



**AVAILABLE
1,050 SF**

**OCCUPIED BUT
AVAILABLE
1,750 SF**

**FIFTH
CORNER**

**THE PLAZAS AT MIDTOWN I
2ND GEN. SPACE AVAILABLE FOR LEASE**

Bagby St & McGowen St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2501-2521 Bagby St
Houston, TX 77006

Availability: 1,050 SF - 2nd Gen. Restaurant
1,750 SF - 2nd Gen. Dental

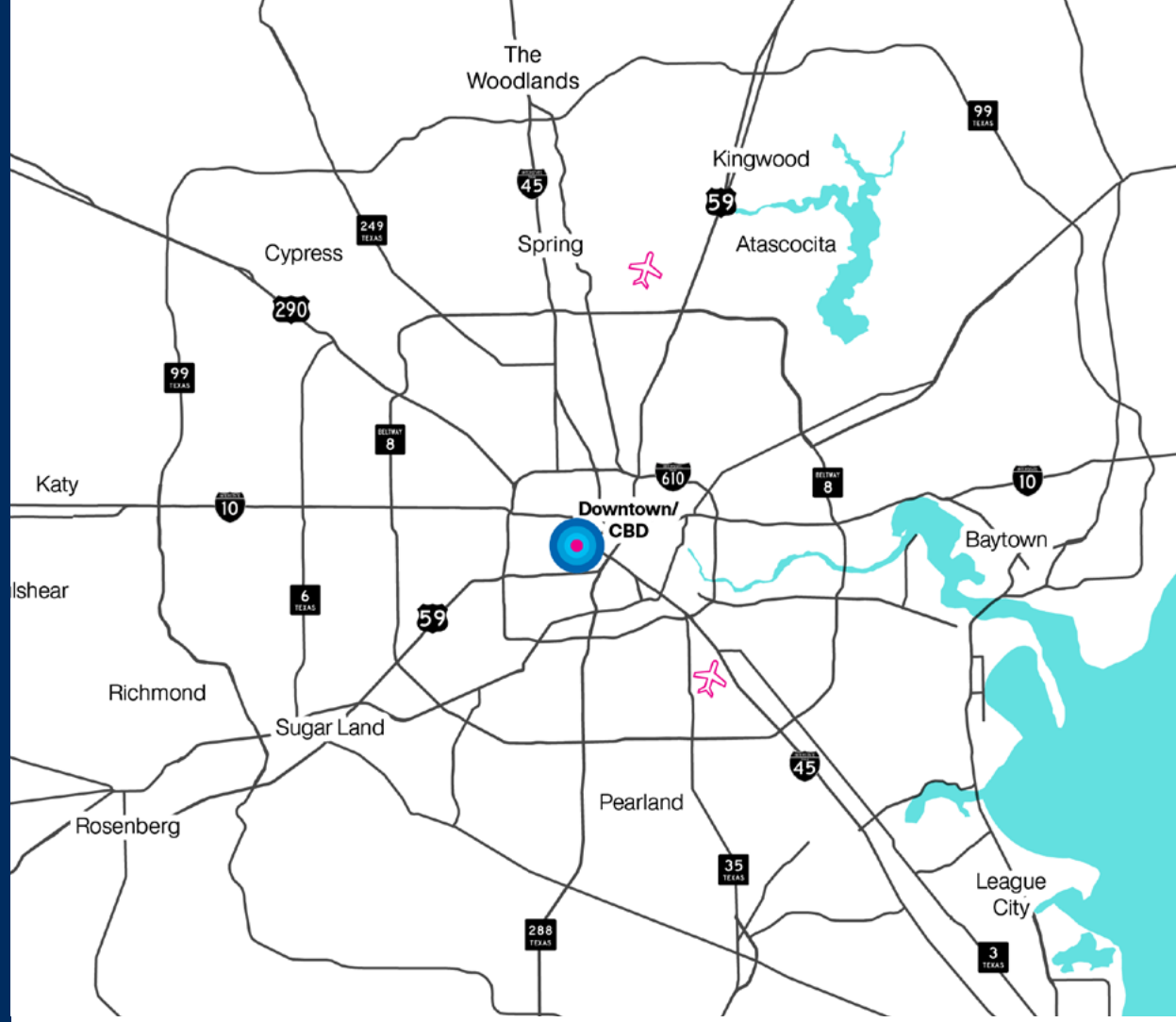
Price: Call For Pricing

HIGHLIGHTS:

- The Plazas at Midtown I is a retail center located at the northeast corner of Bagby and McGowen.
- Positioned in the affluent and densely populated Midtown submarket.
- Surrounded by upscale apartments and residential homes.
- Located along Brazos Street, providing city commuters direct access to downtown.
- Heavy drive-by exposure.
- Notable nearby retailers/restaurants: Original Spec's Wines and Finer Foods, Whole Foods, Gloria's, Dave's Hot Chicken
- Robust nightlife includes: Wonder Bar/77 Degrees, Little Woodrow's, Dogwood

