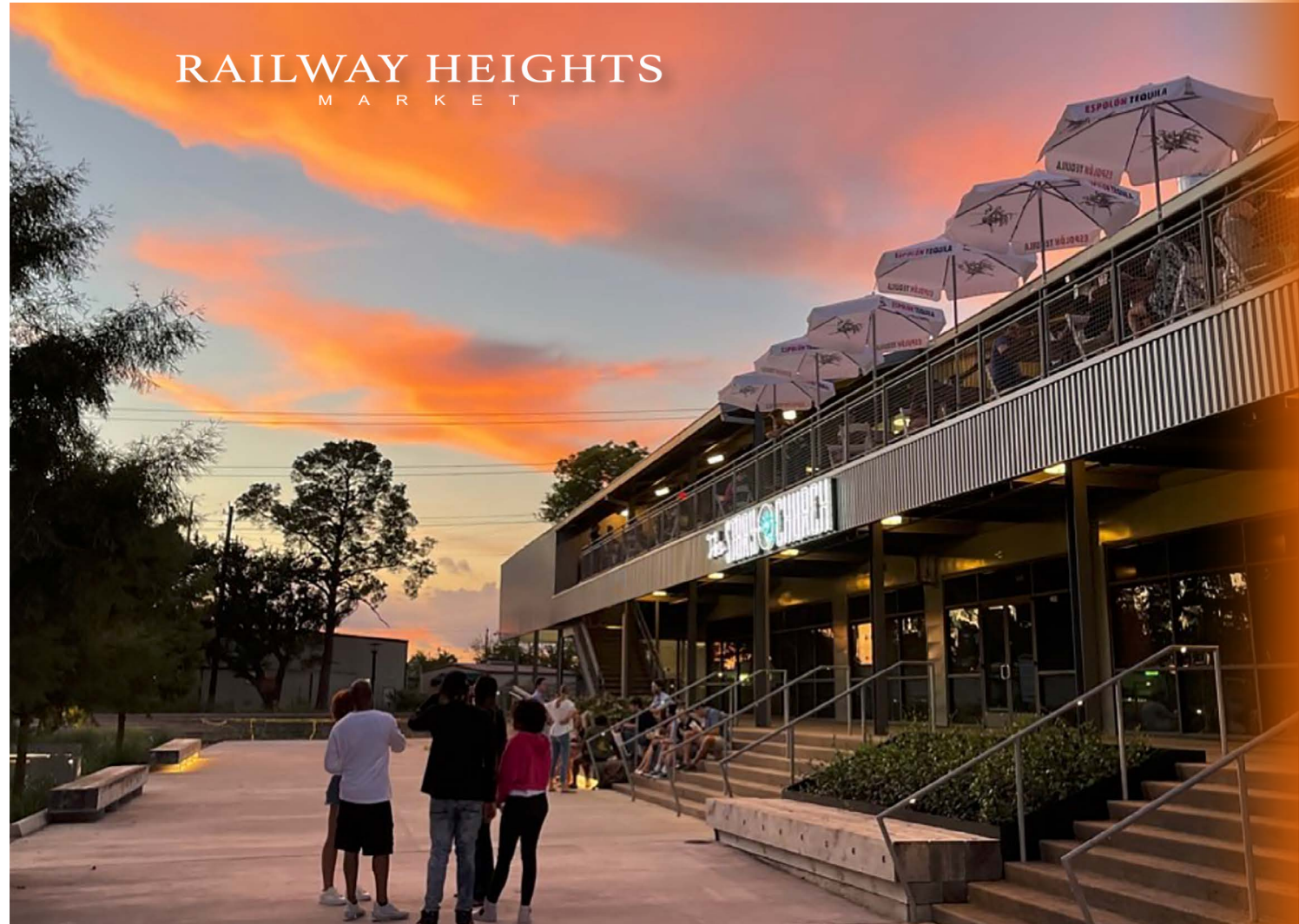
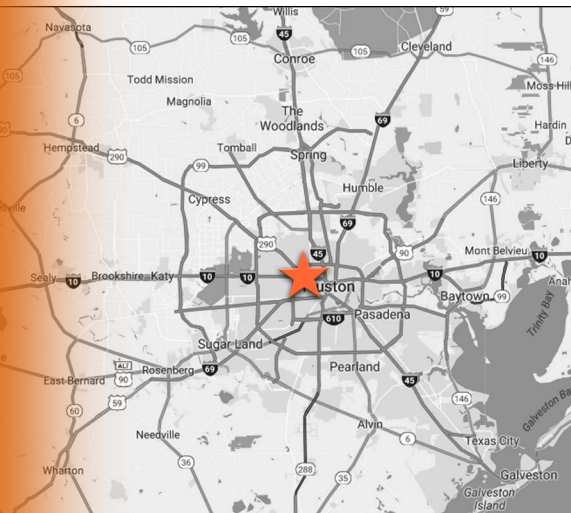


