

THE HOUSTON DISTRICT
PORTFOLIO
THEHOUSTONDISTRICT.COM



BUILDINGS

- | | |
|--------------------------|---------------------------|
| ① 5002 WASHINGTON AVENUE | ⑦ 5219 WASHINGTON AVENUE |
| ② 5023 WASHINGTON AVENUE | ⑧ 5317B WASHINGTON AVENUE |
| ③ 5102 WASHINGTON AVENUE | ⑨ 5317A WASHINGTON AVENUE |
| ④ 5110 WASHINGTON AVENUE | ⑩ 5316 WASHINGTON AVENUE |
| ⑤ 5120 WASHINGTON AVENUE | ⑪ 5334 WASHINGTON AVENUE |
| ⑥ 905 REINERMAN STREET | |

LOTS

- | | |
|--------------------------|--------------------------|
| ⑫ 5002 WASHINGTON AVENUE | ⑰ 5317 WASHINGTON AVENUE |
| ⑬ 5101 WASHINGTON AVENUE | ⑱ 5335 WASHINGTON AVENUE |
| ⑭ 5107 CENTER STREET | ⑲ 5334 WASHINGTON AVENUE |
| ⑮ 5111 CENTER STREET | ⑳ 5318 CENTER STREET |
| ⑯ 5219 WASHINGTON AVENUE | |

CONTACT

VINOD RAMANI
713-868-7226
VRAMANI@THEHOUSTONDISTRICT.COM
5023 WASHINGTON AVENUE
HOUSTON, TEXAS 77007

5002 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 10,000 SF
BUILDING: 5,250 SF
HCAD: 0072350000020

5023 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 9,575 SF
BUILDING: 13,577 SF
HCAD: 1240240010001

5102 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 10,000 SF
BUILDING: 6,272 SF
HCAD: 0072340000001

5110 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 7,200 SF
BUILDING: 2,549 SF
HCAD: 0072340000001

5120 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 6,825 SF
BUILDING: 3,065 SF
HCAD: 0072340000001

5120 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 6,825 SF
BUILDING: 3,065 SF
HCAD: 0072340000001

905 REINERMAN STREET

HOUSTON, TX 77007

LAND: 5,400 SF
BUILDING: 5,400 SF
HCAD: 1310180010001

5219 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 28,942 SF
BUILDING: 4,616 SF
HCAD: 1310180010001

5317B WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 3,522 SF
BUILDING: 3,522 SF
HCAD: 1330730020001

5317A WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 4,311 SF
BUILDING: 4,311 SF
HCAD: 1330730020001

5316 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 11,413 SF
BUILDING: 5,152 SF
HCAD: 1409480010001

5334 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 8,059 SF
BUILDING: 3,988 SF
HCAD: 0330010000001

5002 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 45,000 SF
PARKING: 92 SPACES
HCAD: 0072350000001
HCAD: 0072350000006
HCAD: 0072350000008

5101 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 10,000 SF
PARKING: 24 SPACES
HCAD: 0072330000020

5107 CENTER STREET

HOUSTON, TX 77007

LAND: 15,000 SF
PARKING: 47 SPACES
HCAD: 0072340000001
HCAD: 0072340000009

5111 CENTER STREET

HOUSTON, TX 77007

LAND: 10,000 SF
PARKING: TBD
HCAD: 0072340000006

5219 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 24,326 SF
PARKING: 48 SPACES
HCAD: 1310180010001

5317 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 40,845 SF
PARKING: 90 SPACES
HCAD: 1330730020001
HCAD: 1330730010001

5335 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 14,231 SF
PARKING: TBD
HCAD: 1327970010001

5334 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 26,374 SF
PARKING: 69 SPACES
HCAD: 0440700000150
HCAD: 0330010000002
HCAD: 0330010000003

5318 CENTER STREET

HOUSTON, TX 77007

LAND: 17,550 SF
PARKING: 43 SPACES
HCAD: 1398100010001

319 ST. EMANUEL

HOUSTON, TX 77002

LAND: 63,125 SF
BUILDING: 56,250 SF
HCAD: 0011890000001

TOTAL LAND:

LAND: 378,523 SF

TOTAL BUILDING:

