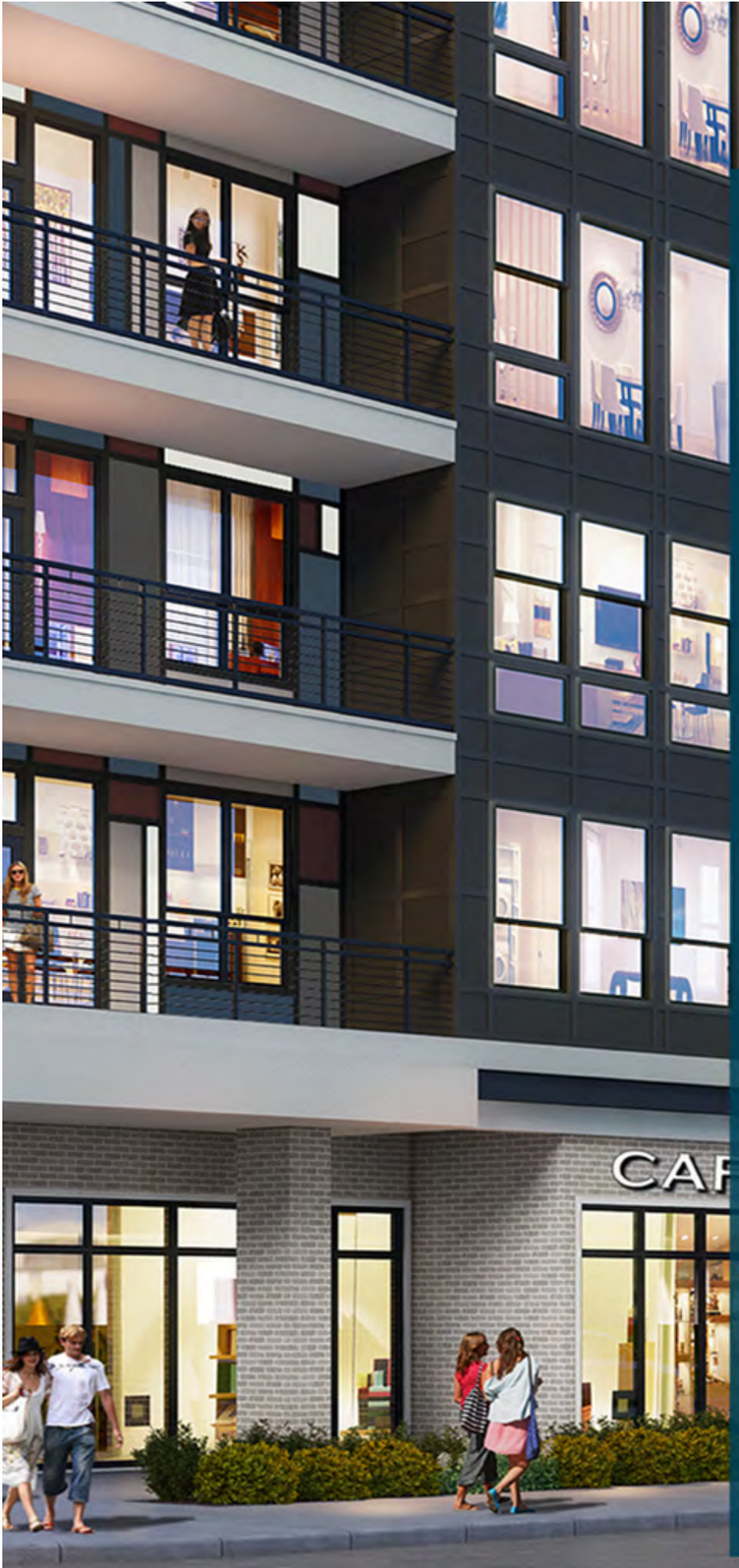
the INTERPOSE

RETAIL LEASING OPPORTUNITIES

Delivering 1Q 2021

1111 Shepherd Dr. Houston, TX 77007



Introduction

in•ter•pose
/ˌin(t)ərˈpōz/

verb
1. to place between; cause to intervene:

The Interpose is the latest addition to the dramatic transformation continuing to take place in the popular and vibrant neighborhood of Washington Heights, just a few miles west of downtown Houston. The Interpose will be the first mid-rise apartment building with street level retail in this densely populated neighborhood comprised of young professionals seeking an urban lifestyle.

Extraordinary Location

This 1.4 acre new urban mixed-use development will "interpose" itself one block north of Washington Avenue between Shepherd Dr. and Durham Dr. – the definitive "core" of the Washington Heights District. The accessibility to all major freeways, most desirable neighborhoods, exceptional restaurants and a boisterous nightlife is exceptional.