RAILWAY HEIGHTS

8200 WASHINGTON AVENUE, HOUSTON, TX 77007

PROPERTY INFORMATION:

- 40,000 SF Mixed Use property in the Heights submarket on Washington Ave
- Available Space: 7,300 SF on the 1st floor endcap (divisible)
- Large Patio space available, 22,000 SF park and greenspace in front of property and 13,000 SF Biergarten.
- Lively Co-Tenant base with The Story Church and The Conservatory Food Hall, as well as a shopping marketplace.



Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281.299.5764
glee@orrinc.com

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Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

RAILWAY HEIGHTS

8200 WASHINGTON AVENUE, HOUSTON, TX 77007

Demographics:

1 Mile Radius

2021 Population: 9,899
2026 Proj. Population: 11,290
Total Daytime Pop: 13,140
Avg HH Income: \$171,142

2 Mile Radius

2021 Population: 53,673
2026 Proj. Population: 62,490
Total Daytime Pop: 76,140
Avg HH Income: \$160,107

3 Mile Radius

2021 Population: 149,003
2026 Proj. Population: 175,829
Total Daytime Pop: 213,612
Avg HH Income: \$156,089

5 Mile Radius

2021 Population: 479,442
2026 Proj. Population: 536,206
Total Daytime Pop: 713,830
Avg HH Income: \$134,594

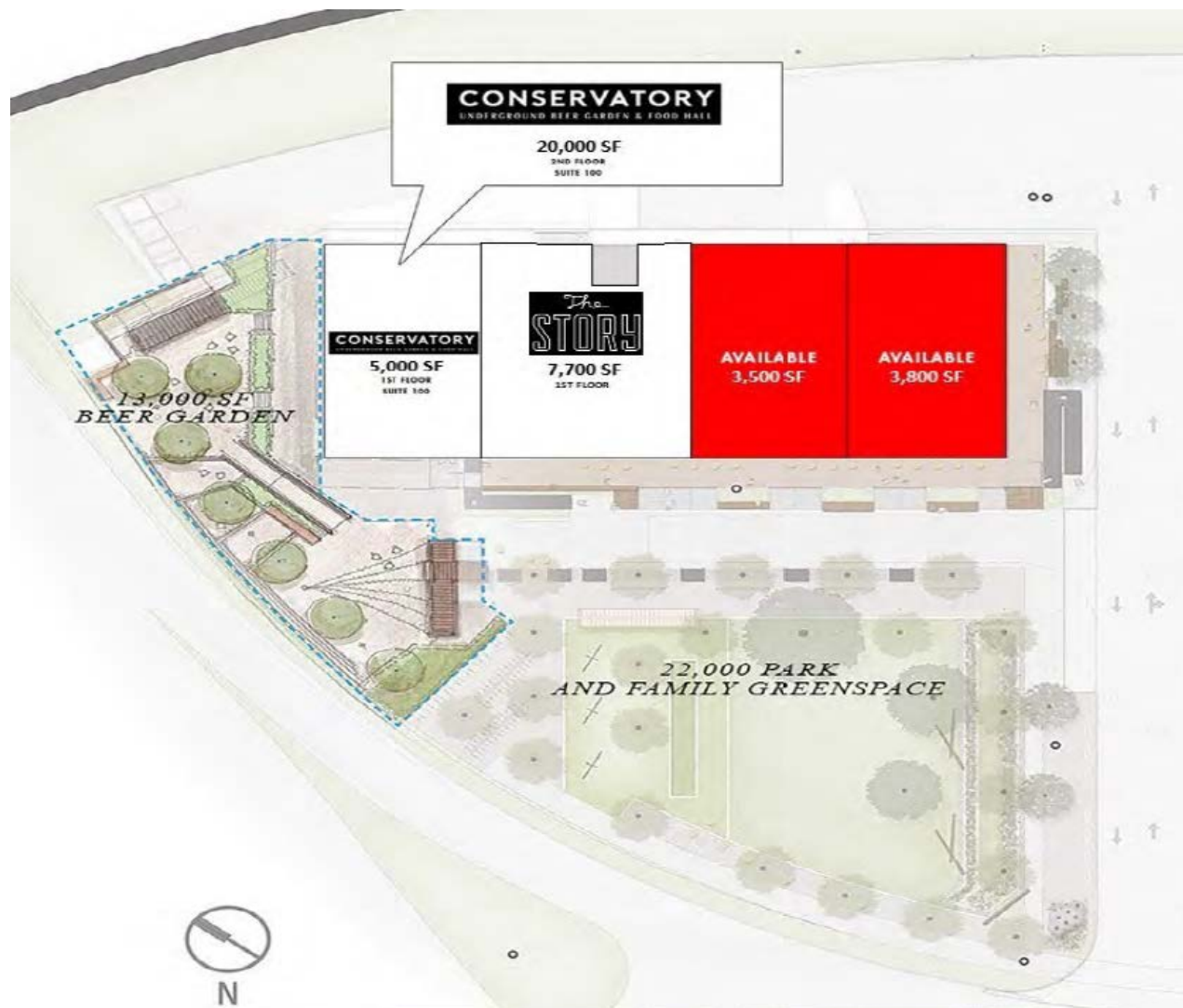
Traffic Counts:

