

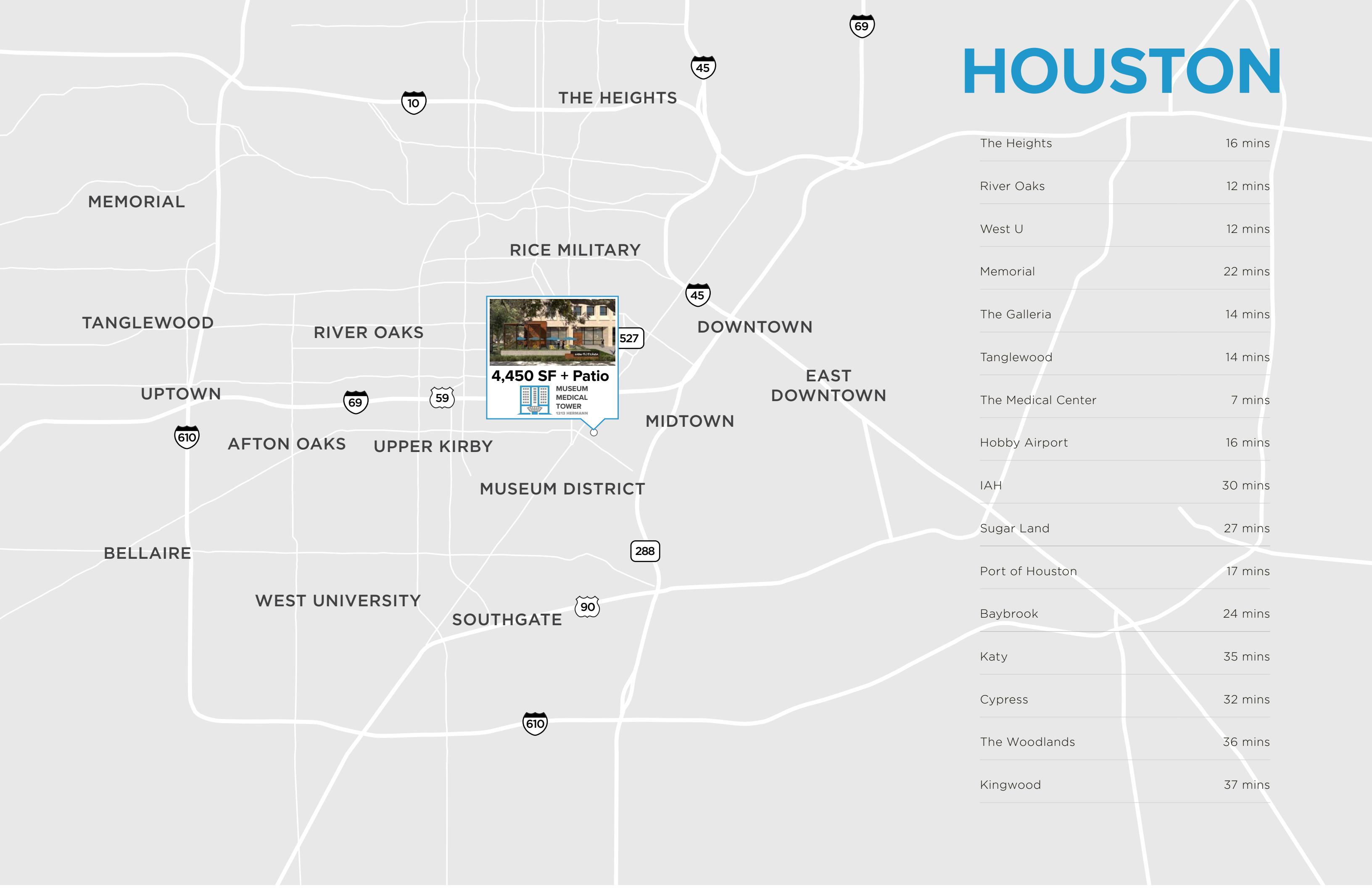


**MUSEUM  
MEDICAL  
TOWER**

**1213 HERMANN**

**NEW RESTAURANT | 4,450 SF + PATIO**

# HOUSTON

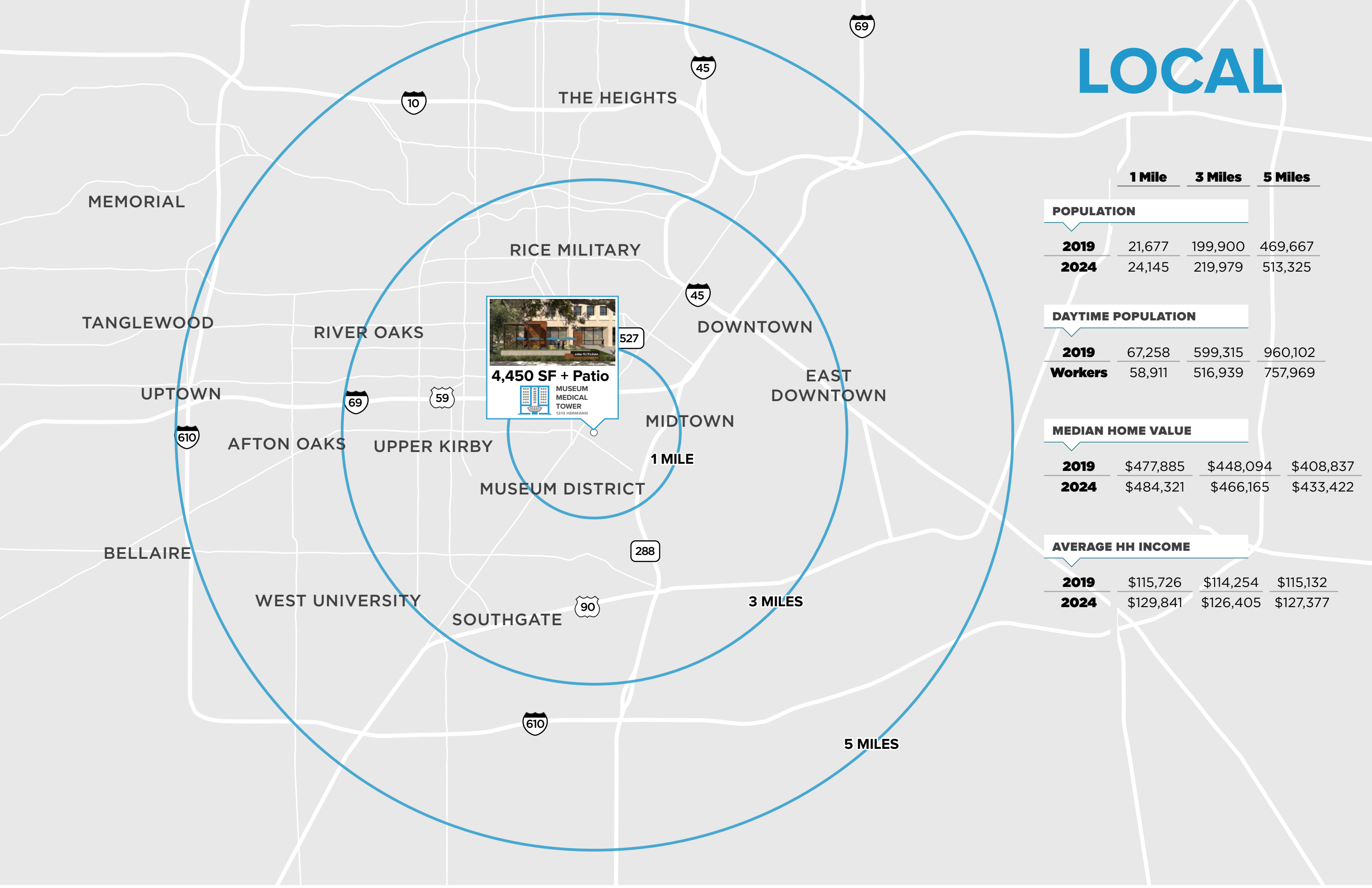


**4,450 SF + Patio**

**MUSEUM MEDICAL TOWER**  
1213 HERMANN

The Heights	16 mins
River Oaks	12 mins
West U	12 mins
Memorial	22 mins
The Galleria	14 mins
Tanglewood	14 mins
The Medical Center	7 mins
Hobby Airport	16 mins
IAH	30 mins
Sugar Land	27 mins
Port of Houston	17 mins
Baybrook	24 mins
Katy	35 mins
Cypress	32 mins
The Woodlands	36 mins
Kingwood	37 mins