Premier Mixed-Use

The first multi-family micro unit mid-rise in this neighborhood featuring 170 apartments, 25,000 square feet of street level retail with expansive walkable corridors and outdoor patio seating.

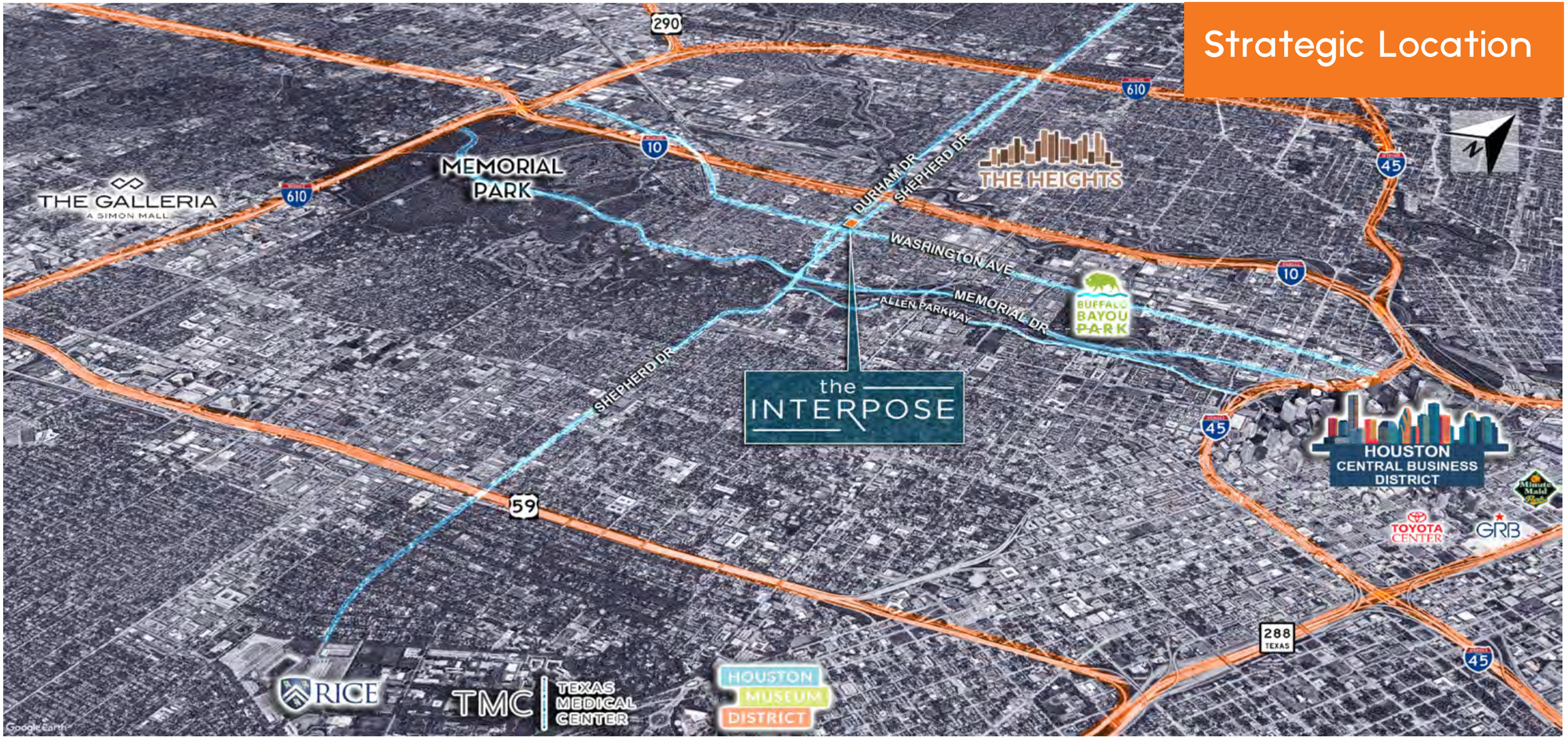
High Street Design & Construction

Elevated storefronts featuring modern design with a vast assortment of finishes, textures and landscaping. Retailers and restaurateurs will be given latitude to incorporate unique elements into their storefronts promoting their individual brand identity.

Modern Amenities

Uber pick up/drop off stations, valet parking and a subterrain "Retail Only" parking garage with a Parking Space Guidance System.

