



NORTHS

Northside Developers Tour

Growth and Tradition

Come Meet Our Northside

Agenda:

9:30am

Welcome

Introductions

Greater Northside Management District
Updates

10:30 am

Tour of the Northside

10:40am

Hardy Yards Tour

12:00pm

Economic Development Discussion
Lunch and Networking



COME MEET OUR NORTHSIDE



Developers are invited to tour the Greater Northside Management District. Come and learn about the opportunities available for development, and the vision of the Northside community. We will have information on recent developments, projects, and more.

Agenda:

Speakers: 9:30 am

Tour: 10:30 am

Lunch and Networking: 12:00 pm

SPACE IS LIMITED

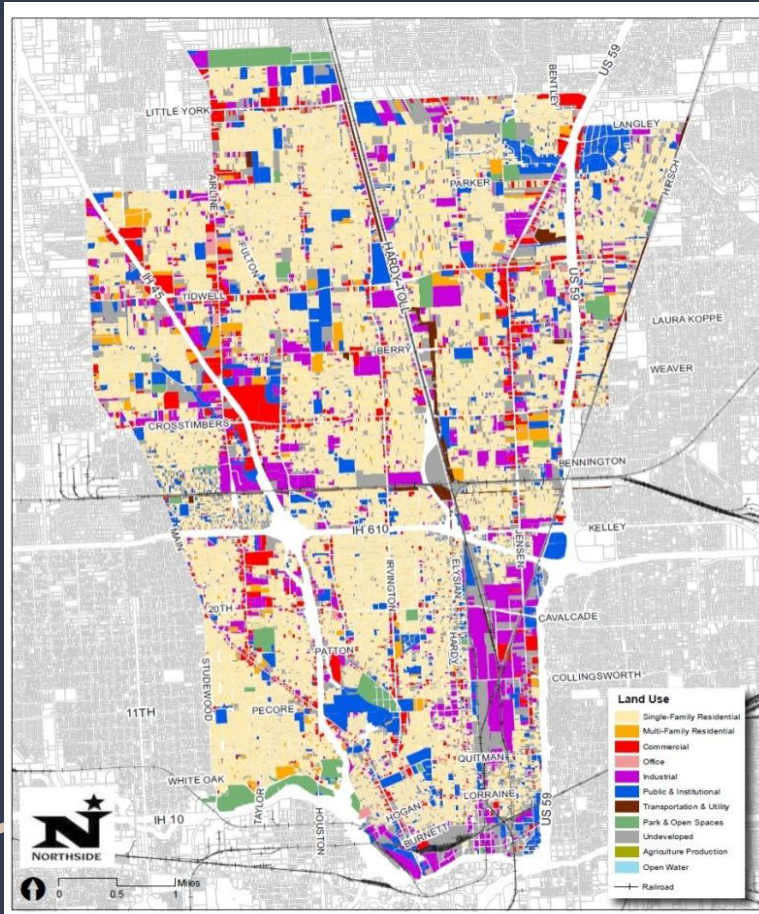
**WEDNESDAY,
OCTOBER 23, 2019
9:30 AM-1:30 PM**

Location: BakerRipley
Leonel Castillo Community Center
2101 South Street, Houston, TX 77009

To RSVP call Greater Northside Management District
713-229-0900 or
email: acturcios@greaternorthsidedistrict.org



Greater Northside Management District Who We Are



- A Political Subdivision created in 2001 during the 77th Texas Legislative Session, pursuant to H.B. 3634.
- The District has a volunteer Board of Directors
- The District is here to serve commercial property owners.
- The District is guided by a Service Plan
- The District is here to improve the conditions, perception of the area.



Greater Northside Management District Mission Statement

In order to enhance the District and increase economic activity for the business property owners, the District will work to establish and implement projects and programs to:

- a. Promote public safety in the District and create a safe environment in both perception and reality;
- b. Attract more business and additional investment to the District;
- c. Enhance the image of the District;
- d. Seek additional public and private funds to invest in the District;
- e. Improve infrastructure and amenities in the District; and
- f. Administer the District efficiently and effectively.



ONGOING PROGRAMS



Safety Patrol
Graffiti Abatement
Litter Abatement



Total 2007-2018 (YTD) Security Patrol Program

Total 2007-September 2018 (YTD)

Business Contacts: 252,603

Arrest: 1,768

Total Cost: \$4,044,030

(Includes Vehicle Rental, Coordinator Fees, Fuel, & Officers Payroll)

Average Cost

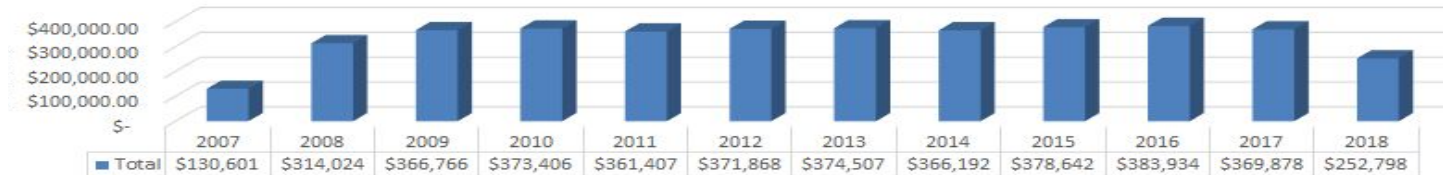
Per Officer per Hour (\$38.00)

(2) Vehicle Rental Per Week (\$323.73)

Coordinator Fees Per Week (\$220.91)

Fuel Per Week (\$473.89)

Security Program Per Year



Additional Safety Programs

- Law Enforcement Meeting – Started 2014
 - Law enforcement from the District meet once a month to receive reports from GNMD Programs. Local Law Enforcement including HPD (North, Northeast, Central), Metro Police Department, Constable (Precinct 1 and 6), UHD PD, HCC PD
- Public Safety Committee – Started 2016
- Safety Talks
- Ice Cream with an Officer
- Proactive Patrols: North Main Initiative and Airline Initiative
- Promote See Something, Say Something Campaign



Graffiti Abatement Program

- Our graffiti crew will abate any graffiti found on commercial property and the public right of way
- Our graffiti crew will color match, power wash or use chemicals to abate graffiti to restore surfaces to their original conditions to the best of our ability to beautify our community

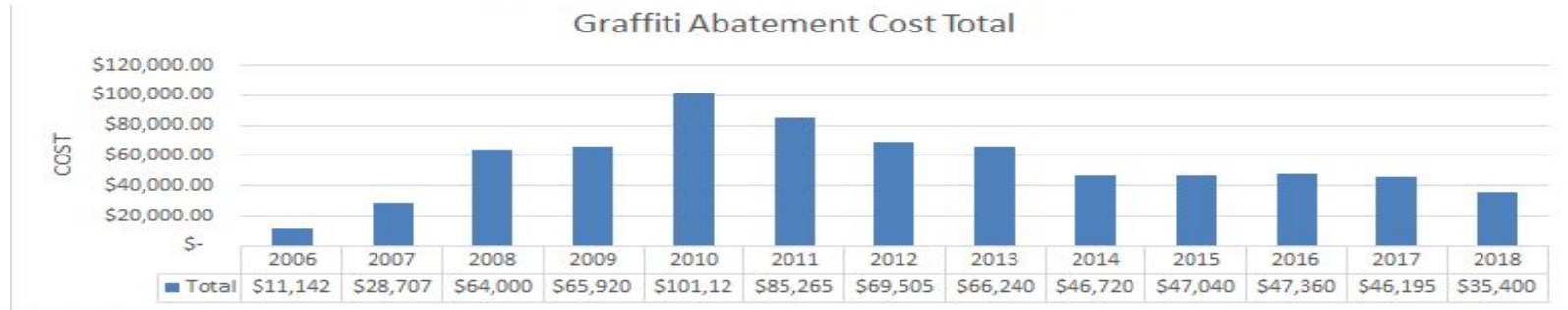




Total 2006-2017 (YTD) Graffiti Abatement Program

Total 2006-2018 (YTD):
Graffiti Sites Abated: 23,302
Total Hours 6,303
Total Cost \$695,776

Average Cost Per Hour \$80
48 hours per month
(6 Days a Month x 8 Hour Days)



ROW Maintenance Litter Abatement Program

The program includes a crew that works 5 days a week on the major commercial corridors within the District, maintaining the public right of way.

