

JUNE 2018

DOWNTOWN AT A GLANCE

CENTRAL HOUSTON & DOWNTOWN DISTRICT



DOWNTOWN AT A GLANCE

JUNE 2018

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Culture & Entertainment
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CentralHouston



downtown
district

*This report is updated biannually.

Cover: Discovery Green

Downtown Houston Overview



Main Street Square

An eclectic mix of historic and contemporary infrastructure, convenient transit options, convention and sports venues, an active cultural and arts scene, fine dining and shopping, and thriving residential communities, Downtown Houston is one of the region's most dynamic and vibrant mixed-use urban centers.



The Downtown Core measures 1.84 square miles, bounded by Interstate I-10 on the north, U.S. 59 on the east and I-45 on the south and west, but has the largest concentration of employment in the region, with an estimated 158,000 jobs. It remains the desired business location for prominent companies, offering competitive advantages such as proximity to customers, business and service providers and transit options. A well-established, but constantly evolving business center, Downtown has a wide industry mix and a collaborative, entrepreneurial and innovative environment.

Over the past two decades, more than \$9 billion in public and private investments have been made towards achieving Downtown's vision of a creative and vibrant place to live, work and play. Downtown residents grew by almost 300 percent from 2000 to date, spurred by the increasing desire to be closer to work and at the



heart of Houston's premier destination for culture and entertainment. Responding to market demand, developers have delivered over 3,200 residential units in the last two years, 600 units are under construction, with another 1,179 planned. This growth is not limited to the core. Greater Downtown (a 2-mile radius from the center of Downtown) is home to 66,838 household residents, recording an increase of 36 percent from 2000 to 2016. This urban neighborhood continues to attract families and children: over 57 percent of households are family households, and approximately 11,000 children call the Greater Downtown area home. Walkable, accessible, central and vibrant, Downtown is poised to remain a competitive and sustainable regional economic hub and mixed-use urban center.

Key Facts

LIVING

Greater Downtown (2 mile radius)

Household Population	66,838
Residents with a Bachelor's Degree or Higher	46%

Downtown Core

Residential Units	5,992
Housing Units Under Construction & Planned	1,779
Transit Score	93
Bike Score	58
Walk Score	76
Schools & Universities	8
Higher Education Enrollment	14,251
Average Apartment Asking Rent	\$2,509
Average Home Value	\$561,664

TRANSIT

Annual Houston Airports Passenger Traffic	
2017 (FY)	54,168,938
2018 (YTD)	18,042,976
Average Weekday Metro Transit Ridership (Bus & Light Rail)	105,000

HOSPITALITY, TOURISM, CULTURE & ENTERTAINMENT

Hotel Rooms	7,803
Hotel Room Occupancy	70%
Average Daily Room Rate	\$183
Theatre District Seating Capacity	13,000
Major Sports/Concert Venue Capacity	150,000
Convention Seating Capacity	~100,000
Convention Square Footage	1.9 million
Theater Performance Attendance	790,618

