



BRAVA

BRAVA

Hines



THE BAYOU CITY

The nine-county Houston metro area covers more than 9,400 squares miles along the Gulf Coast region in Southeast Texas.

Houston is considered by many to be the Energy Capital of the world.

Houston has a highly diversified industry base and is a leader in numerous industries including oil and gas, healthcare, manufacturing and trade. It is a dynamic, international city offering a low cost of living and high quality of life for residents. The metro is attractive to new business with its highly skilled work force, growing sustainability efforts and thriving economy.

The metro is a beacon of economic strength with the Port of Houston, Texas Medical Center and two major passenger/cargo airports located in the greater Houston area.

In addition to a healthy business environment, Houston is home to multiple professional sports teams, world-class museums, year-round performance arts, a thriving restaurant scene and a variety of outdoor recreational opportunities.

4th

Most Populous City

5th

Largest Metro

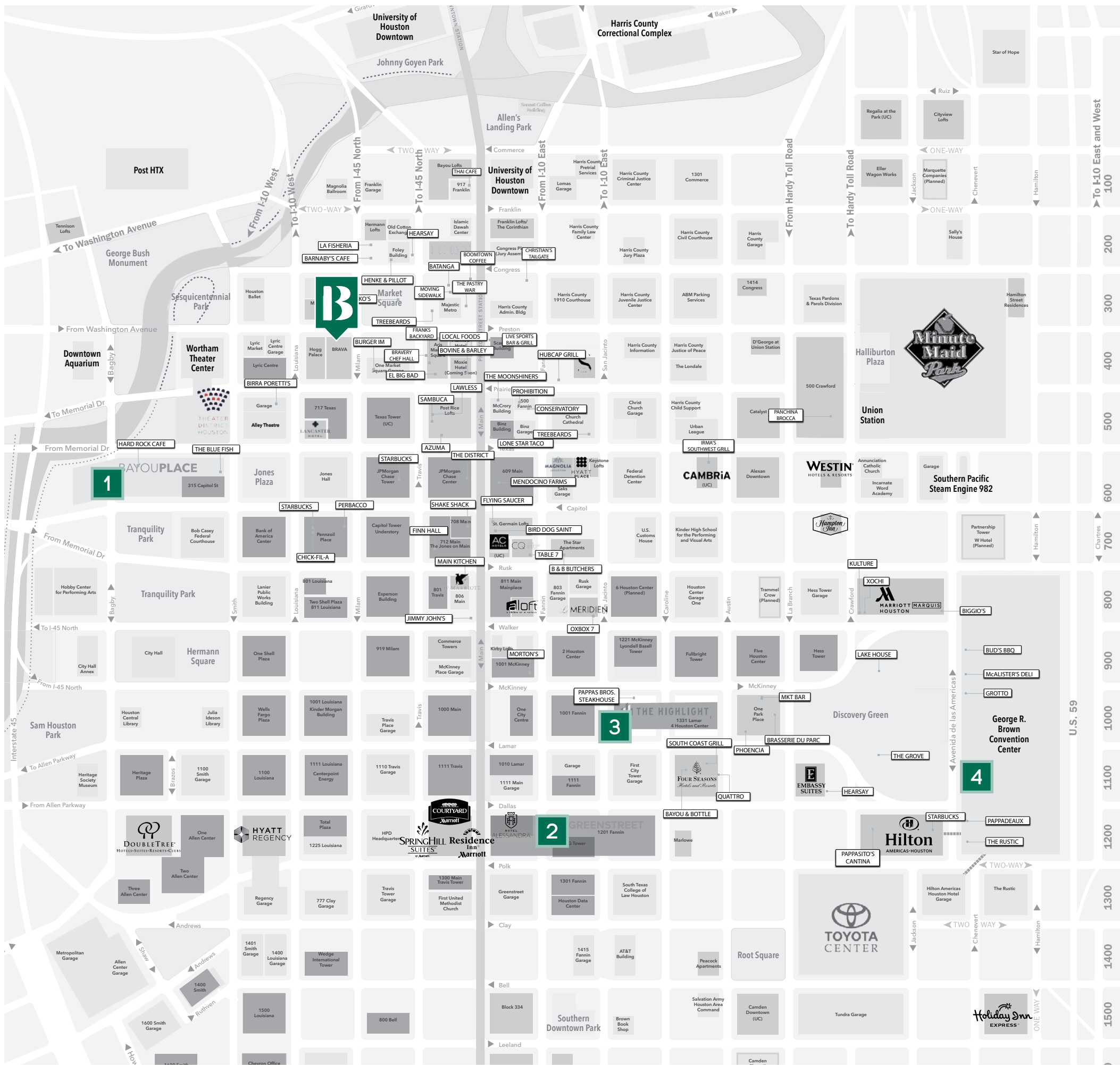
7.1

Million People Living in Metro

1.28

Million New Residents Gained 2010-2019

DOWNTOWN



1

BAYOUPPLACE

- The Ballroom at Bayou Place
- Little Napoli
- AMC
- Revention Music Center

2

GREENSTREET

- Bardot
- Louie Coffee
- Guadalajara del Centro
- Hotel Alessandra
- House of Blues
- Lucienna
- Lucky Strike Lanes
- McCormick & Schmick's Seafood
- Mi Luna
- Pete's Piano Bar
- Salata

3

THE HIGHLIGHT

- Berkeley Eye Institute
- Bullritos
- Chase Bank
- Chick-fil-a
- Doozo's Dumplings & Noodles
- GNC
- Hallmark
- Kelsey Seybold
- Lance Construction
- Otto's BBQ
- Leaf & Grain
- Pappas Bros Steakhouse
- Potbelly Sandwich Works
- Puttshack
- Salata
- Simon's Cafe
- Wok and Roll

4

GRB HOUSTON

GEORGE R. BROWN CONVENTION CENTER

- 1600 Bar & Grill
- Biggio's
- Brasserie du Parc
- Cueva
- Grotto
- High Drive
- Kulture
- McAlister's Deli
- Pappadeaux Seafood
- Texas T
- Salt Grass