Strategic Location



the INTERPOSE

A superior point of entry/expansion in one of Houston's most dense and highly sought after trade areas

- Placed amongst Houston's most affluent/fastest growing neighborhoods.
- One block from the landmark intersection of three major crossroads: Washington Avenue, Shepherd Dr. and Durham Dr.
- Washington Avenue - one of Houston's best performing retail/restaurant corridors.
- Ultra-convenient access to Interstate 10, Allen Parkway and Memorial Drive.
- Minutes from Houston's major points of interest: Downtown, Uptown/ Galleria,Memorial Park, Houston Museum District, Texas Medical Center, Theater District, Buffalo Bayou Park, Toyota Center, Minute Maid Park.
- Submarket with extremely high barriers of entry for retailers and restaurateurs.
- Rapid growth of multi-family residential creating an underserved retail environment.
- Frontage on two major thoroughfares: Shepherd Drive and Durham Drive
- An established, vibrant destination for dining and nightlife popular amongst young professionals.
- Strong demographics, daytime population and traffic counts.

A UNIQUE PLATFORM TO ELEVATE YOUR BUSINESS

Project Details

MULTIPLE END-CAP OPPORTUNITIES

Seven (7) end-cap leasing opportunities to promote an open atmosphere and enhanced customer experience.

DISTINCTIVE STOREFRONTS

Tenants will have opportunity to design and install their own unique storefronts topromote and showcase their brand identity.

ELEVATED CEILING HEIGHTS

Fifteen foot (15') ceilings to allow for unique interior design and evoke interest and frequent, extended customer visits.

STRUCTURED PARKING

Two (2) levels of covered/structured parking. 101 parking spaces designated exclusively for retail patrons along with an enhanced Parking Space Guidance System.

HIGH STREET DESIGN

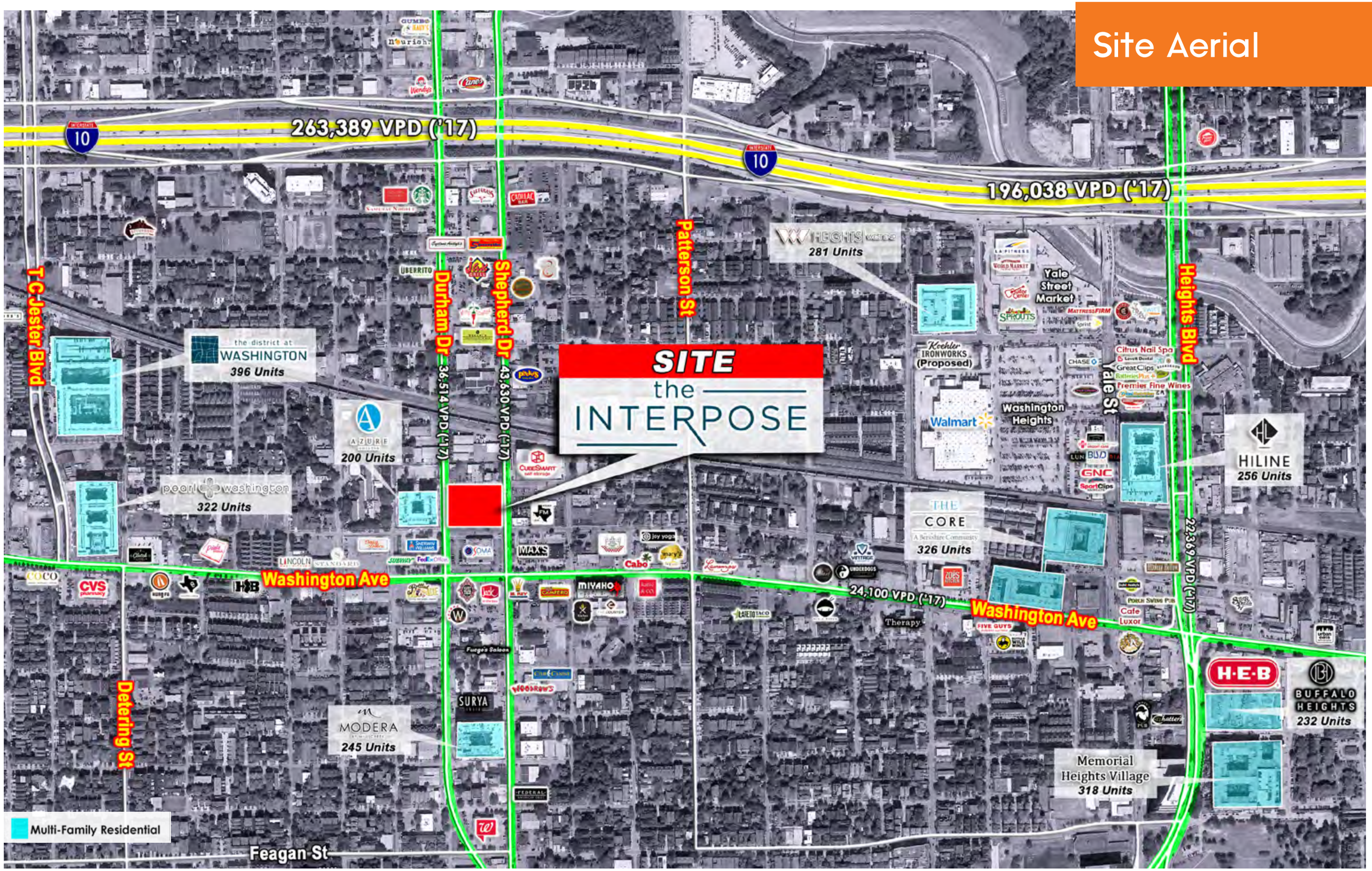
Modern design with pedestrian enhancements that will establish the Interpose as a popular gathering place for entertainment, dining or shopping.