# LOCAL



1 Mile 3 Miles 5 Miles

### POPULATION

	1 Mile	3 Miles	5 Miles
<b>2019</b>	21,677	199,900	469,667
<b>2024</b>	24,145	219,979	513,325

### DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
<b>2019</b>	67,258	599,315	960,102
<b>Workers</b>	58,911	516,939	757,969

### MEDIAN HOME VALUE

	1 Mile	3 Miles	5 Miles
<b>2019</b>	\$477,885	\$448,094	\$408,837
<b>2024</b>	\$484,321	\$466,165	\$433,422

### AVERAGE HH INCOME

	1 Mile	3 Miles	5 Miles
<b>2019</b>	\$115,726	\$114,254	\$115,132
<b>2024</b>	\$129,841	\$126,405	\$127,377

# LOCALE

## BAYOU CITY

4TH

Most populous city

7M

People living in metro

5TH

Largest metro

1.28M

New residents gained 2010-2019

## NEARBY ATTRACTIONS



Houston Livestock Show and Rodeo broke paid attendance records in 2015 with

1,377,477

attendees at NRG Stadium

### Annual Festivals & Events:

- Chevron Houston Marathon
- Mardi Gras! Galveston
- Bayou City Art Festival
- BP MS 150
- Shell Houston Open
- The Nutcracker Market

