

# MEDICAL CENTER CROSSING

1709 DRYDEN ROAD HOUSTON, TX 77030

SHOP COS.



A DEVELOPMENT BY:



Lindsey McKean / [LINDSEY@SHOPCOMPANIES.COM](mailto:LINDSEY@SHOPCOMPANIES.COM) / 713-814-3859

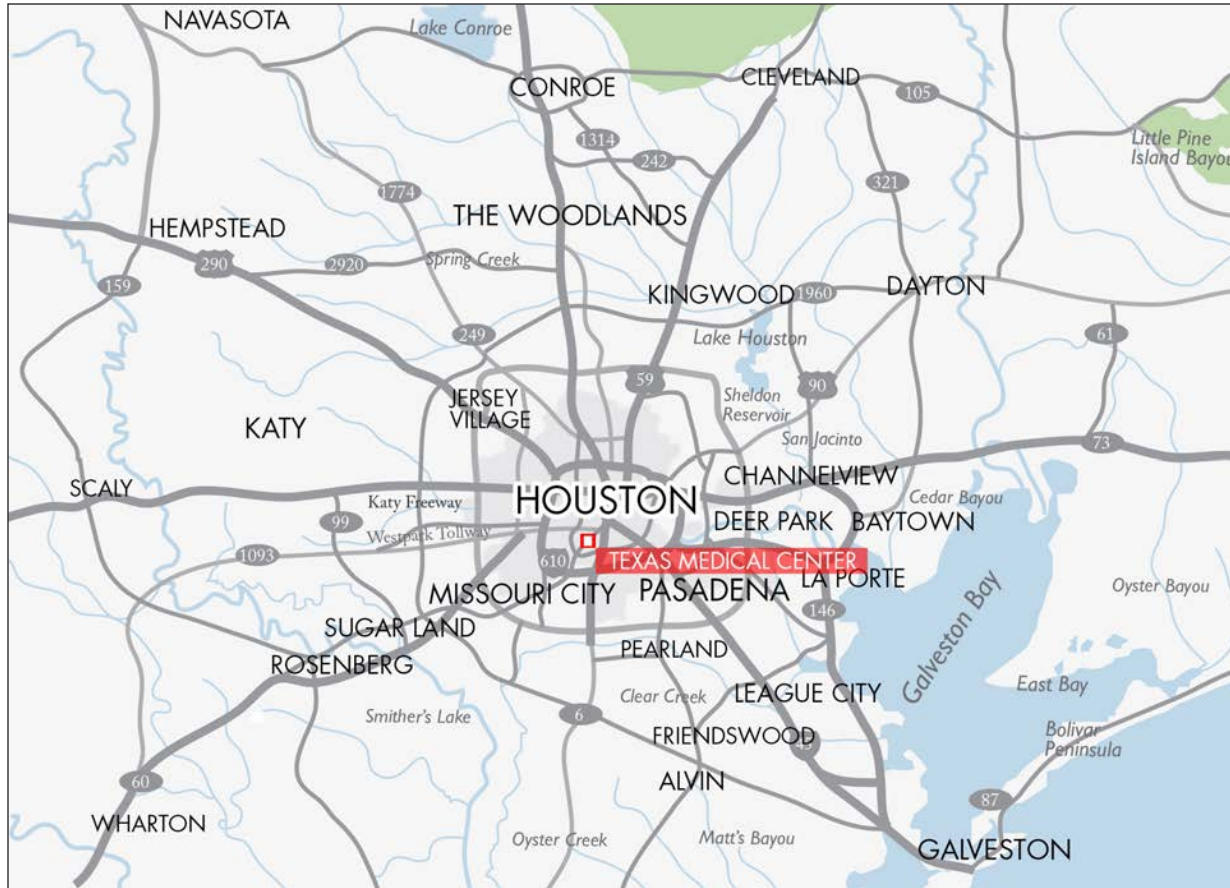
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## PROJECT SCOPE

Located in the heart of the Texas Medical Center at Main & Dryden bounded by Fannin St with incomparable foot traffic in the Houston MSA. Complete renovation of the historic Medical Towers Building including 25,000 SF of restaurant and retail on the street level, as well as a 273+ key Westin Hotel.