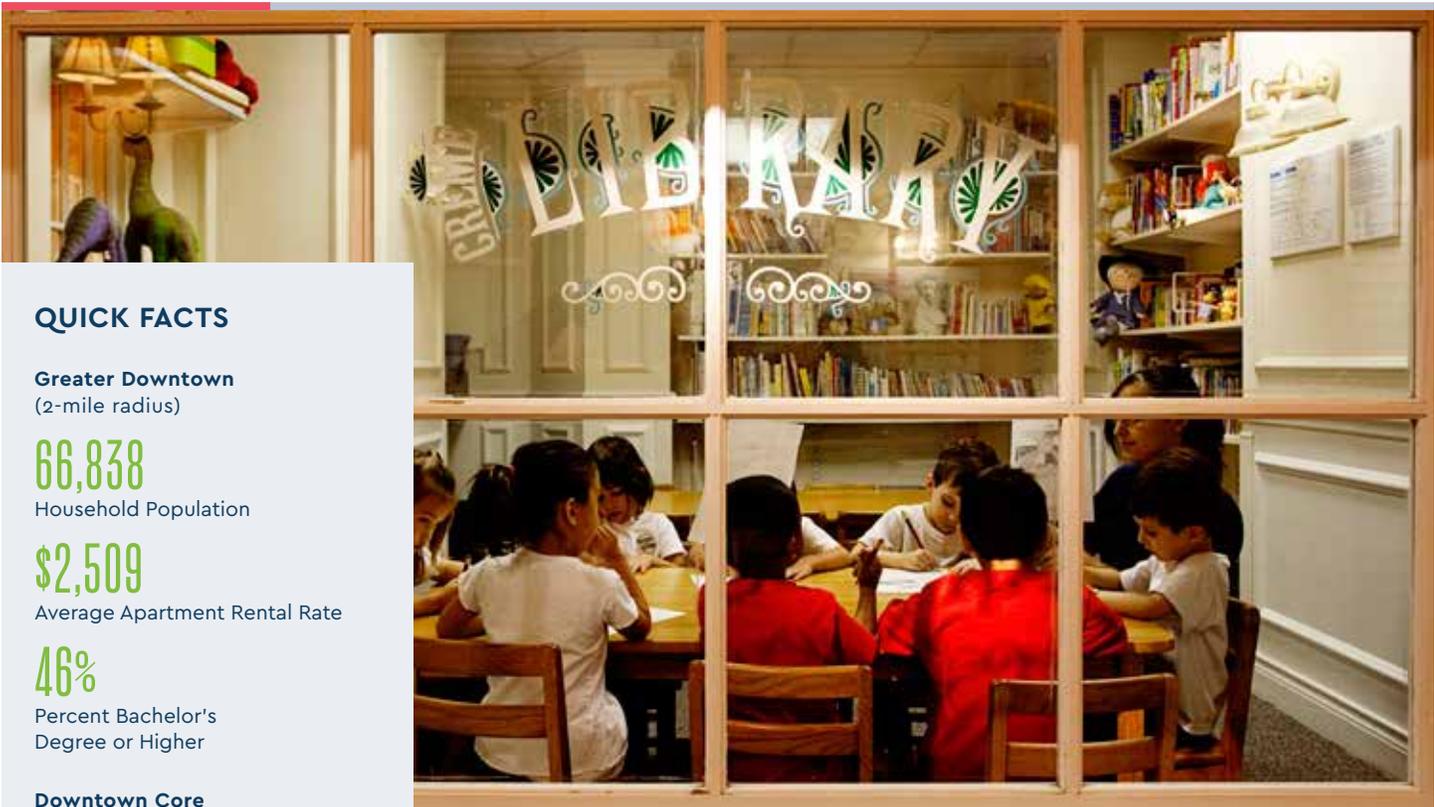
OFFICE MARKET & EMPLOYMENT

Office Square Footage	51,313,631
Office Occupancy (Class A)	81.6%
Average Asking Rate (Class A; \$ per SF)	\$41.43
Innovation hubs, Co-working & Collaborative Spaces (SF)	283,526
Fortune 500 Companies (total)	20
Fortune 500 Companies (Headquarters)	10
Total Wage & Salary Jobs (2015)	157,906

RESTAURANTS & RETAIL

Retailers	394
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Downtown Living



Creme de la Creme

QUICK FACTS

Greater Downtown
(2-mile radius)

66,838
Household Population

\$2,509
Average Apartment Rental Rate

46%
Percent Bachelor's Degree or Higher

Downtown Core

8,313
Household Population

5,992
Housing Units Completed

1,779
Housing Units Under Construction/Planned

\$561,664
Average Home Sale Price

93
Transit Score

58
Bike Score

76
Walk Score

Downtown residents are located at the epicenter of activity, steps away from Houston's best entertainment, dining and green spaces.

With 5,992 residential units in the core, 600 units under construction, and another 1,179 planned, residents have a variety of options to call home, ranging from historical to contemporary, mid to high-rise luxury apartments and condos. Downtown has experienced exponential growth in residential development, and is expected to add over 5,000 new residents in the next three to five years. Almost 60 percent of residential units-to-date were built within the last four years. Based on known projects, Downtown is set to see a 173% increase in the number of units from 2,562 units

at the beginning of 2014, to 7,771 units by 2019, making Downtown one of the fastest growing residential neighborhoods in Houston. High population growth, competitive rental and occupancy rates, and strong home values are indicative of Downtown's growing residential appeal. Downtown attracts young professionals, executives, empty nesters, and those seeking proximity to their jobs, pedestrian-friendly lifestyles, and a vibrant urban neighborhood. Downtown's central location and well-developed public transit system provide easy access to

Downtown's walkability means that residents are only minutes away from dining at their favorite restaurant, attending a concert or sports event, or taking their dog for a walk in the park.

top employers and businesses, the city's major airports, and sports and entertainment venues. Downtown's walkability means that residents are only minutes away from dining at their favorite restaurant, attending a concert or sports event, or taking their dog for a walk in the park. Most residents have to look no further than their front door for entertainment and services, as many residential buildings feature street-level retail. Residents enjoy the tranquil setting provided by more than ten parks including the newly transformed Buffalo Bayou Park.

Complemented by robust pedestrian infrastructure (bike lanes and sidewalks), this makes for a green and safe community where individuals and families can enjoy a high quality of life and work.

Hike, bike or kayak along Buffalo Bayou; attend a fitness class at Discovery Green or play Bingo at Market Square Park; watch a Broadway show, ballet production, or jazz concert in the Theater District; attend weekly events that bring residents, children, and visitors together. Residents never have a dull moment.



Marquis Lofts on Sabine/ Buffalo Bayou Park

Demographics Greater Downtown (2 mile radius)

75,517

Total Population

57%

Family Households

35

Median Age

66,838

Household
Population

36%

Household
Population Growth
2000–2015

10,606

Number of Children
[0–18 years]

