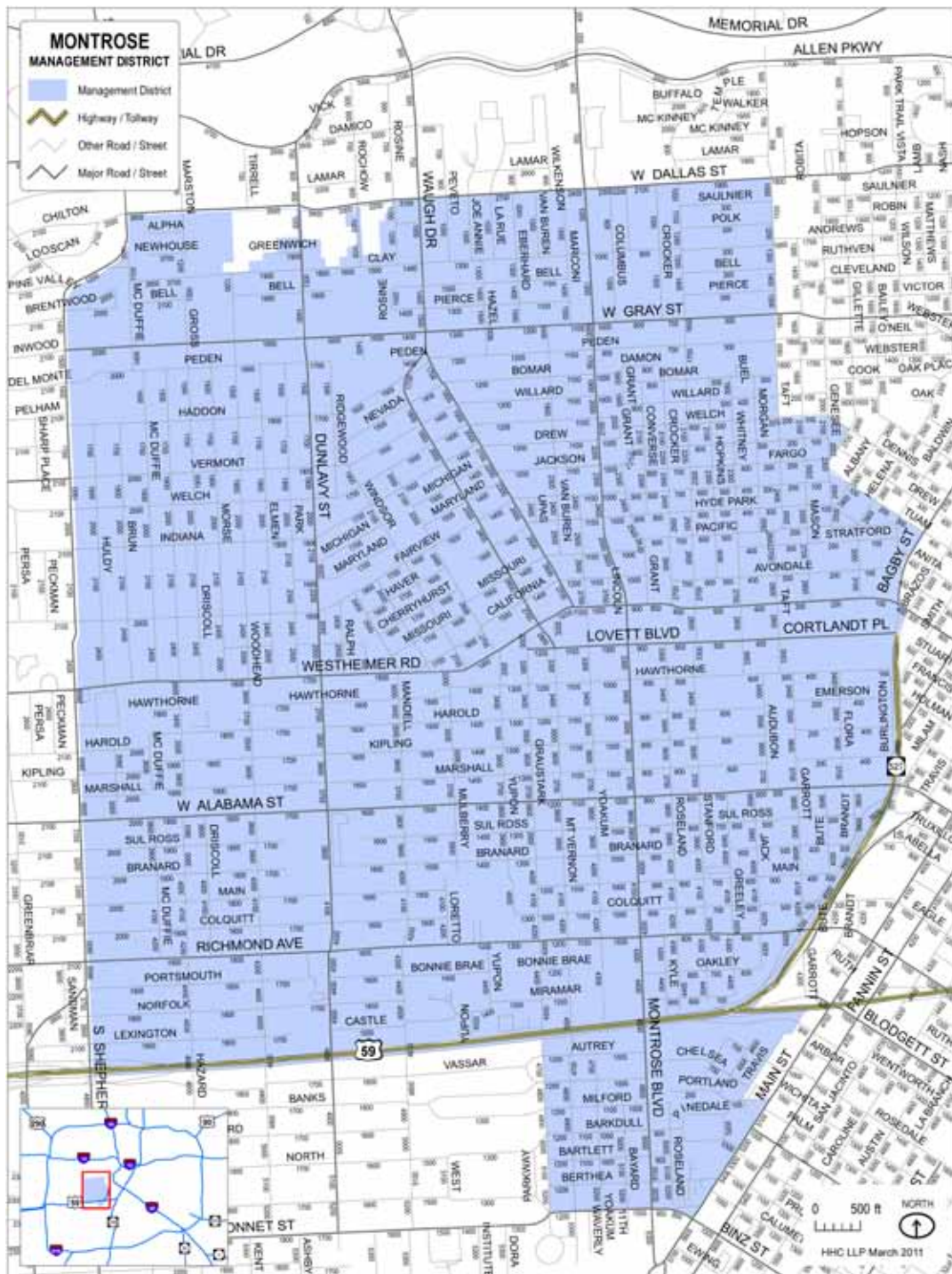


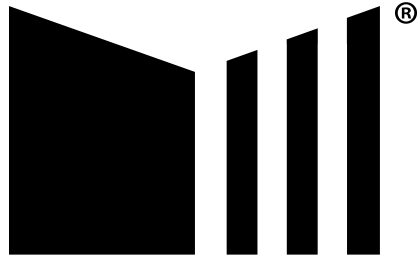
MONTROSE DISTRICT

Houston's Favorite Destination!

MontroseDistrict.org







MONTROSE DISTRICT

Houston's Favorite Destination!

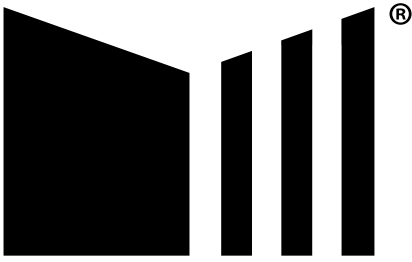
MontroseDistrict.org

In recent months, the historic Montrose area of Houston has received recognition as one of the most exciting urban communities in the country.

ART PLACE – a collaboration of leading national and regional foundations, banks, and federal agencies committed to “creative place making”- recognized Montrose/Neartown as among the Top Art Places in 2013. The area was cited as having “an abundance of social offerings, venues, and opportunities that enliven the community and make it a place where people and small businesses want to be.”

LOWER WESTHEIMER has been ranked on a list of 20 of *America's Hippest Neighborhoods* by **FORBES.COM**. Reasons given: Good restaurants and resale stores, and a notable number of destination retailers. Also, it's a lot more walkable than most neighborhoods in town.

The Montrose Management District works with property and business owners to make the Montrose Community a place where people want to live, work, shop, dine, and play.



NEW DEVELOPMENT

Responding to Market Demand

In response to market demand for close-in quality housing and commercial space, some of Houston's leading developers are building outstanding new projects in the Montrose District. Among these noteworthy projects are the following multi-family developments:



POST PROPERTIES, which pioneered high quality mid-rise apartment living in Houston's Midtown, has developed Post Richmond, an attractive five-story 242 unit complex at Spur 527 and Richmond with many units facing Colquitt and Jack streets. The design will be somewhat unique in the Houston area as first floor units on the latter streets have front door stoops similar to those found in the Northeast. Amenities include a large courtyard and pool, a fitness center, a club/game room and a business center and library.



HANOVER COMPANY, which has also recently developed high quality apartment projects in Rice Village, West University and a high-rise apartment tower in BLVD Place in Uptown, has completed a six-level podium style 275 unit complex at West Gray and Waugh Drive. There is a two-level parking garage, above which are four levels of luxury apartments. Amenities include two courtyards, a resort style pool and a 6,300 square foot club with a fitness center, movie theater, entertainment/meeting area, and a demonstration kitchen.