BUILDING: 117,017 SF

WASHINGTON AVENUE COALITION / MEMORIAL PARK

THE HOUSTON DISTRICT



C+

Crime & Safety

A+

Nightlife

A-

Diversity

B+

Weather

A+

Health & Fitness

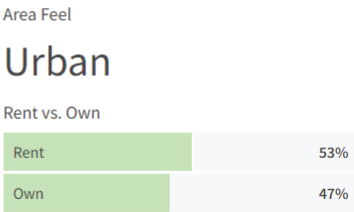
B+

Commute

Real Estate

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

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

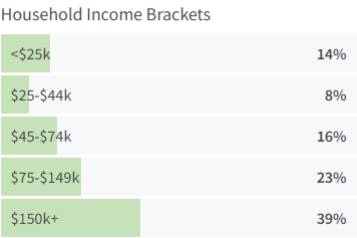


Washington Avenue Coalition / Memorial Park Demographics

Education Levels		National	Gender	
Master's degree or higher	28%	13%	Male	60%
Bachelor's degree	48%	21%	Female	40%
Some college or associate's degree	13%	29%	Age	
High school diploma or equivalent	7%	26%	<10 years	9%
Less than high school diploma	4%	11%	10-17 years	3%
Racial Diversity			18-24 years	8%
White	55%		25-34 years	37%
Hispanic	26%		35-44 years	19%
African American	11%		45-54 years	12%
Asian	8%		55-64 years	6%
			65+ years	5%

Income

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



Diversity
A- Based on ethnic and economic diversity.

Population
2,557

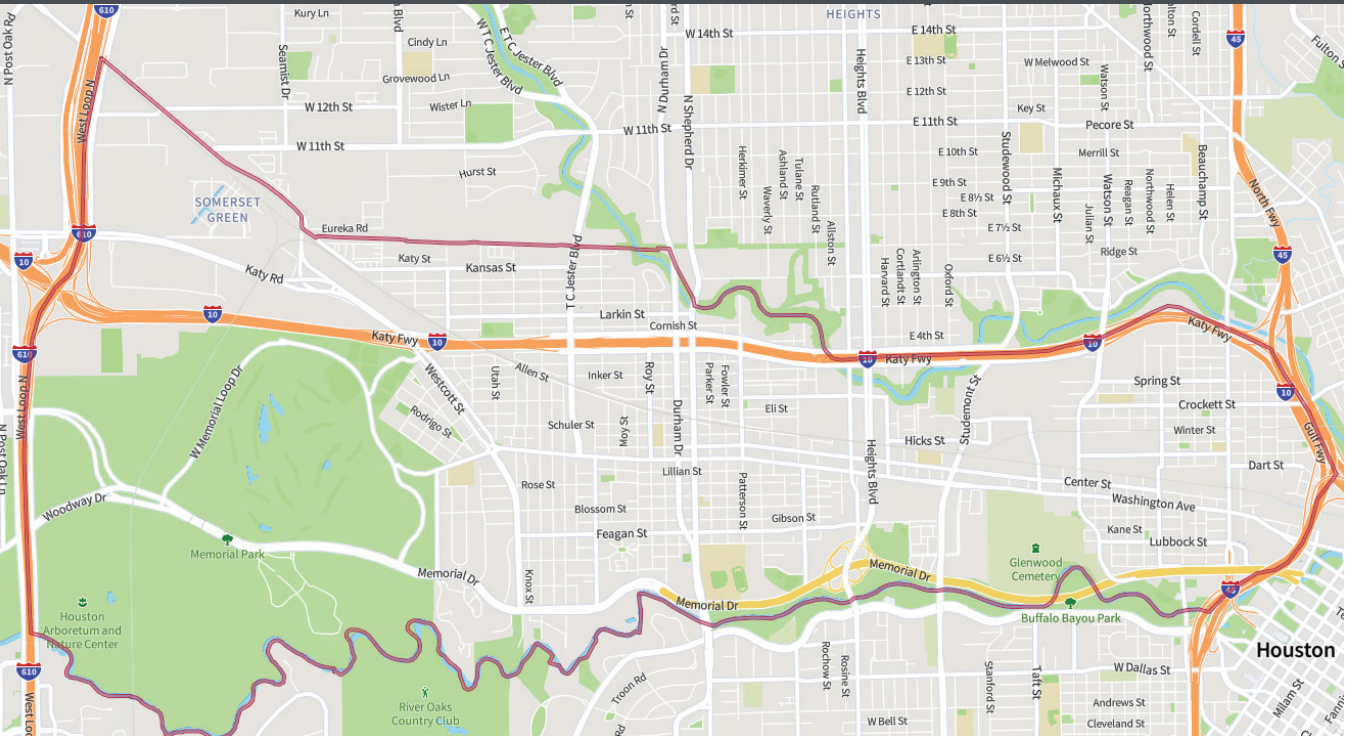
Community

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

Crime & Safety

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

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.



1

5002 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5002 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 10,000 SF
BUILDING: 5,250 SF
HCAD: 0072350000020

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



2

5023 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5023 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 9,575 SF
BUILDING: 13,577 SF
HCAD: 1240240010001

PRIME LOCATION FOR VISIBILITY:

Benefit from the strategic positioning of this property, capturing the attention of passers-by in a high-foot-traffic area. Enjoy increased visibility and exposure for your business, enhancing your brand presence in the thriving Washington Avenue community.