Our crew helps keep the major commercial areas clean of litter and debris.

- They cover over 46 miles of street – twice per month including North Main, Airline, Trail and 610, Irvington, Jensen, Cavalcade, Tidwell, Crosstimbers, 45 North (NB) and 45 North (SB)
- Special Projects in other areas as needed such as illegal dumping.
- Rain or Shine, Wet or Dry, Cold or Hot





Underpass Initiative

- Since 2016, we conduct a case by case cleanup along freeway underpasses (3 times in 2018)
- 21 locations including:
 - I-45
 - I-610
 - I-69
- In May 2018, we cleaned up nearly 20,000 lbs of trash



Illegal Dumping and Tire Abatement Partnership with District H

- We have partnered with District H to dispose of illegal dumping and tires
- We have collected 3,700+ tires since November 2016.

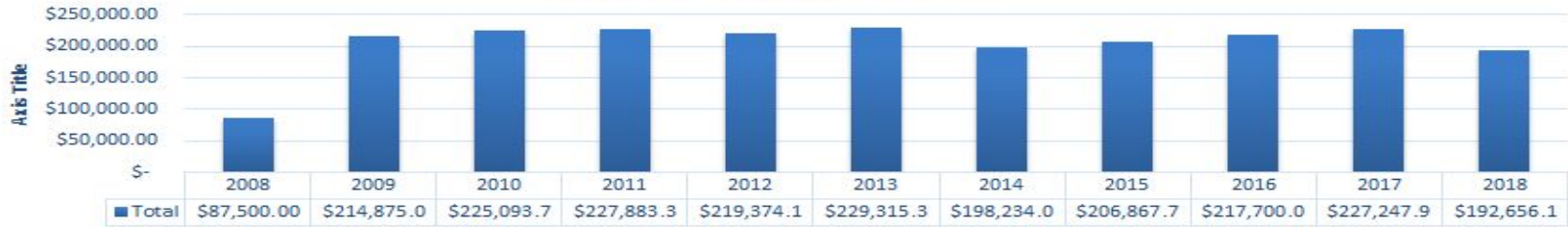




ROW Maintenance Litter Abatement Program Totals (YTD)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (YTD)
Trash (lbs)	34,840	135,130	140,785	145,010	87,318	163,287	154,262	160,910	108,160	158,320	135,630
Tires/Year	106	384	1,404	5,967	364	1,230	204	112	151	1,317	985

Litter Abatement Cost Total





Greater Northside Studies

H-GAC Livable Center Studies Near Northside & Independence Heights/Northline

- Create quality, walkable, mixed-use places.
- Create multi-modal travel choices.
- Improve environmental quality.
- Promote economic development.
- Address historic and cultural preservation.
- Estimate potential for private investment to be leveraged from public improvements.
- Plan and design street, sidewalk, signage, and lighting improvements, including developing cost estimates.

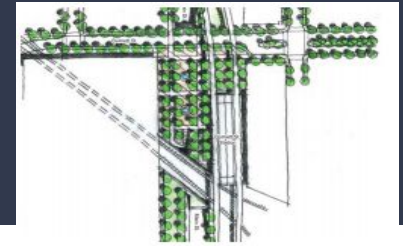


Figure 48 A transit plaza is recommended on top of the North Main Street tunnel.



North Main Street and Hagan Street early 1900's - looking north. Buildings are oriented to the sidewalk and streetcar runs in center (photo courtesy of Metropolitan Research Center, Houston Public Library)



N Main Street and Hagan Street today - looking north. Several historic structures remain on west side of street. Metrolink will run in center of street.





Additional Studies

- ULI - TECHNICAL ASSISTANCE PANEL (TAP) 2011
 - Partnered with The Metropolitan Transit Authority of Harris County, (METRO), University of Houston-Downtown, (UHD), Central Houston, Inc.
- Airline Corridor Community Design Resource Center 2011
- Eastex Jensen Community Design Resource Center 2018





Pedestrian/Transit Access Master Transportation Plan

Completed 2013

- Allowed us to apply for Federal Grants for transportation improvements.
- Documented pedestrian and transit infrastructure along 11 corridors throughout GNMD
- First Grant Awarded on October 2015 for Quitman Pedestrian-Transit Improvements.



Greater Northside Management District
Pedestrian/Transit Access Master Plan

Cavalcade Street – Airline Drive to Irvington Boulevard (1.26 miles) 37 block faces



Cavalcade is an east-west, two-way arterial that runs throughout the district. There is a similar mix of commercial and residential land uses as on Crosstimbbers. Sidewalks and driveways are in Good or Fair condition with better conditions near IH 45 and Fulton Street. A few block faces will need minimal improvements, while other, especially near Airline Drive, will need more extensive improvements. Curbs are generally in Good condition. Planting strips are in Fair condition. Several drainage and overgrowth issues occur along the corridor. Corridor lacks pedestrian-oriented lighting.

Recommendations: Improve pedestrian infrastructure on corridors that have failing infrastructure. Install pedestrian-oriented lighting, ADA ramps and crosswalks, where needed.

Cavalcade Street Improvements		
Improvement Type	Unit Type	Quantity
Sidewalk	LF	10,265
Curb	LF	6,871
Pedestrian Lighting	EA	152
Landscaping and Irrigation	LF	11,579
Transit Shelter	EA	2

Quitman Street – Main Street to Hardy Street (0.78 miles) 22 block faces



Quitman Street is an east-west, two-way street that operates along Jefferson Davis High School. Land use near Main Street is more commercial, while land use near Hardy Street is more residential. Pedestrian infrastructure varies block face to block face, but it generally is in better condition near Main and in poorer condition near Hardy. Curbs are in Fair condition for most of the corridor. Crosswalks are in Good to Excellent condition. There is a segment of the corridor in a residential area where the sidewalk abuts the street. Several utility poles impede the pedestrian right-of-way. Corridor lacks pedestrian-oriented lighting.



Urban Design Study

The Greater Northside District Urban Design Toolkit is a set of place-based design strategies that promote connectivity, enhance public spaces and spark economic development. Each strategy also strengthens the identity of the District overall and the five distinct neighborhoods that comprise it: Greater Heights, Near Northside, Northline, Independence Heights and Eastex Jensen.

The overarching goal is to tell the stories of place and celebrate the qualities that make the District and it's neighborhoods special. The strategies re-think everyday urban elements and explore how they can contribute to building beauty, identity and place.



cdrc
CITY DISTRICT REDEVELOPMENT DISTRICT

DESIGN PROCESS

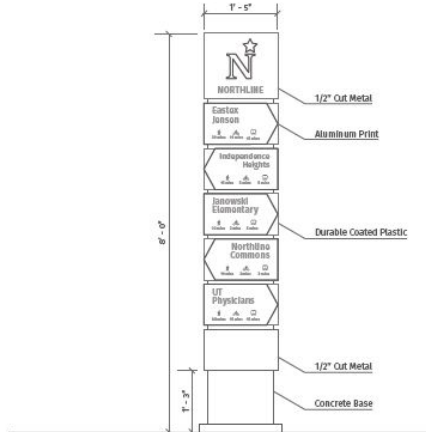
The CDRC Urban Design Toolkit was developed through a series of community meetings, including a visioning meeting in each of the five Greater Northside Management District neighborhoods. The meetings focused on identifying concepts and strategies to promote the identity of each neighborhood, along with defining key locations for intervention. In total, 55 neighborhood leaders, stakeholders and business owners attended the meetings.

Specifically, in each neighborhood a mapping and brainstorming exercise was carried out to inform the design opportunities and locations included in this toolkit. Working with stakeholders a color was identified for each neighborhood, the color is used consistently to reinforce the character of each community.





Urban Design Study



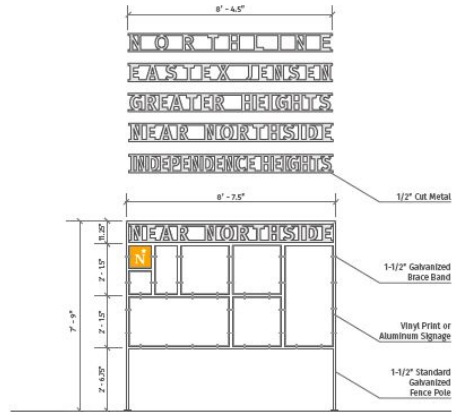
DISTRICT SIGNS

District Signs are proposed for key intersections in each of the five neighborhood North Main and Cross Timbers Streets in Independence Heights, Airlie Drive and Calvacade Street in The Heights, North Main and Qultman Streets in Near Northside, Fulton and Crosstimbers Streets in Northline, and Jensen Drive and Tidwell Road East/Jensen. The District Signs would identify area businesses and activity can promote events and provide cultural information.

