

GROUND LEASE

PARTNERSHIP OPPORTUNITY



THE HOUSTON
DISTRICT
THEHOUSTONDISTRICT.COM

REVITALIZING HOUSTON'S NIGHTLIFE HUB

The Houston District has long been synonymous with vibrant nightlife and urban energy, making it a prime location for developers seeking to capitalize on the city's dynamic atmosphere. At the heart of this thriving district lies a golden opportunity – 5002 Washington Avenue, a multi-use development site that promises not only a prime location but also the chance to contribute to the revitalization of this iconic neighborhood.

As the premier destination for entertainment, dining, and culture, The Houston District is the ideal canvas for a groundbreaking multi-use development. The 5002 Washington Avenue site offers developers a chance to create a landmark project that not only enhances the local lifestyle but also elevates the overall city experience.

PRIME LOCATION:

Nestled in the heart of The Houston District, 5002 Washington Avenue provides a central and easily accessible location for visitors and residents alike. Proximity to major thoroughfares ensures convenience for all.

NIGHTLIFE HUB:

The site benefits from the lively nightlife scene that defines The Houston District. Developers have the unique opportunity to build upon this existing energy and contribute to the area's growth as a premier entertainment destination.

COMMUNITY ENGAGEMENT:

TheHoustonDistrict.com offers valuable insights into the local community and its vision for the area. Developers are encouraged to align their projects with the aspirations of the community to ensure long-term success and positive reception.

THE HOUSTON
DISTRICT



PHASE II GROUND LEASE

5102

WASHINGTON AVENUE

PHASE I GROUND LEASE

5002

WASHINGTON AVENUE

PHASE II GROUND LEASE

5102 WASHINGTON AVENUE
HOUSTON, TEXAS 77007

LAND
49,025 SF

BUILDING
11,886 SF

PHASE I GROUND LEASE

5002 WASHINGTON AVENUE
HOUSTON, TEXAS 77007

LAND
45,000 SF

BUILDING
5,250 SF

UNLOCKING POTENTIAL THROUGH GROUND LEASE

A ground lease at 5002 Washington Avenue presents a strategic opportunity for developers to unlock the full potential of this prime real estate while minimizing upfront costs. By entering into a ground lease agreement, developers gain access to the site's premium location without the burden of land acquisition costs, allowing for more significant investment in the actual development.

KEY BENEFITS

COST EFFICIENCY:

Ground leasing allows developers to allocate more capital towards the actual development, enhancing the project's scale and quality.

FLEXIBILITY:

Developers have the flexibility to structure the ground lease according to their business model, providing room for creativity in design and functionality.

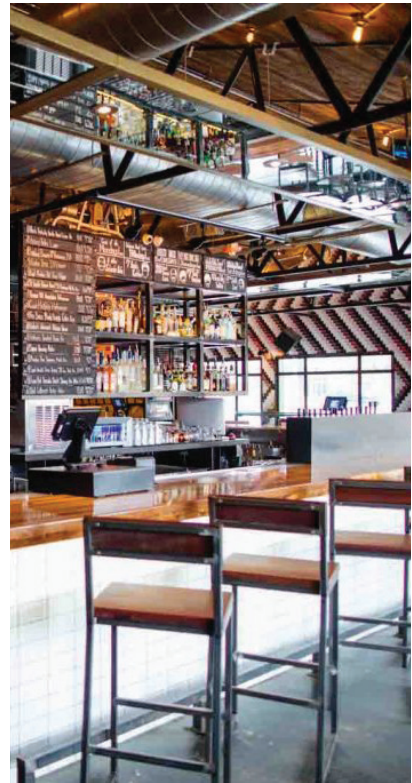
LONG-TERM VISION:

With a long-term ground lease, developers can align their projects with the sustained growth and evolution of The Houston District.



THE HOUSTON DISTRICT

Discover the epitome of culinary and nightlife excellence at The Houston District, nestled in the vibrant Washington Avenue/Memorial Park neighborhood. Our pet-friendly Food Truck Park hosts your favorite food trucks, surrounded by luxurious lounges and bars that contribute to the area's revitalized energy. Perfect for young professionals, The Houston District offers an city lifestyle with a unique fusion of food trucks and vibrant city living—an unmatched blend of flavors and city excitement awaits at The Houston District.





