

# LOVETT

## Sawyer Yards



### PROPERTY

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- **Retail/office** available,
- Proven big box sales
- Heavily gentrifying area
- Designated by State of Texas as **Cultural Arts District**
- Central to **Heights, Midtown, Rice Military & Downtown**
- **38'** pitched roof without columns
- Great patio space with amazing **Downtown views**
- Large end caps available
- Generous parking

### CONTACT

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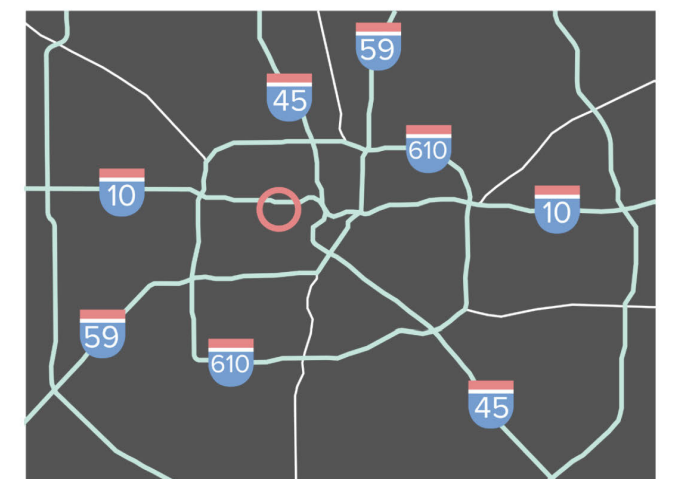
### ADDRESS

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2313 Edwards St.  
Houston, Texas 77007

### LOCATION

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DEMOGRAPHICS

Radius	Population	\$/Household
1 mile	17,070	\$111,193
3 miles	189,526	\$115,390
5 miles	435,850	\$109,163

TRAFFIC COUNT

Sawyer St. North of Washington Ave.	11K
Sawyer St. South of Washington Ave.	4K
Washington Ave. East of Sawyer St.	16K
Washington Ave. West of Sawyer St.	15K

AREA AMENITIES

Kroger	B&B Butchers	Truth BBQ
Target	Silver Street Studios	Momentum
Starbucks	Winter Street Studios	Wells Fargo
PetSmart	Chick-Fil-A	TacoDeli
H-E-B	Freebirds	Silos on Sawyer
Chase Bank	Panda Express	Platybus Brewing
McDonald's	la Madeleine	Chili's
Catalina Coffee	Staples	CrossFit H-Town



SITE PLAN