DOWNTOWN DEVELOPMENT

\$8.3

Billion in Development
Since 2008

50

New Retailers/Restaurants
Opened in 2018

RESIDENTIAL

6,357

Current Residential Units

888

Residential Units Under
Construction

897

Proposed Units

9,395

Current Residential
Population

HOTEL

8,228

Current Hotel Keys

150

Hotel Keys Under Construction

300

Proposed Hotel Keys

OFFICE

51.1

Million SF of Current Office
Space

1.1M

SF Under Construction

21%

Vacancy

158K

Employees

MAJOR EMPLOYERS



Vinson&Elkins

UNITED



Hines

accenture

lyondellbasell

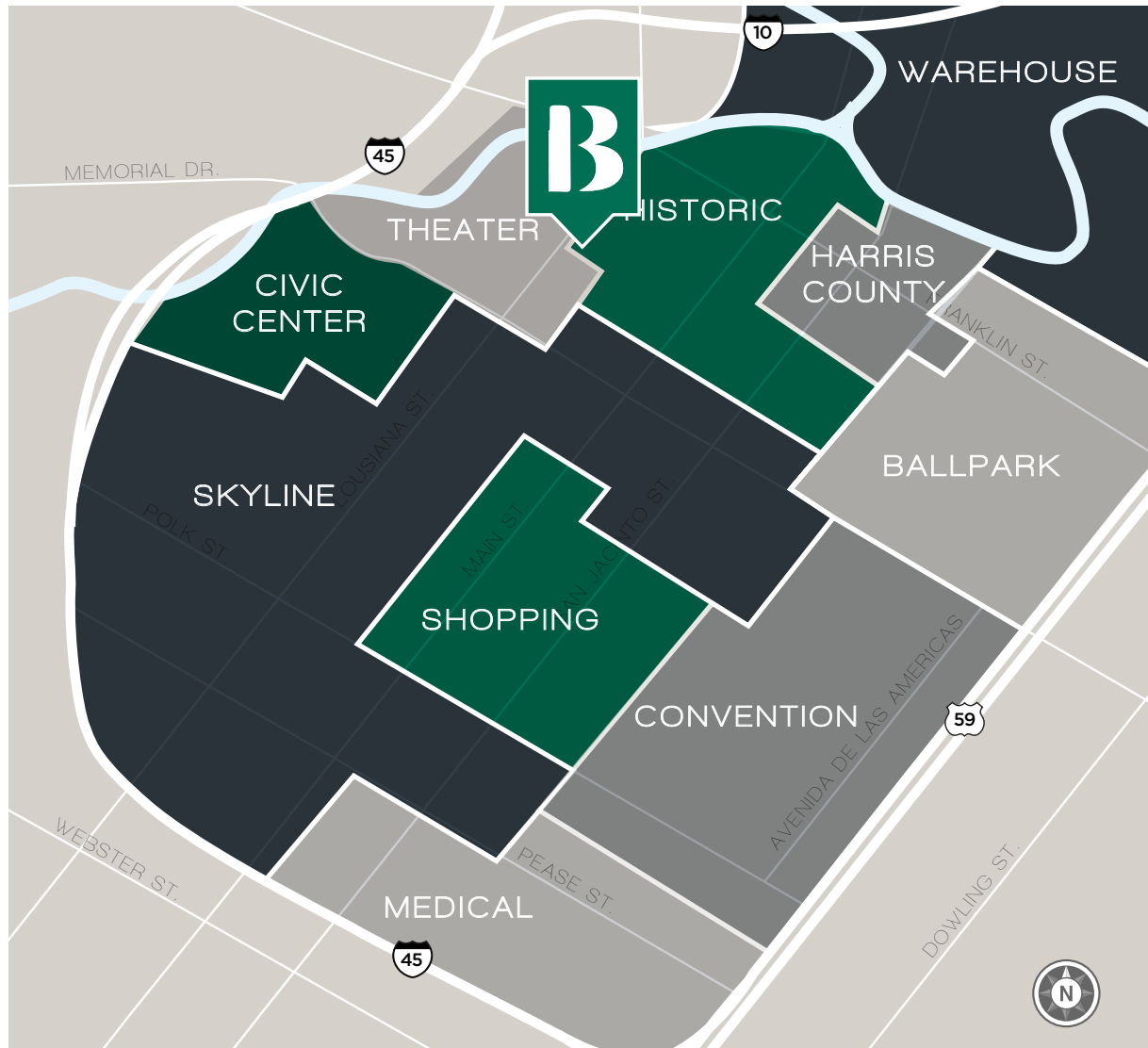
Deloitte.



THE CENTER OF IT ALL

BRAVA's prime location between Market Square and the Arts District boasts a WalkScore of 97, with more than 50 bars and restaurants, 40 million square feet of office space, and multiple cultural institutions in the immediate vicinity.

Nearby attractions include the Buffalo Bayou Park System, Jones Hall, The Wortham Theatre, Sesquicentennial Park, the Toyota Center and Minute Maid Park, among others. Bravery Chef Hall, Coterie and the soon-to-open Lyric Market are all within walking distance of BRAVA, and over 50,000 square feet of retail is currently underway within one block of the project site.



98

street-level restaurants & nightlife options spanning all price points

13

office buildings with 28,956 Employees

7

cultural attractions including, Buffalo Bayou Park, Jones Hall, The Wortham Theatre, Sesquicentennial Park, the Toyota Center and Minute Maid Park, among others