33,970

Number of
Households

2.12

Average
Household Size

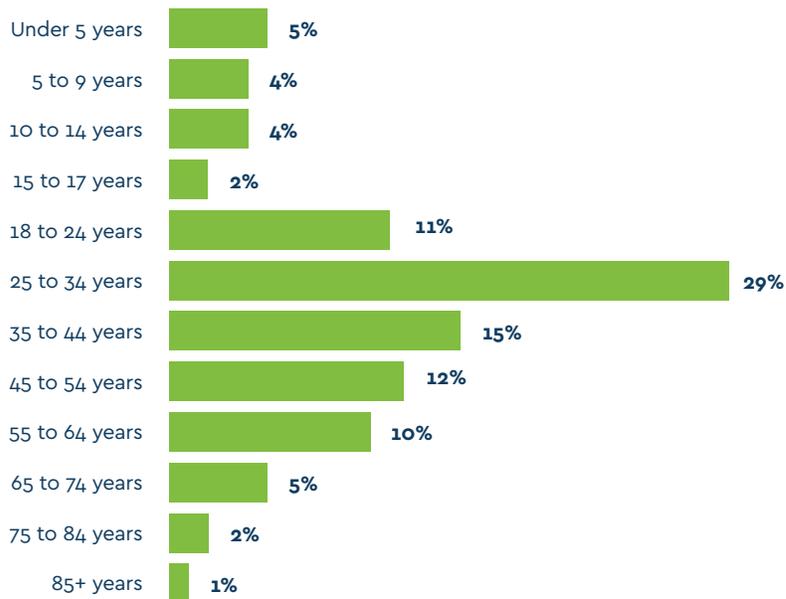
39%

Millennials
[20–34 years]

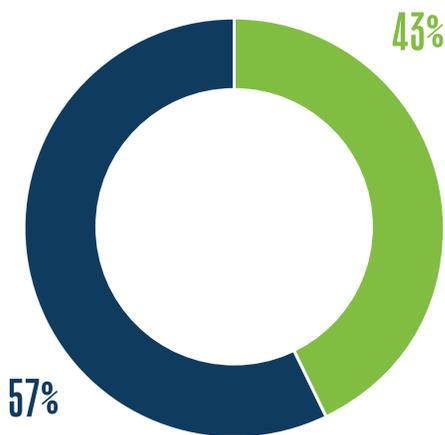
Downtown has a very young population;
over 55 percent of the population is 34 years or younger.

Demographics Greater Downtown (2 mile radius)

POPULATION BY AGE

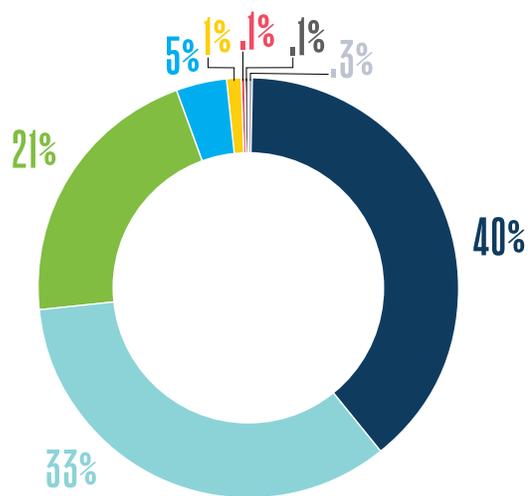


POPULATION BY SEX



Male
Female

POPULATION BY RACE



White
Hispanic/Latino
Black/African
Asian
Two or more races
Other Race
American Indian/Alaskan
Native Hawaiian/Pacific Islander

Income & Education

Greater Downtown (2-mile radius)

\$96,098

Average Household Income

With a difference of over \$20,000, Downtown households have significantly higher average income levels than households in the City of Houston, which averages \$75,763, and the national average of \$77,866.

59%

Household Income > \$50,000

Compared to 48 percent of households in the City of Houston, almost half of Downtown households have incomes exceeding \$50,000. 46 percent of Downtown households have incomes of \$75,000 or more, compared to 31 percent in Houston and the national average of 37 percent.

\$561,664

Average Home Price

Home prices in the Downtown core average \$561,664 or \$390 per SF compared to \$482,202 or \$179 per SF in the City of Houston.

\$2.12

Average Rent per Square Feet

Rental rates in the Downtown core average \$2,509 or \$2.12 per SF compared to \$2,174 or \$1.27 per SF in the City of Houston.

67%

Some College Degree or Higher

More than two in three adults Downtown have completed some college (including an Associate's degree) or hold a Bachelor's degree or higher, compared to 54 percent in all of Houston and the national average of 59 percent.

46%

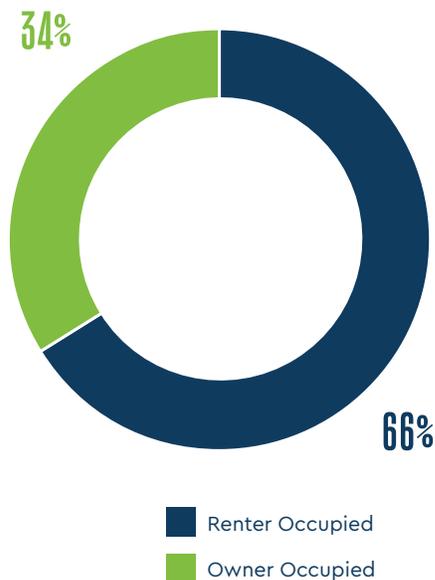
Bachelor's Degree or Higher

Downtown residents have higher levels of education than the average for the City of Houston and the nation, with 46 percent holding a Bachelor's degree or higher compared to 28 percent.

