

2400 - 2450 Times Blvd. & 2401 - 2425 Rice Blvd.
Houston, TX 77005



Village Corner

Harlow
Bakery

premiumkids



Where good things, good people — gather.

A Houston original since 1938, Village Corner is a bustling, historic haven nestled in the true heart of the city. What began as a charming collection of barbershops, delis, and mom-and-pop stores has evolved over generations into one of Houston's most dynamic destinations—where beloved eateries, design boutiques, and innovative brands coexist in a vibrant, walkable community.

Village Corner's magic lies in its mix: eclectic storefronts, layered architecture, and the unmistakable character that only decades of merchants, families, and loyal patrons can create. As authentic to Houston as The Galleria, The Menil Collection, or the Texas Medical Center, The Village continues to embody the city's creative and entrepreneurial spirit.



Why HOUSTON

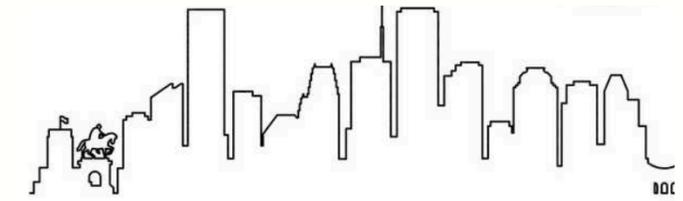


#1
LARGEST CITY
IN TEXAS



4th
LARGEST CITY
IN THE US

2nd
MOST DIVERSE
MAJOR CITY IN
THE US



2.4 M
POPULATION
CITY OF HOUSTON



7.3M
POPULATION
HOUSTON
METRO AREA



35M
ANNUAL
VISITORS



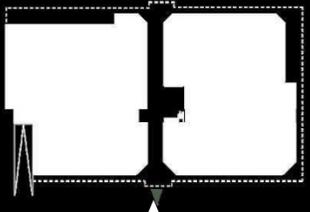
A Timeless Anchor in Houston's Most Walkable District.

Building on Rice Management Company's success in transforming Rice Village into a walkable garden district, Fifth Corner's Village Corner will further elevate this evolution. Strategically positioned at the gateway of the district, Village Corner will expand The Village's unique mix of experiences—introducing thoughtfully curated retail, dining, and community-driven spaces that complement its historic fabric while enhancing its modern appeal.

Designed to strengthen connectivity and walkability, Village Corner will serve as both an anchor and an extension of The Village's next chapter—where local culture, commerce, and character meet in perfect balance.

The Vision

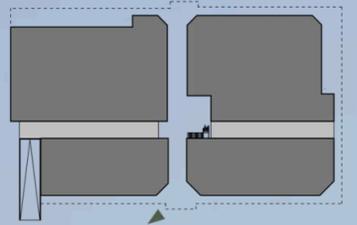




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VILLAGE
CORNER

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Key RETAIL DISTRICTS

- ↑ The Galleria

- ↑ Uptown Park

- ↑ Heights Mercantile

- ↑ M-K-T

- ↑ Montrose Collective

- ↑ River Oaks District

- ↑ Highland Village

- ↑ Rice Village



The GATEWAY PROJECT



Rice University's **\$120 million** initiative to increase connectivity, renovate Rice Stadium and create a new pedestrian-focused street extending Amherst Avenue to Greenbriar Drive.

Aerial VIEW



12,000 SF Lot
Available for
Ground Lease
or BTS

NAVY BLUE BY
AARON BLUDORN

KREWE
BEAUFORT BONNET
WHITE HOUSE /
BLACK MARKET
PAPER SOURCE
PARKERJOE
VUORI

SOLIDCORE

CLIQUE
SALON
MAC
COSMETICS

SKIN SPIRIT

SEPHORA

THE RICE
BOX

HOPDODDY

MENDOCINO
FARMS

D'AMICO'S
ITALIAN MARKET

P

HAMSА

BADOLINA

P

Little
Woodrows

JENI'S SPLENDID
ICE CREAMS

Site PLAN

- 2 Acres
- 38,000 SF Existing Retail
- 12,000 SF Pad
- 194 Parking Spaces

12,000 SF Lot Available for Ground Lease or BTS

■ AVAILABLE



Points OF INTEREST

📍 Rice University <0.5 miles

A "New-Ivy" Tier 1 University on 300 acres and 7K students.

📍 Texas Medical Center – 2 miles

World's largest medical campus with over 200K employees across 54 institutions, and serving 10M Patients Annually.

📍 Southampton – 0.5 miles

A timeless neighborhood adjacent to Rice University with elegant homes averaging \$1.3 million.

📍 West University – 1.5 miles

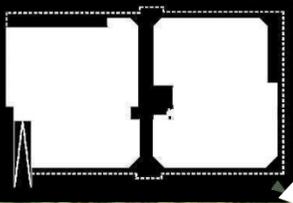
An affluent, family oriented enclave, with upscale homes averaging \$1.4 million.

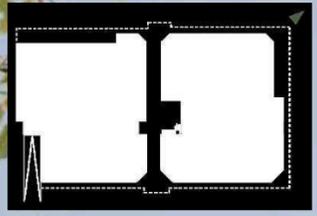
📍 Museum District <0.5 miles

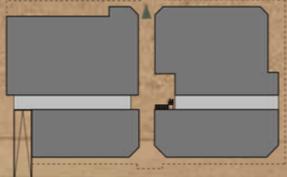
19 museums, galleries, cultural centers, and community organizations dedicated to promoting art, science, history, and culture with 8.7M visitors per year.

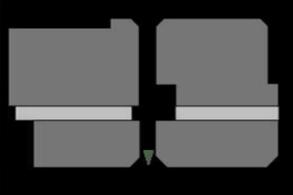


Nancy & Rich Kinder Building

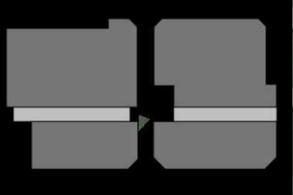




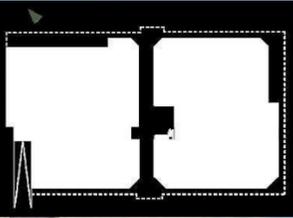


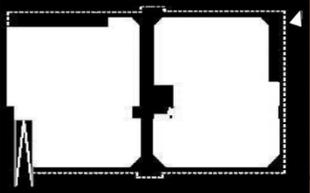




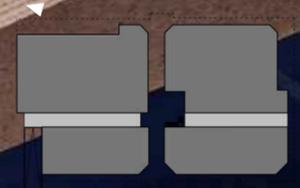








Farside











Demographics (1 Mile Radius)		Height's Mercantile	Montrose Collective	M-K-T	CITYCENTRE
HH Average Income	\$261,947	\$211,277	\$157,386	\$213,233	\$182,417
Median Home Value	\$1,075,959	\$630,997	\$580,015	\$486,480	\$731,916
Median Age	37.8	35.3	34.6	33.8	38.6
Bachelor's Degree or Higher	88.8%	81.7%	78.1%	83.8%	72.9%
Daytime Population	31,721	20,950	41,732	21,919	36,573



Your brand belongs at
this Corner.

Leasing

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Rebel
RETAIL
ADVISORS





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Lacey Jacobs	644063	laceej@rebelretailadvisors.com	254.368.2871
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date