PROXIMITY TO DOWNTOWN HOUSTON:

With just minutes to downtown Houston, our leasing opportunities provide a central and well-connected location. Take advantage of the close proximity to major business hubs, making it convenient for clients, customers, and employees.

FLEXIBLE SUITE CONFIGURATIONS:

Choose from a range of suite configurations to accommodate the unique requirements of your business. Whether you need expansive retail space, a chic office environment, or a stylish eatery, our multiple suites can be customized to match your vision.



3

5102 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5102 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 10,000 SF
BUILDING: 6,272 SF
HCAD: 0072340000001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



4

5110 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5110 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 7,200 SF
BUILDING: 2,549 SF
HCAD: 0072340000001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.





5120 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5120 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 6,825 SF
BUILDING: 3,065 SF
HCAD: 0072340000001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON’S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city’s thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



905 REINERMAN STREET

HOUSTON, TX 77007

LAND: 5,400 SF
BUILDING: 5,400 SF
HCAD: 1310180010001

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.





5219 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5219 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 28,942 SF
BUILDING: 4,616 SF
HCAD: 1310180010001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.





5317B WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5317B WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 3,522 SF
BUILDING: 3,522 SF
HCAD: 1330730020001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON’S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city’s thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



5317A WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 4,311 SF
BUILDING: 4,311 SF
HCAD: 1330730020001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



5316 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 11,413 SF
BUILDING: 5,152 SF
HCAD: 1409480010001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



11

5334 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5334 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 8,059 SF
BUILDING: 3,988 SF
HCAD: 0330010000001

AMPLE ON-SITE PARKING:

Ensuring convenience for patrons, the property offers plentiful on-site parking, eliminating any hassle and encouraging a steady flow of visitors.

PROXIMITY TO HOUSTON'S ENTERTAINMENT HUB:

Located in close proximity to downtown Houston, this venue benefits from the city's thriving entertainment scene, attracting diverse crowds seeking a memorable night out.

EXCELLENT CONNECTIVITY:

Easy access to major highways ensures a smooth flow of traffic to and from the venue, making it accessible for patrons from across the city.



12

5002 WASHINGTON AVENUE

THE HOUSTON
DISTRICT

5002 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 45,000 SF
PARKING: 92 SPACES
HCAD: 0072350000001
HCAD: 0072350000006
HCAD: 0072350000008

PARKING FOR:

5002 WASHINGTON AVENUE

5102 ASHINGTON AVENUE

5120 WASHINGTON AVENUE



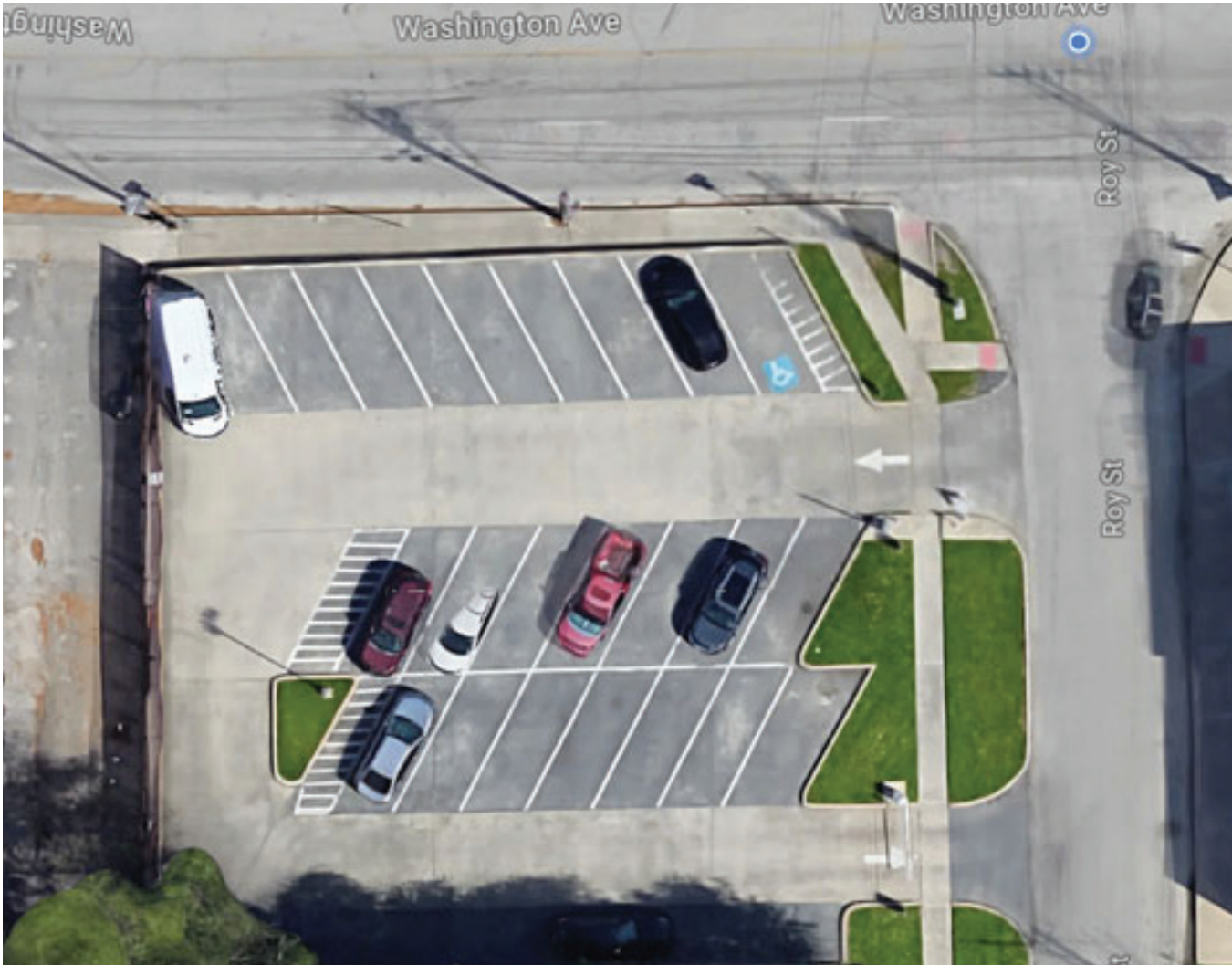
5101 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 10,000 SF
PARKING: 24 SPACES
HCAD: 0072330000020