TRAFFIC COUNTS

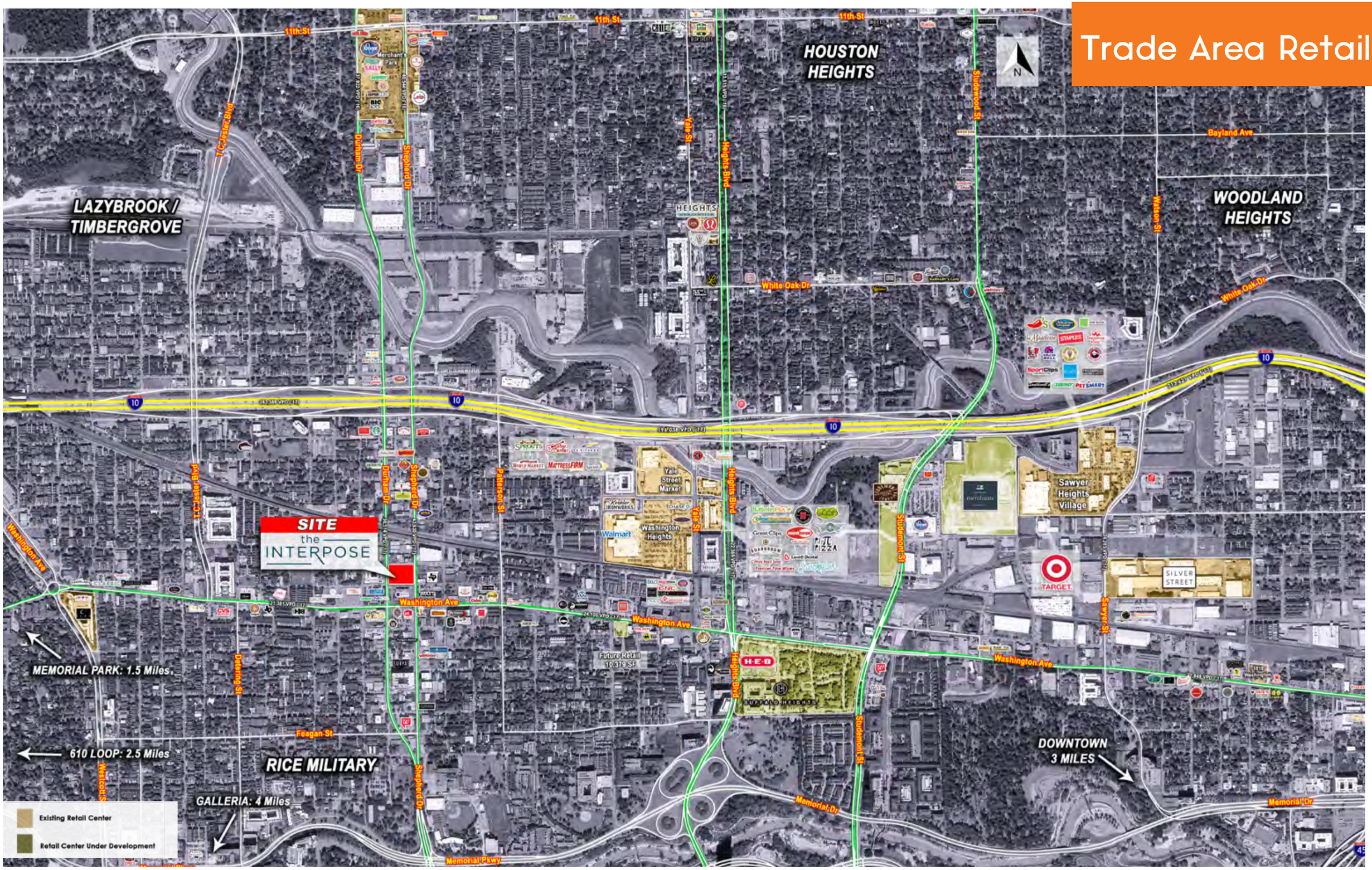
- Shepherd Drive - 43,630 vpd
- Durham - 36,514 vpd

