

NewQuest

917 MAIN STREET

Fronting Main Street | Houston, Texas 77002
Rare ±8,144 SF Tunnel-Connected
Flagship Opportunity in the Heart of Downtown Houston

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Project Highlights

- 8,144 SF retail space
- Former national credit tenant – second-generation retail infrastructure in place
- Rear corridor trash & large delivery access
- 12'4" ceilings (up to 16–18' at beams)
- Freight elevator to upper level
- Eligible for Downtown Houston+ storefront & façade grants
- Connected to Kirby Lofts, street entrance & tunnel system
- Direct access to McKinney Tower tunnels (6 miles, 95 blocks, 90K+ workers)
- Highly walkable; MetroRail drop-off with 50K+ daily riders
- 200+ garage spaces at Kirby Lofts; ±700 nearby at 811 Main, 803 Fannin & 1001 McKinney

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13%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

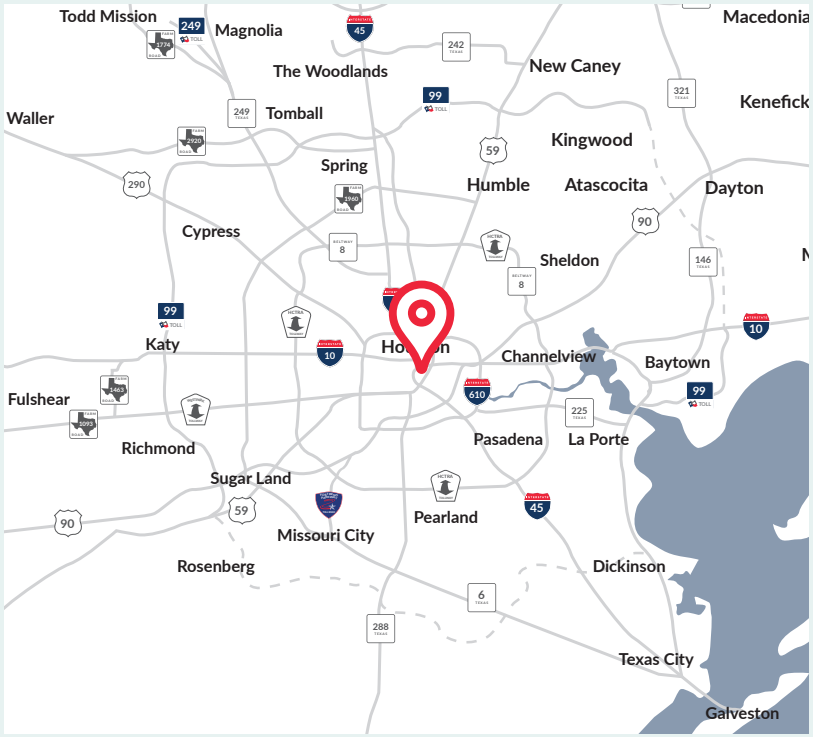
$155K
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

492K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

MAJOR AREA BUSINESSES

DAIKIN PARK · sweetgreen · Puttshack · Pappasito's Cantina · M&S McCormick & Schmick's · GRB Houston George R. Brown Convention Center · Houston Texans · Toyota Center



Location Highlights



RESIDENTIAL GROWTH

- Downtown has averaged 500 new residential units per year for more than a decade—and will surpass 9,000 units, while occupancy is now on par with the inner 610 Loop
- Over 6,150 apartment units in 1-mile radius

OFFICE POPULATION

- 135 companies leased more than 2M square feet of office space, with 96% of those leases in Class A buildings
- Daily Office Utilization: ±60%
- Office Space Occupancy: ±72–75%

LOCATION & ACCESSIBILITY

- Kirby Lofts luxury condos offer built in residence
- Walk Score: 91 | Transit Score: 88
- METRORail stop (+50K daily riders)
- High visibility & access to Houston's major thoroughfares via I-45, I-49 & I-10
- 3,724 VPD on McKinney Street