ESTIMATED COST



TIME FRAME



NEIGHBORHOOD SIGNS

Neighborhood Signs are strategically located in each of the five neighborhoods. The frame is uniform, with central changeable pieces to celebrate and share neighborhood events or destinations. Local schools or art groups would be encouraged to exhibit short term projects. Neighborhood Signs are proposed at the following intersections: North Main Street and E 33rd St in Independence Heights, former Heights Transit Center in The Heights, Irvington Boulevard and Fulton Street in Near Northside, Irvington Boulevard and Crosstimbers Street in Northline, and Jensen Drive and Aldine Westfield Rd in Eastex/Jensen.

ESTIMATED COST

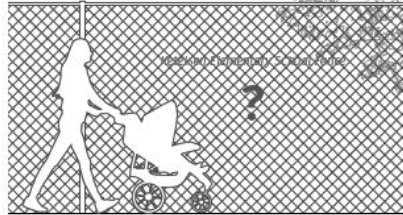


TIME FRAME





Urban Design Study



STORIES OF PLACE: FENCES AND WALLS

Stories of place can also be told by activating neighborhood fences and walls with creative interventions. All stories of place projects are proposed to be designed through a design competition for local artists, schools, or community groups. Competition will challenge these groups to identify opportunity sites and design proposals for the sites, such as murals, photographs, or other creative interventions.

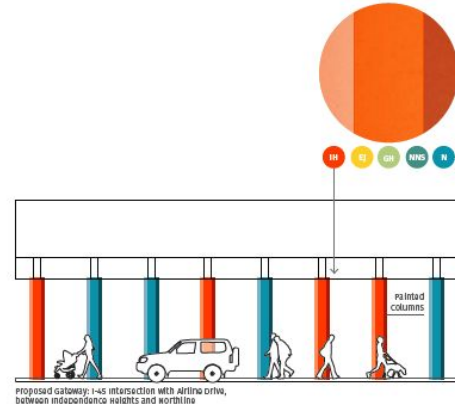
ESTIMATED COST



TIME FRAME



Proposed Gateway at I-45 and Airline Drive



GATEWAYS: UNDERPASSES

Freeway underpasses between neighborhoods and across the District can be enhanced with art and lighting to promote safety and connectivity. Underpasses can become gateways with creative and colorful public art interventions. Specifically, existing underpasses will be painted in a serape pattern, with two colors representing the Greater Northside Management District neighborhoods. Eleven underpass sites have been identified in the District (see map to the left).

ESTIMATED COST



TIME FRAME



Greater Northside Event Community Project Partnerships

- Monster Mash
- Northside Back to School Health and Resource Fair
- Sabor de Northside
- National Night Out
- UP Art Studio Mini Mural Tours
- AARP Shredding Event
- HGAC Trash Bash
- Art on the Avenue
- HPD Northeast Bike Ride
- Lindale Park 4th of July Parade
- Cigna Sunday Streets HTX
- Kaboom Grant with OAH

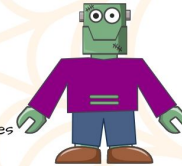


Save the Date
JOIN

**NORTHSIDE STRONG
FOR THE
MONSTER MASH AT
MOODY PARK**

games & prizes | juegos y premios
food & candy | comida y dulces
costume contest | concurso de disfraces

**NORTHSIDE
STRONG
TEAM**



**HALLOWEEN EVE
WEDNESDAY, OCTOBER 30, 2019
5:30 P.M. - 8:00 P.M.**

Join us on March 28, 2020
**"Bring 20 Friends,
Fill 20 Bags"**

Every year, thousands of volunteers gather along Texas waterways to do their part in cleaning up the environment by participating in the largest, single-day waterway cleanup in the state of Texas, the **River, Lakes, Bays 'N Bayous Trash Bash®**.

Trash Bash® celebrated its 26th consecutive cleanup this year, an accomplishment that dedicated volunteers should be proud of. Want to help? Click the link below to learn more about Trash Bash® 2020.



Join us for a free shredding event

Every two seconds someone's identity is stolen. Shredding documents you no longer need is a good way to protect yourself, and the AARP Fraud Watch Network wants to help. Join AARP in Houston and the Greater Northside Management District for a FREE community paper shredding event. Come dispose of sensitive documents with confidence and receive information on how to protect your identity from crooks. Paper items only.

Limited to 3 boxes per vehicle. Open to everyone regardless of AARP membership status. **Must RSVP in advance.**

Saturday, December 8, 2018
9 a.m. - noon
Lindale Medical Plaza
615 North Loop East, TX 77022

RSVP at aarp.event.com/TX-12-8-ShredUS or call 1-877-928-8300

AARP
Fraud Watch
Network





Tour de Northside

Began the Tour De Northside Bike Ride - 2013

- A unique Northside experience for all participants
- Approximately 120 participants per year and over 40 partners and sponsors
- Promotes the Northside Businesses, Connectivity, Infrastructure, Area Image, and Safety



Thank you to our Tour de Northside and Mercado de Northside Sponsors and Partners!

**6TH ANNUAL
TOUR DE NORTHSIDE
BIKE RIDE**

SATURDAY · NOVEMBER 3, 2018
SIDEOUT VOLLEY BAR
2623 KEENE STREET, HOUSTON, TX 77009
REGISTRATION - 9 AM
6 - 13 MILE BIKE RIDE BEGINS - 10 AM

Baker Ripley
Greater Northside Management District
info@greaternorthsidedistrict.org
713-229-0900



Mercado de Northside

Began the Mercado de Northside - 2014

- Approximately 50-150+ participants per year with 10-30 vendors
- Promotes the Northside Businesses and Local Artist
 - Open Architecture Houston and several volunteers designed pop-up Tents for Mercado de Northside using recycled materials.
 - Partnership with Shop Local Market in 2017





SAVE THE DATE

\$5 OFF
PROMO CODE:
NORTHSIDE



**7th
Annual**

TOUR de
NORTHSIDE

Saturday

11.09.19

SAINT ARNOLDS BREWING COMPANY, 2000 LYONS AVENUE

REGISTRATION - 8:30 AM BIKE RIDE BEGINS - 9:30 AM FAMILY FRIENDLY EVENT

FOLLOWED BY MERCADO DE NORTHSIDE/BEERS & ART - 10:30 AM

REGISTER ONLINE AT [FACEBOOK.COM/TOURDENORTHSIDE/](https://www.facebook.com/tourdenorthside/)

3 ROUTES AVAILABLE - FROM 5 TO 20+ MILES

ALL RIDERS MUST WEAR HELMETS



GREATER NORTHSIDE MANAGEMENT DISTRICT

INFO@GREATERNORTHSIDEDISTRICT.ORG

713-229-0900



Jensen Jubilee Parade and Fall Festival 2014- Present

The Jensen Jubilee grew out of the community efforts to promote sustainable revitalization through residential, commercial and economic development, historic preservation and neighborhood empowerment.

