

EST. 2027

20th St.

MARKET

SHOP • DINE • CONNECT

THE HEIGHTS | HOUSTON, TX

A NEW CHAPTER ON 20TH STREET

20th Street Market is an exciting new mixed-use development coming to one of the most sought after retail corridors in The Heights. Located at 1138 W. 20th Street, the project will transform two existing warehouses into modern retail spaces while introducing two newly constructed retail buildings, bringing additional shopping, dining, and service opportunities to the vibrant W. 20th Street corridor.

We are currently seeking retail tenants looking to establish or expand their presence in one of Houston's most historic and desirable neighborhoods. With its unique blend of historic character and modern retail, 20th Street Market offers an opportunity for businesses to become part of the continued growth of The Heights.



21,478 SF

TOTAL PROJECT



4

RETAIL BUILDINGS



2 + 2

RENOVATED + NEW



HISTORIC CHARACTER. MODERN RETAIL

THE REDEVELOPMENT

Preserving History. Creating what's next.

20th Street Market breathes new life into a long standing Heights property, blending historic character with modern design to create a destination for today's retailers, diners, and service providers.



**Historic
Character
Preserved**



**Modern
Design &
Infrastructure**



**Curated
Retail Mix**



**A Vibrant
Destination
For The Heights**



TRANSFORMATION HIGHLIGHTS

- ✓ Two existing warehouses to be renovated into modern retail spaces
- ✓ Planned two newly constructed retail buildings
- ✓ Updated architecture with expansive glass, modern finished, and outdoor seating
- ✓ Improved site layout, pedestrian connectivity, and enhanced landscaping
- ✓ Designed to complement the character and growth of 20th Street

THE NEIGHBORHOOD



A THRIVING DINING & NIGHTLIFE DESTINATION

Located in the heart of Houston's historic Heights neighborhood, 20th Street Market is surrounded by one of the city's most vibrant dining, retail, and nightlife scenes. The Heights is known for its unique local character, walkable streets, and a strong mix of residents, professionals, and visitors.

With popular restaurants, craft bars, breweries, coffee shops, fitness studios, and boutique retail just minutes away, the area continues to attract new businesses and a steady flow of visitors throughout the day and evening.



76,826
Population
Within 2 miles



\$219,159
Avg. Household
Income Within
2 miles



HIGH
Foot Traffic &
Daytime Activity



37,063
Households
Within 2 miles

WHY 20TH STREET



SCENE & LIFESTYLE

One of Houston's most popular dining and nightlife destinations, attracting visitors throughout the day and evening.



THRIVING LOCAL BUSINESSES

A growing mix of locally owned businesses that contribute to 20TH Street's vibrant atmosphere.



STRONG DEMOGRAPHICS

A desirable mix of established households, young professionals, and growing families provides a diverse consumer base that supports a wide range of retail.



CENTRAL LOCATION

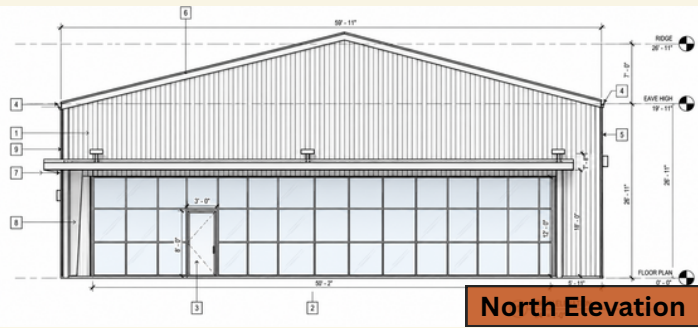
Convenient access to Downtown Houston, major thoroughfares, and surrounding neighborhoods.



Information deemed reliable but not guaranteed. Subject to errors, omissions, prior sale or lease, price changes, or withdrawal without notice. Users should independently verify all information.

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BUILDING 1

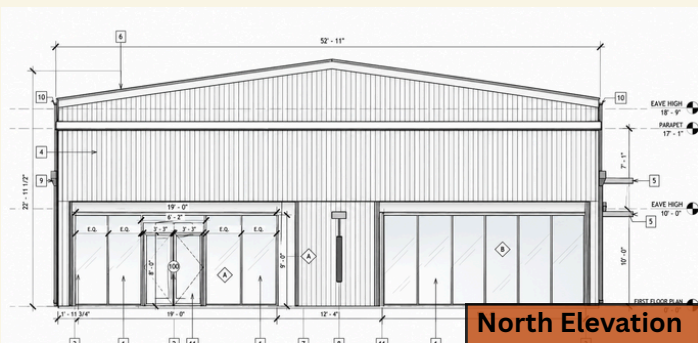


BUILDING 1 HIGHLIGHTS

- ✓ 6,600 SF (divisible)
- ✓ 57' 8" Depth
- ✓ 4 Storefronts Available
- ✓ Large Patio Space
- ✓ Grease Trap on Site