PARKING FOR:

- 5023 WASHINGTON AVENUE
- 5002 WASHINGTON AVENUE
- 5102 ASHINGTON AVENUE
- 5120 WASHINGTON AVENUE



5107 CENTER STREET

HOUSTON, TX 77007

LAND: 15,000 SF
PARKING: 47 SPACES
HCAD: 0072340000001
HCAD: 0072340000009

PARKING FOR:

- 5002 WASHINGTON AVENUE
- 5102 ASHINGTON AVENUE
- 5120 WASHINGTON AVENUE



5111 CENTER STREET

HOUSTON, TX 77007

LAND: 10,000 SF
PARKING: TBD
HCAD: 0072340000006

PARKING FOR:

5002 WASHINGTON AVENUE

5102 ASHINGTON AVENUE

5120 WASHINGTON AVENUE



5219 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 24,326 SF
PARKING: 48 SPACES
HCAD: 1310180010001

PARKING FOR:
5219 WASHINGTON AVENUE



5317 WASHINGTON AVENUE

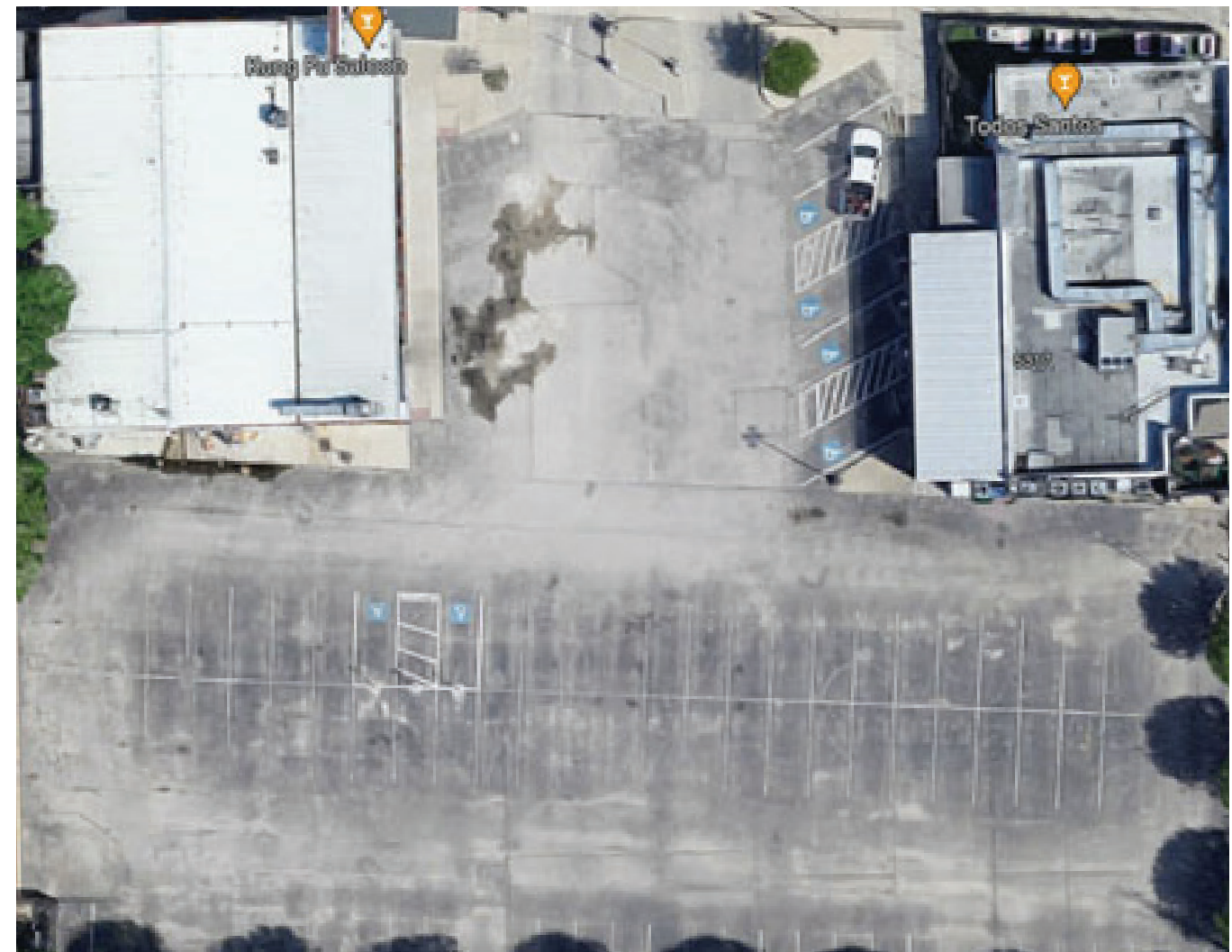
HOUSTON, TX 77007

LAND: 40,845 SF
PARKING: 90 SPACES
HCAD: 1330730020001
HCAD: 1330730010001

PARKING FOR:

5317A WASHINGTON AVENUE

5317B WASHINGTON AVENUE



5335 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 14,231 SF
PARKING: TBD
HCAD: 1327970010001

PARKING FOR:
5335 WASHINGTON AVENUE



5334 WASHINGTON AVENUE

HOUSTON, TX 77007

LAND: 26,374 SF
PARKING: 69 SPACES
HCAD: 0440700000150
HCAD: 0330010000002
HCAD: 0330010000003

PARKING FOR:

