

# LOVETT

**1505 Oliver St.**

Warehouse redevelopment for office, retail, restaurant & bar concepts



## PROPERTY

- Located within the **Sawyer Yards Art District** and connected by the **Dock High Pedestrian Path**
- **56,000+** square feet of leasable space for office, restaurant, retail, bar and other concepts
- Quick and easy access to **I-10** and **Downtown**
- Next door to **1201 Oliver St.**, a Lovett owned development
- Parking on-site with extra adjacent lot
- **H-E-B, Kroger, Target** and upcoming mixed-used project, **Lower Heights District** all within one mile radius

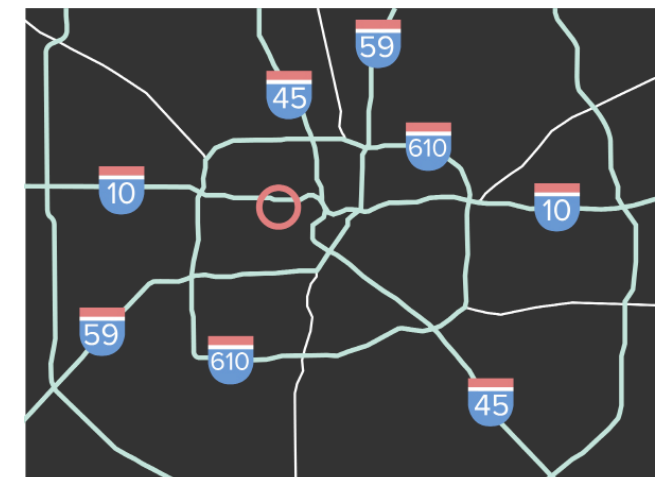
## CONTACT

**Hattie Parker**  
(832) 553-5916  
hattiep@lovettcommercial.com

## ADDRESS

1505 Oliver St.  
Houston, Texas 77007

## LOCATION





DEMOGRAPHICS

Radius	Population	Median Age	\$/Household
1 mile	18,425	31.1	\$132,463
3 miles	214,626	33.6	\$130,922
5 miles	458,611	34.3	\$123,911

