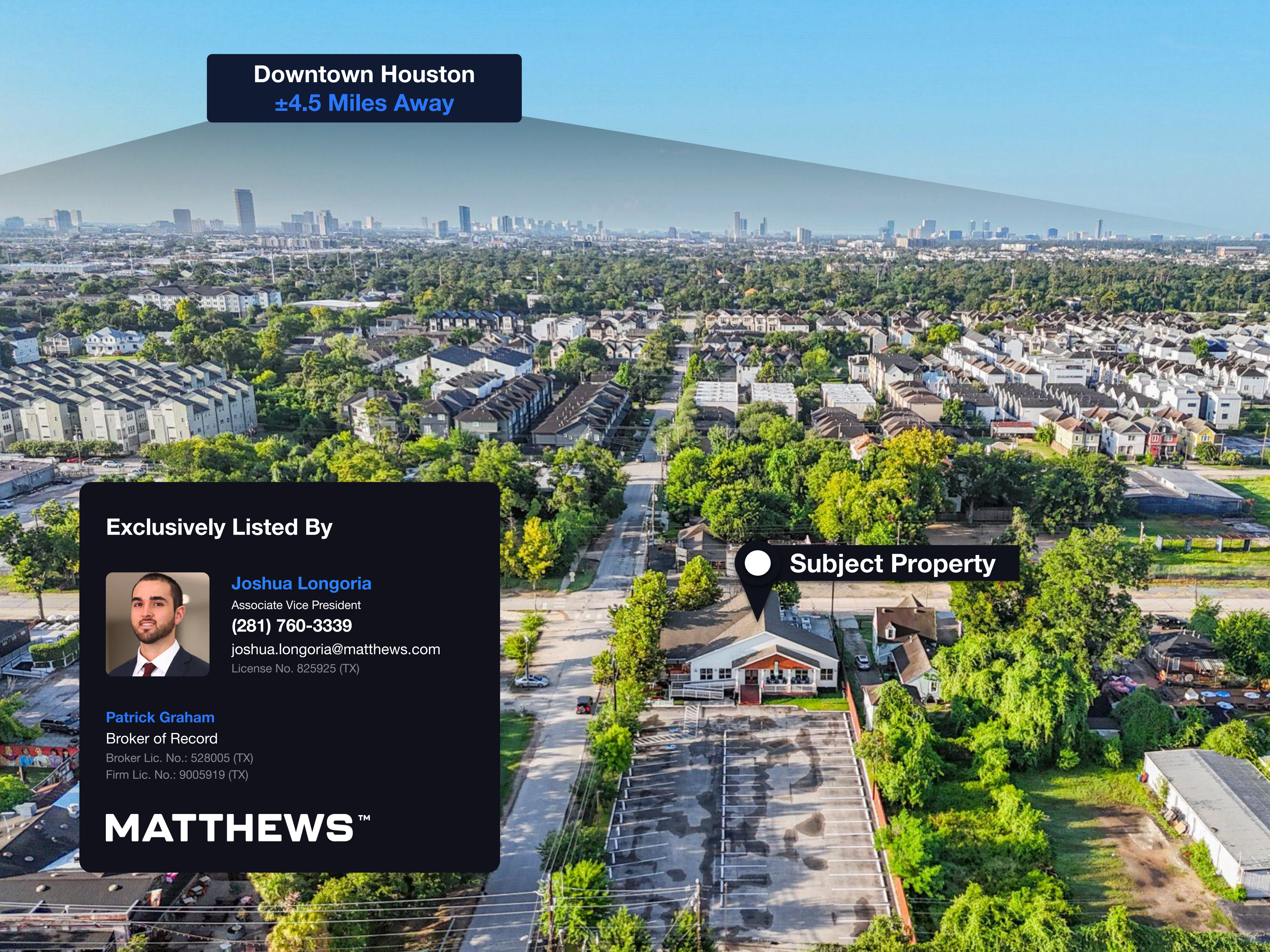
EST. 2018
BUNGALOW HEIGHTS
HOUSTON, TEXAS

