

Defining the Houston Design District

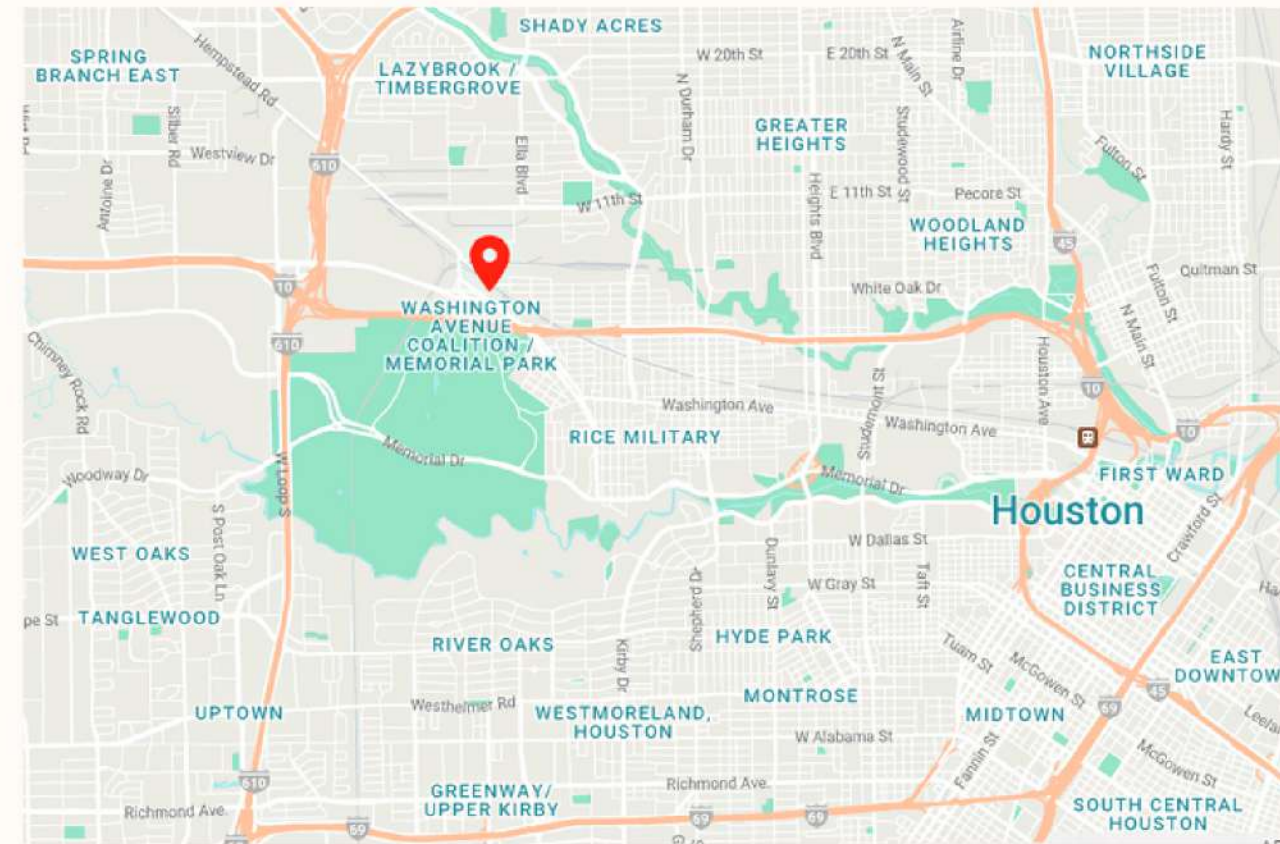
7800 WASHINGTON

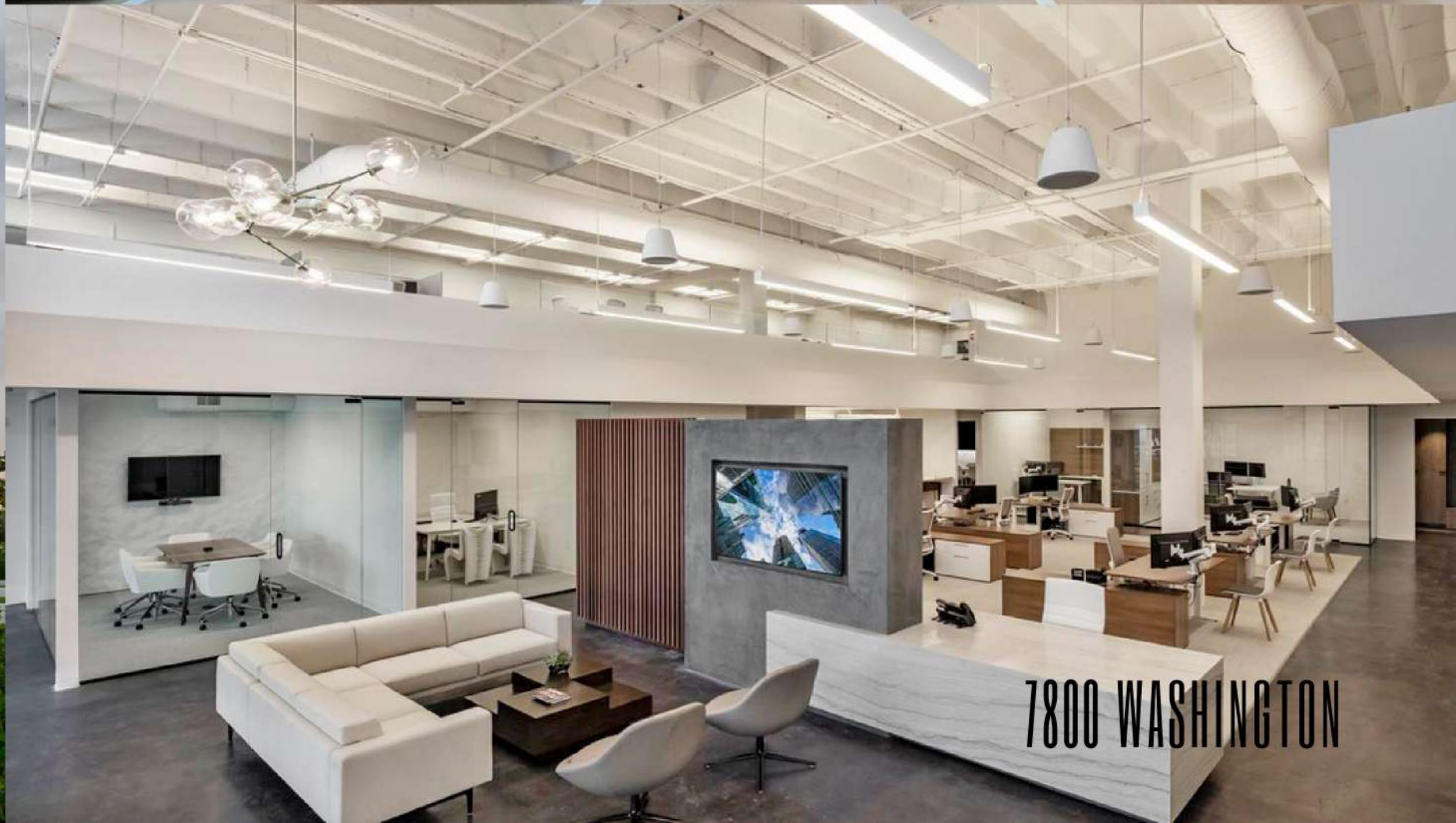
A Levcor Project





Located within Houston's urban core, 7800 Washington is an award-winning, adaptive, re-use development with premiere access to the city's most sought-after neighborhoods. The building, a 66,000 SF red-brick, dock-high warehouse, was built in 1960 and has a rich and storied history of being home to some of Houston's notable industrial tenants. 7800 Washington is part of the flourishing Washington Avenue corridor known as the Houston Design District -- a vibrant "live, work & play" destination, a business community and residential neighborhood dedicated to innovative design, architecture, fashion, and hospitality. This has quickly become a dense and impressive mixed-use neighborhood of Houston. Home to world-class restaurants, recently developed high-rise apartment complexes, and an impressive nightlife, Washington Avenue represents a growing and important urban node of Houston.





AREA HIGHLIGHTS

Ideal Location

- Located within Houston's 610 Loop and just north of I-10 on Washington Ave with immediate access to all three major freeways: I-10, I-610, & US-290

Strong Residential

- Within a 10 minute drive: CityCentre, Downtown CBD, The Galleria, Museum District
- Blocks from the Houston Design Center and many other showrooms (Kirksey, Walker Zanger, McCoy-Rockford, Steelcase)
- 35 minutes away from Bush International Airport and 25 minutes away from Hobby Airport

High Traffic Counts

- 338K cars on Katy Freeway
- 279K cars on I-10
- 27K cars on Washington Ave

SPRING BRANCH
Population - 134,704
Med. Home Value - \$513K
Ave Income \$86K

MEMORIAL/TANGLEWOOD
Population - 12,594
Med. Home Value - \$1.1M
Ave Income \$105K

GALLERIA/UPTOWN
Population - 25,861
Med. Home Value - \$573K
Ave Income \$145K

LAZYBROOK/TIMBERGROVE
Population - 44,277
Med. Home Value - \$488K
Ave Income \$117K