downtownhouston.org

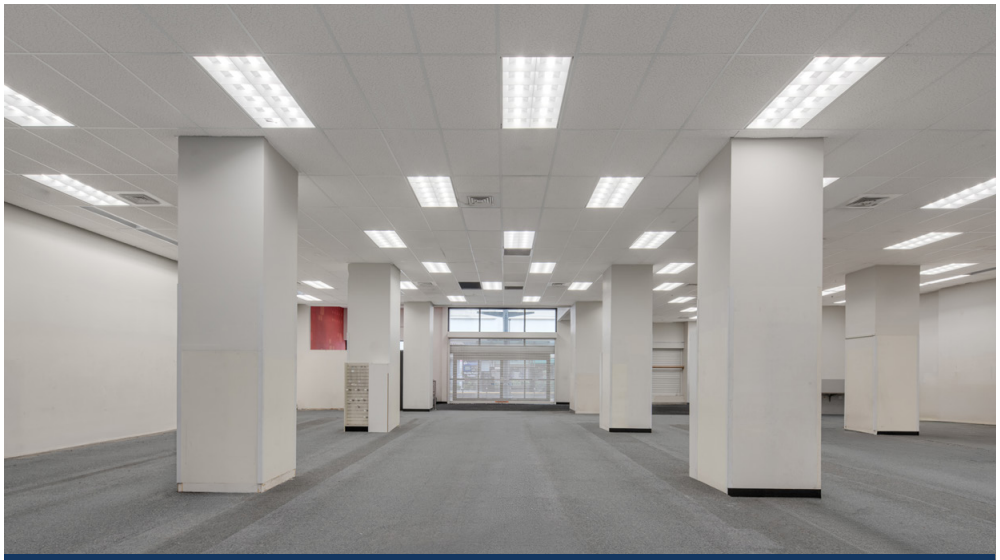
Interior Photos



Direct Access to McKinney Tunnel System



Stairway Access to McKinney Tunnel System

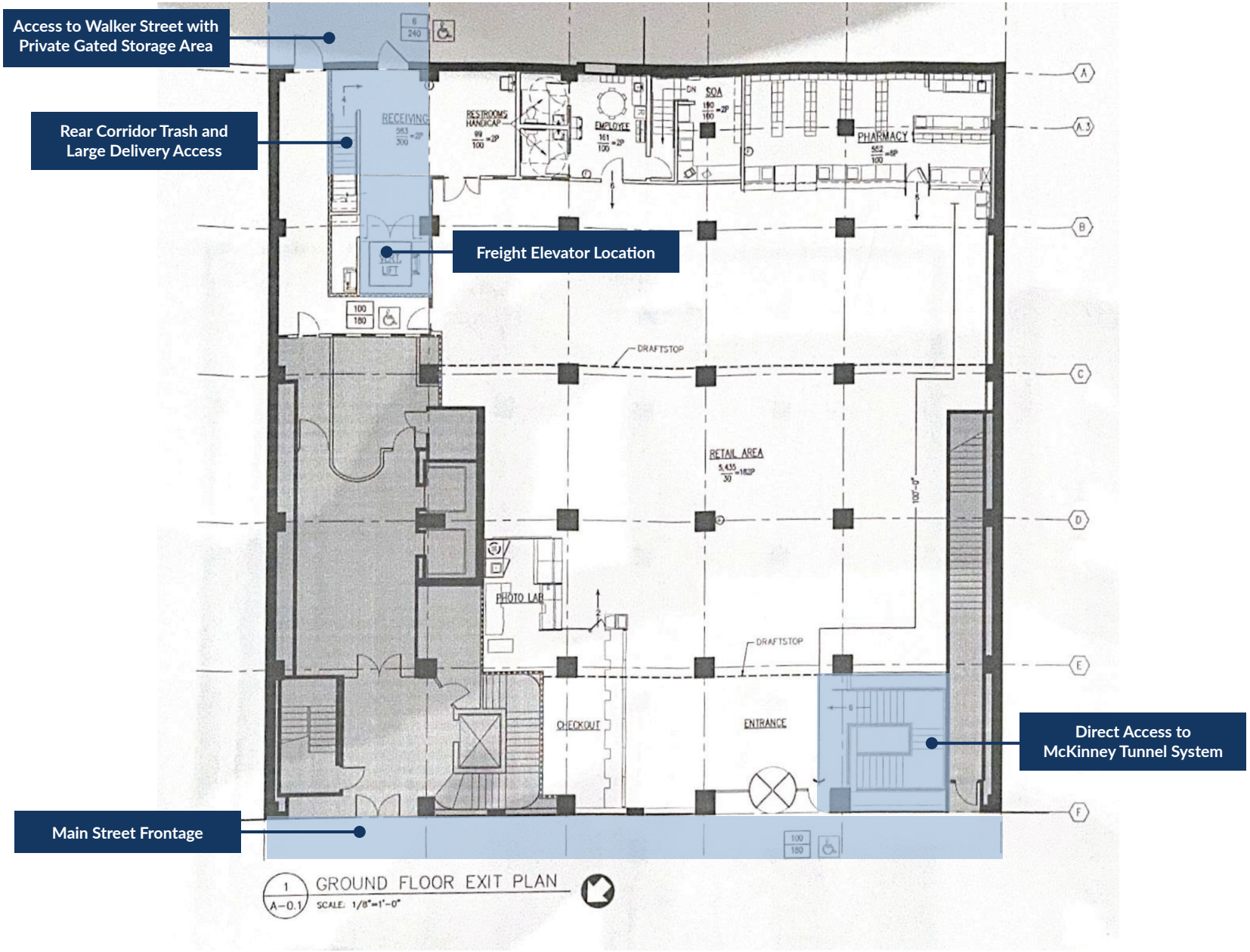


12'4" ceiling height (up to 16–18' at beams)