1919 Beall St
Houston, TX 77008

Vacant - 2nd Gen. Restaurant Opportunity

Offering Memorandum

MATTHEWS™



Downtown Houston
±4.5 Miles Away
Subject Property
Exclusively Listed By
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License No. 825925 (TX)
Patrick Graham
Broker of Record
Broker Lic. No.: 528005 (TX)
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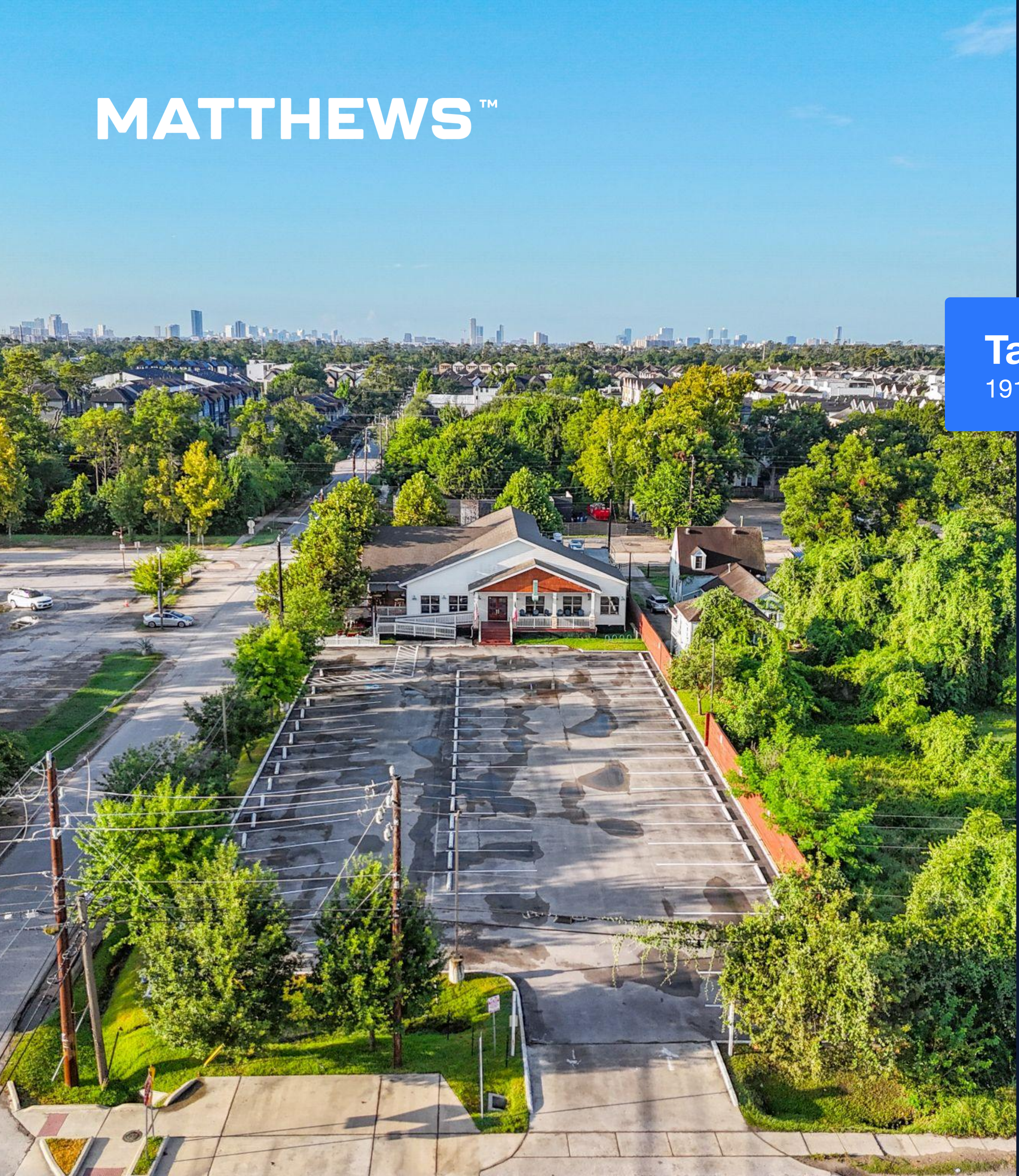