A DEVELOPMENT BY: PEARL HOSPITALITY

## DETAILS

- Tenants include: Starbucks, Citadel BBQ, Cliff's, Chipotle, MOD Pizza, Salata, Halal Guys, Poke in the Bowl and PNC Bank
- Sky bridge to O'Quinn Tower and the rest of the Texas Medical Center

## TRAFFIC COUNTS

o Main St:	27,045 VPD - '21
o University:	13,175 VPD - '21
o Holcombe Blvd:	13,293 VPD - '21
o Dryden Rd:	2,887 VPD - '21

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	13,728	190,983	454,288
Avg. HH Income	\$181,800	\$141,680	\$138,146
Daytime Population	155,948	415,351	887,842
Medium Home Value	\$749,065	\$502,990	\$428,609
Bachelor's Degree	37.8%	32.1%	30%

## TMC STATISTICS

- 10 million patients per year
- 106,000+ employees
- 50 million developed square feet
- \$25B annual GDP
- World's largest Children's Hospital
- World's largest Cancer Hospital



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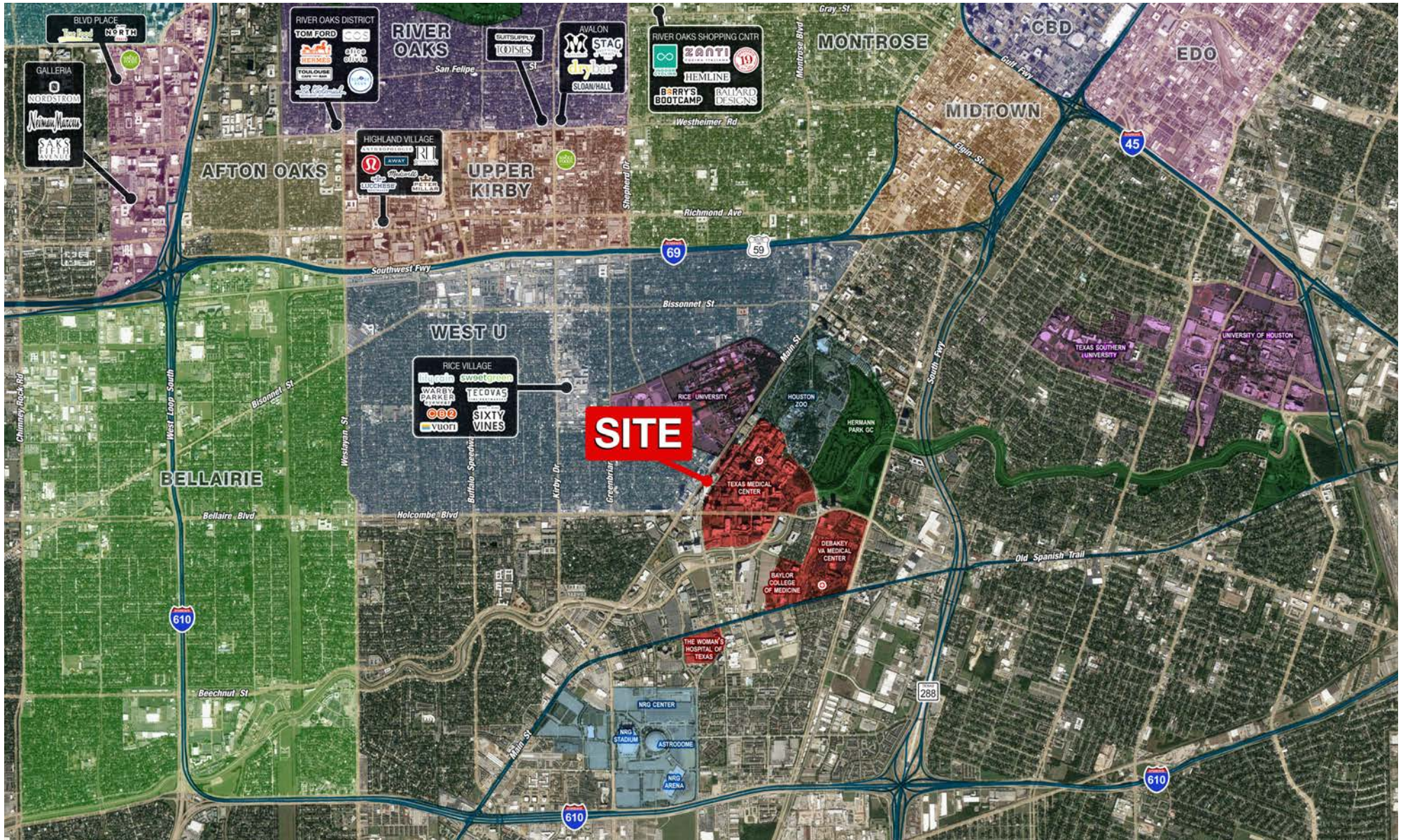
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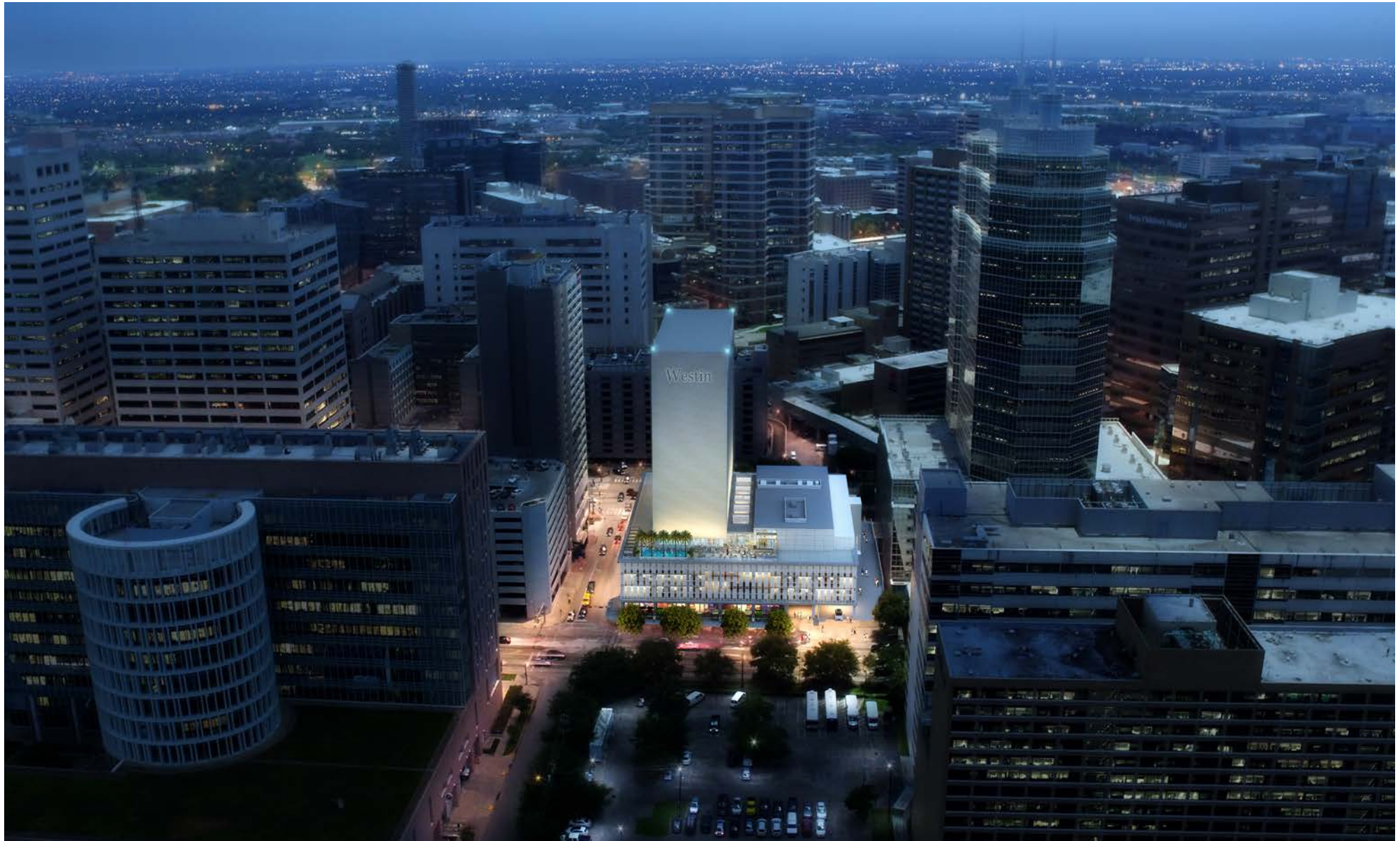
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