## ARTS & CULTURE



8.7M

Museum District annual visitors



17TH

Largest museum in the nation — Museum of Fine Arts

19

Cultural institutions to explore

500

Institutions devoted to arts, science and history

## POPULATION

7M

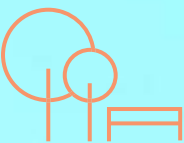
People live in the Houston MSA

7.8M

2023 projected population

2.02%

2018-2023 projected population growth



445 ACRES

Hermann Park - Houston's Largest Park



2.1M

Houston Zoo visitors/year

370

Developed municipal parks

6,000

Animals in residence

## HH INCOME

2019 median household income

2019 per capita income

1 mile \$74,938

3 miles \$69,861

5 miles \$69,319

1 mile \$56,280

3 miles \$57,405

5 miles \$51,890



91

Foreign Consulates



145

Different languages spoken



800

Foreign-owned firms



10,000

Students at Rice University

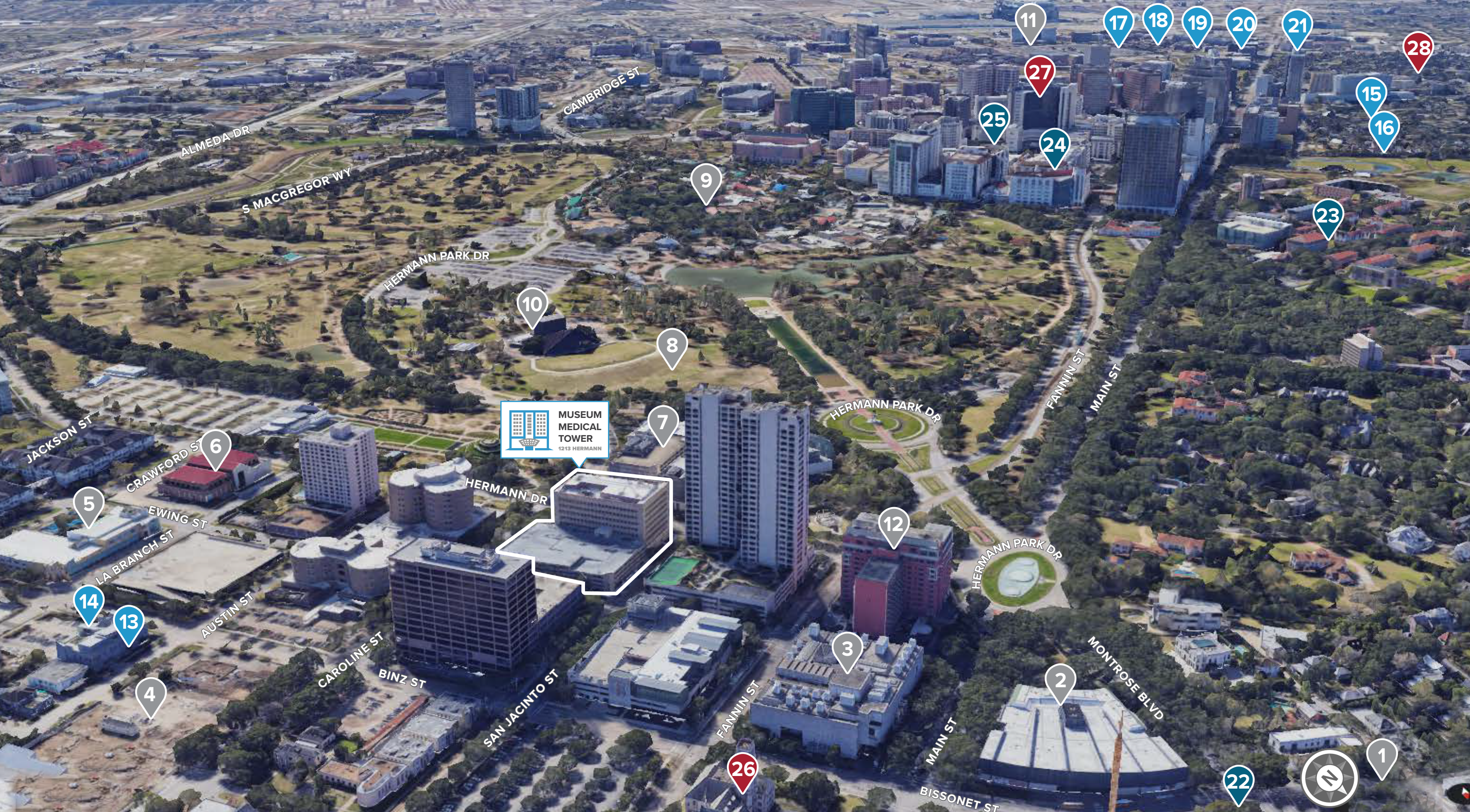


1ST

Largest Medical Center in the United States







**POINTS OF INTEREST**

- |                              |                                |                           |
|------------------------------|--------------------------------|---------------------------|
| 1 Contemporary Arts Museum   | 5 Children's Museum of Houston | 9 Houston Zoo             |
| 2 The Museum of Fine Arts    | 6 The Health Museum            | 10 Miller Outdoor Theatre |
| 3 Audrey Jones Beck Building | 7 Museum of Natural Science    | 11 NRG Stadium            |
| 4 The Holocaust Museum       | 8 Hermann Park                 | 12 Hotel ZaZa             |

**RETAIL**

- |               |                         |              |
|---------------|-------------------------|--------------|
| 13 MF Sushi   | 17 Ross Dress for Less  | 21 Walgreens |
| 14 Lucielle's | 18 Big Lots             |              |
| 15 Target     | 19 Shops at Kirby Drive |              |
| 16 Kroger     | 20 Fiesta Mart          |              |