Washington Avenue - 24,100 vpd

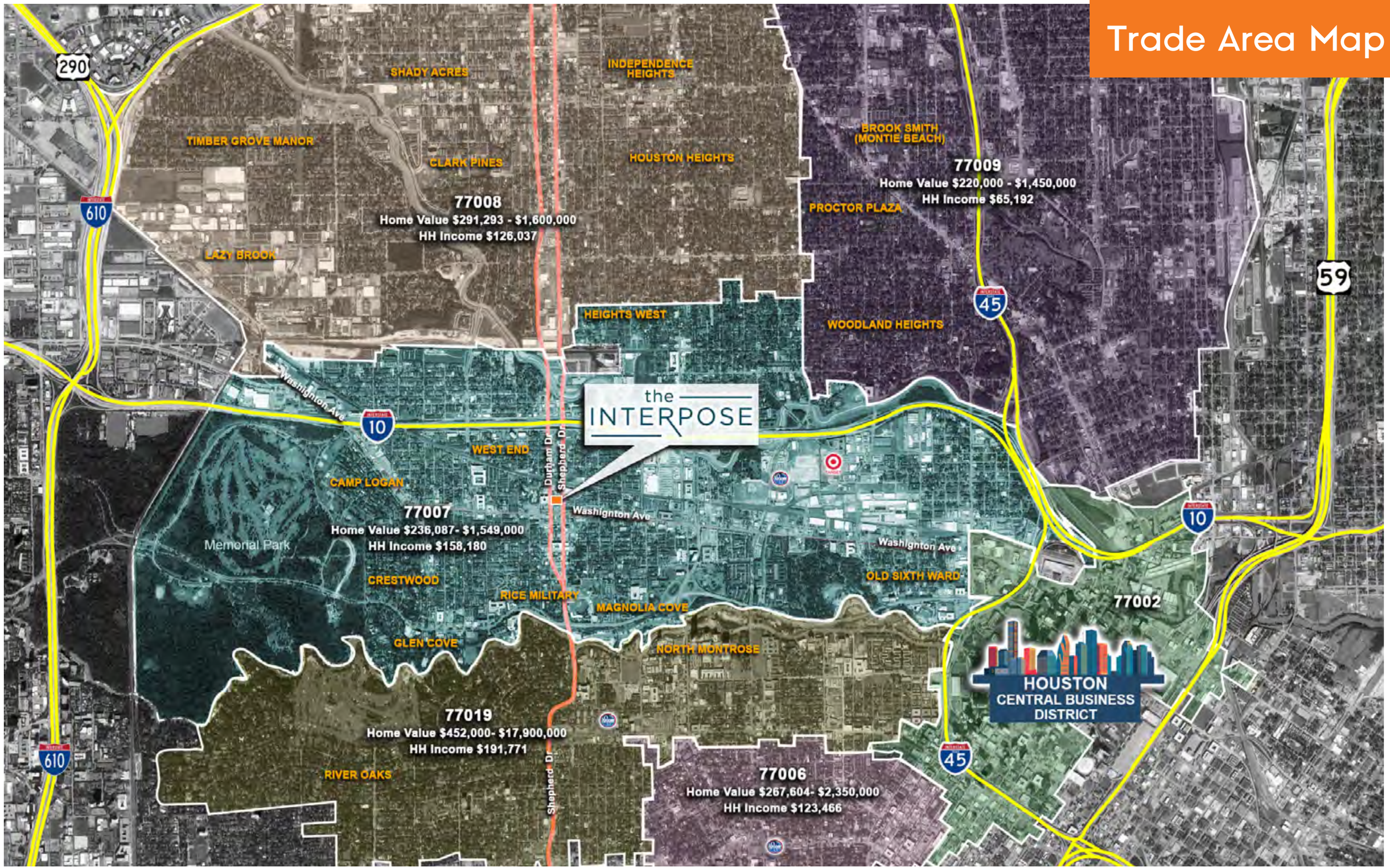
Site Aerial


263,389 VPD ('17)
196,038 VPD ('17)
24,100 VPD ('17)
22,369 VPD ('17)
36,514 VPD ('17)
43,630 VPD ('17)
T-C-Jester Blvd
Durham Dr
Shepherd Dr
Patterson St
Heights Blvd
Washington Ave
Detering St
Feagan St
Yale St
SITE
the INTERPOSE
the district at WASHINGTON
396 Units
AZURE
200 Units
pearl washington
322 Units
MODERA
245 Units
HEIGHTS
281 Units
Koehler IRONWORKS
(Proposed)
Yale Street Market
Washington Heights
HILINE
256 Units
THE CORE
A Berkshire Community
326 Units
Memorial Heights Village
318 Units
BUFFALO HEIGHTS
232 Units
Walmart
H-E-B
Multi-Family Residential