TRAMMELL CROW RESIDENTIAL has developed a high quality apartment community on the south side of the Montrose District at Richmond and Graustark. The complex is called The Muse Museum District. It is situated on a 2.9 acre tract and has four floors of living units above a two-story garage, with one floor at ground level and one floor below. The community has 270 units, 80% of which are one-bedroom and 20% two-bedroom units. The project has a large clubhouse facing Richmond Avenue that contains a fully equipped health club and a business center.

CONSTRUCTION IS UNDERWAY on a 7-story mid-rise apartment complex called *The Susanne*, on the southeast corner of West Alabama and Dunlavy, being developed by the Finger Companies who developed the first luxury high-rise apartment building in the Montrose District – The Museum Tower – which opened in 2002. The Mediterranean style building is expected to have 390 units.

There is also a new office building which begins to address the demand for professional office space.

HANSEN PARTNERS, which developed the original 220,000 square foot Campanile office complex at Richmond and Montrose, has extended its holdings to the west with the construction of Campanile South, a six-story, 80,000 square foot office building on the south side of Richmond between Yoakum and Mt. Vernon. A 3½ floor garage and 4,000 square feet of retail space have been incorporated into the structure. Redstone partnered with Hansen on the project. The facility was designed to cater to small office users requiring 1,000 – 10,000 square feet.



And a major new food market.

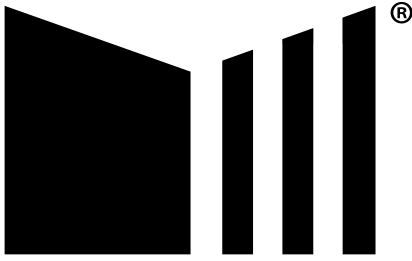
After a lengthy planning and design process that included a series of town meetings to get neighborhood inputs, H-E-B opened a contemporary design 78,000 square foot Montrose Market in November, 2012. An aging apartment project – the Wilshire Village Apartments – was torn down to make way for the new store which is the largest H-E-B store in the Houston area. The new store, which has a pharmacy and an outdoor dining area, incorporates natural light and sustainable building supplies and practices, along with extra-wide aisles and shelves built on risers for more efficient restocking. The store earned two *“Development of Distinction”* awards from the Urban Land Institute in 2013, including one as *“People’s Choice”*.



BISCUIT
BEDDING • GIFTS • HOME

... And a unique interior design & furnishings shop:

BISCUIT, the well-known River Oaks Avalon Center enterprise, is opening a new location at 1435 Westheimer. Biscuit offers original custom designed bedding and linens as well as furniture, accessories, and gifts. The shop also offers interior design consulting services to its customers. The distinctive building in which Biscuit is locating has 10,000 square feet of retail and production space and is being completely remodeled to accommodate the new tenant. Biscuit will be a unique addition to the Montrose District further signifying the area’s transition to an exciting shopping destination.



WHO WE ARE

Purpose

The Montrose Management District is one of 28 management districts in the Greater Houston Area. The District comprises parts of City Council District C and County Precinct 1. Super Neighborhood 24 is contained within the District. The purpose of the District is to enhance the physical, social and economic well-being of the Montrose community. The District is empowered to finance services and projects related to public safety, mobility and transportation, environmental and urban design, and business and economic development. These functions are addressed in a 2009-2017 Service, Improvement and Assessment Plan. The District is managed by an all volunteer fifteen member board of directors which meets on the second Monday of each month. Board meetings are public meetings, and visitors are welcome to register and speak on matters of interest or concern pertaining to the District. The board is supported by a staff of specialists headed by an executive director who perform planning, budgeting, accounting, project management, economic development and marketing functions at the direction of the board.

How Created

The Montrose Management District is an amalgamation of two Harris County improvement districts – HCID No. 6 and HCID No. 11 – both of which were created by the Texas Legislature with consent granted by the Houston City Council. HCID No. 6 was comprised of what is today the eastern portion of the Montrose District east of Montrose. Texas HB 3518 creating HCID No. 6 was signed by the governor in June, 2005, with consent granted by Council in March, 2007. HCID No. 11 occupies the portion of the District west of Montrose to Shepherd. Texas HB 4722 creating HCID No. 11 was signed by the governor in June 2009 and became effective immediately. In February, 2011, the board of the two HCIDs adopted an order consolidating them into a single management district. At the same time, the size of the board was increased from 11 to 15 members.





Service, Improvement & Assessment Plan

As a prerequisite to the legislation creating the two improvement districts, it was necessary for the board to draft and adopt a Service, Improvement and Assessment Plan to guide the services and functions of the District and specify the means of support. This plan, which will remain effective through 2017 – at which time it will be revised and updated – focuses on the following four areas:

- Public Safety
- Transportation Planning
- Visual Improvements & Cultural Promotion
- Business & Economic Development

The complete plan can be accessed on the District's website, **www.MontroseDistrict.org**. The Montrose District is a tax supported district funded by a \$0.125/\$100 valuation assessment on all commercial property in the District.

Implementation of the Service, Improvement and Assessment Plan is handled by five committees. *Key accomplishments to date are:*

SECURITY & PUBLIC SAFETY

Contracted 20 off-duty HPD officers to enhance security in and around public areas of the District.

Requested and obtained the services of two undercover narcotics officers to work in the District.

Installed 6 Internet accessible mobile security cameras in historically high crime locations.

Launched an information sharing program with HPD.

Oversees an on-going District graffiti abatement program

Funds monthly surveys of street lights throughout the District and makes follow-up contacts to Center Point Energy.

Monitors a tri-district contract with the Harris County District Attorney's Office related to nuisance abatement activities.

MOBILITY & VISUAL IMPROVEMENTS COMMITTEE

Contracted Walter P. Moore & Associates to perform a comprehensive study of mobility, parking and drainage infrastructure throughout the District.

Presented study results to the Houston City Council Committee on Infrastructure, Transportation and Technology to focus its attention on District infrastructure needs.

Contracted for regular street sweeping services on principal streets

Helped secure grant funding to re-light the Highway 59 overpass bridges in the District.

Formulated a Parking Plan for sections of the District with after-hours parking challenges to take advantage of the latest City parking ordinances to the extent possible.

Supported METRO's petition to amend the City's thoroughfare plan to accommodate rail on Richmond Avenue.

Contracted Kudela & Weinheimer Landscape Architects to develop a District branding, monumentation and beautification plan.

Coordinated design and placement of District holiday decorations

Has initiated adoption of all esplanades in the District to insure consistent maintenance standards

Supports parks and green space in the District.

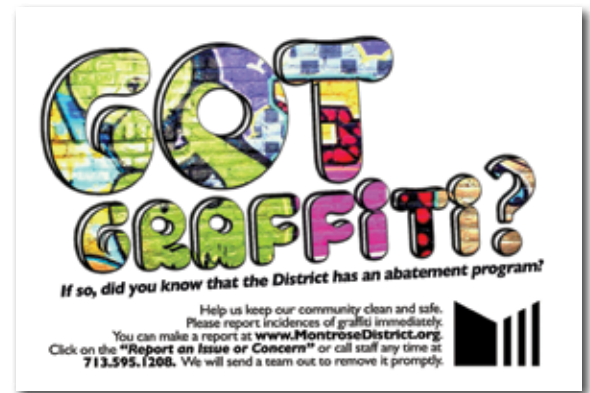




Committee Structure ...continued

FINANCE COMMITTEE

Reviews and approves invoices, monitors delinquent tax collection efforts and reviews and approves budgets, audits and investments for the District.



BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Performed an analysis of property and sales taxes paid vs. services and CIP expenditures received by the District from the City of Houston.

Supports and tracks major real estate projects planned or under construction.

Developed a multi-step Economic Development Action Plan for the District.

Completed a statistical analysis of population, demographics and key economic factors pertaining to the District.

Inventoried vacant properties, properties available for sale and underutilized properties in the District for the purpose of determining where future commercial development and redevelopment is likely to occur.

Completed a visioning exercise to gauge the types, magnitude and locations of development and redevelopment that are likely to occur in the District over the next 10-20 year period, as well as the factors that may inhibit such projects.



MARKETING & BUSINESS RELATIONS COMMITTEE

Created a District website that includes an events calendar; what's happening in the District; a photographic tour; an interactive map showing the locations of shops, restaurants, bars, services and entertainment in the District; a business directory and a helpful section on Houston's 3-1-1 service.

Held a design competition that led to the adoption of the District's permanent logo in June, 2011.

Publishes a semi-annual newsletter covering District achievements, topics of interest, happenings and major new real estate projects.

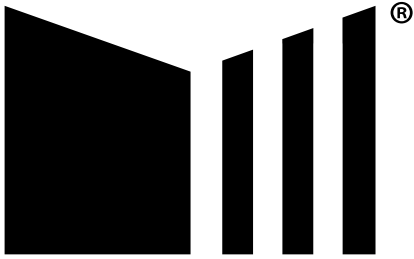
Stages monthly business mixers and semi-annual recycling events. Over the first year of this effort, over 32,000 lbs. of recyclables from District businesses have been kept out of Houston area landfills.

Creates marketing materials and a monthly postcard that explains District services and creates materials that support the District's public safety programs.

Oversees the efforts of two District ambassadors who perform outreach to businesses.

Has applied for designation as a Regional Texas Cultural Center.





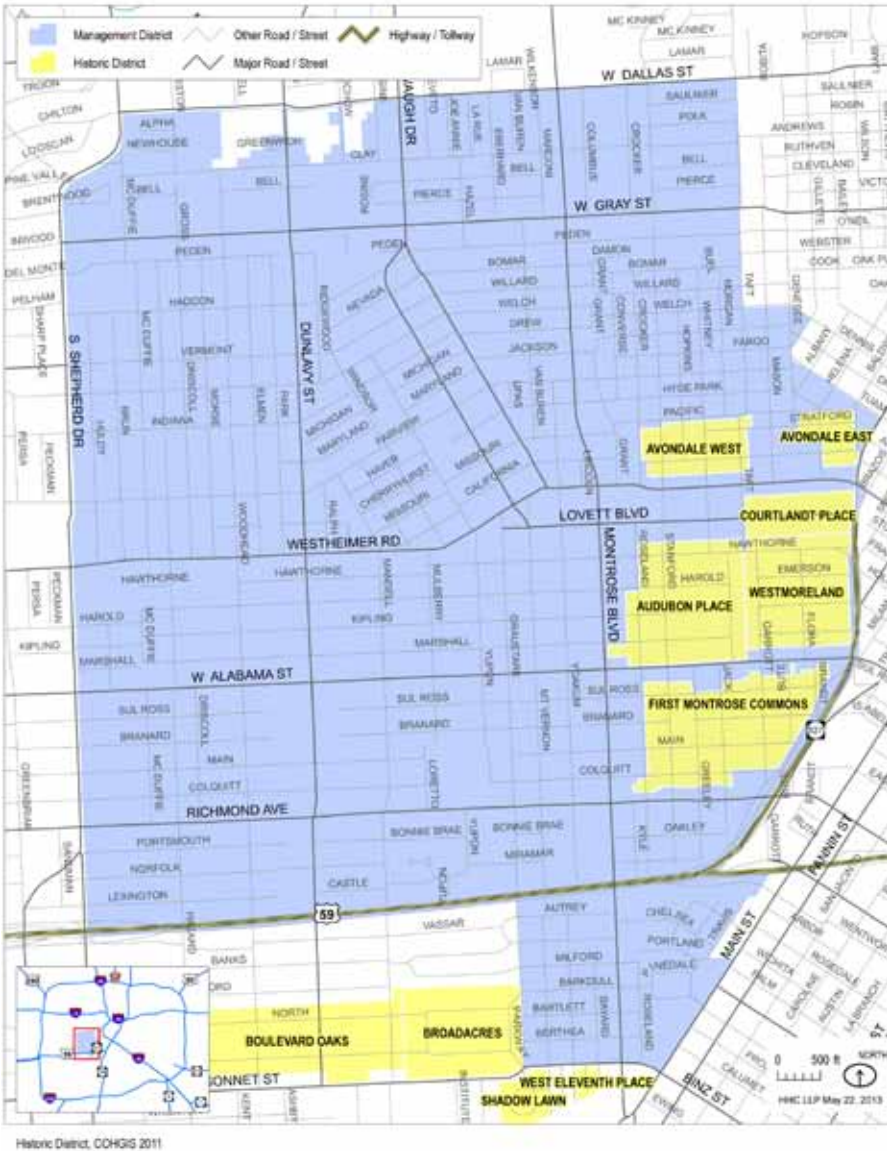
DISTRICT PROFILE

Land Use

Land use is decidedly mixed in the Montrose District with six historic single-family residential subdivisions as well as many other blocks occupied by single-family homes and townhomes, a large number of apartment complexes of all sizes and substantial commercial development in the form of restaurants, bars and retail stores in many areas of the District. The River Oaks Shopping Center, dating back to the 30s, is well known throughout Houston for its upscale shops, restaurants and the River Oaks Theater which shows foreign and art films along with American classics. The major streets in the District: Montrose Boulevard, Westheimer, Waugh Drive, Commonwealth, West Gray, Richmond, Alabama, Fairview and West Dallas – are known for their wide variety of dining, entertainment and shopping options, with most businesses being small family operated enterprises that most residents and visitors prefer. These businesses give Montrose a certain character that is unique to Houston.