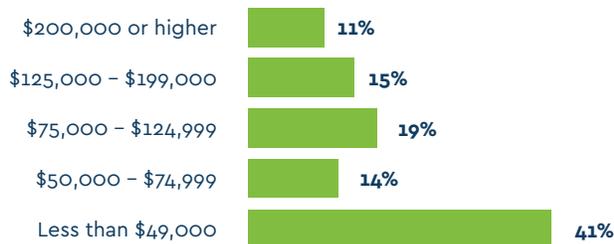
Income & Education

Greater Downtown (2 mile radius)

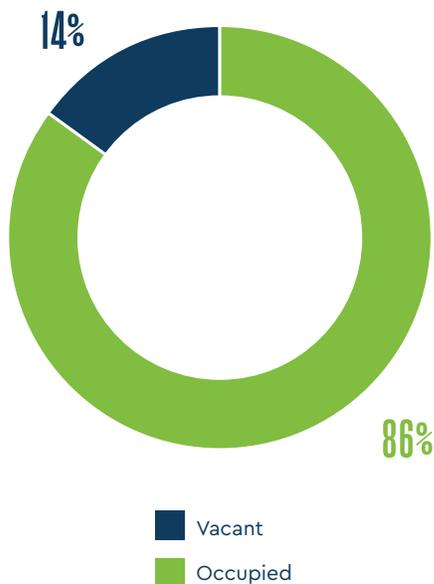
HOUSING TENURE



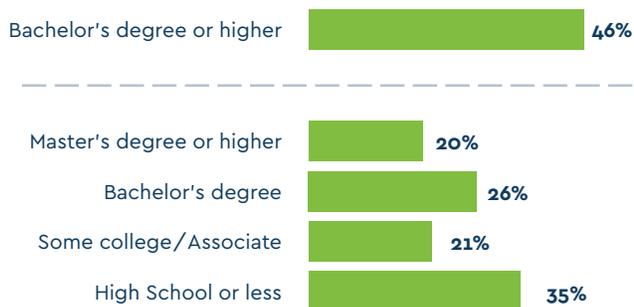
HOUSEHOLD INCOME



HOUSING UNITS - OCCUPANCY RATE



EDUCATIONAL ATTAINMENT



Demographics Downtown Core

10,241
Total Population

4,518
Number of Households

8,313*
Household Population

1.84
Average Household Size

* HDMD Estimate

Demographics 3-Mile Radius

159,221
Total Population

69,796
Number of Households

145,213
Household Population

2.24
Average Household Size

Demographics 5-Mile Radius

386,384
Total Population

159,779
Number of Households

363,783
Household Population

2.4
Average Household Size

Residences Downtown

PROPERTY (EXISTING)	UNITS	PROPERTY (UNDER CONSTRUCTION)	UNITS
1414 Congress- New Hope Housing	57	Camden Downtown	271
1711 Caroline	220	Marlowe	100
500 Crawford	400	Regalia at the Park	229
Alexan Downtown	285		
ARIS Market Square	274	PROPERTY (PLANNED)	UNITS
Bayou Lofts	108	1810 Main—Fairfield Residential	286
Beaconsfield Condos	18	Block 114—Marquette Companies	304
Block 334	207	Block 346—Camden Phase II	275
Byrd's Lofts	5	Block 98—Trammell Crow	314
Capitol Lofts	37		
Catalyst	361		
CityView Lofts	57		
Commerce Tower	132		
Dakota Lofts	53		
DeGeorge at Union Station	99		
Eighteen25	242		
Eller Wagon Works	32		
Foley Building	1		
Four Seasons Condominium	104		
Franklin Lofts	62		
Hermann Lofts	33		
Hogg Palace	79		
Houston House Apartments	394		
Keystone Lofts	31		
Kirby Lofts on Main	65		
Market Square Tower	463		
Marquis Lofts on Sabine	198		
One Park Place	346		
The Peacock and Plaza Court Apartments	32		
The Rice	312		
San Jacinto Lofts	16		
SkyHouse Houston	336		
SkyHouse Main	336		
St. Germain Lofts & Condos	109		
The Star	323		
Tennison Lofts	39		
The Hamilton	149		
White Oak Bayou Lofts	12		

Office Market & Employment



MMI Agency

QUICK FACTS

157,906

Total Employment (2017)

128,540 (81%)

Private Sector Jobs

29,366 (19%)

Public Sector Jobs

51,313,631

Total Office Space (sq.ft.)

34,890,251

Class A Office Space (sq.ft.)

81.2%

Class A Occupancy

\$41.42

Average Class A Lease Rate

20%

% of Total Houston Office Space

20

Fortune 500 Companies (Total)

10

Fortune 500 Companies (Headquarters)

A Downtown Houston business address means you are in the region's largest Central Business District (CBD), home to local, regional and multinational companies, and industry leaders in energy, finance and professional services

Downtown is headquarters to several prominent firms, including ten Fortune 500 companies. One of the biggest contributors to the region's economy, Downtown's 3,000-plus businesses are housed in over 50 million square feet of office space, distributed across several of Houston's most iconic historic and modern office buildings. Downtown's skyline features architecturally distinctive buildings that showcase the works of world-renowned architects such as I.M. Pei and Philip Johnson. Recognizable landmarks include the Italian renaissance-style Neils and Mellie Esperson

Buildings and The JP Morgan Chase & Co building, the tallest building in Texas and the world's tallest pentagonal building. One of the 10 largest CBDs in the nation, Downtown accounts for close to a quarter of Houston's Class A office space.