SHADY ACRES
Population - 44,277
Med. Home Value - \$312K
Ave Income \$117K

GREATER HEIGHTS
Population - 20,619
Med. Home Value - \$460K
Ave Income \$169K

RICE MILITARY
Population - 17,845
Med. Home Value - \$470K
Ave Income \$130K

RIVER OAKS/UPPER KIRBY
Population - 7,524
Med. Home Value - \$1.4M
Ave Income \$150K

MONTROSE
Population - 11,210
Med. Home Value - \$655K
Ave Income \$105K

DOWNTOWN HOUSTON
Population - 16,665
Med. Home Value - \$365K
Ave Income \$103K

MIDTOWN
Population - 9,667
Med. Home Value - \$430K
Ave Income \$79K



The Houston Design District
AN INSPIRED PERSPECTIVE

SITE

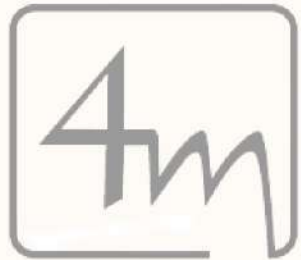


DEMOGRAPHIC SNAPSHOT

	<i>1 MILE</i>	<i>3 MILE</i>	<i>5 MILE</i>
 <i>Population</i>	11,870	143,588	464,063
 <i>Daytime Population</i>	15,883	217,342	723,312
 <i>Avg. Home Value</i>	\$438,045	\$606,108	\$547,302
 <i>Avg. HH Income</i>	\$204,294	\$177,392	\$163,955

BEST IN CLASS TENANT MIX

Local presence. National reach.