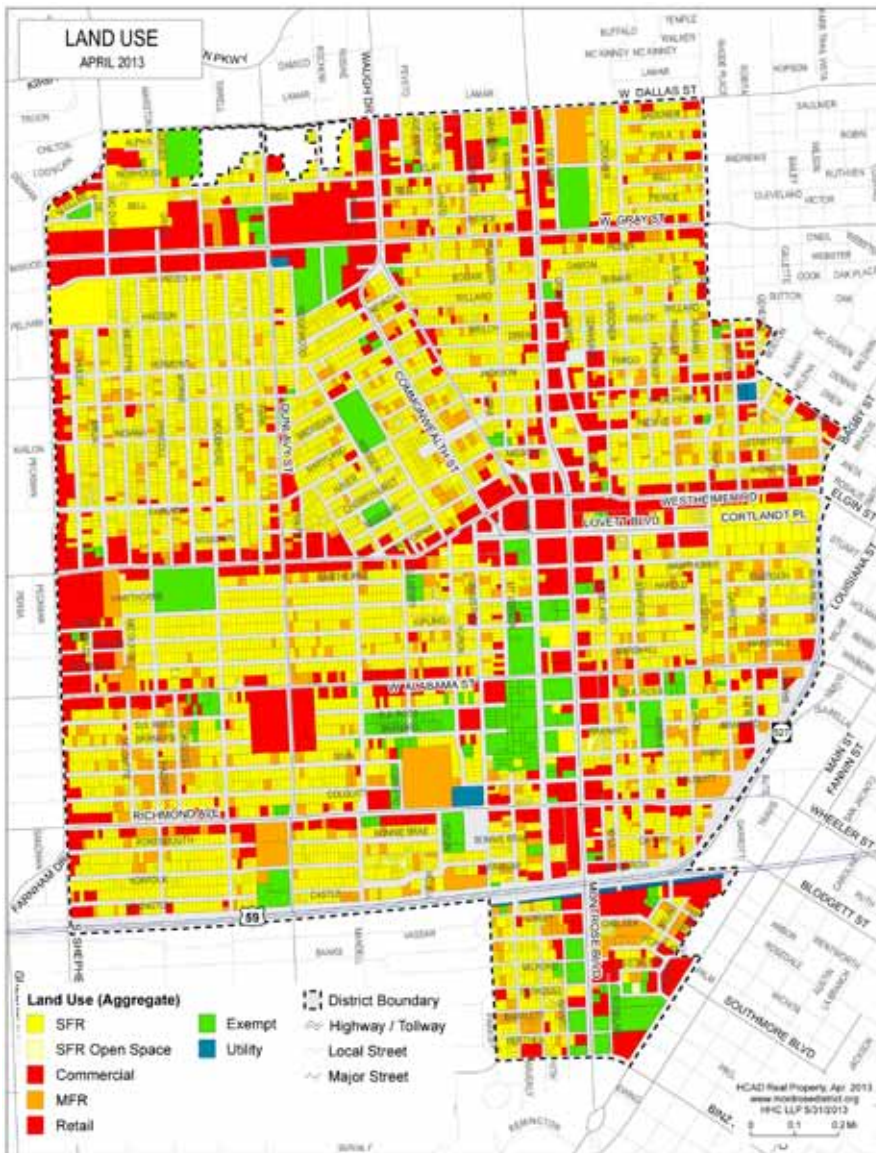
The majority of the acreage in the Montrose District is in single-family residential use, almost one-fourth in retail use and slightly over one-tenth in high density residential (apartments and condominiums) use.

CITY HISTORIC DISTRICTS - MMD



ESTIMATED ACREAGE BY LAND USE

Land Use	Acreage	% of Total
Single-Family Residential	736.5	54.4%
Retail	317.6	23.5
Multi-Family Residential	154.3	11.4
Other Commercial (Office & Ind'l)	9.1	0.7
Utility	5.9	0.4
Exempt	112.4	8.3
Unknown	17.9	1.3
Totals	1,353.7	100.0%

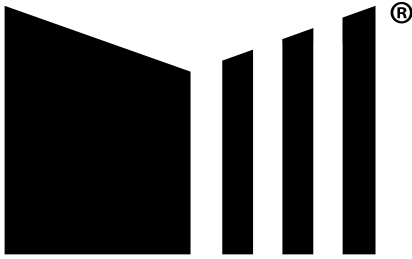


Population and Housing Units

As is typical for older areas near major urban centers, the Montrose District has experienced little growth in recent years with 2012 population estimated to total less than 28,000. A national economic forecasting service, ESRI, projects that little growth will occur in the near future. However, recent new upscale apartment development in the District points to higher growth than was forecast. The District's popularity among single adults is made evident by the fact that family households only made up 28% of total households in the District in 2012.

POPULATION, HOUSEHOLDS & HOUSING UNITS - (000s)

Census	2010	2012	2017
Population	27.5	27.7	28.8
Households	16.2	16.4	17.0
Families	4.8	4.6	4.9
Owner Occupied Housing Units	6.3	6.1	6.4
Renter Occupied Housing Units	9.9	10.3	10.6
Sub-total, Occupied	16.2	16.4	17.0
Vacant Housing Units	2.1	2.0	2.0
Total Housing Units	18.3	18.4	19.0



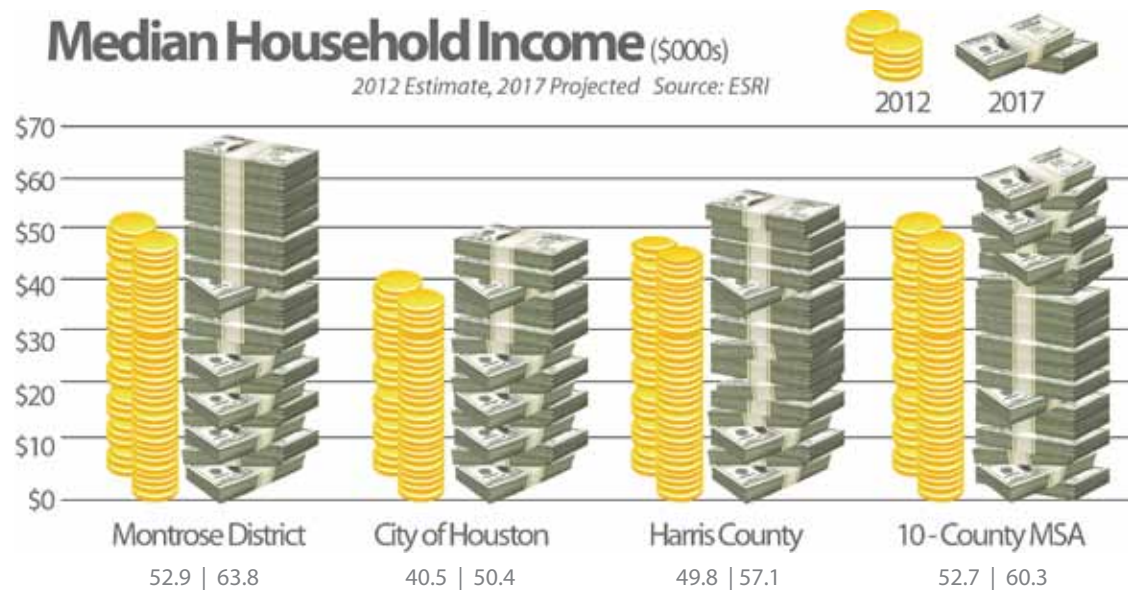
Demographics

Median Household Income

The median age of the Montrose District population is 36.4 compared to 37.3 for the U.S. The population is predominately white (79.7%). Median household income is nearly \$53,000, on a par with that of the 10-county MSA and higher than that for the City of Houston, and is projected to climb to nearly \$64,000 by 2017.