From traditional office floors to innovative and forward-thinking workplaces of the future, the Downtown office market features a variety of options to suit different corporate cultures. Downtown remains a top competitor in the regional office market, constantly evolving with demographic and workforce trends. Downtown's growing network

MAJOR PRIVATE SECTOR EMPLOYERS IN DOWNTOWN

Accenture
 Amegy Bank of Texas
 Baker Botts
 Bank of America
 Calpine
 Chevron Corporation
 CenterPoint Energy
 Deloitte LLP
 EDF Trading
 Energy Transfer Partners
 Enterprise Products Partners LP
 EP Energy
 EOG Resources Inc.
 Ernst & Young LLP
 Hess Corporation
 Hilton Americas-Houston
 Hyatt Regency Hotel
 JPMorgan Chase
 KBR
 Kinder Morgan
 KPMG LLP
 Landry's Inc.
 LyondellBasell Industries
 Motiva
 Norton Rose Fulbright
 NRG/Reliant Energy
 Plains All American
 Pros Holdings Inc
 PricewaterhouseCoopers LLP
 St. Joseph Medical Center
 Saudi Aramco
 TransCanada
 United Airlines
 Vinson & Elkins
 Waste Management, Inc.
 Wells Fargo

of technology incubators, co-working, and collaborative spaces, including WeWork, Station Houston, Accenture's Innovation Center and Brookfield's innovative spec suites named Design-Hive, foster innovation and growth, and demonstrate its commitment to creating an underlying environment for its growing community of entrepreneurs and innovators to thrive. New office construction and recent renovations reflect disruptive technologies and emphasize innovation, sustainability and amenities that are tailored to the workforce of today. Downtown leads green efforts in the region, with just under 60 LEED certified projects totaling 46.62 million square feet, including two LEED Certified Core and Shell Platinum buildings, and 42 Energy Star Certified buildings. Capitol Tower—Downtown's newest office building under construction—is one of only four Platinum Core and Shell projects nationwide that is pre-certified under LEED v4 Platinum.

Downtown has the largest concentration of workers in the Houston region, attracting some of the most qualified employees from around the nation and the globe. Compared to the city and national averages of 27 percent and 29 percent, respectively, 35 percent of Downtown employees have a Bachelor's degree or higher, and almost 70 percent have some college or higher degree. Downtown currently boasts 157,906

employees, 81 percent of which work in the private sector, but also lead entrepreneurial ventures and small businesses. Regional offices of U.S. government agencies, and federal and municipal courthouses, draw over 29,000 employees daily, and millions of users of public services to Downtown, making it one of the city's largest public administration centers. About 74 percent of the Downtown workforce earns more than \$3,333 a month, compared to regional and national averages of 55 and 45 percent, respectively. As the region continues to experience the nation's largest influx of millennials, Downtown continues to welcome a growing number of entrepreneurs, startups, freelancers, and small business owners, further diversifying its employee and industry base.

Business executives, young professionals and their clients are only walking distance from an array of business support services and much coveted quality of life amenities, including high-end and fast casual restaurants, luxury hotels, and event centers. Well-established public transit, innovative mixed-use spaces, acres of landscaped and programmed outdoor spaces, and the live-work-play and 24-7 vibrancy of Downtown make it the top choice for businesses and their employees.

City Hall Farmers Market



Employment Downtown Core

157,906

Total Wage & Salary Jobs

Downtown has the largest concentration of employees in the Houston region.

74%

Workforce Earning > \$3,333/month

Over 70 percent of the Downtown workforce earn more than \$3,333 per month, compared to the city and national averages of 55 percent and 45 percent respectively.

81%

Percent Private Sector Jobs

The private sector employs over 80 percent of the Downtown workforce. Downtown is also a major government center, providing over 29,000 public sector jobs.

67%

Workforce with some College or higher

68 percent of the Downtown workforce have completed some college, or have a Bachelor's degree or higher, compared to 58 percent in Houston and the national average of 61 percent.