4M INVESTMENTS
Venture capital and private equity



EADS FAMILY VINEYARDS
Family and vineyard offic



FRANKEL BUILDING GROUP
Custom home builder



LA ARCHITECTS
Commercial architect firm



LADCO
Houston's largest interior design trade showroom



LEVCOR, INC.
Real estate and investment HQ



POMOGRANIT+ADR
Luxury stone and tile gallery



PORTA'VINO
Italian restaurant



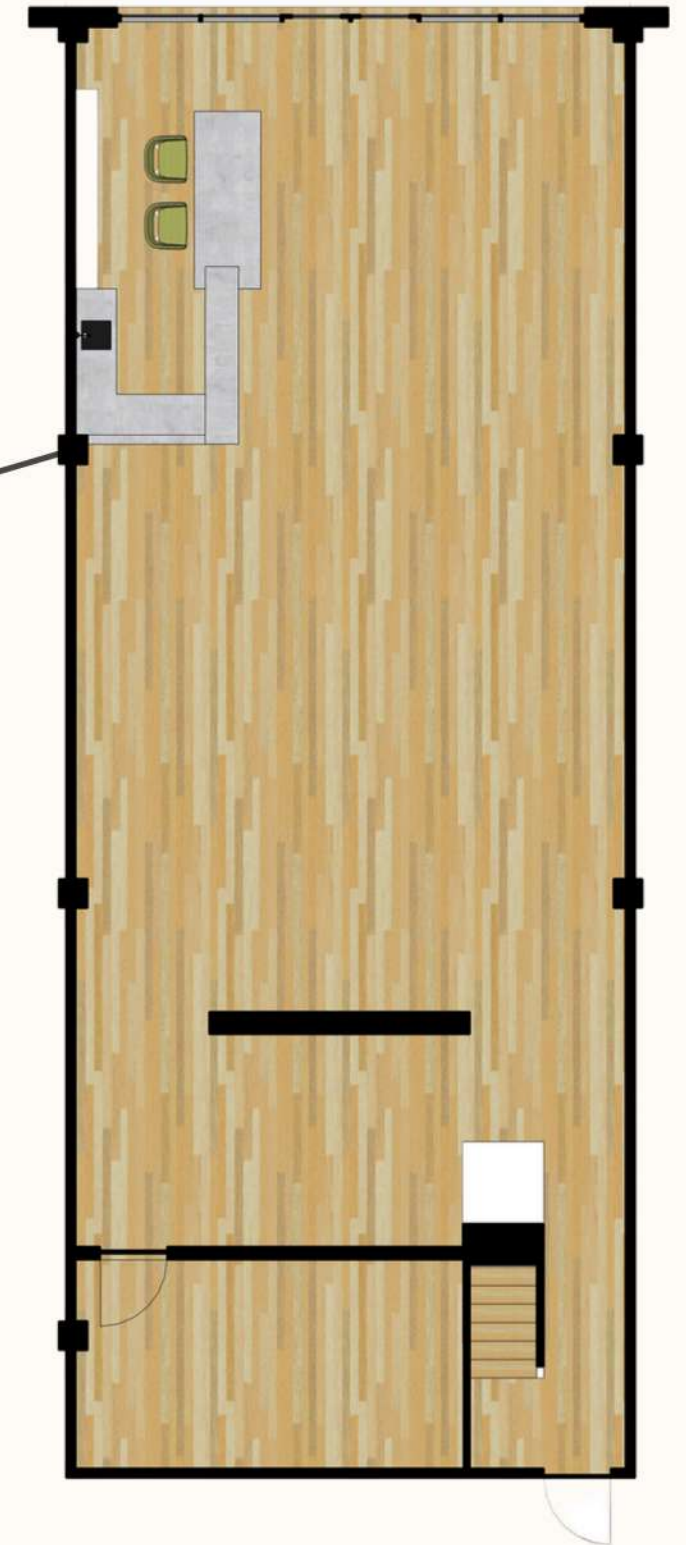
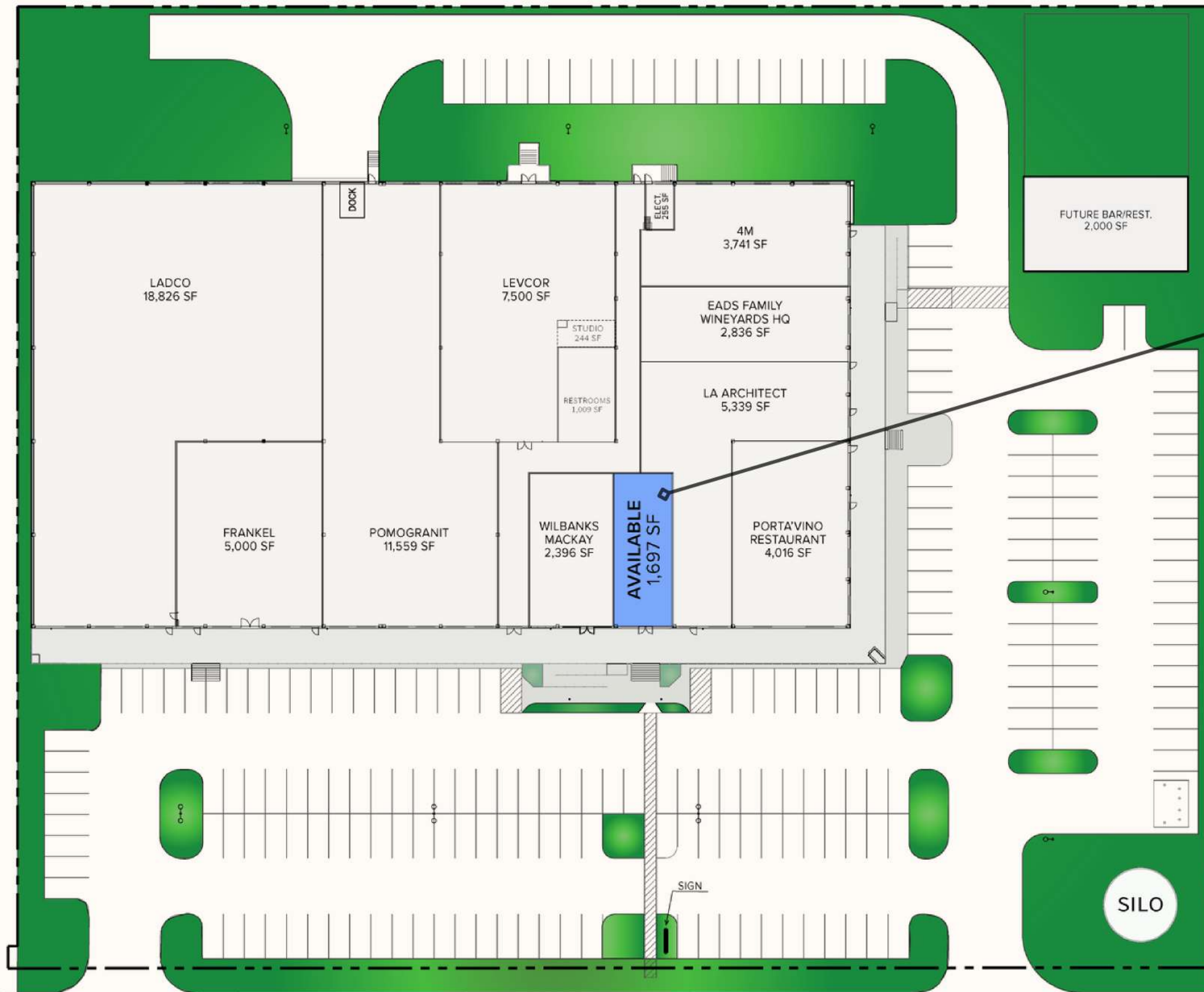
WILBANKS MACKAY
Modern furniture and design services



7800 WASHINGTON

THE SPACE





LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.



FOR MORE INFORMATION

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