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Property Overview

Bungalow Heights
1919 Beall St, Houston, TX 77008

Investment Highlights

Property Highlights

- **Prime Houston Heights Location –** Strategically located in the heart of the Houston Heights Entertainment District, benefiting from strong annual consumer traffic and synergy with surrounding bars, restaurants, and entertainment venues.
- **Turnkey Second-Generation Restaurant/Bar –** Fully equipped and well-positioned for backfill by another bar, restaurant, or upscale hospitality concept with minimal improvement costs.
- **Rare Owner-User Opportunity –** Offered fee simple, providing an owner-user the opportunity to control its real estate while benefiting from potential building depreciation and other ownership advantages.
- **Recent Construction –** Built in 2017, offering modern construction and reducing the need for significant near-term capital improvements.
- **Ample On-Site Parking –** Features more than 54 parking spaces, providing convenient customer access and supporting a high-volume operation.
- **Strong Demographics –** Surrounded by a population of more than 480,000 within a five-mile radius, with an average household income of approximately $160,000 within one mile.
- **Excellent Proximity to Downtown Houston –** Located approximately 4.5 miles from the heart of Downtown Houston, providing convenient access to one of the nation’s largest employment and population centers.
- **Business Available Separately –** Existing business may also be available for acquisition. Contact broker for additional details.

W
The Gardens Apartments
±246 Units
Clearwater at The Heights
±198 Units | Built in 2022
24 Hour Fitness
Preslee's
SOUTHERN GOOD EATERY
Restaurant Depot
RAINBOW LODGE
GAME • SEAFOOD • GARDEN • BAR
MEMORIAL HERMANN
Memorial Hermann Greater Heights Hospital
±260 Beds | ±2,400 Employees
MOONSHINE DECK
WELCOME To AUSTIN'S BACKYARD
THE BOOT
CAJUN BON TEMPS
HEIGHTS SOCIAL
CASA AZUL
BLVD PARK
SHADY ACRES SALOON
W 19th St ± 5,800 VPD
W 20th St ± 7,300 VPD
TOKYO JOE'S
Shot Bar
Subject Property
Beall St
Cedar Creek
BAR & GRILL