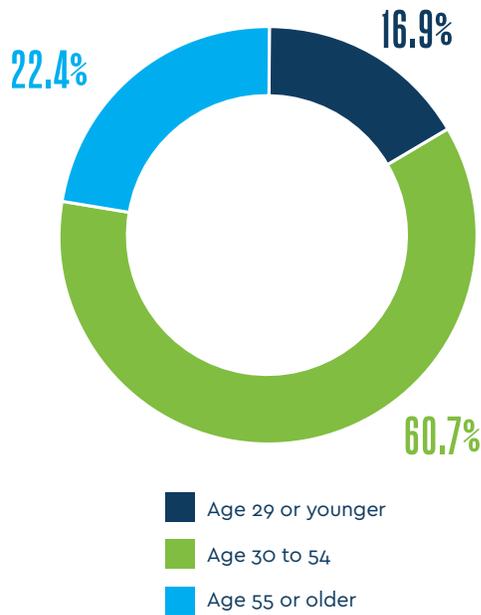
35%

Workforce with Bachelor's or advanced degree

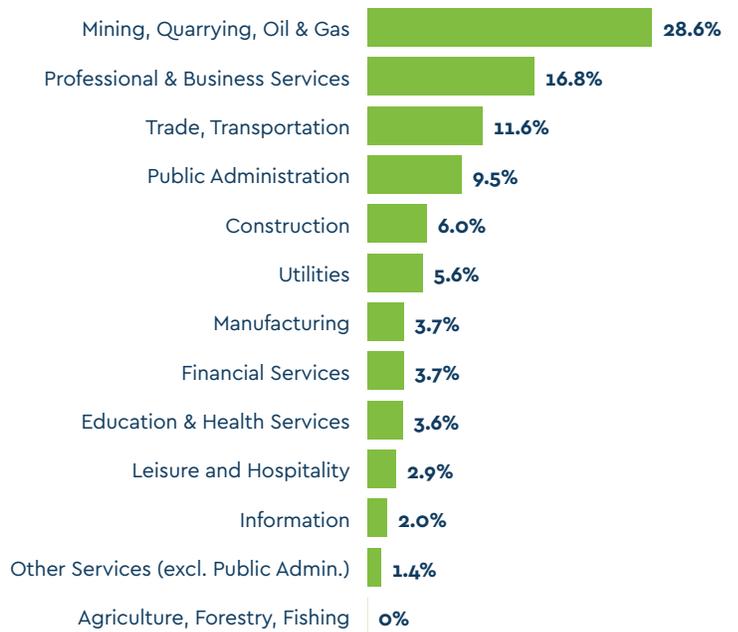
More than a third of the Downtown workforce have a Bachelor's or higher degree or higher, compared to 27 percent in Houston, and the national average of 29 percent.

Employment Downtown Core

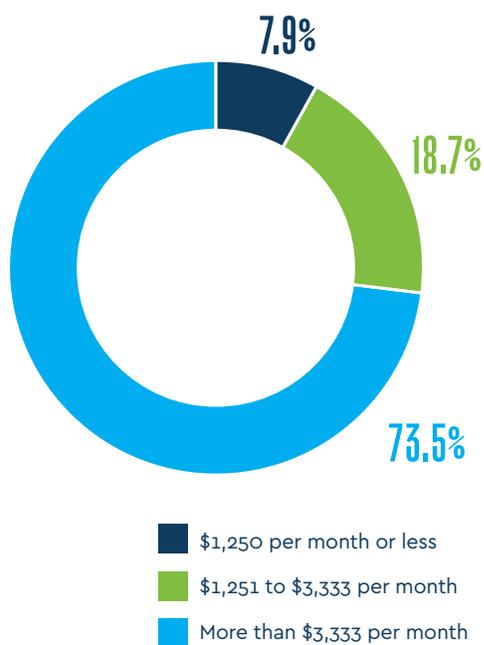
WORKFORCE BY AGE



WORKFORCE BY INDUSTRY



WORKFORCE BY EARNINGS



WORKFORCE BY EDUCATIONAL ATTAINMENT



Hospitality, Tourism, Culture & Entertainment



Buffalo Bayou Park

QUICK FACTS

10 million

Visitors Downtown

21.8 million

Visitors Houston

1.9 million

Convention Square Feet

628,013

Convention Center Attendees

\$253 million

Economic Impact of Convention Center

\$562

Average Attendee Expenditure

25

Hotels

7,803

Hotel Rooms

13,000

Theater District Seats

150,000

Major Sports/Concert Venue Seats

9

Major Performing Arts Organizations

54.2 million

Houston Airports Passenger Traffic

Downtown is Houston's prime entertainment district. Over 10 million people visit Downtown annually, for conventions, meetings, baseball and basketball games, theater, concerts and Houston's massive civic events.

2017 was a historical year for Downtown in events and visitor traffic. In the first two months of 2017 alone, Downtown welcomed over 1 million visitors during SuperBowl LI, and at the close of the year, hosted three-quarters of a million fans to celebrate the historical Astros World Series Championship victory. Downtown is home to the recently renovated 1.9 million square foot George R. Brown Convention Center, one of the ten largest convention centers in the nation, that draws over half a million attendees annually for conventions, meetings, trade shows, and other events. Downtown remains among the premier locations for national and global sports tournaments and related-events, including most recently, the Super Bowl LIVE at Discovery Green and the new Avenida Houston, the CONCACAF Gold Cup tournament

at BBVA Compass Stadium, one of the world's largest intercontinental soccer events for the fourth consecutive edition of the tournament; and the World Corporate Games, including a parade at Discovery Green, fan parties across Downtown, and the closing awards at the Marriott Marquis. The three major sports and entertainment venues draw millions of major league sports fans, and local and international visitors for concerts and touring shows. Toyota Center, home to the NBA's Houston Rockets, seats up to 18,000 and hosts over 100 events annually; Minute Maid Park, home to the Astros, has a seating capacity of 40,963; and BBVA Compass Stadium, home to MLS's Houston Dyanmo, Houston Dash and Texas Southern University Tigers football team, seats 22,039.