2025 DEMOGRAPHICS:

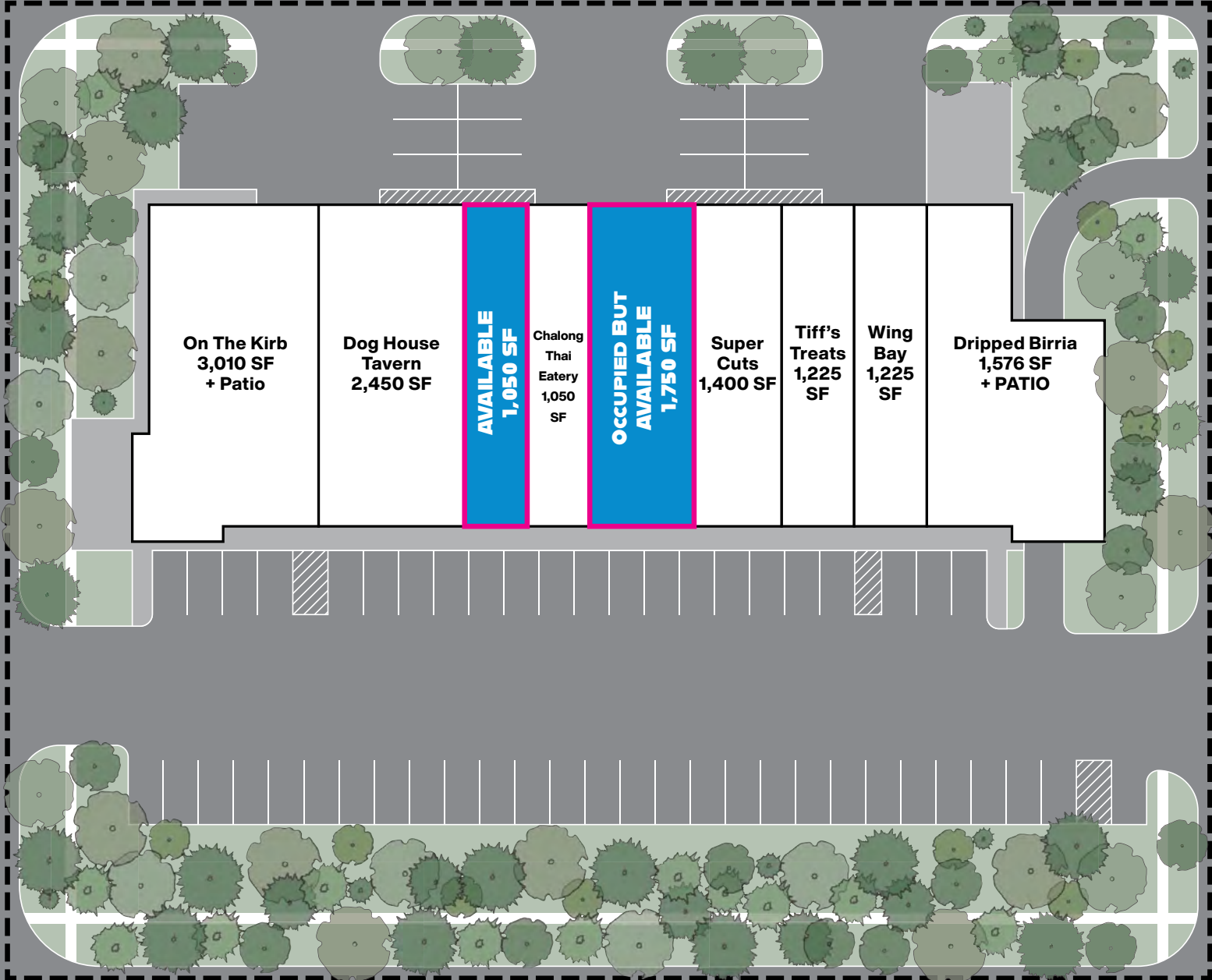
	1 Mile	3 Miles	5 Miles
Population	38,243	241,098	511,663
Daytime Pop.	82,717	339,219	626,366
Avg HH Income	\$143,505	\$163,194	\$160,828



