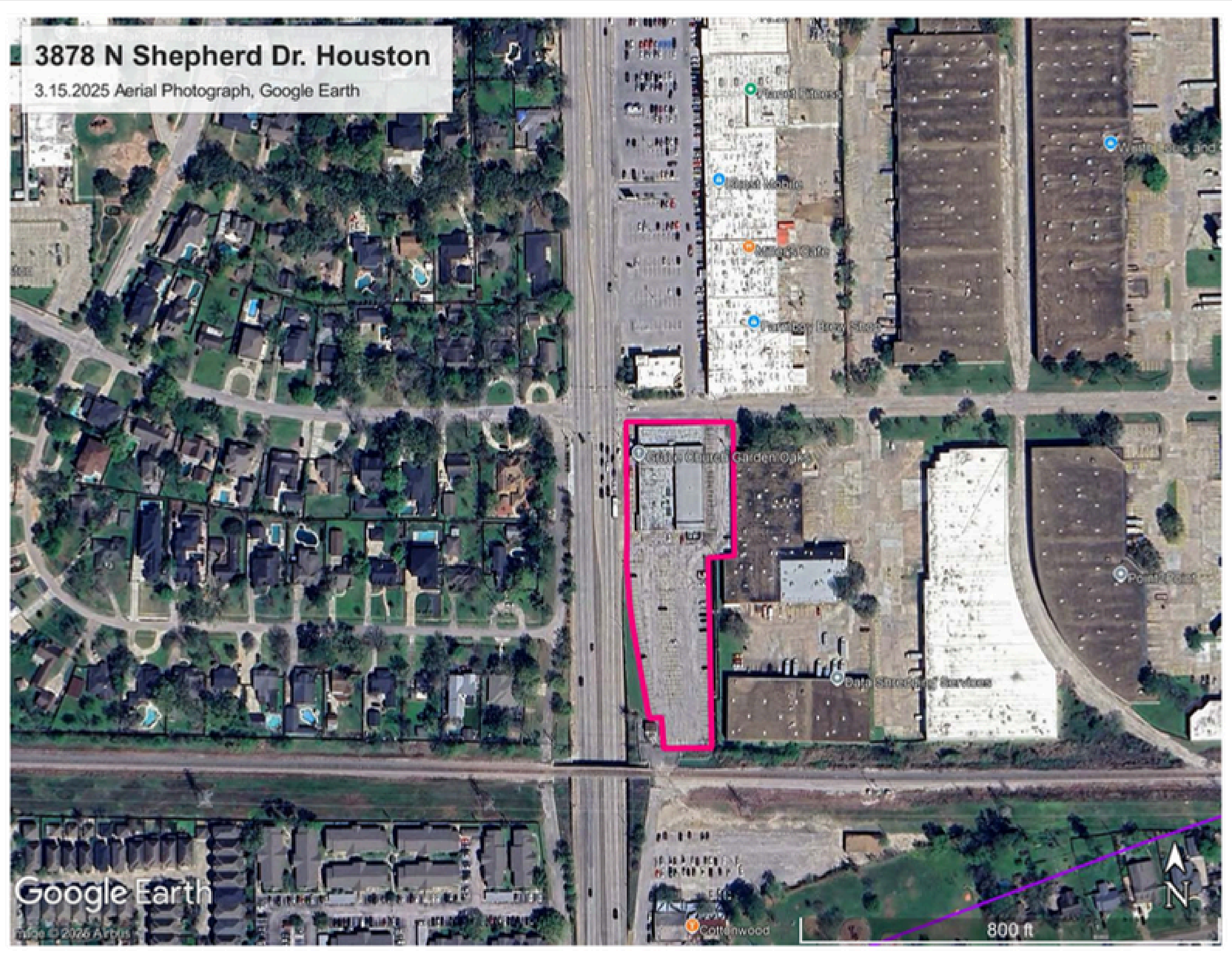


AND MORE...

OVERVIEW OF THE PROPERTY

- **2.3 ACRES OF LAND**
- **24,000 SQUARE FEET (SFT) ENCLOSED BUILDING, INCLUDING 8,000 SFT MAIN AUDITORIUM (SEATING CAPACITY +/- 700), 2,400 SFT FOYER, 8,500 SFT RETAIL/SECONDARY VIEWING SPACE, AND 4,200 SFT OFFICES/STORAGE**
- **192 OFF-STREET PARKING SPACES & RIDE SHARE CIRCLE DRIVE**
- **LOCATED 800 FEET FROM NEW TARGET-ANCHORED DEVELOPMENT SCHEDULED TO OPEN IN 2027 (LOCATED ON THE FORMER GROUNDS OF THE GARDEN OAKS SEARS LOCATION)**
- **LOCATED ON HIGH TRAFFIC N. SHEPHERD ST (40,000 VEHICLES PER DAY)**
- **RESIDENTS IN NEARBY AREAS HIGHLY SUPPORTIVE OF PRESERVATION OF NEIGHBORHOOD ICON**

ALL MEASUREMENTS MUST BE VERIFIED.