Washington Ave:
26,484 VPD (TXDOT 2017)

Hempstead Rd:
16,863 VPD (TXDOT 2019)

Katy Rd:
16,927 (TXDOT 2016)

Katy Fwy / I-10:
229,701 VPD (TXDOT 2020)



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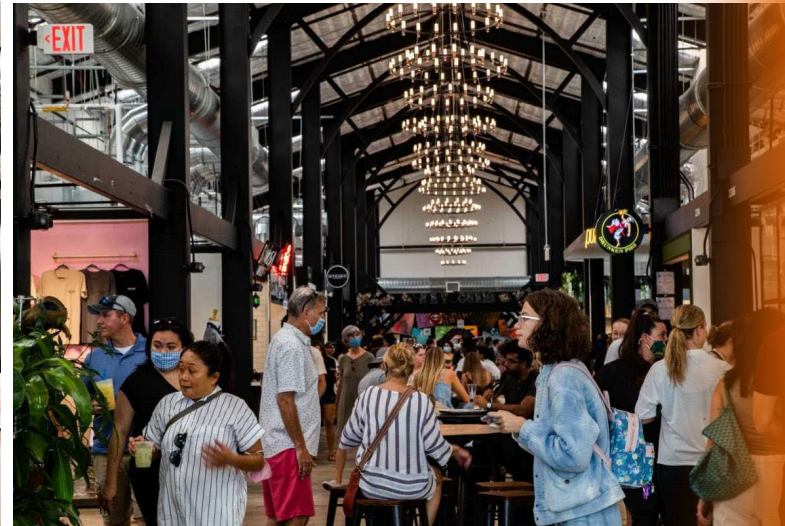
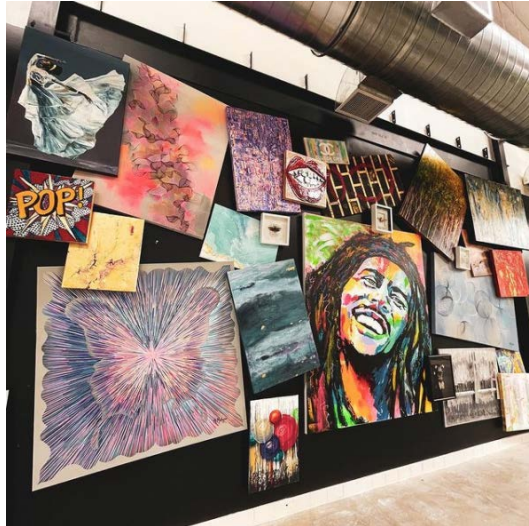
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