BREMOND AVENUE

BAGBY STREET

BRAZOS STREET



On The Kirb
3,010 SF
+ Patio

Dog House
Tavern
2,450 SF

AVAILABLE
1,050 SF

Chalong
Thai
Eatery
1,050
SF

OCCUPIED BUT
AVAILABLE
1,750 SF

Super
Cuts
1,400 SF

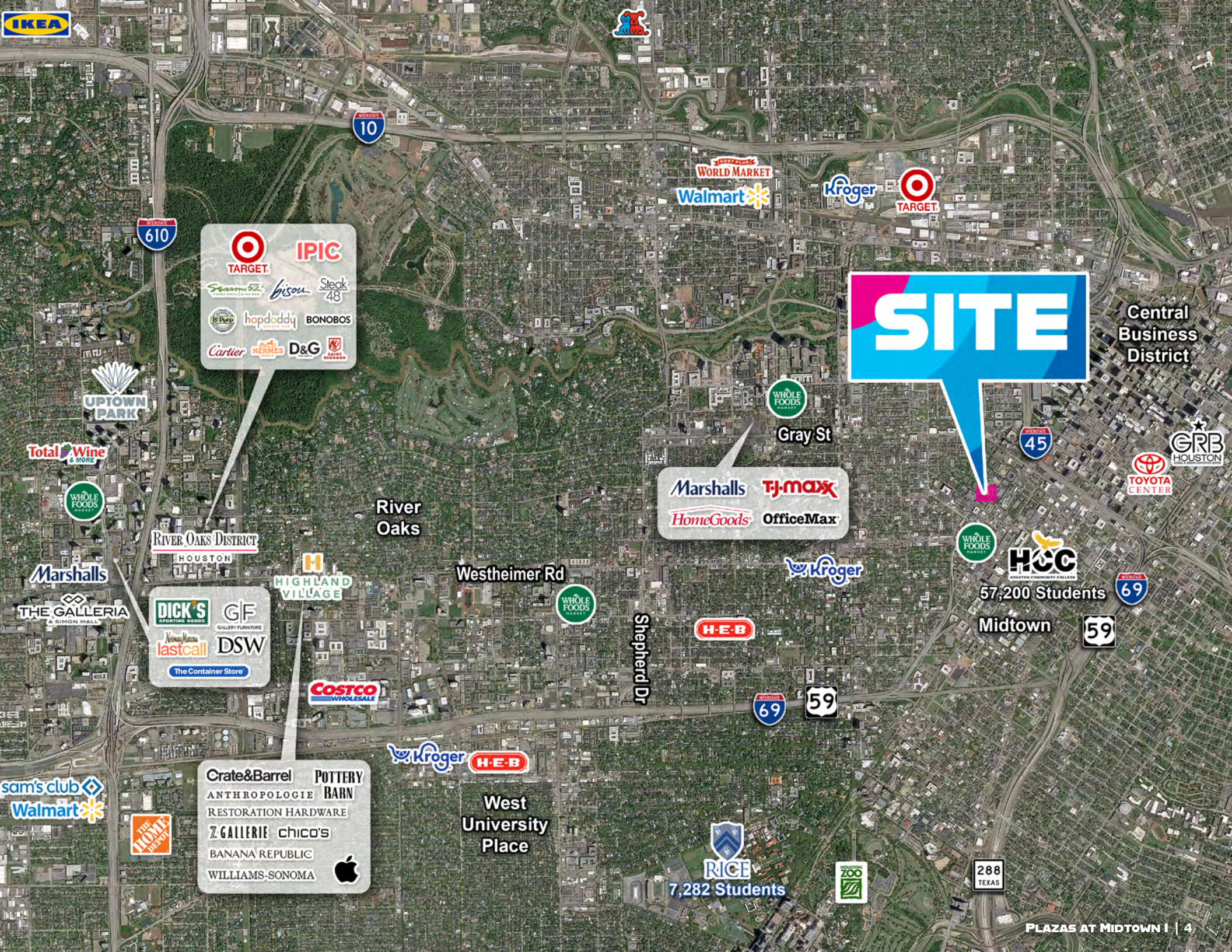
Tiff's
Treats
1,225
SF

Wing
Bay
1,225
SF

Dripped Birria
1,576 SF
+ PATIO

MCGOWEN AVENUE





SITE

Central Business District

TARGET **IPIC**

Steak 48

hopdoddy BONOBOS

Cartier HERMES D&G

Marshalls **TJ-maxx**

HomeGoods **OfficeMax**

DICK'S **GF**

lastcall **DSW**

The Container Store

Crate&Barrel **POTTERY BARN**

ANTHROPOLOGIE **BARN**

RESTORATION HARDWARE

Z GALLERIE **chico's**

BANANA REPUBLIC

WILLIAMS-SONOMA



GRB HOUSTON
TOYOTA CENTER

HCC
HOUSTON COMMUNITY COLLEGE

57,200 Students

Midtown

RICE
7,282 Students

HOUSTON ZOO

SITE



CVS

7,547 VPD ('22)

Capital One

BUFFALO WILD WINGS

Gyu-Kaku Japanese BBQ

Gray St

Hertz

NTB

LITTLE WOODROWS

Brazos St

dogwood

Discor

wender

SPECS

Randalls

McGowen St

Bagby St

Smith St

1,991 VPD ('22)

DOUGH ZONE

Milam St

Tuam St

W

CHASE

McGowen St

HARRY'S

car spa

WELLS FARGO

GLORIAS

Starbucks

Red Bull

Brazos St



1.2 MILES TO
HOUSTON CBD

BAGBY ST

BRAZOS ST

MCGOWEN ST



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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Rami Khoury
Lindsey Lee

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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