- More than 200 Attendees
- Jensen Jubilee's First Festival - 2014
- First parade - 2016



SPECIAL PROJECTS





Tree of Life Collaboration

Artist: Rose Toro

Partners:

GO Neighborhoods,
Avenue CDC,
Capital One,
METRO



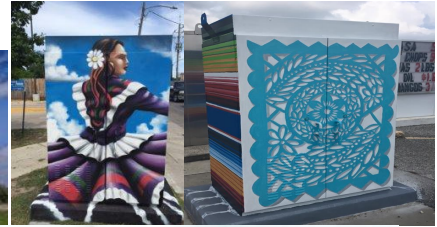


Greater Northside Mini Murals

Partners: UP Art Studio, Avenue CDC, McDougald-Steele, Council Member Karla Cisneros

Artist: Anat Ronen, Gelson Lemus, Jessica Rice, Alex Arzu

Locations: N. Main/Quitman, Crosstimbers/Irvington, Bigelow/Irvington, Patton/Fulton, Crosstimbers/Fulton, Boundary/N. Main, Cavalcade/Fulton, Irvington/Collingsworth, Cavalcade/Irvington, Brooks/N. Main

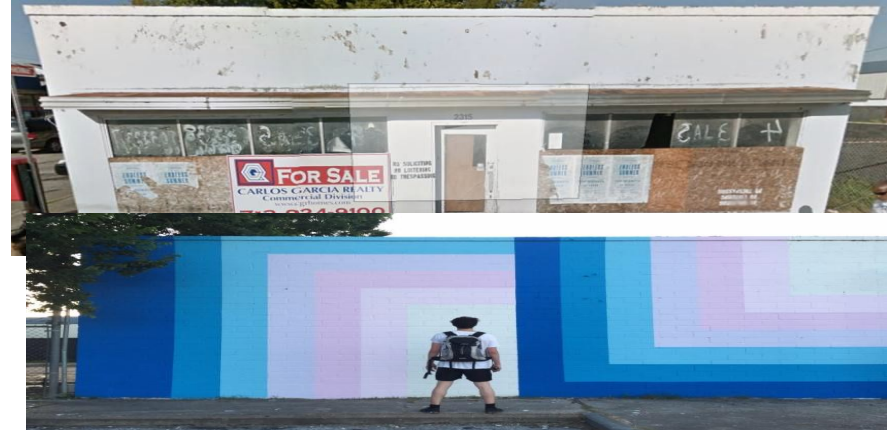




2315 N. Main Revitalization

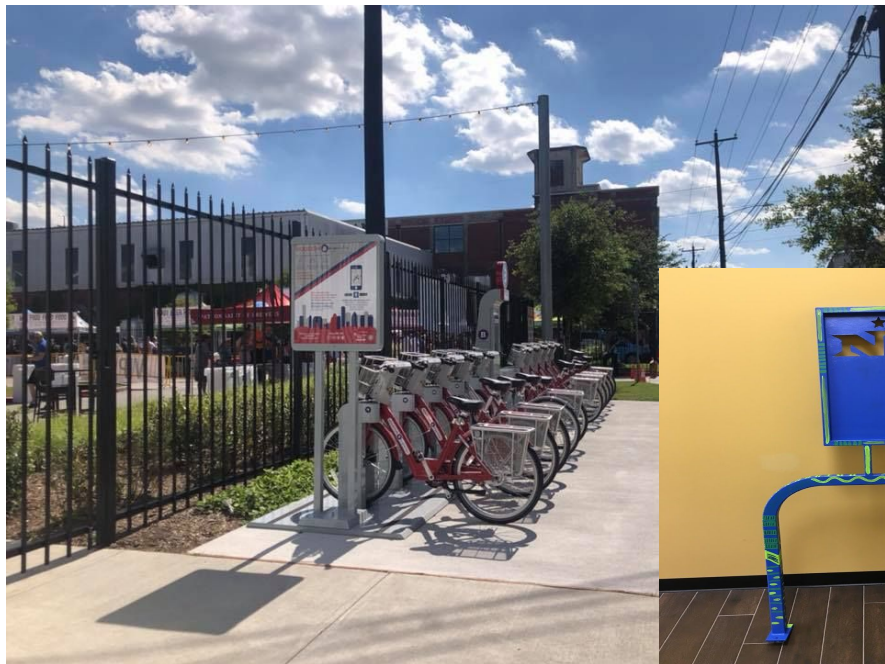
Partners: Owner- Fadi Albana, Open Architecture Houston, GNMD, Avenue CDC Facade Grant

Benefits: Assist with community revitalization, change the perception of the area through art, enhance the area and increase economic activity for the community, promote transit-oriented development.





Lyons Avenue Enhancements



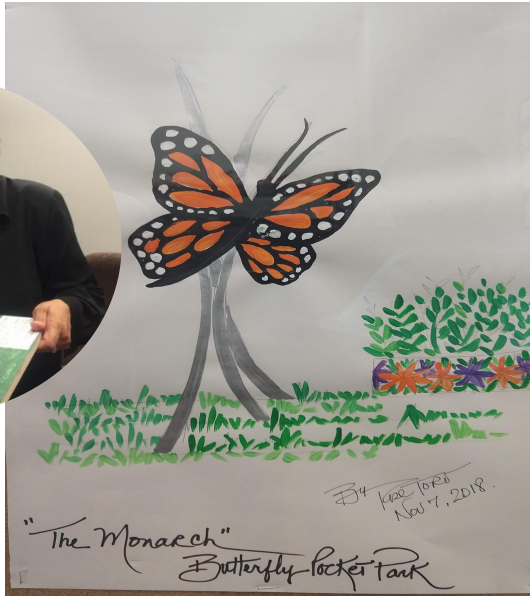
Future Improvements Greater Northside Management District

URBAN DESIGN TOOLKIT: WAYFINDING





Butterfly Pocket Park By District



We are re-imagining a city-owned vacant lot to create a Butterfly Pocket Park that will include:

- Wrought-iron butterfly sculpture
- Pollinator gardens
- Trees
- Street furniture
- Bike parking shelter
- Irrigation system



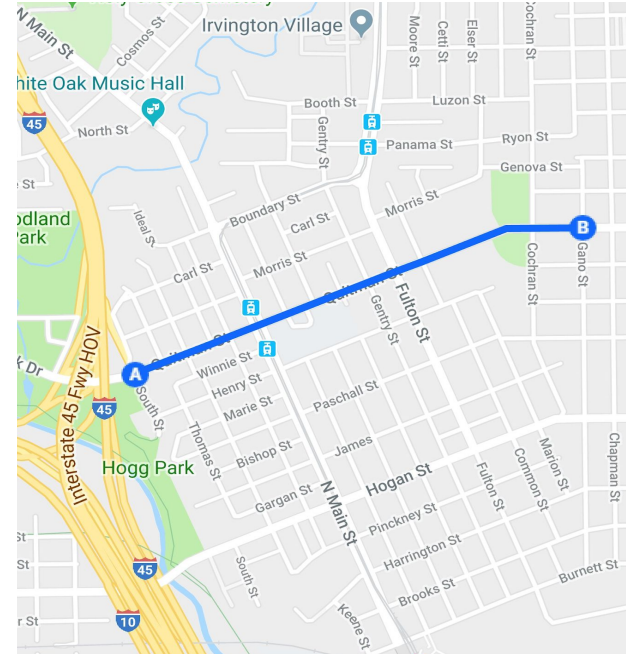
Quitman Pedestrian-Transit Improvements By District

Pedestrian Improvements Project from South St. to Gano St.
(1.8 miles) federal grant via H-GAC

It includes improvements to the pedestrian realm, such as ADA accessible sidewalks and ramps, landscaping and streetlights. It extends along Quitman Street from South Street to Gano Street.

