

NEW MIXED USE RE-DEVELOPMENT



1500 WAUGH @ W. GRAY | HOUSTON, TEXAS 77019



FOR LEASING INFORMATION:

SIMON HA, Director of Leasing
simon@braunenterprises.com
713.541.0066 ext. 24

DANIEL HOLLEK
dhollek@braunenterprises.com
713.541.0066 ext. 35

RIVER OAKS OFFICE SPACE

5353 W Alabama St, Suite 200, Houston, Texas 77056
www.braunenterprises.com

PROPERTY HIGHLIGHTS

1500 WAUGH @ W. GRAY HOUSTON, TX 77019

LOCATION

NWC of Waugh Dr & W Gray St - 1500 Waugh Dr, Houston, TX 77019

SPACE 1

- 4th Floor
6,000 SF

ADDITIONAL INFORMATION

- 1500 Waugh is a new Mixed Use Re-development at the signalized intersection of Waugh and West Gray. The property is located at the convergence of Houston's bustling Montrose submarket, and the Affluent River Oaks submarket.
- The property is just south of Buffalo Bayou Park on a highly visible corner that allows for easy access across the city of Houston along major thoroughfares including Waugh, West Gray, Allen Parkway, Shepherd, Montrose Blvd, and Memorial Drive.
- The site will consist of up to 18,000 SF of restaurant/retail space, and 31,000 SF of Urban Office space.

WALKABLE AMENITIES



2026 DEMOGRAPHIC SNAPSHOT



Population

1 mile	34,817
3 mile	218,923
5 mile	501,171



Daytime
Population

1 mile	41,921
3 mile	436,738
5 mile	1,001,181



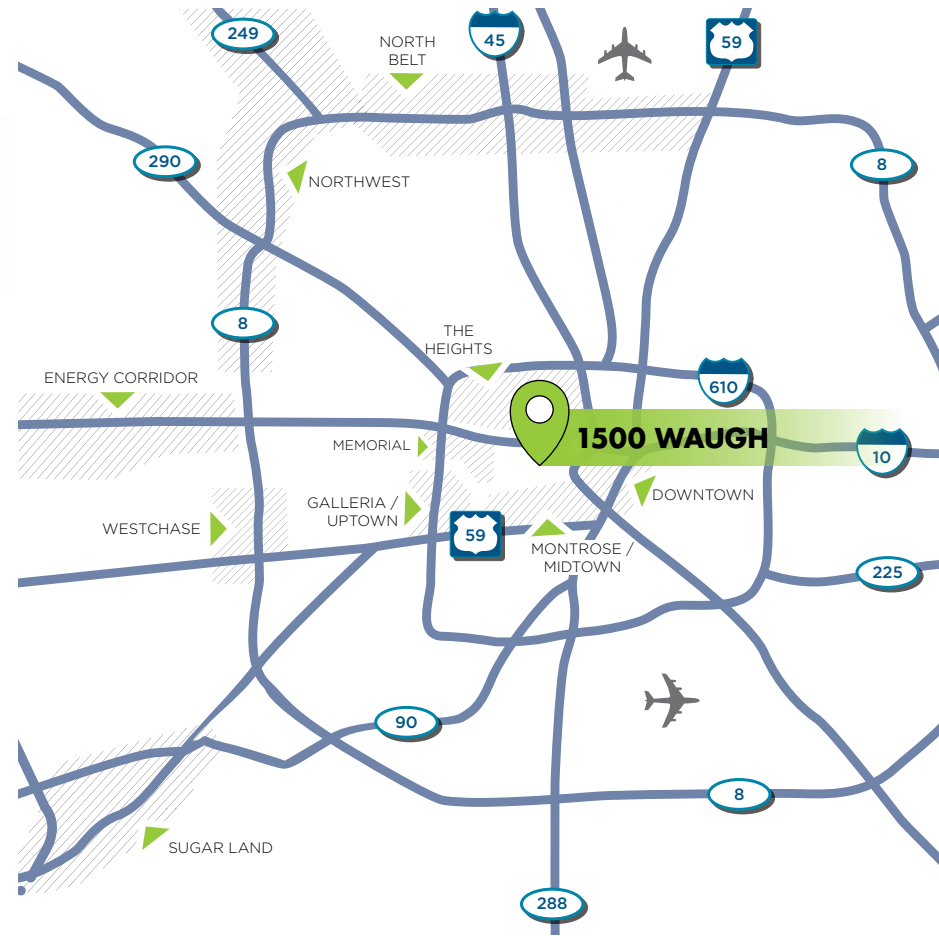
Avg. HH
Income

1 mile	\$211,861
3 mile	\$200,072
5 mile	\$179,505



Traffic
Counts

Waugh Dr	22,090 vpd
West Gray St	10,683 vpd
(TXDOT 2022)	