Median Household Income (\$000s)

2012 Estimate, 2017 Projected Source: ESRI



Reflecting the tremendous increase in property values over the 90s and 00s, median values for owner occupied homes, according to the latest American Community Survey, has grown to six times median household income. Over 50% of owner occupied homes have values over \$300,000.

Nearly 75% of renters in the District pay less than \$1,000 per month in rent reflecting an aging stock of apartments and modest income levels for many renters.

Median Home Values - Montrose District

Value Range (\$000s)



Median home value: \$313,652

Source: American Community Survey, U.S. Census Bureau



Overall, the Montrose District's housing stock is old with the median year of structures built being 1964.

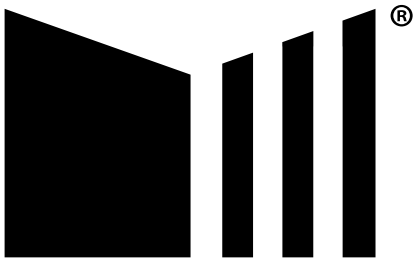
* Includes unoccupied housing units

TOTAL HOUSING UNITS BY YEAR

Year Built	No.	% of Total
1939 or <	5,313	28.3 %
1940 – 1949	1,222	6.5
1950 – 1959	1,554	8.3
1960 – 1969	2,973	15.8
1970 – 1979	2,316	12.3
1980 – 1989	1,259	6.7
1990 - 1999	1,643	8.8
2000 or later	2,488	13.3
Totals	18,768	100.0%

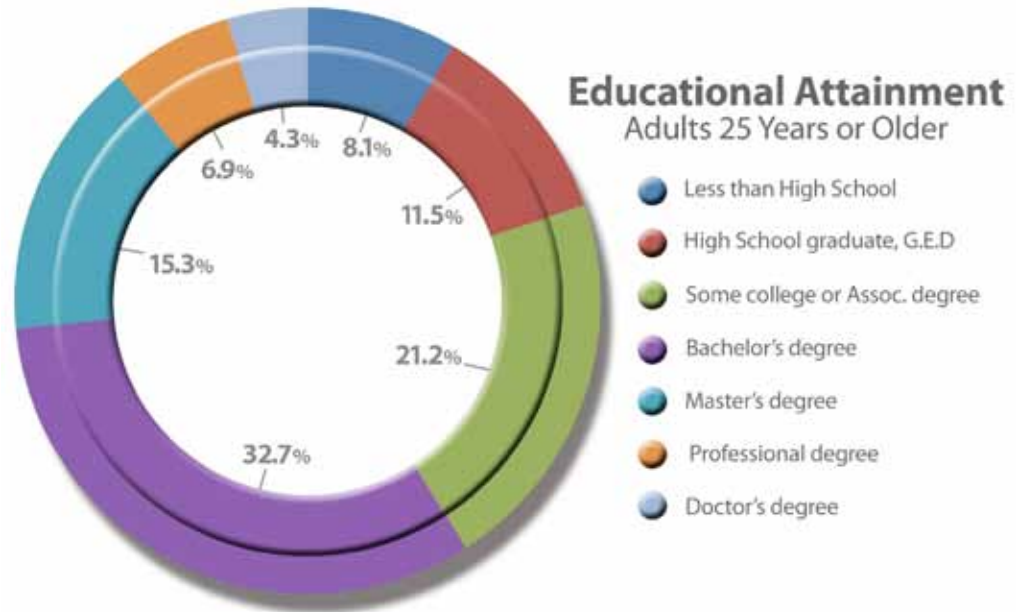
RENTAL UNITS BY RENT PAID

Monthly Rent	No.	% of Total
Less than \$500	1,423	13.7 %
\$500 - \$599	1,837	17.8
\$600 - \$699	2,049	19.8
\$700 - \$799	1,088	10.5
\$800 - \$899	815	7.9
\$900 - \$999	527	5.1
\$1,000 - \$1,249	1,019	9.8
\$1,250 - \$1,499	736	7.1
\$1,500 - \$1,999	400	3.9
\$2,000 or more	185	1.8
Sub-total	10,079	97.4 %
No-cash rent	274	2.6
Totals	10,353	100.0%



Occupations of Working Population

The District has three notable qualities: its working population is well educated, it is in close proximity to downtown, and has great appeal as a restaurant, entertainment, and shopping area. Accordingly, significant percentages of the working population are in management; business and financial, education and training, arts/design/entertainment and food preparation services; sales; and office and administrative support.



Nearly 60% of the adult population 25 years of age or older have obtained Bachelor's, Master's, Professional or Doctor's degrees.

Source:
American Community Survey,
U.S. Census Bureau

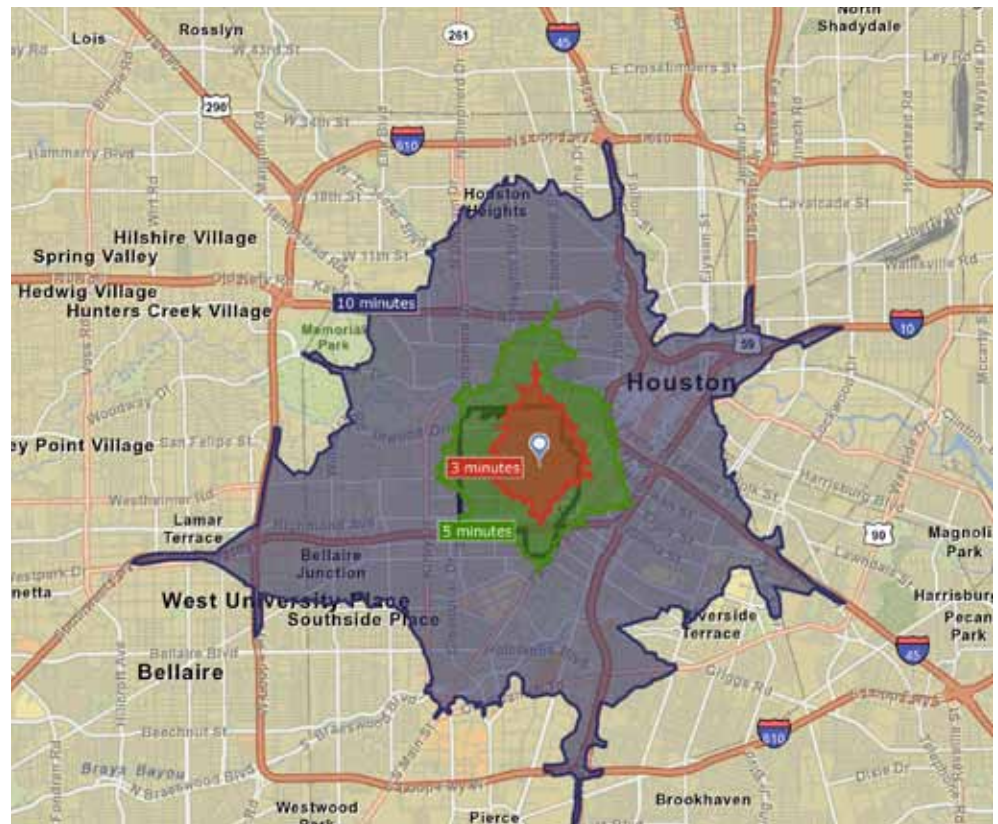
The table also demonstrates the wide ranging capabilities of the District's workforce.