Funds leveraged (H-GAC)	\$1,472,000
GNMD Match	\$368,000
Total Cost	\$1,840,000

The project was selected by GNMD Capital Improvement Program Committee





I45

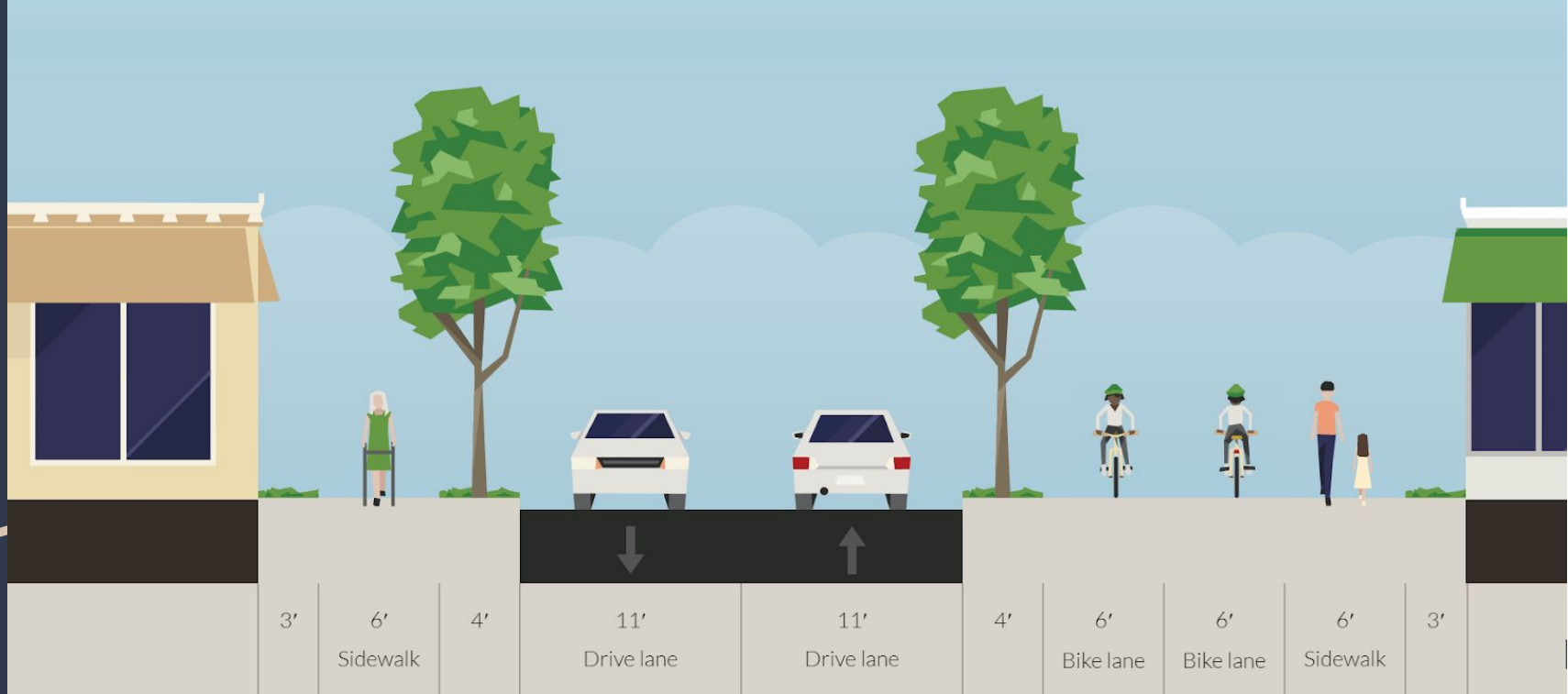
residential quadrant

commercial quadrant

civic quadrant

residential quadrant

Quitman St. Design Concept



City of Houston Bike Plan Implementation



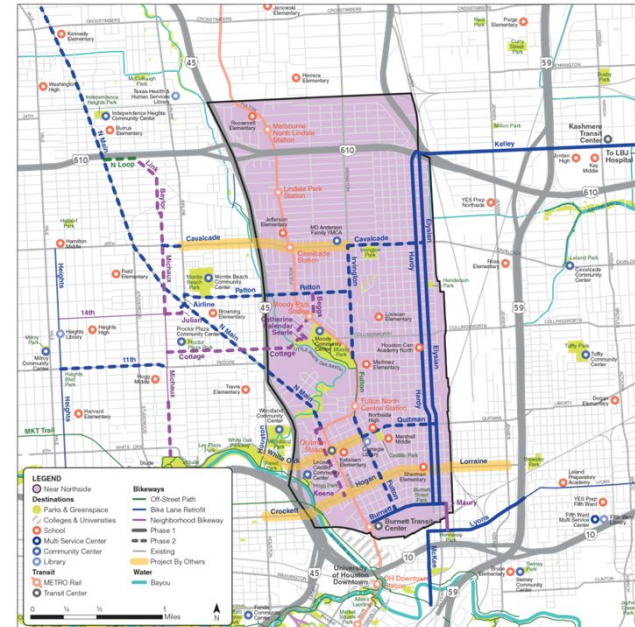
The Houston Bike Plan was adopted in 2017 and there have been a focus on implementation projects in the Near Northside Complete Community. In addition, Commissioner Ellis provided \$10M in funding to meet Bike Houston's "Build 50" challenge. For more information visit: <http://houstonbikeplan.org>

Projects completed include:

- Lyons Ave.
- Hardy St.
- Elysian St
- Kelley St.
- McKee St.

Future short term projects include:

- Burnett St.
- Quitman St.
- Cavalcade St
- N. Main St.





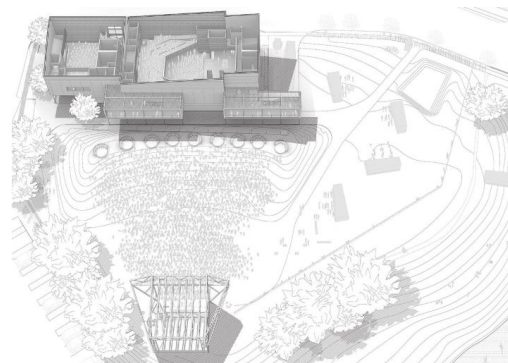
Development in District



White Oak Music Hall

- Completed 2016
- Location: 2915 North Main, Houston, TX 77009

Source: [Culture Map](#)



Saint Arnold's Expansion

Saint Arnold's Beer Garden

- Completed 2018
- Location: 2000 Lyons,
Houston, TX 77009

Source: Culture Map

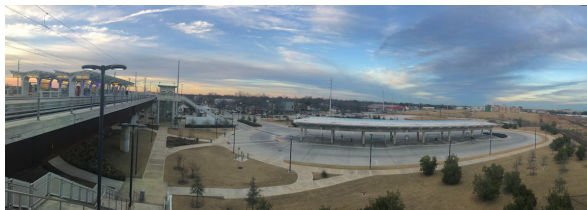


Hardy Yards

Residences at Hardy Yards

- Completed 2019
- 350 units (Market, Affordable)
- 1391 Hardy St. Houston, TX
77026

Source: Residence at Hardy Yards



Airline Farmers Market

- In Development
- Location: 2520 Airline,
Houston, TX 77009

Source: Culture Map



Northside Restaurants

Le Bistro
Rocco's
Golden Seafood
Poppa Burgers
Pinkerton's Barbecue
Asia Market Thai
Restaurant
Dairymaids
Red Hot Noodle
Bellissimo
Hughies Heights
Laredo Taqueria
Rio Verdence

El Bolillo Bakery
Teotihuacan Mexican
Cafe
Alma Latina
Indio's Tacos
Alamo Tamales & Taco
Fusion Taco Heights
Dolce Neve Gelato
Morningstar
D&T Drive Inn
Chicago Italian
Edison and Patton
Gerardo's

Taqueria Los Jaliscienses
El Jalapeno
Liberty Kitchen & Oyster
Taqueria Arandas
Trigos Mexican Restaurant
Donuts Delight
Spanish Flower
Connie's Seafood
Restaurant
Fiesta En Guadalajara
and more...

Greater Northside Management District

Restaurants

Le Bistro
Rocco's
Golden Seafood
Poppa Burgers
Pinkerton's Barbecue
Asia Market Thai Restaurant
Dairymaids
Red Hot Noodle
Bellissimo Ristorante
El Bolillo Bakery
Teotihuacan Mexican Cafe
Alma Latina
Indio's Tacos
Alamo Tamales & Taco
Fusion Taco Heights

Businesses, Breweries, Retail, Markets and More...

Northline Commons
Prosperity Bank LLP
Capital One Bank
Wellstargo
UT Physicians Jensen
Granel Spice Market
Houston Farmers Market
Latin Specialties, L.L.C.
Saint Arnold Brewing Company
Hardy Yards
Blumenthal Sheet Metal

Murals and Sculptures



Higher Education Development

University of Houston Downtown

- Science and Technology Building
- Daly and N. Main Street
- Expansion in Development - 2019

Source: UHD

Houston Community College - Northline

- Instructional Building and Parking/Faculty
- Completed 2018

Source: HCC



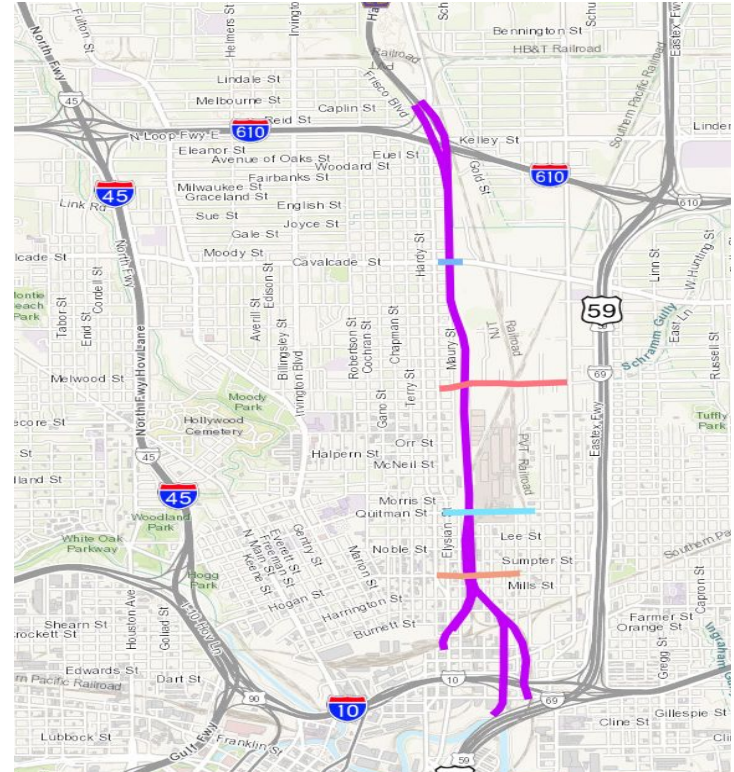
More to Come....