5334 WASHINGTON AVENUE



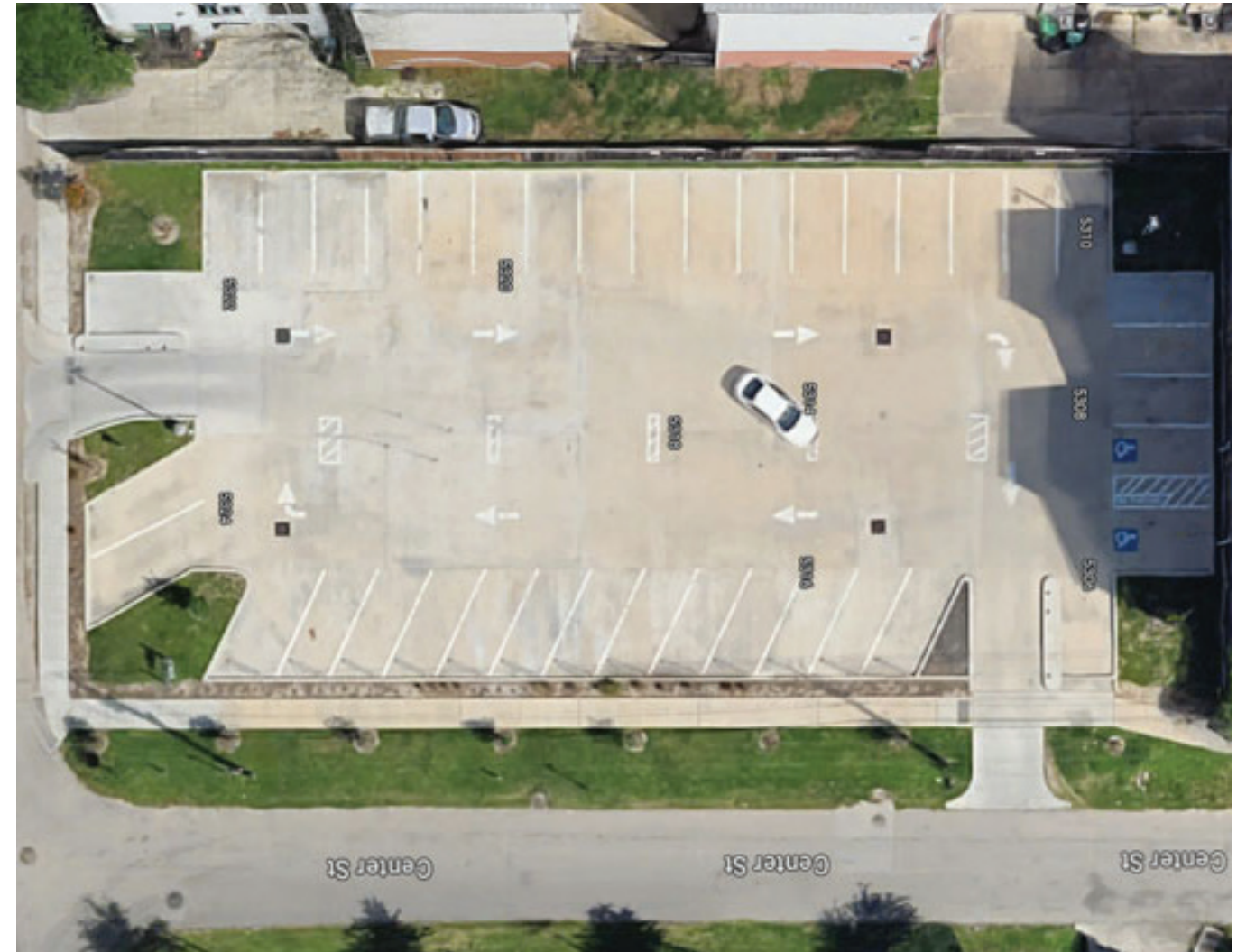
5318 CENTER STREET

HOUSTON, TX 77007

LAND: 17,550 SF
PARKING: 43 SPACES
HCAD: 1398100010001

PARKING FOR:

5316 CENTER STREET



EADO

319 ST. EMANUEL

THEHOUSTONDISTRICT.COM



BUILDING

① 319 ST. EMANUEL

CONTACT

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5023 WASHINGTON AVENUE
HOUSTON, TEXAS 77007

DOWNTOWN

THE HOUSTON DISTRICT



B-

Cost of Living

A-

C+

Crime & Safety

A+

A

Diversity

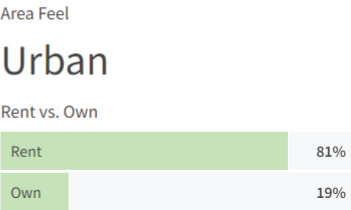
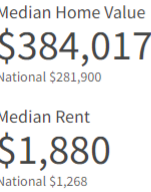
B+