Downtown already had a busy line-up

DOWNTOWN HOTELS

Aloft Hotel Downtown
 Club Quarters
 Courtyard Marriott Houston
 Doubletree Houston Downtown
 Embassy Suites Houston Downtown
 Hampton Inn
 Hilton Americas Houston
 Holiday Inn
 Holiday Inn Express & Suites
 Homewood Suites
 Hotel Alessandra
 Four Seasons Hotel Houston
 Hotel Icon Autograph Collection
 Hyatt Regency Houston
 JW Marriott
 Lancaster Hotel
 Le Meridien
 Magnolia Hotel Houston
 Residence Inn Houston Downtown
 The Sam Houston Hotel
 SpringHill Suites
 The Whitehall
 Westin Houston Downtown
 Marriott Marquis Houston
 Hyatt Place Hotel (1Q19)
 AC Hotel Houston (2Q19)
 Cambria Tower Hotel (2Q19)

of major international events in the first half of 2018. A few of the major events include CERAWEEK 2018, the world's preeminent energy conference that brings together 3000 global energy, industrial, technology and financial industry leaders, experts, government officials and policymakers, from over 60 countries, at the Hilton America, which has been the official host for seven consecutive years; the Copa de Campeones International Soccer Tournament match at the BBVA Compass Stadium in March; and the Annual International Quilts Market & Festival, the largest annual consumer quilt show in the world, at the George R. Brown Convention Center, drawing close to 60,000 visitors from almost 40 countries into Downtown each year. Downtown's Toyota Center will be hosting the NCAA Division I Men's Basketball Regionals in 2020. Fans and event attendees are never short of staying entertained, with Downtown's diverse range of entertainment options, hotels and restaurants, all within walking distance.

Whether travelling for business or leisure, visitors enjoy the genuine southern hospitality and feel right at home in one of Downtown's 7,803 luxury rooms in 25 hotels. The new iconic 1000-room Marriott Marquis features a one-of-a-kind

530-foot-long Texas-shaped lazy river and a rooftop infinity pool that provide stunning views of the Downtown skyline, and Houston's largest (39,000 square-foot) ballroom. In response to the high demand for hotel rooms, boasting an average occupancy rate of 70 percent, developers are set to deliver another 565 rooms in three hotels by mid-2019, bringing Downtown's room count to 8,367 in 28 hotel properties. Downtown caters to both short and extended stay visitors in a variety of hotel types and styles, ranging from some of the largest global 5-star brands, including Marriott Marquis, Hilton, JW Marriott, and Hyatt, to boutique hotels, such as Aloft, Hotel Icon, The Whitehall and Hotel Alessandra.

Houston First continues to set annual records in convention sales, booking 429 conventions and meetings in 2017, representing 802,852 room nights, compared to 765,401 room nights in 2016. This represents 106 percent of their annual goal and is a 41 percent increase from 2014. Robust convention activity and Downtown's increasing attraction as the location of choice for major sporting events and cultural attractions have contributed to the significant increase in Houston's domestic and international airport passenger traffic, and Houston's position as the second-fastest growing



Downtown Aquarium

The renovated George R Brown Center, the new restaurant row and pedestrian promenade on Avenida Houston, the addition of the Marriott Marquis, and the national attention Discovery Green continues to receive, have put Downtown at the center of the map as a major tourist and convention destination.

destination in the U.S. for overseas travelers. About 55 million passengers passed through Houston's domestic and international airports in 2017. Houston hosted a record 20.5 million visitors in 2016, up 17 percent from 2015, contributing \$16.4 billion to the local economy. Among the many accolades, Houston was ranked number six on *TripAdvisor's* Travelers' Choice Top Trending Travel Spots to Book for 2017 in its Annual Travelers' Choice Destinations on the Rise Awards. Houston was also named on *Forbes* Travel Guide's "12 Top Destinations of 2017," and the city was ranked number seven on the *U.S. News & World Report's* list of "Best Foodie Destinations in the USA." In 2017, *Insider Magazine* ranked Houston among the top 20 cities every foodie needs to visit in their lifetime; *Thrillist* ranked Houston among the seven most impressive American cities of 2017; and *Upscale Magazine* rated Houston among the top 10 coolest cities for millennials to love. The renovated George R. Brown Center, the new restaurant row and pedestrian promenade, Avenida Houston, the addition of the Marriott Marquis, and the national attention Discovery Green continues to receive, have put Downtown at the center of the map as a major tourist and convention destination.

Downtown's Theater District is the second largest performing arts district in the nation, next to New York City, home to nine award-winning and

internationally acclaimed performing arts organizations and several smaller ones, and over 13,000 seats. Audiences enjoy performances in theater, opera, ballet, and symphony at the four major performing arts venues—Jones Hall, Wortham Theater Center, Alley Theatre and the Hobby Center for the Performing Arts.

Thanks to the tremendous growth of Downtown over the past 20 years, thriving adjacent neighborhoods have developed and are within walking distance or an easy ride away on METRORail from Downtown. The Museum District is home to 19 museums plus Hermann Park and the Houston Zoo; EaDo is a quirky neighborhood with a mix of ethnic grocery stores, restaurants, bars, breweries and the famous Ninfa's on Navigation; and Washington Avenue and Midtown are both booming commercial and residential neighborhoods.

Spend a day touring Houston's outdoor history museum at Sam Houston Park or Saint Arnold Brewing Company (Texas' oldest craft brewery); watch a performance in the Theater District; visit the aquarium with the kids; enjoy a meal and a concert at Bayou Place, there is certainly no shortage of things to do or attractions to see around Downtown.