- *Qui Food Hall - North Main*
- *Black Page Brewery - North Main*
- *New Label Brewery - Burnett Street*
- *Holiday Inn Express*
- *Avenue CDC Neighborhood HUB*
- *More Multi-family....*
- *More Single Family*



Transportation and Infrastructure Projects

- I-45 Expansion
- Elysian Viaduct
- Halls Bayou
- High Speed Rail
- White Oak Bayou
- Hardy Toll Road Extension
- Complete Communities
- Walkable Communities
- Houston Bike Plan
- Heights Northside Mobility
- Houston General Plan
- METRONext





North Houston Highway Improvement Project (NHHIP) - I-45 Expansion

- Stakeholder Meetings with Texas Department of Transportation and advocacy groups
- Rice University RDA Design Competition for North Main Deck Park (January 2019)

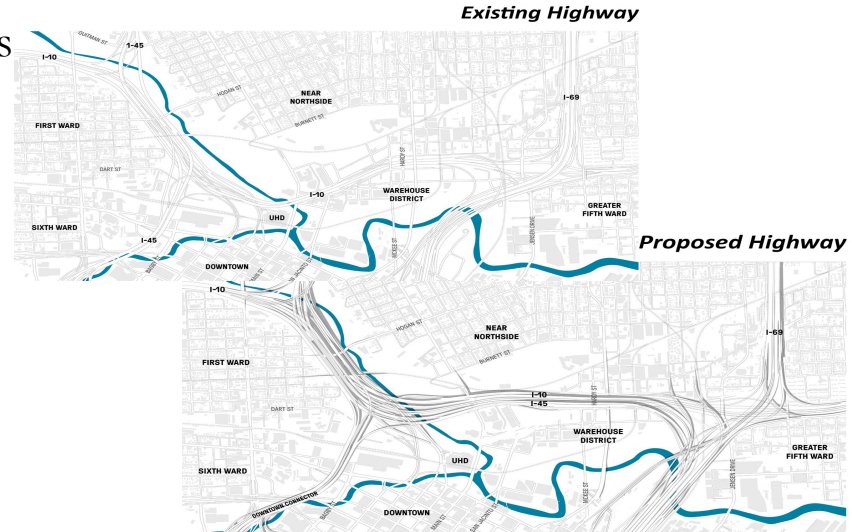
Links:

<https://www.youtube.com/watch?v=iUFK6KcBbGA>

<https://www.youtube.com/watch?v=yvN9MmdjIW0>

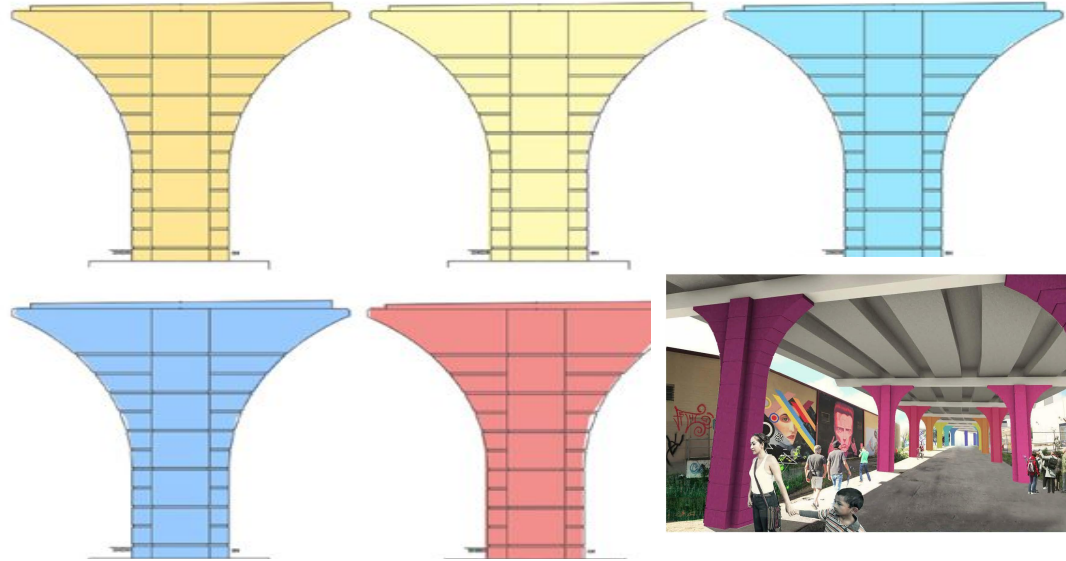
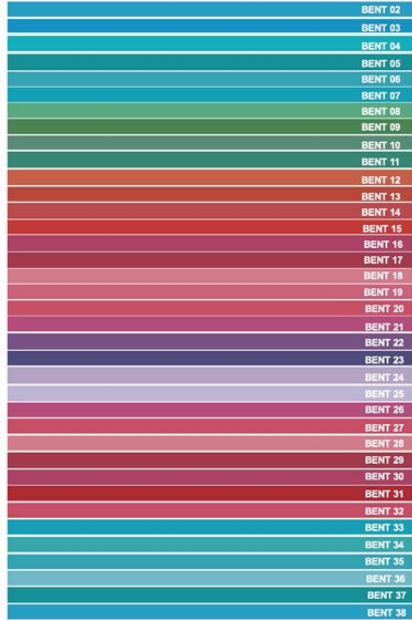
<https://www.arcgis.com/apps/webappviewer/index.html?id=07cf8708fdde4c3eb0302b60c9e1eda0>

http://www.ih45northandmore.com/pub_hear_doc.aspx



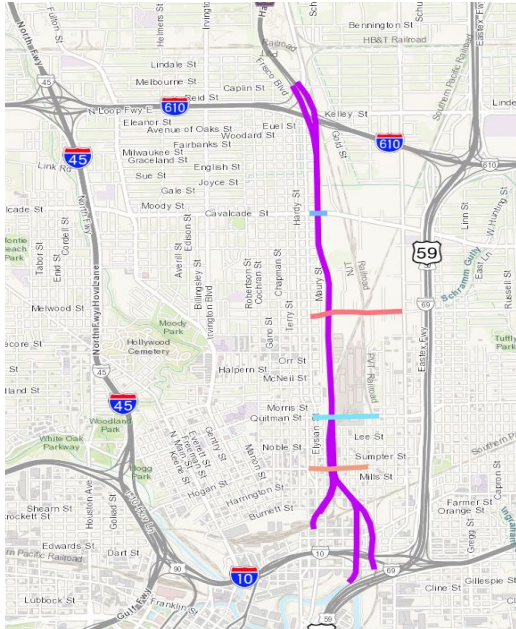


ELYSIAN VIADUCT





Hardy Toll Road Downtown Connector



- The Harris County Toll Road Authority is proposing the Hardy Toll Road Downtown Connector, a 3.6-mile freeway that will extend the Hardy Toll Road from its current southern end at the IH 610 North Loop into downtown Houston.



Little White Oak Bayou Hike and Bike Trail



- Trail originated from GNMD Near Northside Livable Centers Study.
- Connects trail from I-45 to Moody Park.
- Houston Parks Board is now applying for Federal TIP Grant to extend Little White Oak Trail from I-45 to Independence Heights.

Greater Northside Real Estate Properties

<http://www.greaternorthsidedistrict.org/Real%20Estate%20Properties.shtml>



Hardy Yards

Hardy Yards - A 40-acre development in the shadows of downtown. There are opportunities for vertical development. Streets developed include the reconstruction of Burnett Street into a major thoroughfare.