W
W 19th St ± 5,800 VPD
W 20th St ± 7,300 VPD
Beall St

1919 Beall St
Houston, TX 77008

$3,750,000
Price

4,272 SF (HCAD)
GLA

27,966 SF (HCAD)
Lot Size

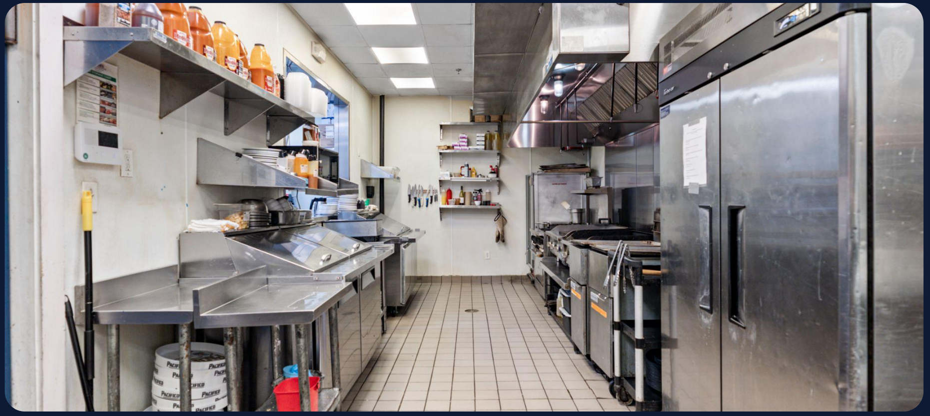
2017
Year Built

54
Parking Spaces

2
Points of Access

Interior Photos

Property Photos



Market Overview

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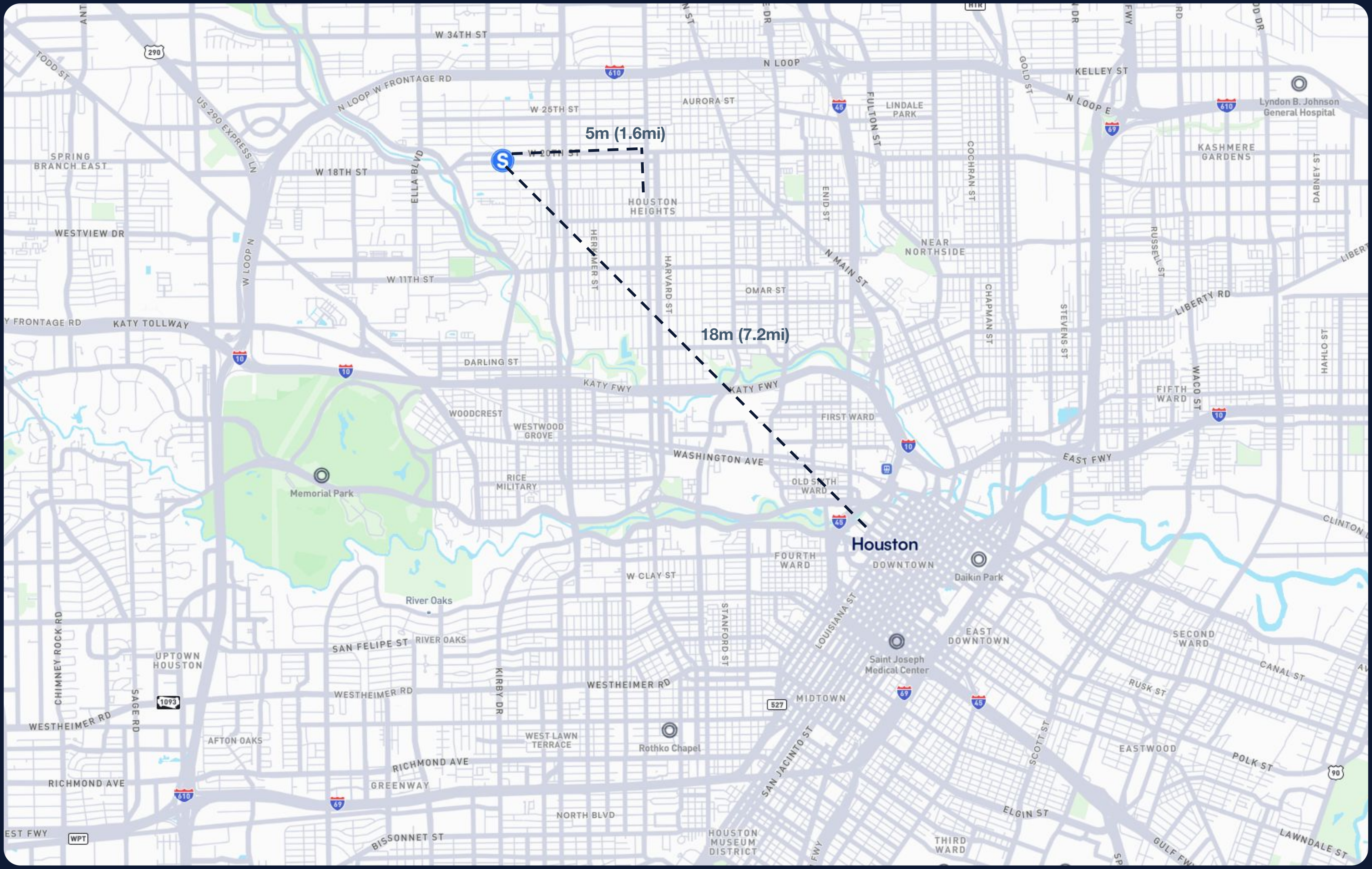
1919 Beall St, Houston, TX 77008