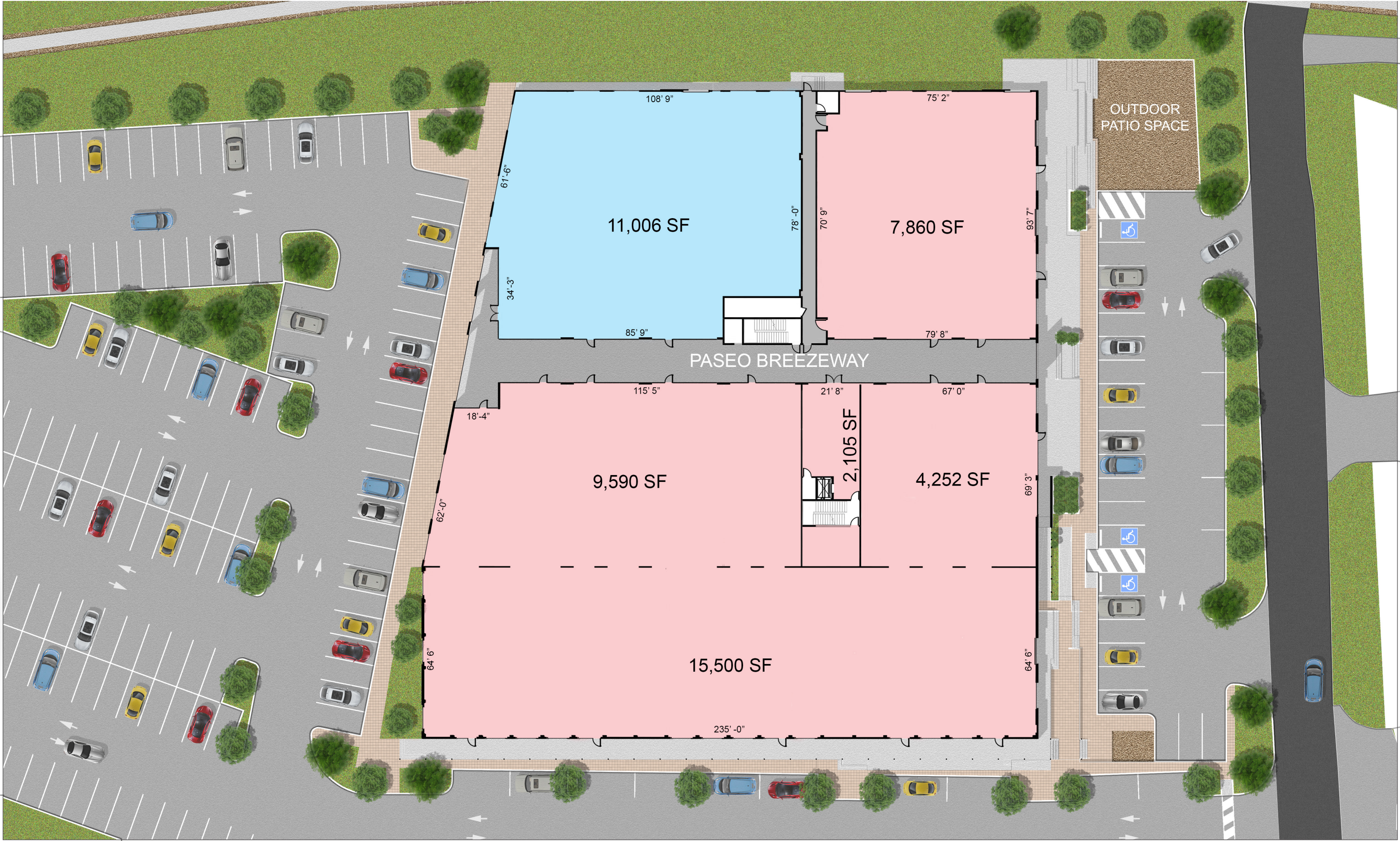
TRAFFIC COUNT

Washington Ave. between Studemont & Sawyer	17K
Sawyer St. between Crockett & Washington	12.6K
Center St. between Studemont & Sawyer	2.3K

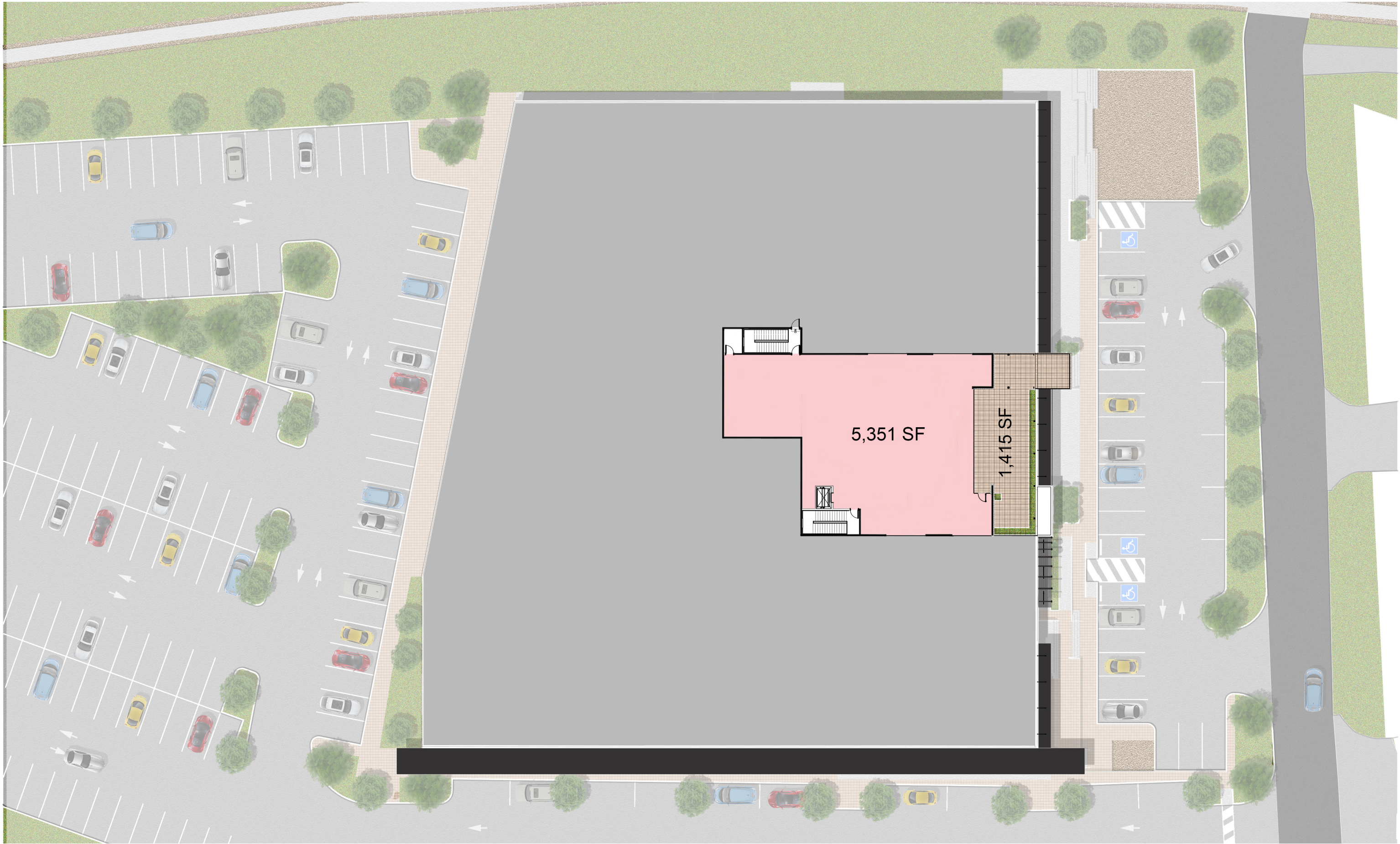
AREA AMENITIES

Kroger	B&B Butchers	Truth BBQ
Target	Silver Street Studios	Sawyer Yards
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	Ia Madeleine	Chili's
Catalina Coffee	Staples	CrossFit H-Town

LEVEL ONE FLOOR PLAN



ROOF TERRACE FLOOR PLAN



PATIO RENDERING



ROOFTOP RENDERING



SAWYER YARDS MASTERPLAN