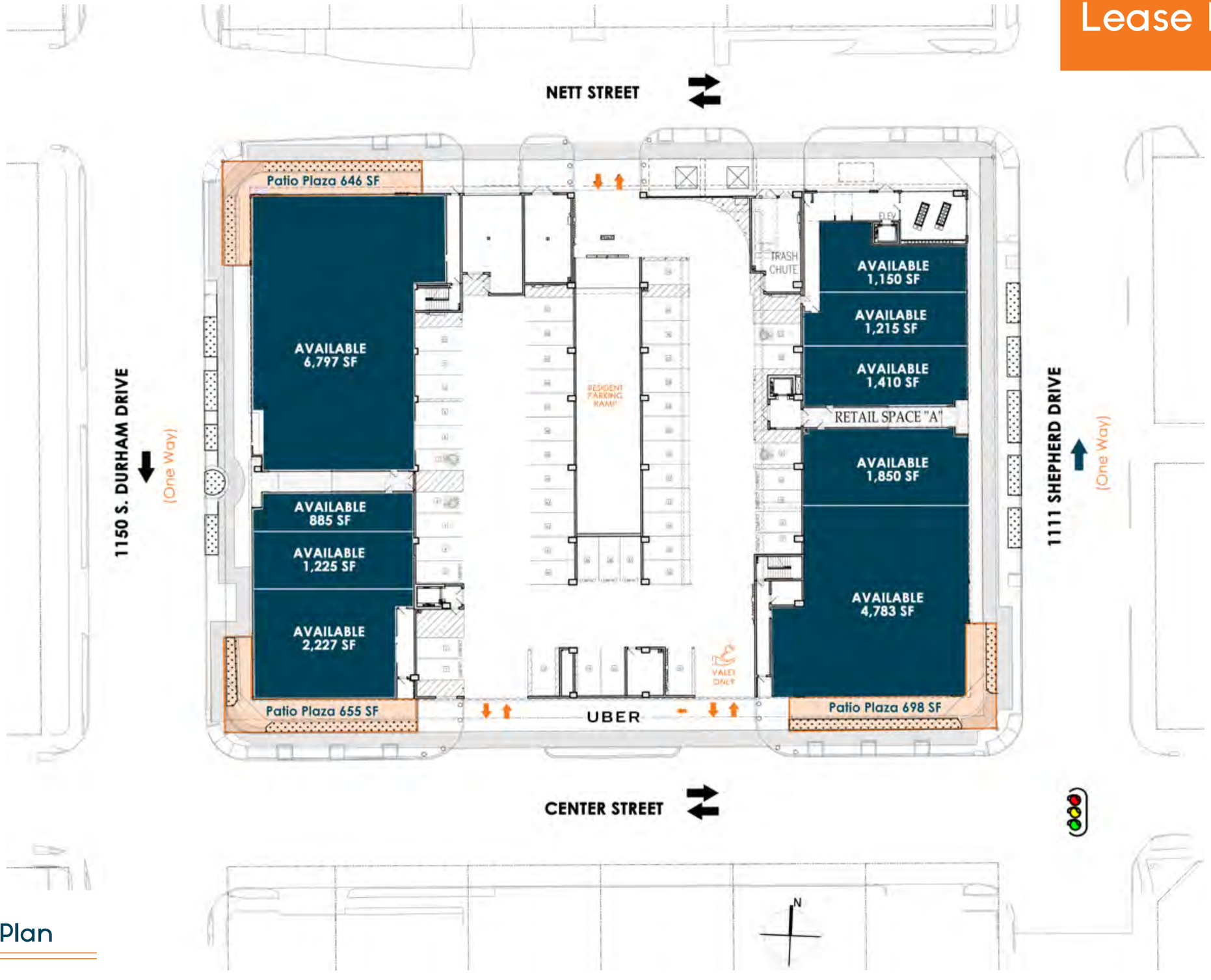
Trade Area Retail



Trade Area Map



Lease Plan



RETAIL
Ground Floor Plan

Demographics

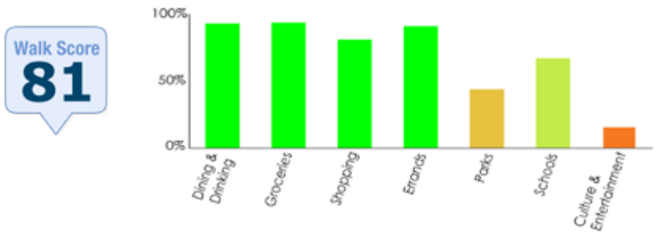
STRONG DEMOGRAPHICS

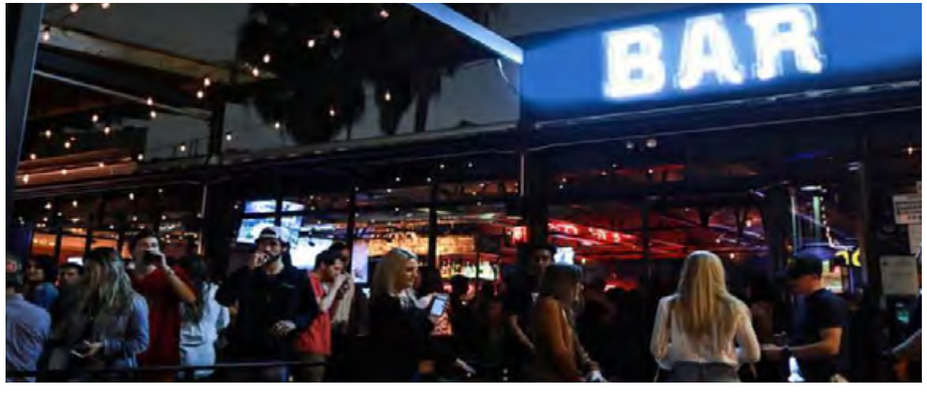
The neighborhoods surrounding the Interpose are some of Houston's most high-end and fastest growing residential neighborhoods including: River Oaks (1.0-3.0 miles), Washington/Rice Military (0-1 mile), Montrose (1.5-3.0 miles), The Heights (0.5-3.0 miles), and Downtown (2.0-3.0 miles). These neighborhoods are projected to continue to expand substantially over the next 5 years through the addition of lifestyle amenities and state-of-the-art apartment buildings, condominiums, and townhomes.