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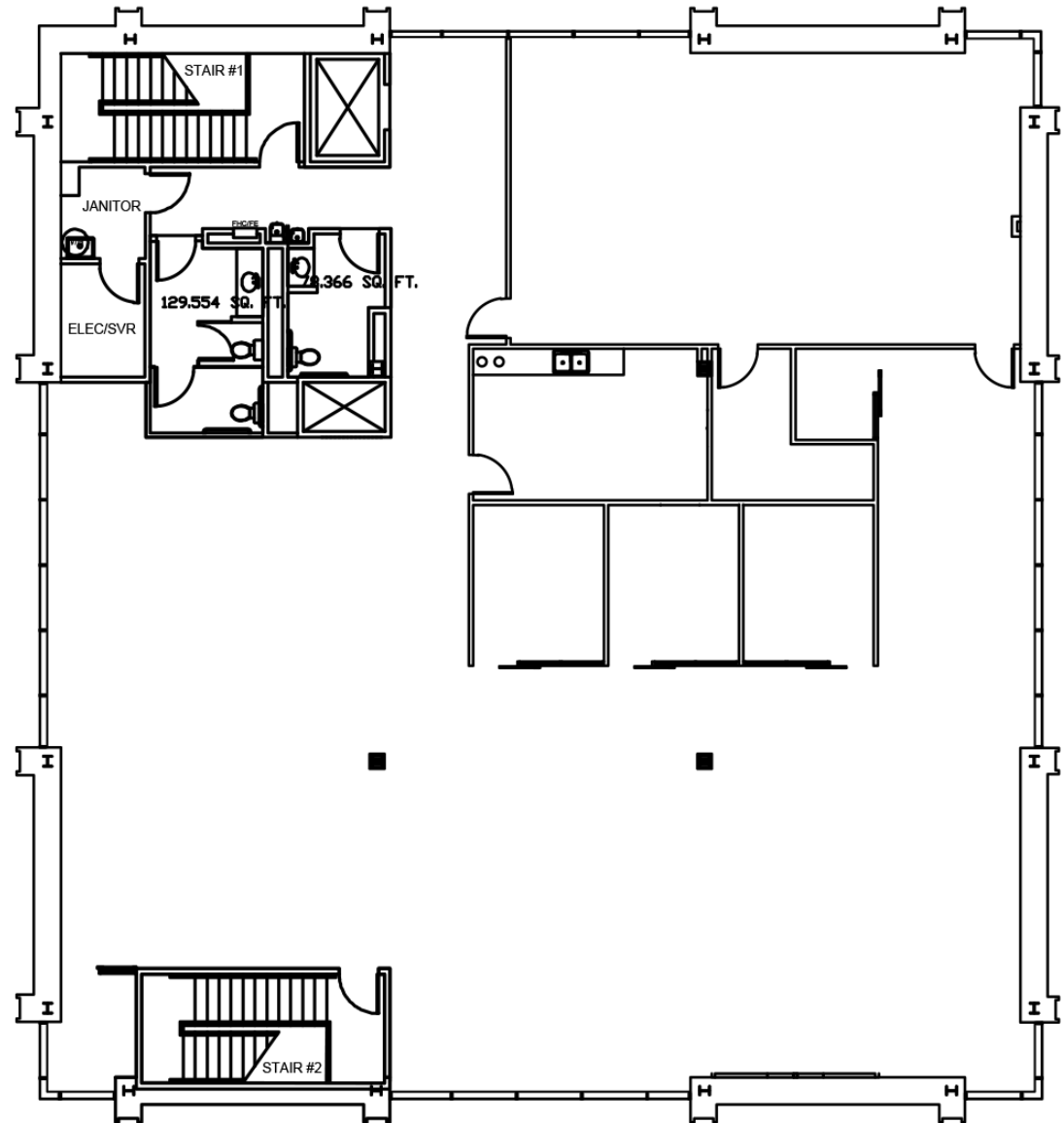
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FLOOR PLAN LEVEL 4

1500 WAUGH @ W. GRAY HOUSTON, TX 77019

AVAILABLE- 6,000 SF



INTERSECTION AERIAL

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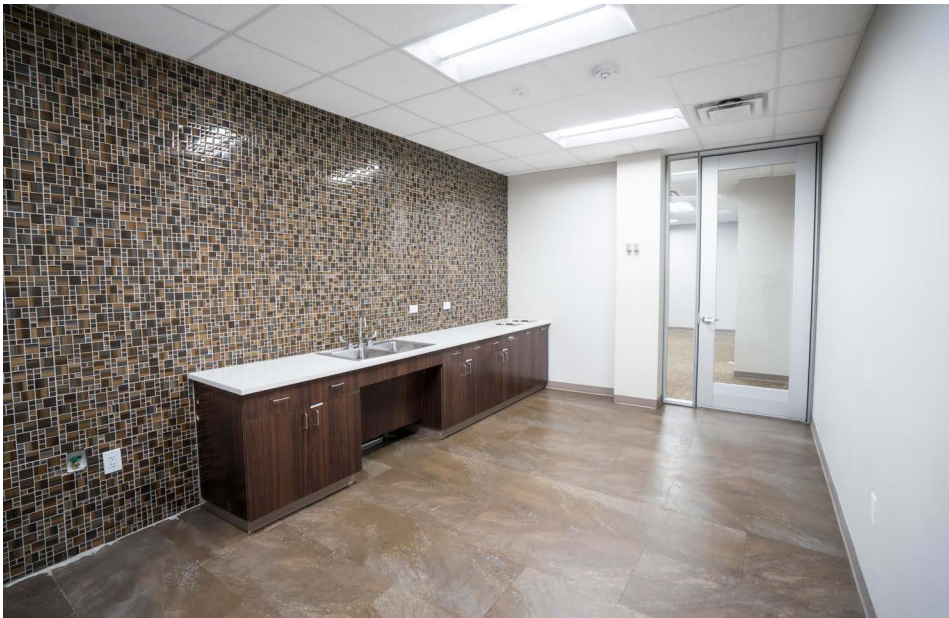
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