Working Population 16 Years or Older by Occupation

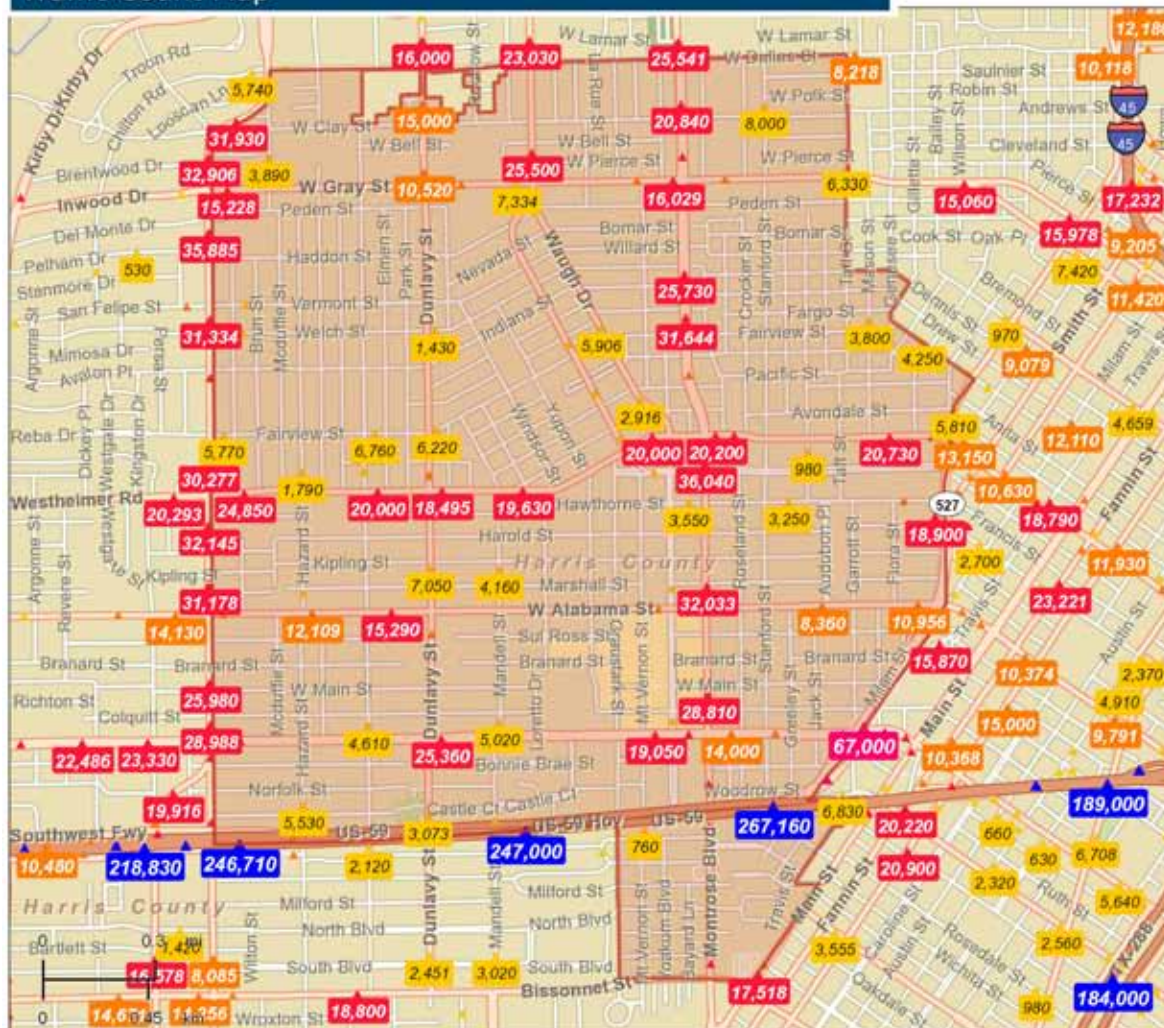
Occupation	No.	% of Total
Management	3,161	15.2 %
Business & financial	1,634	7.8
Computer & mathematical	640	3.1
Architecture & engineering	734	3.5
Life, physical & social science	543	2.6
Community & social services	438	2.1
Legal	1,069	5.1
Education, training & library	1,858	8.9
Arts, design, entertainment, media	1,108	5.3
Healthcare	913	4.4
Protective services	166	0.8
Food preparation & service	1,623	7.8
Cleaning & upkeep	319	1.5
Personal care & services	649	3.1
Sales & related	2,298	11.0
Office & administrative support	1,936	9.3
Farming, fishing, forestry	59	0.3
Construction & extraction	425	2.0
Installation, maintenance & repair	110	0.5
Production (industrial)	473	2.3
Transportation & material moving	692	3.3
Totals	20,898	100.0 %

Transport to Work

In spite of the District's close proximity to Downtown, Texas Medical Center and Greenway Plaza, and the availability of Metro bus service on key thoroughfares, nearly 80% of the working population gets to work by motorized vehicle. Only 5% use public transportation. (Metro is reexamining its entire bus route structure with the view toward improving service in the District and elsewhere.)

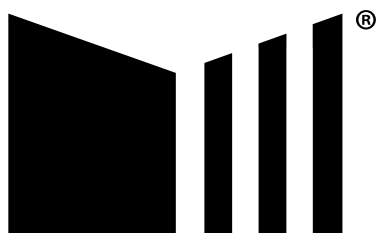


Traffic Count Map



Regardless, nearly 60% experience travel times of less than 20 minutes. The first map shows the areas of Houston reached within 3, 5 and 10 minutes by car. The second map shows 2013 traffic counts along key streets and roadways in the District.