B

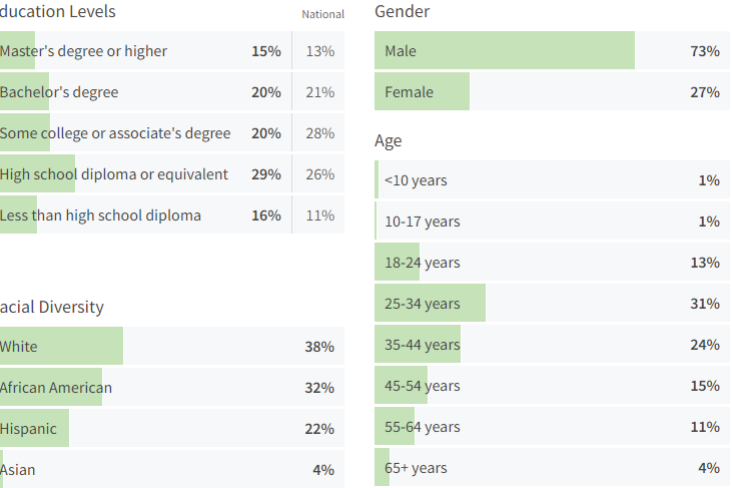
Health & Fitness

A-

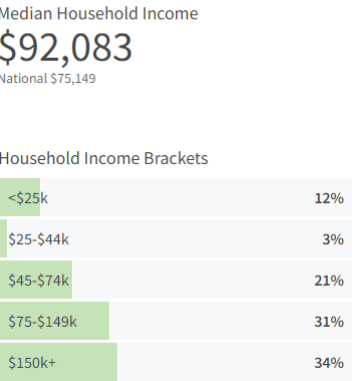
Real Estate



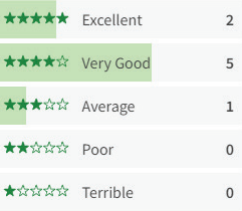
Downtown Demographics



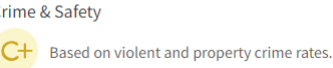
Income



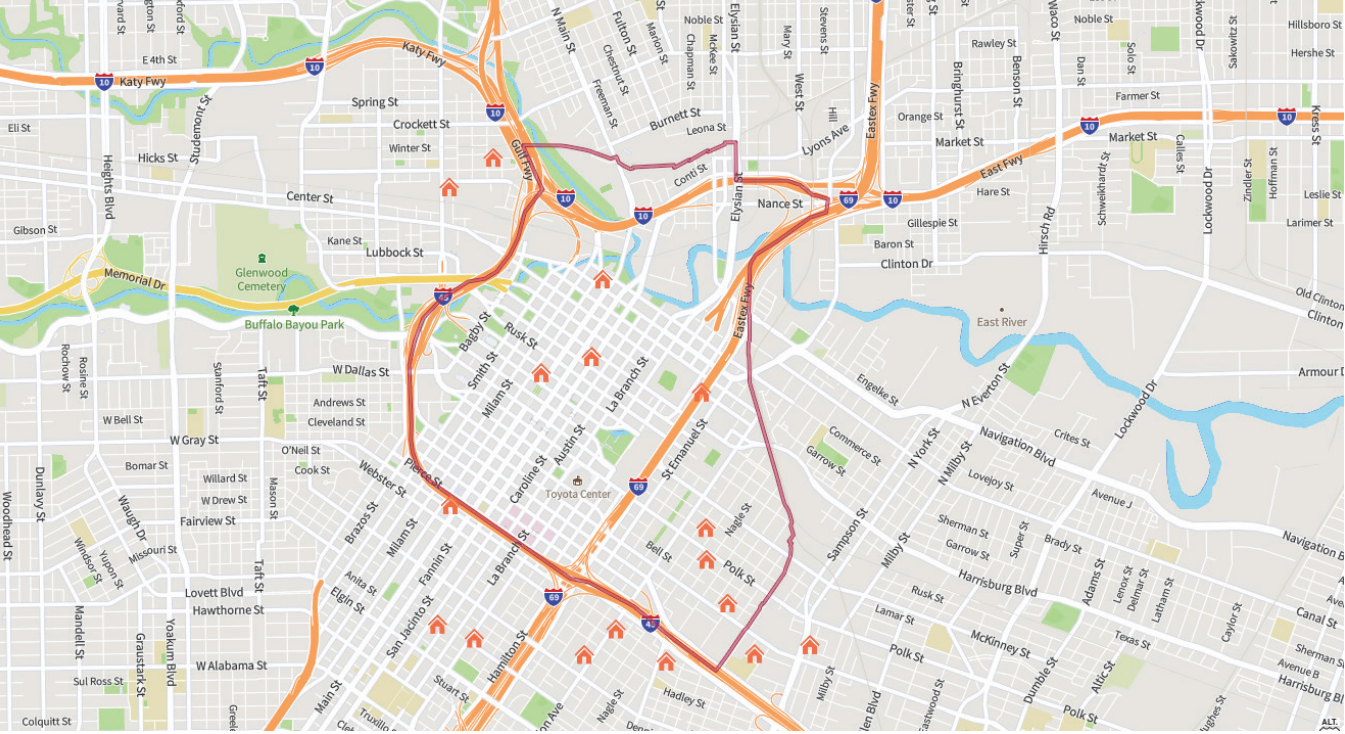
Downtown Reviews



Crime & Safety



Downtown is a neighborhood in Houston, Texas with a population of 18,762. Downtown is in Harris County and is one of the best places to live in Texas. Living in Downtown offers residents an urban feel and most residents rent their homes. In Downtown there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Downtown and residents tend to be liberal. The public schools in Downtown are above average.



1

319 ST. EMANUEL

THE HOUSTON
DISTRICT

319 ST. EMANUEL

HOUSTON, TX 77002

LAND: 63,125 SF
BUILDING: 56,250 SF
HCAD: 0011890000001

PRIME LOCATION IN EADO:

Nestled between Minute Maid Park and EaDo Stadium, this warehouse is strategically positioned in one of Houston’s most dynamic neighborhoods, providing a prestigious address for high-end car enthusiasts.

IMPRESSIVE SIZE:

Spanning a vast 56,250 square feet, the warehouse space provides ample room for storage and showcases, catering to the needs of luxury car collectors seeking a secure and spacious facility.

COMPLETE REMODEL:

The entire facility has undergone a comprehensive remodel, ensuring a modern and sophisticated environment that complements the exclusivity of the vehicles it houses.

CUSTOM HIGH-END FINISHES:

Every detail has been meticulously curated with custom high-end finishes, creating an ambiance that reflects the elegance and prestige associated with luxury car ownership.

STATE-OF-THE-ART SECURITY SYSTEMS:

Security is paramount. The facility is equipped with cutting-edge security systems, including surveillance, access control, and monitoring, providing the utmost protection for valuable assets.