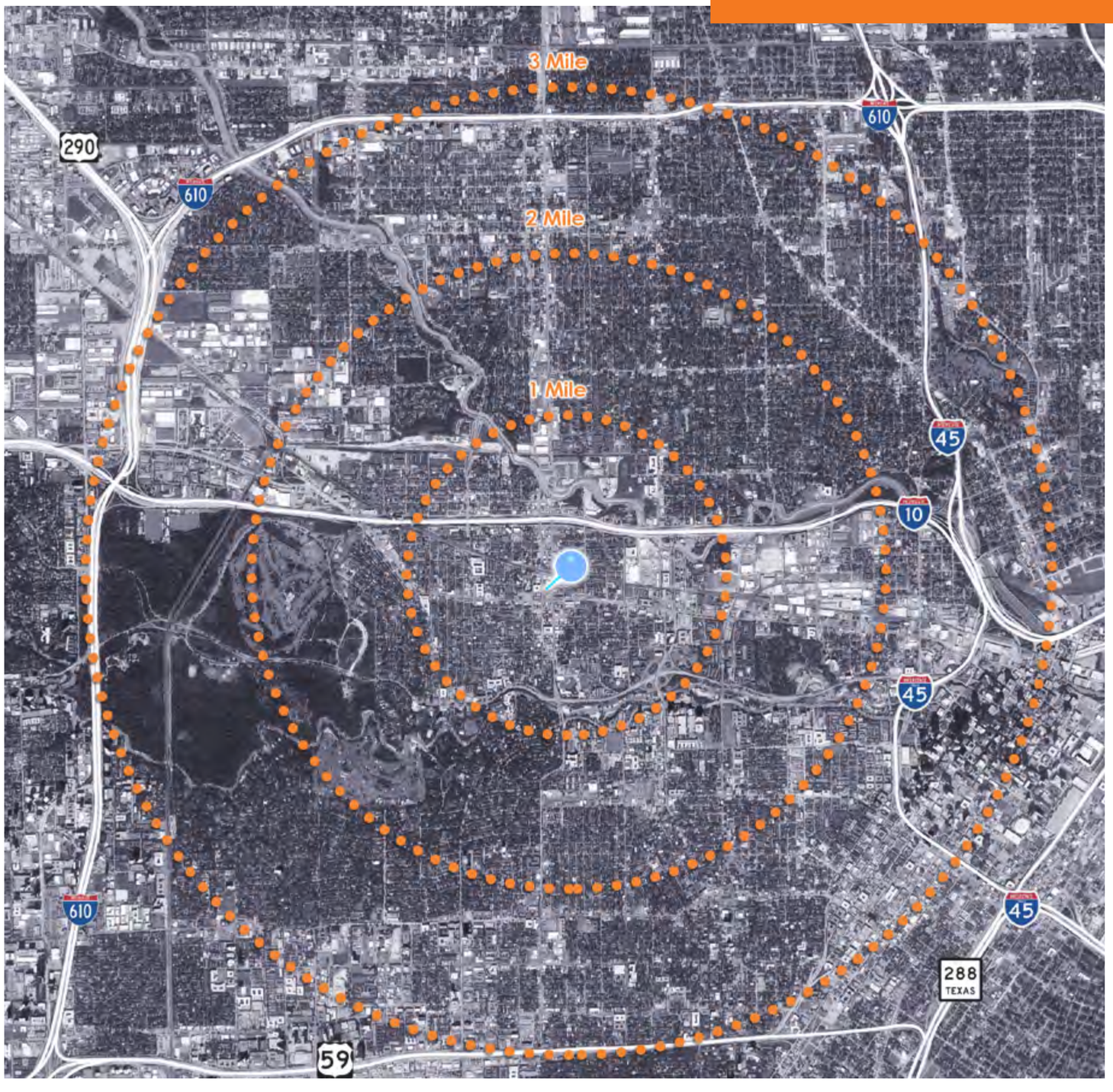
	1 Mile	2 Mile	3 Mile
2017 Estimated Population	23,915	71,488	164,751
2022 Projected Population	25,201	73,837	175,617
2017 Estimated Households	12,724	38,563	89,082
2022 Estimated Households	13,716	41,773	97,065
2017 Est. Median Age	33.6	35.3	35.3
2017 Est. Average HH Income	$159,362	$161,157	$145,607
2017 Est. Total Employees	18,547	51,574	306,648

ONE OF HOUSTON'S PREMIER WALKABLE NEIGHBORHOODS

The Walk Score for 1111 Shepherd Drive is based on the following categories.







- A UNIQUE URBAN NEIGHBORHOOD IN THE SHADOW OF DOWNTOWN.
- RECOGNIZED AS ONE OF THE MOST GENTRIFIED ZIP CODES IN THE NATION.
- FEATURING 84 RESTAURANTS AND 25 BARS WITHIN THE IMMEDIATE TRADE AREA.
- ITS CONCENTRATION OF LIVELY BARS AND TRENDY EATERIES MAKE IT A POPULAR DESTINATION WITH YOUNG PROFESSIONALS.
- AREA RESIDENTS ENJOY AN ACTIVE LIFESTYLE, TAKING ADVANTAGE OF NEARBY PARKS, BIKE TRAILS, WALKABLE RETAIL AND A SHORT COMMUTE INTO HOUSTON'S CENTRAL BUSINESS DISTRICT.

AREA INFORMATION

WHY HOUSTON?

- 4th largest City in the nation with a population of 2.3 million.
- 5th largest MSA in the nation with a population of 6.8 million.
- 6th largest economy in the nation, 24th largest economy in the world.
- 6th lowest cost of living among the top 20 US most populous metropolitan areas.
- The most ethnically diverse city in the US and the fastest growing metropolitan city.
- Consistently ranks as one of the top three (3) US cities for dining - Zagat.
- Top 8 Best Food Cities in the US - Food & Drink (2015).
- Top 13 of Most Exciting Food Cities in the US by Zagat (2017).
- One of the youngest major metropolitan areas in the US with a median age of 34.
- Top 10 amongst the top 50 cities in the US for economic opportunity.
- Home to 20 Fortune 500 Companies
- Texas Medical Center - world's largest concentration of health-care and research institutions - 10 million annual patient visits.

Retail Leasing

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