Houston, TX

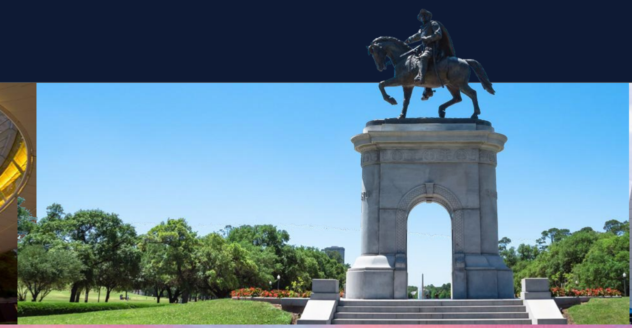
Houston is one of the nation's premier consumer markets, supported by its large and rapidly expanding population, diverse economic base, and strong visitor activity. As the fifth-largest metropolitan area in the United States, Houston benefits from sustained population growth that continues to drive demand for retail, dining, entertainment, and essential services across the region. The market's economic diversity, anchored by energy, healthcare, aerospace, manufacturing, and technology industries, supports a broad consumer base and strong household spending. Significant tourism and business travel activity further enhance retail demand, reinforcing Houston's position as one of the most attractive retail investment markets in the country.

Source: CoStar Group, Houston First, Houston Facts & Figures | **2025 Dataset**

5th-Largest U.S. Metro
8M+ Total Population

92.6M+
Annual Visitors

$16.6B+
Visitor Spending (2024)



Employment

Houston supports one of the largest and most diversified employment bases in the United States, anchored by globally significant energy, healthcare, manufacturing, aerospace, logistics, and professional services industries. Widely recognized as the Energy Capital of the World, the region has evolved into a major hub for life sciences, technology, and advanced manufacturing while maintaining its leadership in global energy markets. Houston's business-friendly environment, strategic Gulf Coast location, and concentration of Fortune 500 headquarters continue attracting corporate investment and workforce growth.

2025 Employment Statistics

Total Jobs
3.5M+

26 Fortune 500 HQs
#3 in U.S. Metros

Major Job Expansions & Corporate Investment

Axiom Space
1,000+ jobs · **World's first commercial space station**

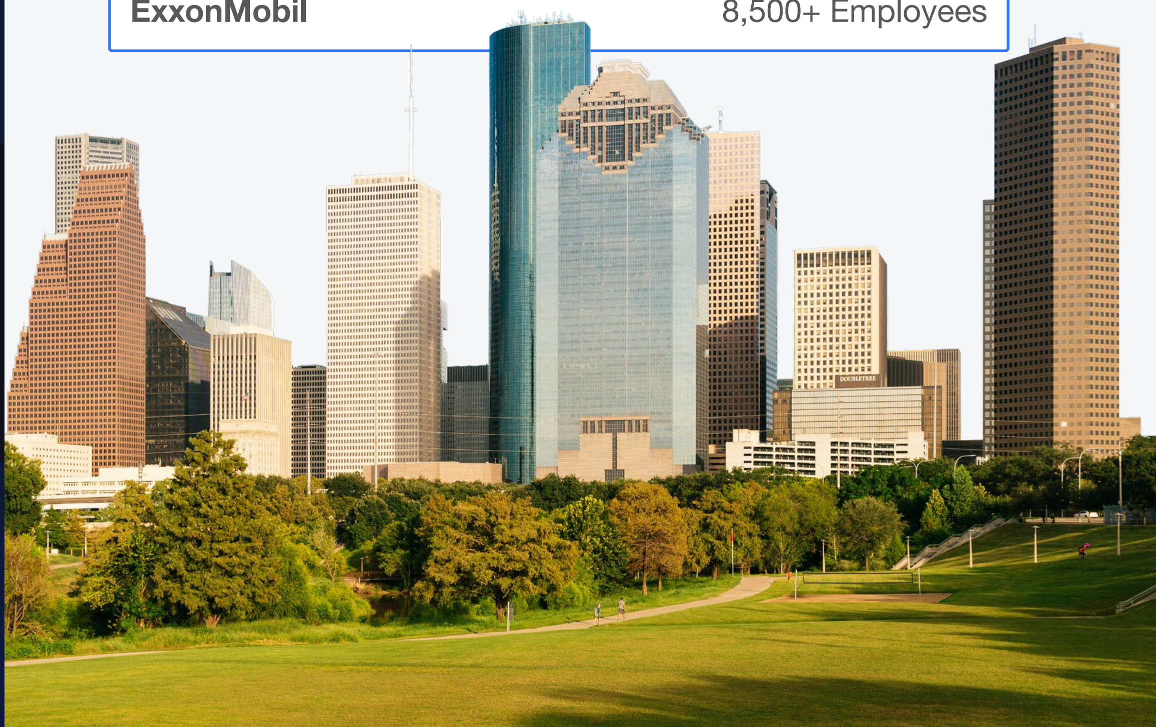
Eli Lilly
600+ jobs · **$5.9B-$6.5B biomanufacturing facility**