Houston Astros

Restaurants & Retail



Pappadeaux at Avenida Houston

6.5 mile
Tunnel System Connects Over
65 Buildings

340
Restaurants, Coffee Shops
and Bars

Featuring award-winning restaurants, Downtown offers some of the best dining in the city.

Downtown has earned the status of one of the city's hottest culinary destinations, boasting three James Beard Award-winning chefs, with restaurants that are raising the bar for Houston dining. From contemporary French to Vietnamese, Southern, Italian, Japanese and American cuisines, and some of the best steak houses in Houston, Downtown's booming culinary scene celebrates international flavors. Downtown is home to close to 400 restaurants, coffee shops and bars in approximately two-million square feet of retail space, including prominent restaurants such as Xochi, Potente and Theodore Rex. Downtown will be adding two new food halls in 2018, including Finn Hall and Bravery Chef Hall with the anticipated Lyric Market opening in early 2019. Whether

you are grabbing a quick bite or dining formally with business associates, Downtown's variety of cuisine choices suit individual tastes, schedules and lifestyles. Visitors, residents and employees can also enjoy outdoor seating available in over 20 percent of restaurants and cafes. Many convenience and fast casual restaurants and shops are also located in Downtown's 6.5-mile tunnel system that connects over 65 buildings.

Phoenicia Specialty Foods Grocery Store, a 35,000 square foot gourmet food market in the heart of Downtown, features over 10,000 products from more than 50 countries, in addition to offering prepared foods, catering and delivery services to Downtown residents and visitors. CVS/Pharmacy now has two Downtown locations, including

their newest store at Market Square Tower in Historic Market Square. Hundreds of other retailers and service providers are within walking distance, and several major grocery stores are also available within a 2-mile radius.

The Shops at Houston Center and GreenStreet, located in Downtown's Shopping District, are home to major retail brands like Forever XXI, JoS. A. Banks, niche retailers such as Make(her) Boutique, Dress Barn and several smaller merchandise retailers. GreenStreet's three block mixed-use shopping, entertainment and dining center provides visitors, employees and residents with a complete experience and includes blockbuster tenants such as House of Blues, Lucky Strike Lanes, McCormick & Schmicks and local eatery Guadalajara del Centro. Ground floor retail, including boutique stores and restaurants are located at street level in both commercial and residential buildings throughout Downtown.

The newly designed Avenida Houston, tailored to foot traffic, features restaurants including local favorites Pappadeaux and Grotto; Joe O'Connell + Creative Machine's Wings Over Water, a monumental 30-foot interactive kinetic winged-sculpture integrated into the 'Fountain of the Americas'; the renovated George R. Brown Convention Center; Discovery Green park; Hilton Americas-Houston; and the new Marriott Marquis hotel. This new dining, entertainment and arts district was the epicenter of the 2017 SuperBowl festivities

A favorite destination for Downtowners and visitors alike, Historic Market Square is located on the northern edge of Downtown. Historic building facades line the streets, and with a high concentration of residential buildings, Historic Market Square feels like a neighborhood despite the skyscrapers just a few blocks away. At the heart of the neighborhood is the award-winning Market Square Park, a small but dynamic green space that supports the residential and business community. Local up-and-coming and esteemed chefs and entrepreneurs have chosen Historic Market Square to open their unique and incredibly popular concepts with cool and funky bars, small live music venues, and boutique hotels rounding out this charming district.

Historic building facades line the streets, and with a high concentration of residential buildings, Historic Market Square feels like a neighborhood despite the skyscrapers just a few blocks away.



Proencia Specialty Foods Grocery Store

Transit



Houston's BCycle bike share program

Approximately 105,000 passengers transit through Downtown on a daily basis.

A network of integrated multi-modal transit systems provides convenient travel options for several hundred thousand employees and visitors commuting in and out of Downtown daily. A major transit hub for METRO local bus, park & ride, and light rail, over 105,000 passengers transit through Downtown on a daily basis. Average weekday ridership for the METRO System was 294,934 in 2017. Downtown is strongly committed to environmental sustainability. 'Green' transportation options, including Houston's BCycle bike share program and Downtown's free circulator Greenlink, along with an extensive network of sidewalks and a growing number of bicycle lanes, provide commuters with alternative transit options and reduce car dependency. A 2013 commuter survey

revealed that approximately 32 percent of Downtown employees use public transit and another 11.2 percent use alternative modes to get to work, compared to only 2.4 percent public transit users in the Houston region. Greenlink ridership in 2017 was 227,076.

Getting around Downtown has never been easier and safer. Rent a bicycle for an hour or a day from Houston BCycle to explore Downtown, ride along the Bayou, or run errands. Hop on a Greenlink bus, a free, environmentally-friendly bus fleet that runs on Compressed Natural Gas, and connect to dozens of attractions and destinations. Walk around Downtown on the wide, beautifully paved and landscaped sidewalks, using wayfinding signs for easy navigation.

Sources: U.S. Census Bureau, 2016 American Community Survey (ACS) 4-year Data; U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD); HAR.com; Houston Convention and Visitors Bureau, 2018; Houston Downtown Management District (HDMD)/ Central Houston, Inc. (CHI); CoStar; JLL

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RESOURCES

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