

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


Harlow
Bakery

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

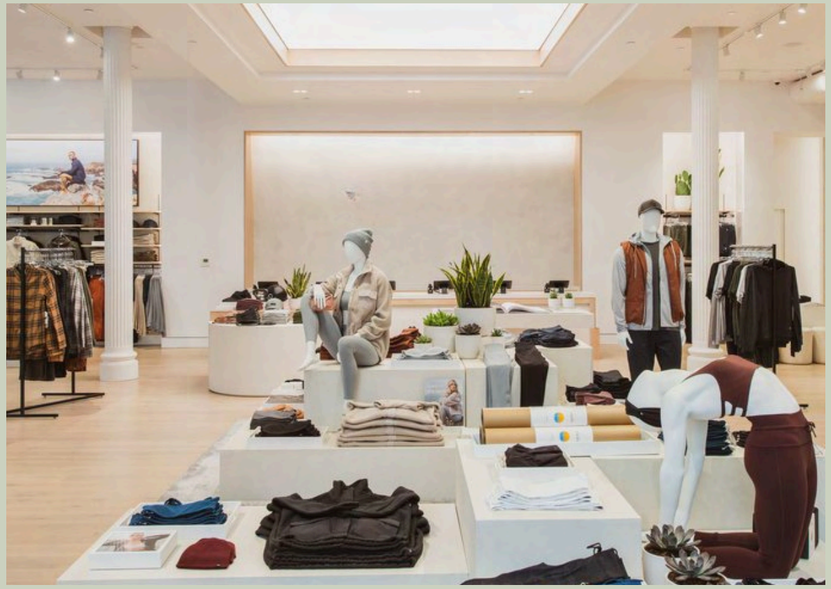
7.3M
POPULATION
HOUSTON
METRO AREA







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















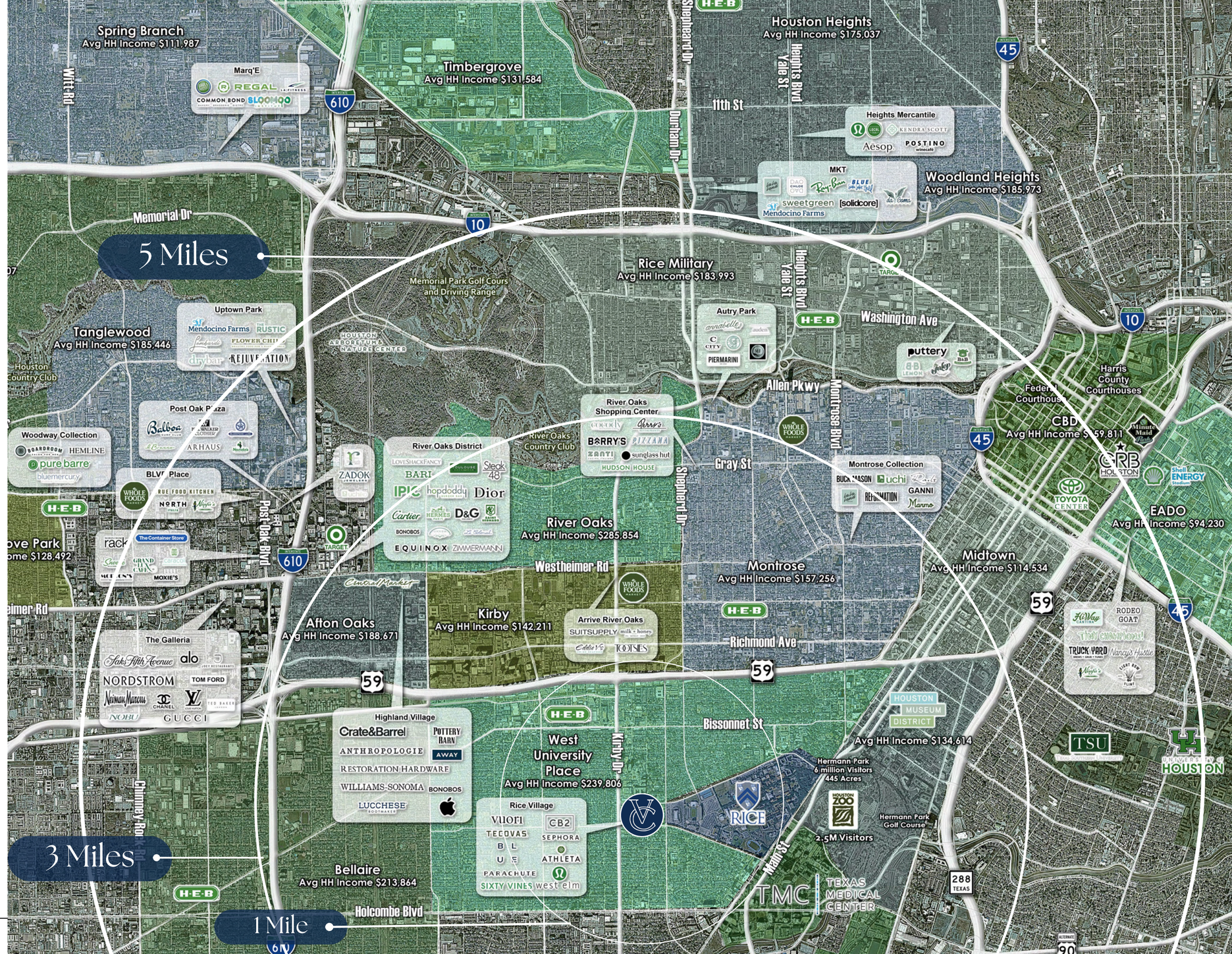



Harlow
Bakery
VILLAGE
CORNER
premiumkids


premiumkid
premiumgoods
TORCHY'S TACOS

Key RETAIL DISTRICTS

- The Galleria
- Uptown Park
- Heights Mercantile
- M-K-T
- Montrose Collective
- River Oaks District
- Highland Village
- Rice Village



Village Corner

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


RICE BLVD.
KELVIN DR.
MORNINGSIDE DR.
TIMES BLVD.
3,125 SF
3,549 SF
821 SF
2,665 SF
2,179 SF
1,555 SF
1,728 SF
SALENTO BISTRO 2,784 SF
FIG TREE 1,633 SF
VILLAGE JEWELERS 1,688 SF
LEARNING EXPRESS 3,267SF
ARTISAN DESIGNS 1,790 SF
CAFE RABELAIS 1,896SF
PREMIUM GOODS 2,828 SF
TORCHY'S TACOS 3,752 SF
12,000 SF Lot Available for Ground Lease or BTS
JENI'S SPLENDID ICE CREAMS
NAVY BLUE BY AARON BLUDORN
SOLIDCORE
CLIQUE SALON
MAC COSMETICS
SKIN SPIRIT
SEPHORA
THE RICE BOX
KREWE
BEAUFORT BONNET
WHITE HOUSE / BLACK MARKET
PAPER SOURCE
PARKERJOE
VUORI
HOPDODDY
MENDOCINO FARMS
D'AMICO'S ITALIAN MARKET
HAMSA
BADOLINA
Little Woodrows

Site PLAN

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



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


premiumKids
premiumgoods
TORCHY'S TACOS
RCHY'S TACOS


ravenna
ravenna
Vereda
Cacto
VILLAGE
CORNER












Farside
Scoops
Azzurro


taverna


Farside


ravenna
ravenna
Vereda
VILLAGE
CORNER


premiumkids
premiumgoods
TORCHY'S TACOS





Demographics (1 Mile Radius)	VC	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

VILLAGE CORNER

Your brand belongs at this Corner.

Leasing

Lacee Jacobs
laceej@rebelretailadvisors.com
713.742.2268

Rebel RETAIL ADVISORS

FIFTH CORNER

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.

EQUAL HOUSING OPPORTUNITY

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.

Lacee 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 _____