Household Expenditures

**Montrose District residents
make retail expenditures of
nearly \$1 billion annually.**

Source: ESRI and 2010 & 2011 Consumer Expenditure
Surveys, Bureau of Labor Statistics



Product or Service	Total Expenditures (\$000)
School Books & Supplies	\$ 3,894.4
Computers, Software & Accessories	5,372.7
Personal Care Products	9,041.2
Smoking Products	9,435.7
HEALTH:	
Nonprescription Drugs	\$ 2,104.7
Prescription Drugs	7,174.1
Eyeglasses & Contact Lenses	1,450.9
Subtotal	10,729.7
Household Furnishings & Equipment	19,971.9
Travel	26,494.9
Household Operations & Supplies	31,303.2
Apparel, Footwear & Jewelry	31,961.0
Insurance	76,045.6
ENTERTAINMENT & RECREATION:	
Admissions & Fees	12,395.2
TV/Video/Audio	24,850.9
Cable & Satellite Services	15,977.9
Televisions	3,131.0
Audio	2,407.6
Pets	10,738.3
Toys & Games	2,943.2
Recreational Vehicles & Fees	3,512.2
Photo Equipment & Supplies	1,682.6
Reading Matter	2,822.9
Other	8,536.4
Subtotal	87,498.2
FINANCIAL:	
Investments	46,998.9
Vehicle Loans	72,775.9
Subtotal	119,774.8
TRANSPORTATION:	
Vehicle Purchases (Net Outlay)	68,374.0
Gasoline & Motor Oil	56,689.9
Vehicle Maintenance	20,634.4
Subtotal	145,698.3
FOOD & BEVERAGES:	
Food at Home	97,743.5
Food Away from Home	67,682.8
Alcoholic Beverages	12,414.6
Nonalcoholic Beverages	9,199.1
Subtotal	187,040.0
HOME:	
Mortgage P&I, Taxes & Insurance	149,236.2
Maintenance & Remodeling Svcs.	23,217.6
Maintenance & Remodeling Materials	3,823.0
Utilities, Fuel & Public Services	90,058.7
Subtotal	\$ 226,335.5
Totals	\$ 990,571.1

District Businesses

There are over 2,100 businesses in the Montrose District which is a popular shopping and dining destination for Houstonians and visitors that are looking for smaller more intimate shops, restaurants and drinking places offering more personal service than that typically found in suburban chain outlets. These businesses have over 20,000 employees which is equivalent to 72% of the population of the District. Over one-fourth of all district businesses are retail businesses or eating and drinking places.



Business Summary		Businesses		Employees	
Type of Business	No.	% of Total	No.	% of Total	
Agriculture, Forestry, Fishing, Hunting	7	0.3%	33	0.2%	
Oil & Gas Exploration & Production	14	0.7	65	0.3	
Utilities	5	0.3	36	0.2	
Construction	78	3.7	606	3.0	
Manufacturing	52	2.5	396	2.0	
Wholesale Trade	49	2.3	281	1.4	
Retail Trade	339	16.0	2,714	13.5	
Transportation & Warehousing	21	1.0	162	0.8	
Information	47	2.2	514	2.6	
Finance & Insurance	97	4.6	2,030	10.1	
Real Estate Sales & Leasing	124	5.9	674	3.4	
Professional Services	373	17.6	2,333	11.6	
Contract Management	1	nil	1	nil	
Administrative & Support	76	3.6	707	3.5	
Educational Services	48	2.3	1,086	5.4	
Health Care & Social Assistance	118	5.6	1,182	5.9	
Arts, Entertainment & Recreation	52	2.5	1,096	5.5	
Hotels & Lodging	7	0.4	83	0.4	
Food Services & Drinking Places	212	10.0	3,569	17.8	
Other Services (excl. Public Administration)	303	14.4	2,189	10.9	
Public Administration	10	0.5	103	0.5	
Unclassified Establishments	79	3.7	243	1.2	
Totals	2,113	100.0%	20,102	100.0%	

Source: ESRI estimates for 2011 Note: Businesses listed by NAICS code



District Businesses ...continued

The Montrose District's position as a Houston area beverage, dining, club and small retailer destination is confirmed by an analysis of demand vs. supply of retail goods. Retail sales by food services and drinking places, beer/wine/liquor stores, clothing stores, miscellaneous (florists, stationery and gift) stores, and book/periodical/music stores far exceed demand by District residents. On the other hand, District residents must go outside the District to purchase the kinds of products more typically associated with suburban locations due to space requirements.

COMPARISON OF DEMAND VS. SUPPLY FOR SELECTED TYPES OF RETAIL STORES

Stores With Substantial Outside Demand:

Type of Store	Demand	Supply	Variation
Food Services & Drinking Places	\$67.7	\$139.7	\$72.0
Beer, Wine & Liquor	3.1	38.5	35.4
Clothing & Clothing Accessories	18.3	27.7	9.4
Miscellaneous	5.1	12.4	7.3
Books, Periodicals & Music	2.3	5.3	3.0

\$ Millions

Stores for Which Residents Often Must Leave the District:

Type of Store	Demand	Supply	Variation
Motor Vehicles and Parts	\$86.0	\$ 5.1	\$80.9
General Merchandise (Department, Discount, etc.)	55.8	8.0	47.8
Gasoline Stations	61.1	40.3	20.8
Building Materials, Garden Equipment & Supply	13.9	2.9	10.9

\$ Millions

Source: ESRI estimates for 2011



RETAIL TRADE AREA

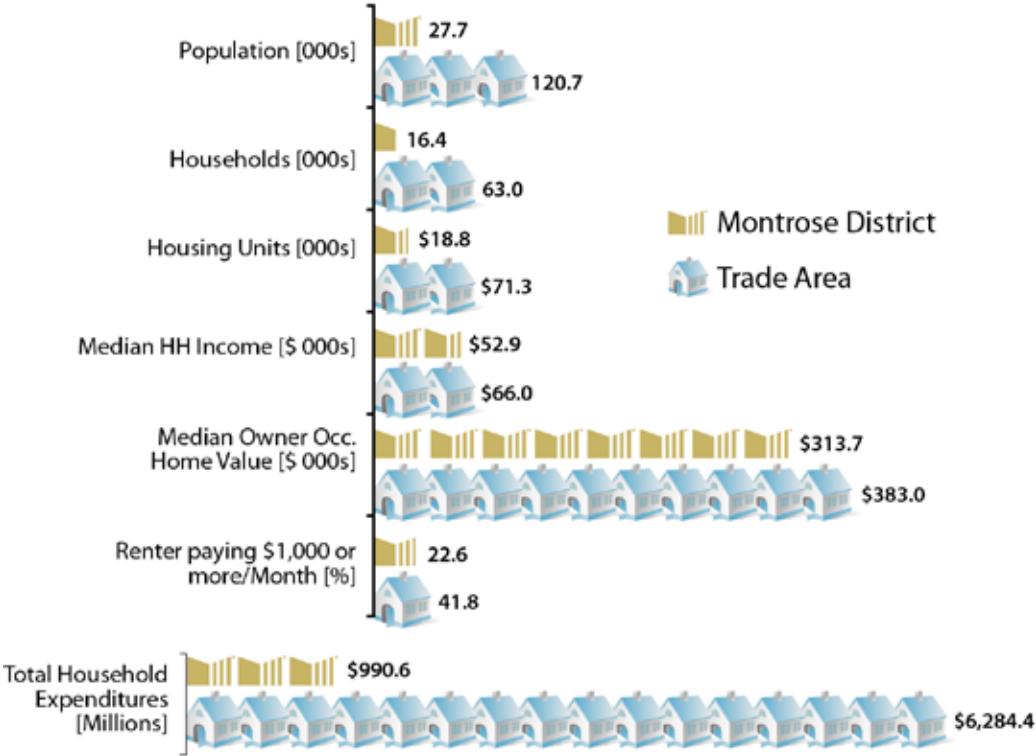
As is apparent from the table depicting supply vs. local demand for certain types of offerings, the retail trade area is considerably larger than the District itself. The map illustrates what is believed to be the primary retail trade area served by the District. It includes, in addition to the Montrose District itself, Midtown to the east; Southhampton, Southgate and West University on the south; Upper Kirby District and River Oaks to the west; and recently redeveloped residential areas south of Washington Avenue on the north. This area encompasses 20.0 square miles.