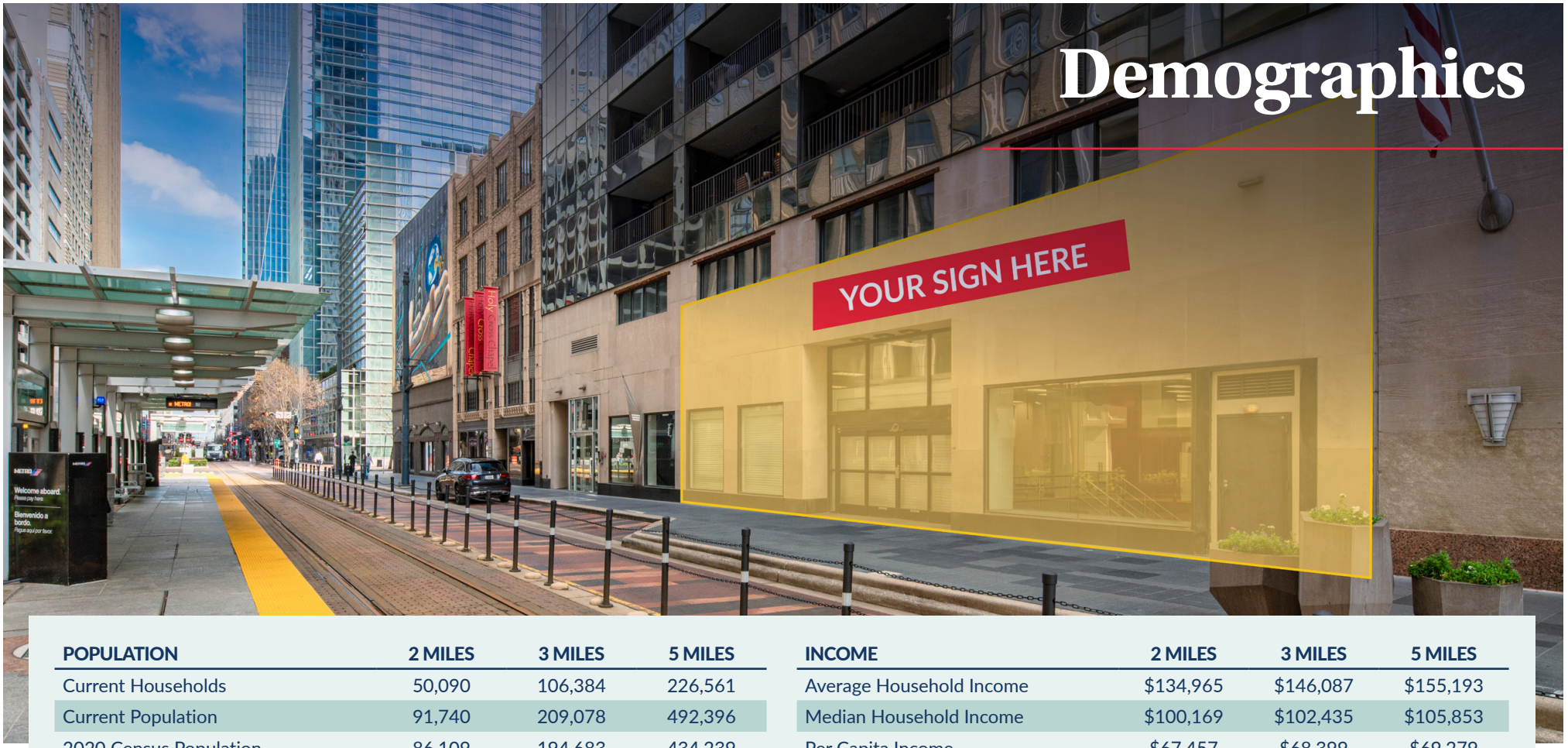


Second Floor Storage & Freight Elevator Access

Site Plan


Access to Walker Street with Private Gated Storage Area
Rear Corridor Trash and Large Delivery Access
Freight Elevator Location
Direct Access to McKinney Tunnel System
Main Street Frontage
RECEIVING
RESTROOMS HANDICAP
EMPLOYEE
SOA
PHARMACY
DRAFTSTOP
RETAIL AREA
PHOTO LAB
DRAFTSTOP
CHECKOUT
ENTRANCE
GROUND FLOOR EXIT PLAN
SCALE: 1/8"=1'-0"

Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	50,090	106,384	226,561
Current Population	91,740	209,078	492,396
2020 Census Population	86,109	194,683	434,239
Population Growth 2020 to 2025	6.54%	7.39%	13.39%
2025 Median Age	33.4	34.1	34.9

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	42.75%	43.64%	42.76%
Black or African American	23.41%	20.95%	19.55%
Asian or Pacific Islander	8.80%	9.41%	8.59%
Other Races	24.35%	25.31%	28.32%
Hispanic	32.48%	33.76%	38.18%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$134,965	$146,087	$155,193
Median Household Income	$100,169	$102,435	$105,853
Per Capita Income	$67,457	$68,399	$69,279

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	54.48%	49.89%	43.78%
2 Person Households	28.91%	28.45%	28.65%
3+ Person Households	16.61%	21.67%	27.56%
Owner-Occupied Housing Units	30.17%	36.21%	41.69%
Renter-Occupied Housing Units	69.83%	63.79%	58.31%

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark Kidd	**604548**	**mkidd@newquest.com**	**281.640.7137**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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