PROXIMITY TO SPORTING VENUES:

Located in the vibrant EaDo district, car enthusiasts will appreciate the proximity to Minute Maid Park and EaDo Stadium, creating an exciting and dynamic atmosphere for both storage and showcasing events.



1

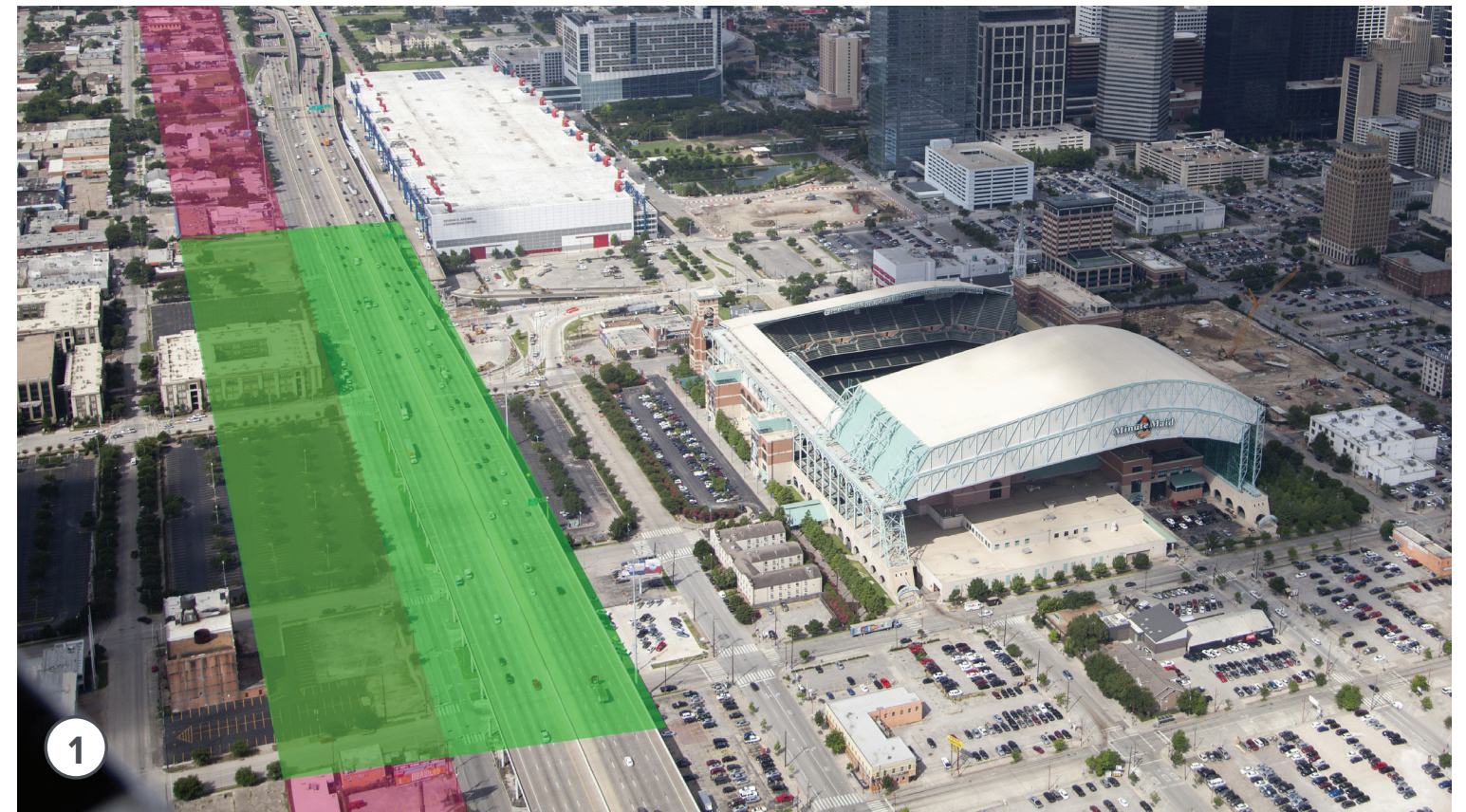
319 ST. EMANUEL

THE HOUSTON
DISTRICT

FUTURE TXDOT PLANS



- Strengthen Houston's economy.
- Reduce flooding on and off the freeway.
- Make travel safer for all road users.
- Provide long term capacity for all users of the roadway, including automobile, freight and transit.



- Serve and preserve the neighborhoods along the corridor while enhancing connectivity between neighborhoods.
- Mitigate impacts to existing parks and greenspace while creating additional opportunity for green space.
- Limit right-of-way to the extent necessary to meet project goals, i.e., reduce the current footprint of the proposed plan.
- Ensure accessible evacuation routes.



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