GREATER NORTHSIDE MANAGEMENT DISTRICT

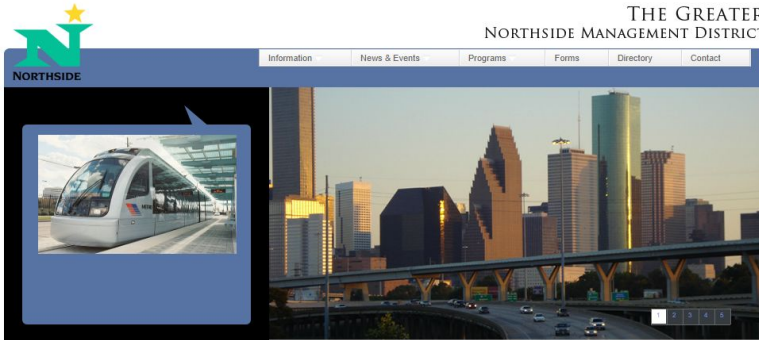
Real Estate PROPERTIES Listed at <http://www.greaternorthsidedistrict.org/>
Phone: 713-229-0900 Fax: 713-229-0901



Quilman & N. Main

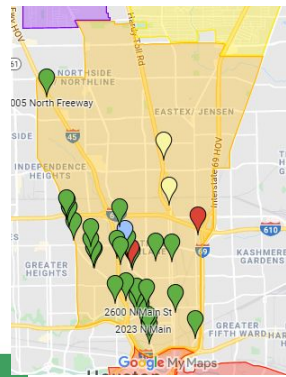


Call: Greater Northside Management District executive director Rebecca Reyna at 713-229-0900 or schedule a tour at rc.reyna@greaternorthsidedistrict.org



Available Property Listings:

[Flyer - Irvington Boulevard Center](#)
[Flyer - Shoppes at Loop and Hardy](#)
[Flyer - 2311 Parker Rd](#)
[Flyer - 2718 Lomas](#)



	A	B	C	D	E	F	G	H	I	
	For Sale/Lease	Number	Address	City	State	Zip	Building Size	Property Size	Price	Website
	Pending Sale	312	Hogan	Houston	Texas				\$95,900.00	http://search.har.com/engine/312-Hogan-Ho
	For Sale	8210	Fulton Street	Houston	Texas				\$48,800.00	http://regionalpropiertiestexas.com/resident
	For Sale	5809	Fulton Street	Houston	Texas				\$120,000.00	
	For Sale	4315	Fulton Street	Houston	Texas				\$145,000.00	http://search.har.com/engine/4315-Fulton-S
	For Sale	1919	Gentry	Houston	Texas				\$155,000.00	http://www.kw.com/homes-for-sale/77009/
	For Sale	501	Marie Street	Houston	Texas				\$159,900.00	http://search.har.com/engine/501-Marie-St
	For Sale	6000	Fulton Street	Houston	Texas				\$175,000.00	http://www.loopnet.com/Listing/17469270/
	For Sale	1111	Paschall	Houston	Texas				\$215,000.00	http://www.cityfeet.com/cont/ForSale/LN18
	For Sale	0	Fulton Street	Houston	Texas				\$249,000.00	http://search.har.com/engine/dispSearch.cfm
	For Sale	205	Milwaukee	Houston	Texas				\$249,000.00	http://search.har.com/AWS/AWSF.cfm?tgt=ht
	For Lease	0	Hogan	Houston	Texas		87,422 SF	2.8 Acres	\$249,900.00	https://www.commgate.com/search/H/prop
	For Sale	0	Kennon	Houston	Texas				\$249,900.00	http://search.har.com/engine/0-Kennon-Hou
	For Sale	2203	Maury	Houston	Texas	77009		5,000 SF	\$250,000	https://www.realtor.com/realestateandhom
	For Sale	2005	Fulton Street	Houston	Texas			9000 SF	\$265,000.00	https://www.har.com/2005-fulton-street/sal
	For Sale	5402	Fulton Street	Houston	Texas				\$300,000.00	http://www.commgate.com/index.cfm?fuse
	For Sale	3024	Houston Avenue	Houston	Texas				\$335,000.00	http://regionalpropiertiestexas.com/resident

Real Estate Properties for Sale (Pictures include links)

4702 Irvington (CVS)

0.20AC

\$2,628,000



10200 Hogan (Near Casa Bakery)

20,000SF



Real Estate Properties for Sale

3007 Hardy Street (Yellow Cab)

7.43 Acres



1919 N. Main

20,000 SF

\$300,000



Real Estate Properties for Sale

7820 Fulton Street

4,352 SF

\$590,000



7025 Fulton

16,985 SF

\$495,000



Real Estate Properties for Sale

5016 Airline Drive

7,320 SF

\$1,820,104



2623 Keene (Near White Oak Music Hall

4 Acres

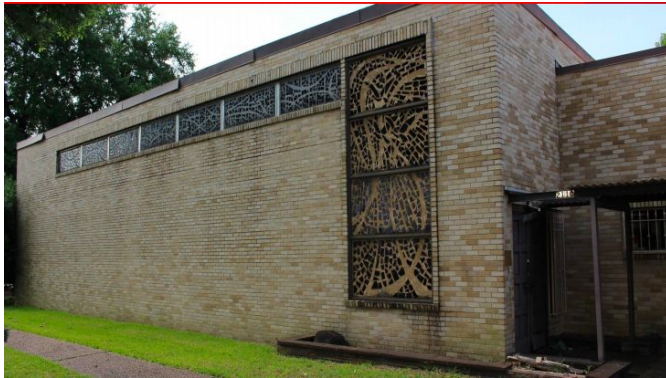


Real Estate Properties for Sale

2110 Tidwell Street

9,754 sq ft

\$450,000



1690 N. Loop (Near Farmers Market)

3.4 Acres



Real Estate Properties for Sale

2407 N. Main (Old Salvation Army)

1.44 Acre



1710 Burnett (Blumenthal Metal)

3.46 Acres



Real Estate Properties for Sale

2015 Cavalcade

5 Acre

\$2,578,000



6000-6019 Gold Street

6 Acres

\$3,750,000

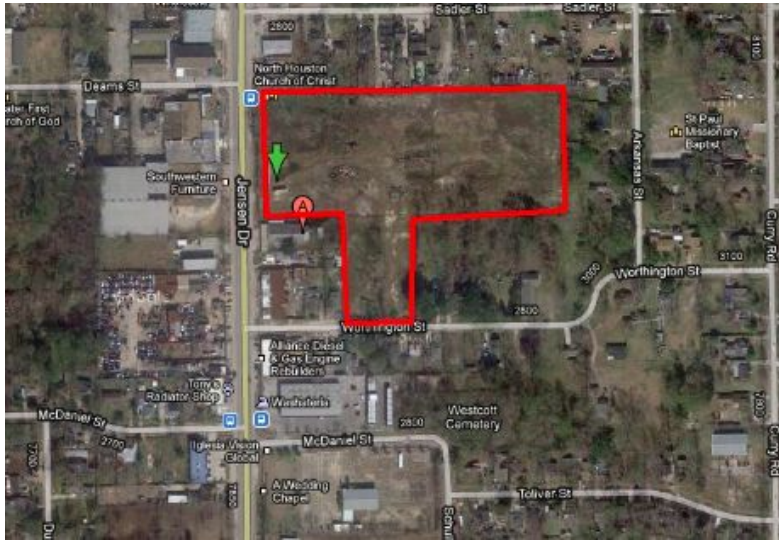


Real Estate Properties for Sale

8021 Jensen

10 Acre

\$2,000,000



419 Van Molan

1.5 Acres

\$1,990,000



Real Estate Properties for Lease

1800 South Street

61,933 sq ft



2223 N. Main

11,850 sq. ft building, two floors

\$2,000,000 Sale or Lease Option



OFFICE/FLEX/RETAIL - FOR SALE OR LEASE

Rate Reduction

- Multi-tenant office/flex/retail
- Located on the new Metro north rail line
- Adjacent to the Qulman/N. Main rail stop
- ±11,850 sq. ft. building, two floors
- ±18,900 sq. ft. land
- Refurbished in 2015
- Elevator
- Fenced parking lot
- Key Map 493C
- TI - included in rate
- Lease Rate reduced ~~265,000~~ \$20.00 psf/NN/year
- Sales Price: \$2,000,000

Real Estate Properties for Lease

2023 North Main

12,000 SF



6300 N. Main

10,000 SF



Real Estate Properties for Lease

414 Pickney

3 Acres



4111 Robertson

43,979 SF



LOAD UP BUSES FOR
MEET OUR NORTHSIDE TOUR

Thank you to our sponsor:



Opportunities – Incentives

There are many reasons to invest in our area, especially with resources and programs available.