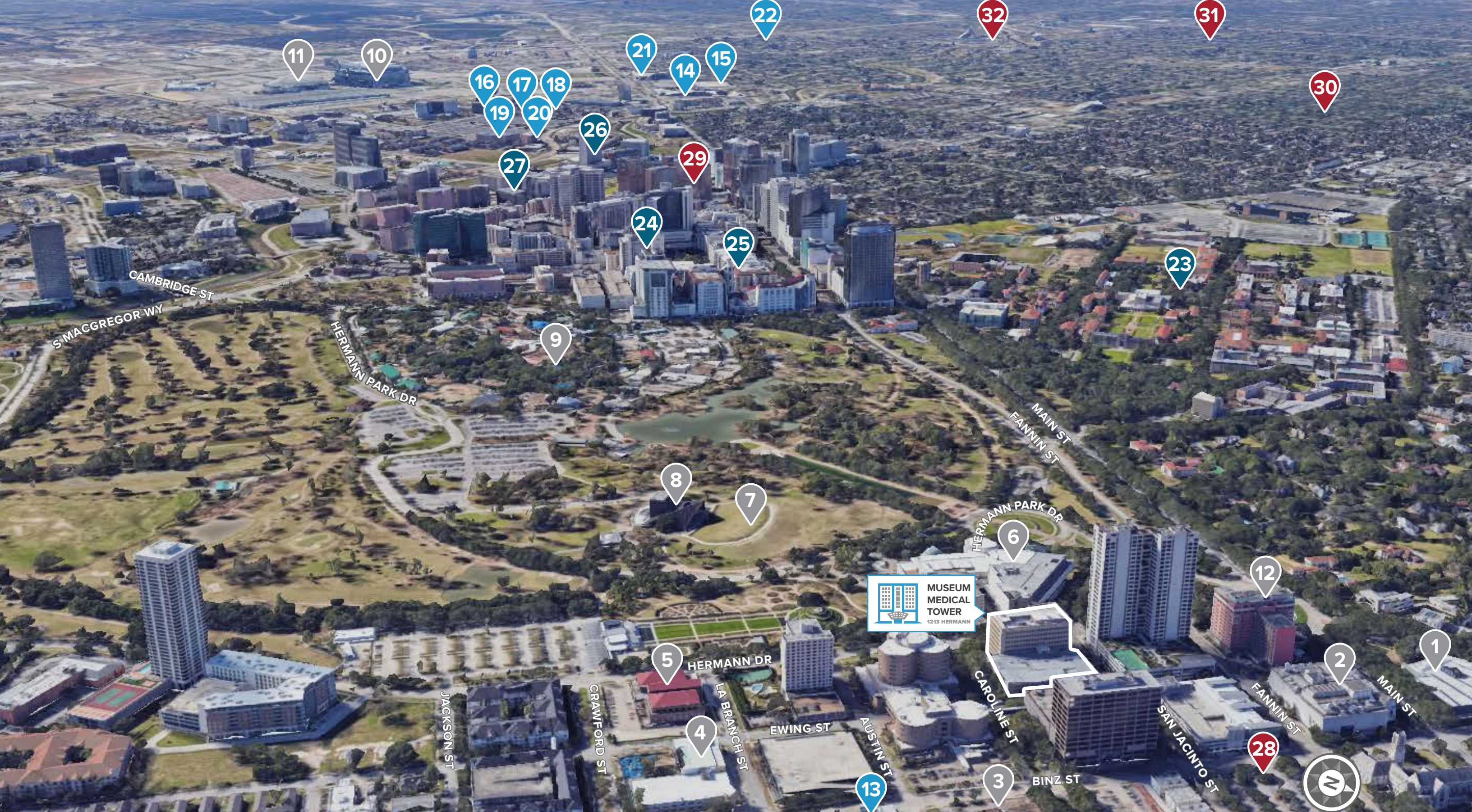
**SCHOOLS**

- |                                     |
|-------------------------------------|
| 22 The Glassell School of Art       |
| 23 Rice University                  |
| 24 McGovern Medical School Building |
| 25 Baylor College of Medicine       |

**EMPLOYMENT**

- |                         |
|-------------------------|
| 26 Museum District      |
| 27 Texas Medical Center |
| 28 Bellaire             |





**POINTS OF INTEREST**

- |                                |                             |                |
|--------------------------------|-----------------------------|----------------|
| 1 The Museum of Fine Arts      | 5 The Health Museum         | 9 Houston Zoo  |
| 2 Audrey Jones Beck Building   | 6 Museum of Natural Science | 10 NRG Stadium |
| 3 The Holocaust Museum         | 7 Hermann Park              | 11 Astrodome   |
| 4 Children's Museum of Houston | 8 Miller Outdoor Theatre    | 12 Hotel ZaZa  |

**RETAIL**

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|----------------|------------------------|--------------|
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| 15 Kroger      | 19 Office Depot        |              |
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**SCHOOLS**

- |                                     |  |
|-------------------------------------|--|
| 23 Rice University                  | 26 University of Texas Health Science Center |
| 24 Baylor College of Medicine       | 27 Cizik School of Nursing at UT Health      |
| 25 McGovern Medical School Building |  |

**EMPLOYMENT**

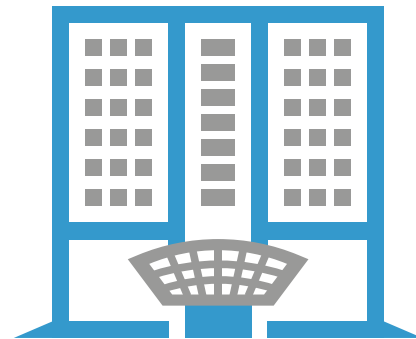
- |                            |                  |
|----------------------------|------------------|
| 28 Houston Museum District | 32 Missouri City |
| 29 Texas Medical Center    |                  |
| 30 Bellaire                |                  |
| 31 Sugar Land              |                  |





**NEW RESTAURANT  
4,450 SF + PATIO**





**MUSEUM  
MEDICAL  
TOWER**  
**1213 HERMANN**

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