Location Map and Parcel Outline--Google Earth

CAPITAL CAMPAIGN

THREE PHASE FUNDRAISING

1. **EFFORT**--DEPOSITS, SECURING THE PROPERTY, & DUE DILIGENCE DURING OPTION PERIOD--THESE FUNDS ARE NOT REFUNDABLE & WILL ONLY BE CREDITED TO THE PURCHASE IF THE SALE CLOSSES
2. **PURCHASE (CLOSING 5/26/26)**--\$7.1 MM, COMBINATION OF DONATIONS AND/OR PLEDGES
3. **RESTORATION**--\$4MM CAPITAL CAMPAIGN RENOVATION + \$2MM FOR 2 YEAR CARRYING COSTS

- **All TOP TIER DONORS engaged during Save the Theater Campaign—will be permanently listed on Donor Wall in lobby**
- **NAMING RIGHTS FOR TOP TIER DONORS:**

GUARANTOR / BRIDGE LENDER + \$5mm (Naming Rights to --- ARTS & FILM CENTER)

- **\$5mm++ (Top donor includes naming rights to main auditorium)**
- **\$2.5mm++ (Naming rights for a micro cinema)**
- **\$1mm++ (Naming rights for classrooms, or residency, or podcast studio)**
- **\$500k++ (Star on front “walk of fame” sidewalk)**
- **\$250k++ (Star on parking lot side, “walk of fame” sidewalk)**
- **\$100k++ (Name on savior donor wall)**

TAX CREDITS DONOR \$1.8MM



BENEFITS OF HISTORIC DESIGNATION



- 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
- NON-PROFIT OWNERSHIP ALLOWS SIGNIFICANT BENEFITS
 - POTENTIAL STATE AND LOCAL PROPERTY TAX EXEMPTIONS
 - DONATIONS TOWARDS PRESERVATION ARE TAX DEDUCTIBLE
- MOTIVATED PARTNERS
 - ARTHOUSE HOUSTON IS A HIGHLY MOTIVATED NON-PROFIT PARTNER TO HELP SHEPHERD PRESERVATION AND REDEVELOPMENT PLANS

TIMELINE

- FEBRUARY 27, 2026 - ARTHOUSE HOUSTON CONTRACTS WITH DEVELOPER TO DELAY DEMOLITION AND PURCHASE THE THEATER; PAYS INITIAL NON-REFUNDABLE EARNEST MONEY DEPOSIT--DONE
- MARCH 22, 2026 - FIRST EARNEST MONEY DEPOSIT EXTENSION REQUIRED--DONE
- APRIL 21, 2026 - SECOND EARNEST MONEY DEPOSIT EXTENSION REQUIRED
- MAY 26, 2026 - MANDATORY CLOSING DATE; MISSED CLOSING RESULTS IN **IMMEDIATE DEMOLITION**
- JUNE TO DECEMBER 2026 - ARCHITECTURAL/ENGINEERING PLANS DEVELOPED FOR RESTORATION, HISTORIC DESIGNATIONS, CAPITAL CAMPAIGN FUNDRAISING, DEVELOPMENT OF PROGRAMMING/OPERATING AGREEMENTS WITH NON-PROFIT PARTNERS AND LEASES
- JANUARY 2027 TO MARCH 2028 - RESTORATION OF THE THEATER;
- APRIL 2028 - **FULL REOPENING OF THE GARDEN OAKS THEATER AS A CULTURAL ARTS & FILM CENTER!**



HC | **BREAKING NEWS**

Nonprofit strikes \$7.1M deal to preserve Garden Oaks Theater — but has only 90 days to raise the money

MEET OUR TEAM



MAUREEN MCNAMARA

Co-Founder & President
26 years in art/film exhibition



JOHNNY SO

Treasurer
Founding partner, White Oak
Music Hall; Licensed attorney



IAN DRUKE

Assistant Director
Manager Midtown Arts & Theatre
Center Houston, Business Owner



TAYLOR SMITH

Vice President
Advertising professional; Director,
Houston Chronicle

ADVISORY BOARD MEMBERS

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Shabatt, Emmanuel Osei-Koffuur,
Nuri Nuri, Ebru Ak



MICHELLE MOWER

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Filmmaker; Owner, Shadow
Cave Pictures



RHONDA COOK

Board Member
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Lightwave



JUSTICE TIRAPELLI-JAMAIL

Board Member
Filmmaker, music producer, business
owner



CATHLEEN FREEDMAN

Board Member



RICHARD LINKLATER

Board Member
Filmmaker



**ARTHOUSE
HOUSTON**

LET'S TALK



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