1122 W 20TH ST, HOUSTON, TX 77008

BUILDING 2

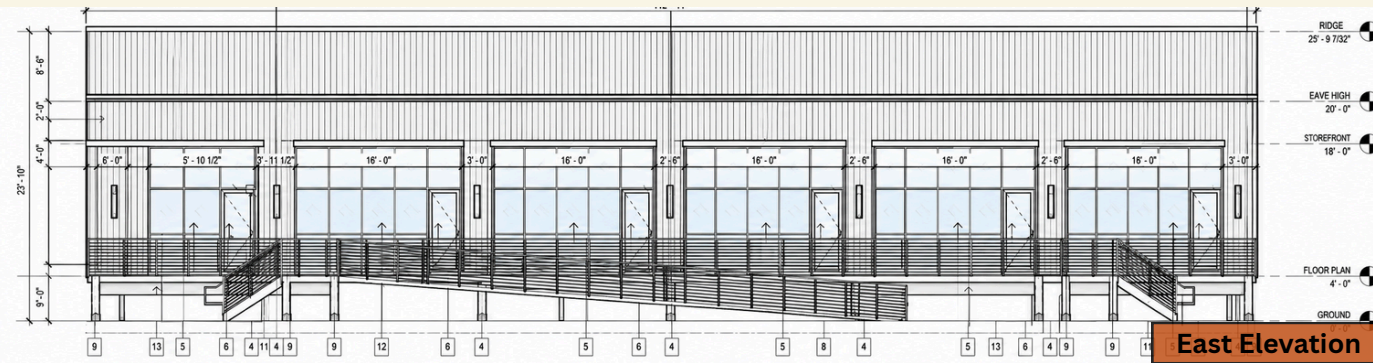
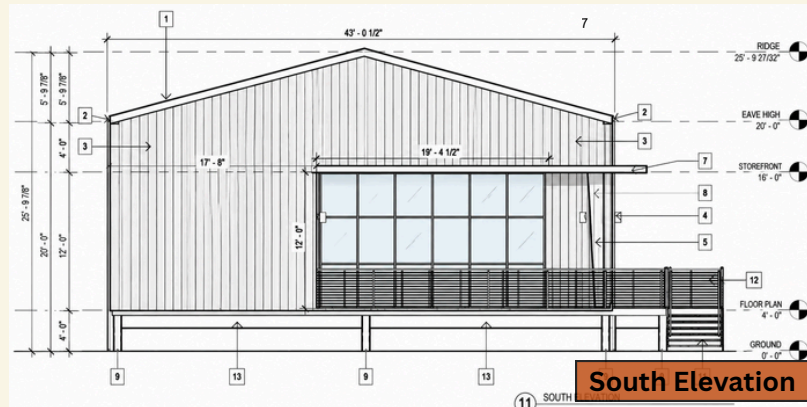


BUILDING 2 HIGHLIGHTS

- ✓ 6,366 SF (divisible)
- ✓ 51' 3" Depth
- ✓ 5 Storefronts Available
- ✓ Potential Patio Space
- ✓ Grease Trap on Site

1138 W 20TH ST, HOUSTON, TX 77008

BUILDING 3

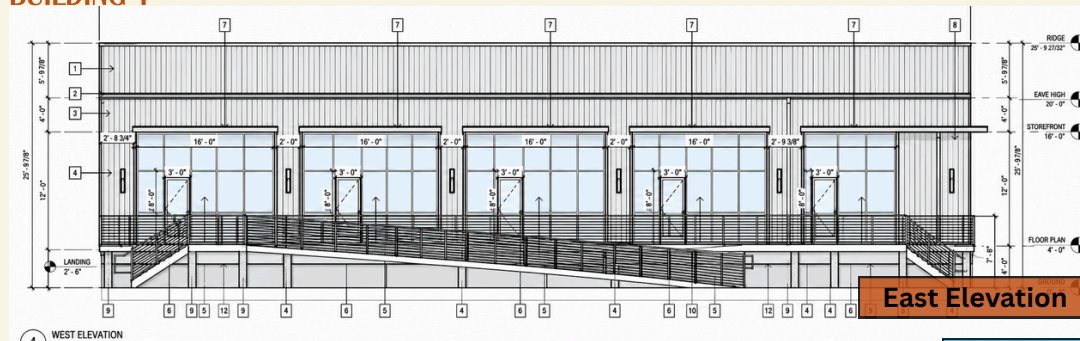
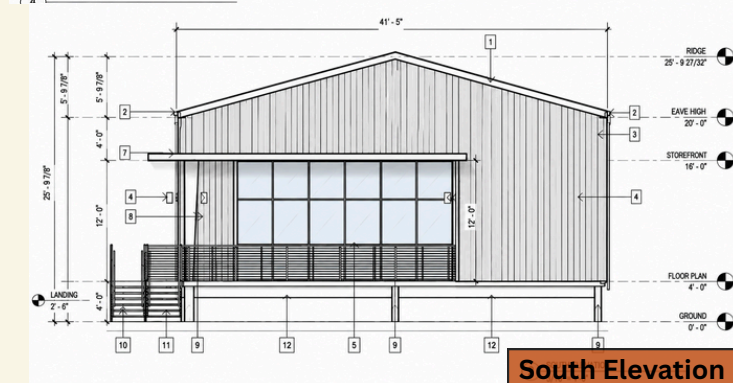


BUILDING 3 HIGHLIGHTS

- ✓ 4,781 SF (divisible)
- ✓ 41' 3" Depth
- ✓ 4' Above Ground Level
- ✓ 12' Glass Windows
- ✓ Grease Trap on Site

1137 W 19TH ST, HOUSTON, TX 77008

BUILDING 4



BUILDING 4 HIGHLIGHTS

- ✓ 3,731 SF (divisible)
- ✓ 40' Depth
- ✓ 4' Above Ground Level
- ✓ 12' Glass Windows
- ✓ Grease Trap on Site

1127 W 19TH ST, HOUSTON, TX 77008

PHOTO



PHOTO



PHOTO



CONTACT FOR LEASING INQUIRIES

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Parkhill Investments, Inc	312169	pkinv@yahoo.com	(713) 412-3994
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Parkhill	222307	pkinv@yahoo.com	(713) 412-3994
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Dally	712243	Daryl@fwdcre.com	(281) 748-7692
Ethan Crist	811258	Ethan@fwdcre.com	(713) 382-3881
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date