6

residential Towers, including The Preston 2,230 Residents

5

hotels with 600 keys



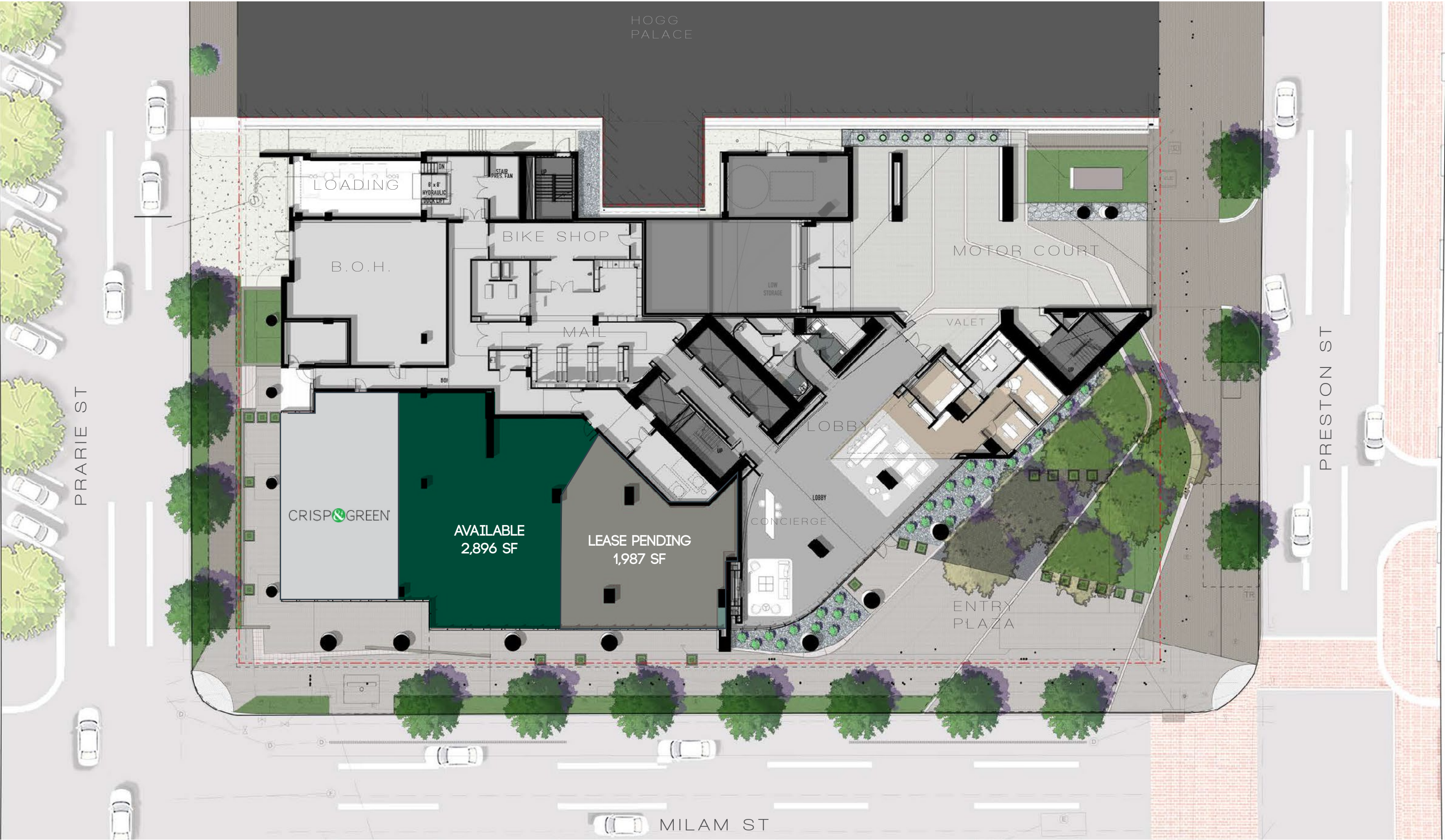
46 STORY
HIGH RISE

373
LUXURY UNITS

6,800 SF
RESTAURANT & RETAIL

SITE PLAN

4,883 SF OF ONE RESTAURANT OR DIVIDE INTO MULTIPLE SPACES



BRAVA

CRYSTAL ALLEN

Managing Director

713.270.3360

Crystal.Allen@transwestern.com

KIM BERNICK

Vice President

713.270.3330

Kim.Bernick@transwestern.com

Hines