RETAIL TRADE AREA ...continued

The population and number of households in the retail trade area are approximately four times those of the District. Estimated population was 120.7 thousand in 2012, forecast to grow to 129.8 thousand by 2017. Households were estimated to number 63.0 thousand in 2012 and are expected to reach 68.0 thousand in 2017. Housing units were estimated to total 71.3 thousand in 2012 growing to 76.1 thousand in 2017. Whereas District median household income was estimated to be \$52.9 thousand in 2012, increasing to \$63.8 thousand in 2017, trade area median income was \$66.0 thousand in 2012 and forecast to increase to \$76.1 thousand in 2017. The median owner occupied home value in the retail trade area in 2012 was \$383.0 thousand, 22.1% higher than that in the Montrose District alone. 41.8% of renters pay more than \$1,000 per month rent compared to just 25.2% for the District alone. Most importantly, household expenditures in the District’s retail trade area - \$6.3 billion – are more than six times of those for the District alone. This represents the actual market available to present and future retailers and restaurateurs in the Montrose District.



COMPARISON OF POPULATION & KEY DEMOGRAPHICS
MONTROSE DISTRICT & RETAIL TRADE AREA (2012)



District Strengths

The Montrose District offers future residents, office tenants, restaurateurs, and bar and club operators strengths and advantages that are unique in the rapidly growing Houston area. Among these are:

An urban ambiance characterized by the tree lined Montrose Boulevard and eclectic commercial streets; a wide variety of small restaurants, bars, entertainment spots and retail shops; an arts movie theater; historic residential neighborhoods and a pedestrian and bicycle friendly environment.

UNIVERSITY OF ST. THOMAS IN THE DISTRICT

The University of St. Thomas, dedicated to educating leaders of faith and character, is a private institution committed to the liberal arts and to the religious, ethical and intellectual tradition of Catholic higher education. St. Thomas is Houston's only Catholic University and was founded by the Basilian Fathers in 1947.

\$79.4 million endowment | 1,609 undergraduate and 1,980 graduate students

10:1 Student/Faculty ratio | 177 Full-time faculty | 35 undergraduate degrees

10 pre-professional programs | 10 graduate degrees

The highly accredited professional programs in business, the sciences, education and nursing rank among the best in the nation and welcomes students of all faiths

CLOSE PROXIMITY TO DOWNTOWN HOUSTON WITH:

40 million square feet of office space

25 corporate headquarters | 3,500 businesses | 150,000 workers

3 major professional sports venues:

Minute Maid Park (Astros), Toyota Center (Rockets) and BBVA Compass Stadium (Dynamo)

George R. Brown Convention Center with 1.2 million square feet of space

7 major hotels including the 1,200 room Hilton Americas

A major new 1,000 room hotel – the Marriott Marquis – under construction

5 Boutique Hotels

City Hall, City Hall Annex, Houston Library, City Planning & Development,

Harris County Courthouse and other government facilities

CLOSE PROXIMITY TO TEXAS MEDICAL CENTER

Largest medical center in the world

50 not for profit institutions, including 15 hospitals, 3 medical schools,

4 nursing schools and schools of dentistry, pharmacy and public health

95,000 professionals and employees

Over 1,000 acres in size | Originated the first air ambulance service in the U.S.

Over 6 million annual patient visits | 160,000 daily visitors

CLOSE PROXIMITY TO RICE UNIVERSITY

Founded in 1912

One of the top science and engineering institutions in the country

Acceptance rate: 18.8%, current tuition: \$37,292 | \$4.5 billion endowment

3,700 undergraduate and 2,400 graduate students

5:1 student/faculty ratio rates among the lowest in the U.S.

8 schools of academic study | 11 residential colleges

Particularly noted for applied science programs in the fields of artificial heart research, structural chemical analysis, signal processing, space science and nanotechnology.



District Strengths...continued

CLOSE PROXIMITY TO THE MUSEUM DISTRICT

Contemporary Arts Museum, Menil Collection and Museum of Printing History, all located in the District.

Museum of Fine Arts – Law Building and Beck Building | Museum of Natural Science
Children's Museum | Holocaust Museum | Houston Health Museum | Houston Fire Museum

PROXIMITY TO THE PERFORMING ARTS

Jones Hall (Houston Symphony)

Wortham Center (Houston Grand Opera, Houston Ballet)

Hobby Center for the Performing Arts (TUTS)

Verizon Theater | Alley Theater | Stages Repertory Theater | AD Players

Ensemble Theater | Music Box | Main Street Theater

PROXIMITY TO HERMANN PARK

Founded in 1914

445 acres in the heart of Houston

\$80 million in recent improvements

Significant support by Hermann Park Conservancy

Miller Outdoor Theater

Houston Zoo

Hermann Park Railroad

Sam Houston Monument

15 acre Centennial Garden Center to open in 2014

EXCELLENT THOROUGHFARE AND STREET GRID NOT COMMON IN THE GREATER HOUSTON AREA

GOOD METRO BUS SERVICE on Montrose Boulevard, Westheimer, Alabama and Richmond; close proximity to the 7.5 mile Main Street light rail line connecting Downtown, Midtown, Texas Medical Center and Reliant Stadium; and planned future University light rail line with three stations in the District along Richmond Avenue.

VACANT AND UNDERUTILIZED PROPERTIES, including a number of pre-1970 apartment complexes, provide opportunities to investors and developers for new retail, restaurant and residential concepts to help meet the high demand for new commercial space and housing inside the Loop.



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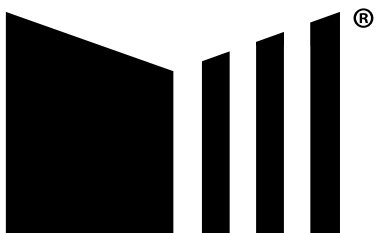
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MONTROSE DISTRICT

Houston's Favorite Destination!

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