Overall Niche Grade

- B+ Public Schools
- B Housing
- A Good for Families
- A- Jobs
- C+ Cost of Living
- A- Outdoor Activities
- C+ Crime & Safety
- A+ Nightlife
- A- Diversity
- B+ Weather
- A+ Health & Fitness
- B+ Commute

Income

Median Household Income
\$129,888
National \$69,021

Household Income Brackets

<\$25k	14%
\$25-\$44k	8%
\$45-\$74k	16%
\$75-\$149k	23%
\$150k+	39%

Real Estate

Median Home Value
\$438,633
National \$244,900

Median Rent
\$1,968
National \$1,163

Area Feel

Urban

Rent vs. Own

Rent	53%
Own	47%

Washington Avenue Coalition / Memorial Park Demographics

Education Levels

	National
Master's degree or higher	28% / 13%
Bachelor's degree	48% / 21%
Some college or associate's degree	13% / 29%
High school diploma or equivalent	7% / 26%
Less than high school diploma	4% / 11%

Gender

Male	60%
Female	40%

Age

<10 years	9%
10-17 years	3%
18-24 years	8%
25-34 years	37%
35-44 years	19%
45-54 years	12%
55-64 years	6%
65+ years	5%

Racial Diversity

White	55%
Hispanic	26%
African American	11%
Asian	8%

Diversity

A- Based on ethnic and economic diversity.

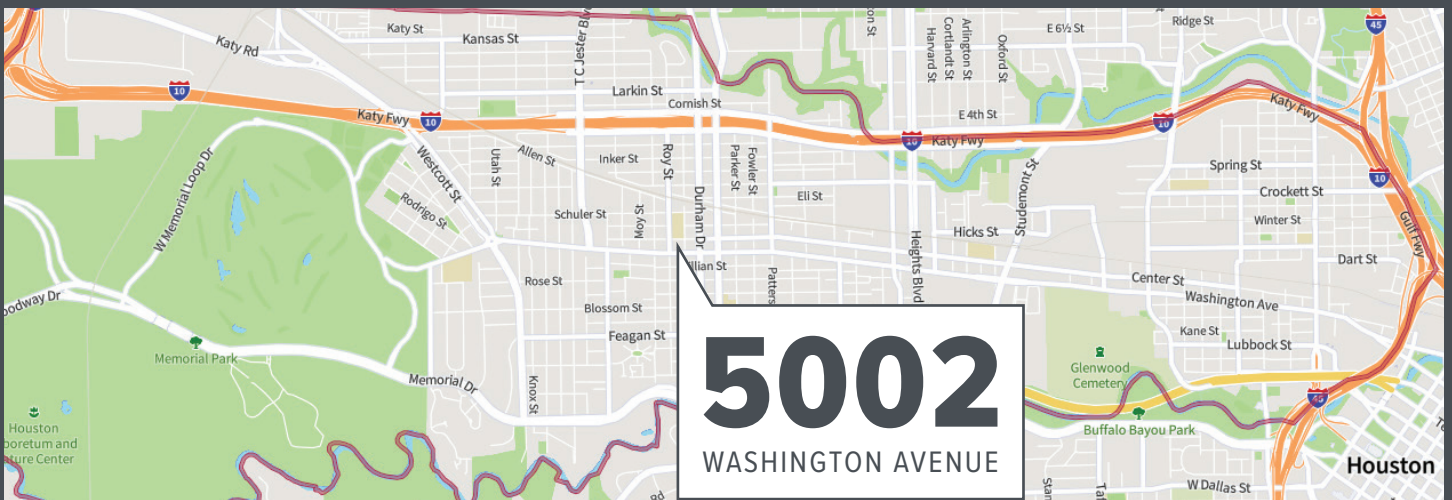
Population
2,557

Community

POLL
100%
of residents say there is a good sense of community.

Crime & Safety

Crime & Safety
C+ Based on violent and property crime rates.



SEIZE THE OPPORTUNITY

5002 Washington Avenue stands as a beacon for developers seeking to leave an indelible mark on Houston's dynamic city landscape. By leveraging the benefits of a ground lease, visionary developers can contribute to the revitalization of The Houston District and create a lasting legacy in one of the city's most iconic neighborhoods.

To explore the full potential of this ground lease opportunity, contact us today. Together, let's redefine Houston's nightlife and set the stage for a new era of city living at 5002 Washington Avenue.

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