Source: U.S. Bureau of Labor Statistics, Greater Houston Partnership, Harris County Economic Development, Fortune 500, Texas Medical Center | **2025 Dataset**

Top Employers

Largest Employer
TMC TEXAS MEDICAL CENTER — 100,000+ Employees

Memorial Hermann Health	30,000+ Employees
Houston Methodist	30,000+ Employees
MD Anderson Cancer Center	25,000+ Employees
United Airlines	14,000+ Employees
Shell	9,000+ Employees
ExxonMobil	8,500+ Employees



Houston Retail Performance

444M+
Square Feet of Retail Inventory

5.3%
Vacancy Rate

7.3%
Market Cap Rate

4.4M
SF Under Construction

$25.01
Market Asking Rent Per Square Foot

$254
Market Sale Price Per Square Foot

Houston's retail market ranks as one of the nation's largest consumer economies. The region's substantial inventory base, development activity, and relatively low vacancy rate demonstrate retailer demand and confidence in long-term growth. Strong asking rents and sale prices highlight Houston's ability to attract investment, while the current cap rate environment continues to provide opportunities for investors seeking stable income and long-term appreciation. Supported by robust population growth, job creation, and consumer spending, Houston remains one of the most active and resilient retail markets in the United States.

Source: CoStar Group | **2025 Dataset**

Submarket Strength

Luxury & Flagship

Uptown Houston

The Galleria · River Oaks

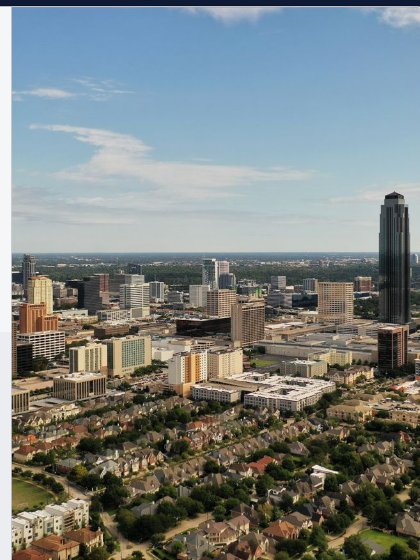
200K+ daytime employees
Historically low 2% retail availability

The Galleria

400+ retailers, restaurants, entertainment

2.4M+ SF
Retail space

30M+
Annual Visitors



Regional Destination

The Woodlands

North Houston · Montgomery County

Montgomery County population exceeds 750,000 residents

Woodlands Mall

10M+ annual visitors

120K+ Residents

80K+ Jobs

High-Growth Suburb

West Houston

Katy · Energy Corridor · Cinco Ranch

Energy Corridor supports 94K+ employees in 300+ companies

Katy Independent School District

96,000+ students

Katy Mills

10M+ visitors annually

Affluent Trade Area

Sugar Land

Fort Bend County

Fort Bend County population exceeds 900,000 residents

Sugar Land Town Square

4.5M+ annual visitors

24M+ SF of commercial development

Source: CoStar Group, Placer.ai, U.S. Census Bureau, Uptown Houston District, The Galleria Houston, The Woodlands Area Economic Development Partnership, Energy Corridor District, Katy ISD, Sugar Land Economic Development Corporation | **2025 Dataset**

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11-2-2015

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date