- Opportunity Zones
- HUB Zone
- Complete Community
- TIRZ
- Walkable Places District - Pilot





City of Houston - Walkable Places District



Pedestrian Friendly Urban Development

Walkable Places & Transit Oriented Development Ordinances are tools that create new rules to promote pedestrian friendly development along designated streets. These rules are designed to encourage **higher density, mixed uses, walkability** and **multimodal transportation**.

Promotes Higher Density and Mixed Uses

Both ordinances allow the building to be built closer to the street to have more buildable area for the development. This encourages higher density and mixed uses.

Reduces Sidewalk Interruptions & Obstructions

By reducing the number of curb cuts and their width along a street or a block, the interaction between cars and people is reduced. By requiring an unobstructed sidewalk, there will be no obstructions for pedestrians such as fire hydrants and light poles. This encourages walkability.

Promotes Multimodal Transportation

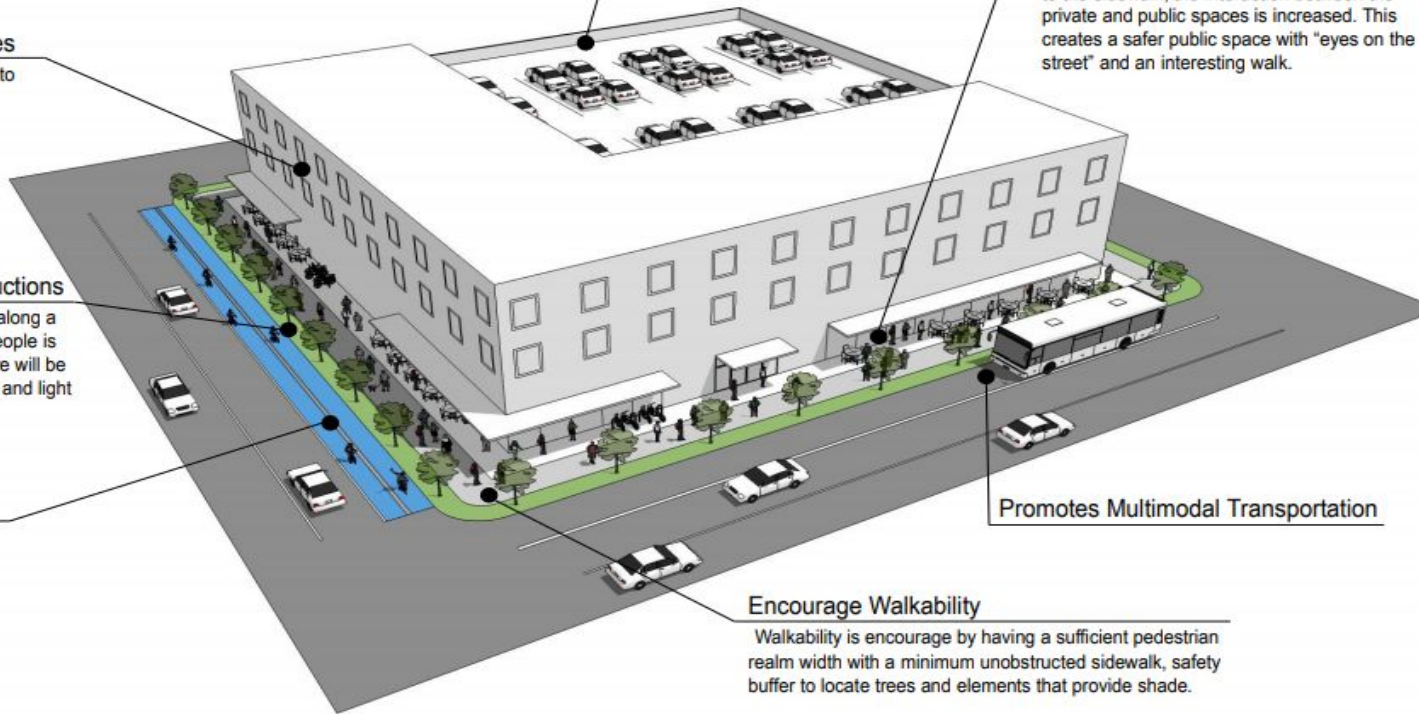
With the Walkable Places elements, multimodal transportation is more likely to happen.

Priority to People

By having the parking area on the back, the separation between the sidewalk and the building is reduced. This encourages direct pedestrian access from the building to the sidewalk giving priority to people over cars.

Create Interesting & Safer Walk

By having a minimum requirement for openings and windows on the ground floor and a minimum number of doors that connect to the sidewalk, the interaction between the private and public spaces is increased. This creates a safer public space with "eyes on the street" and an interesting walk.



Encourage Walkability

Walkability is encouraged by having a sufficient pedestrian realm width with a minimum unobstructed sidewalk, safety buffer to locate trees and elements that provide shade.

Promotes Multimodal Transportation

Opportunity Zones

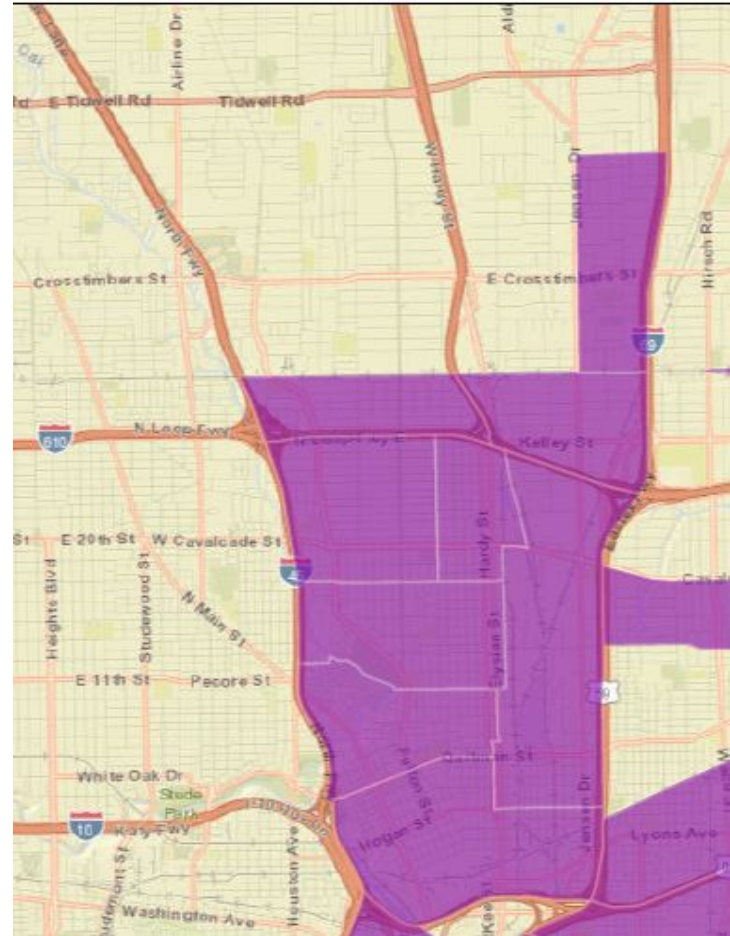


HOUSTON:
Opportunity Zone
Prospectus Phase 1

https://www.houstontx.gov/ecodev/opportunity-zones_concept.html

<https://www.houstontx.gov/ecodev/oppzone/HouProspectus03152019.pdf>

Greater Northside Management District





Opportunity Zone Tax Incentives

Different than Other Tax Credits:

- More Market Oriented
- Residential, commercial real estate, and business investments
- No benefit cap

Taxpayers can defer *and* potentially reduce taxation on capital gains



by making timely investments in

Opportunity Funds



which invest in

Opportunity Zone Property & Businesses



Source: Novogradac & Company LLP



Opportunity Zone Tax Incentives

Established by the 2017 Tax Cuts and Jobs Act, the program was established as an innovative approach to spur long-term investments in low-income urban and rural communities nationwide.



Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.



Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.



Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Opportunity Zones Numbers by GHP

92

census tracts designated

Average poverty rate

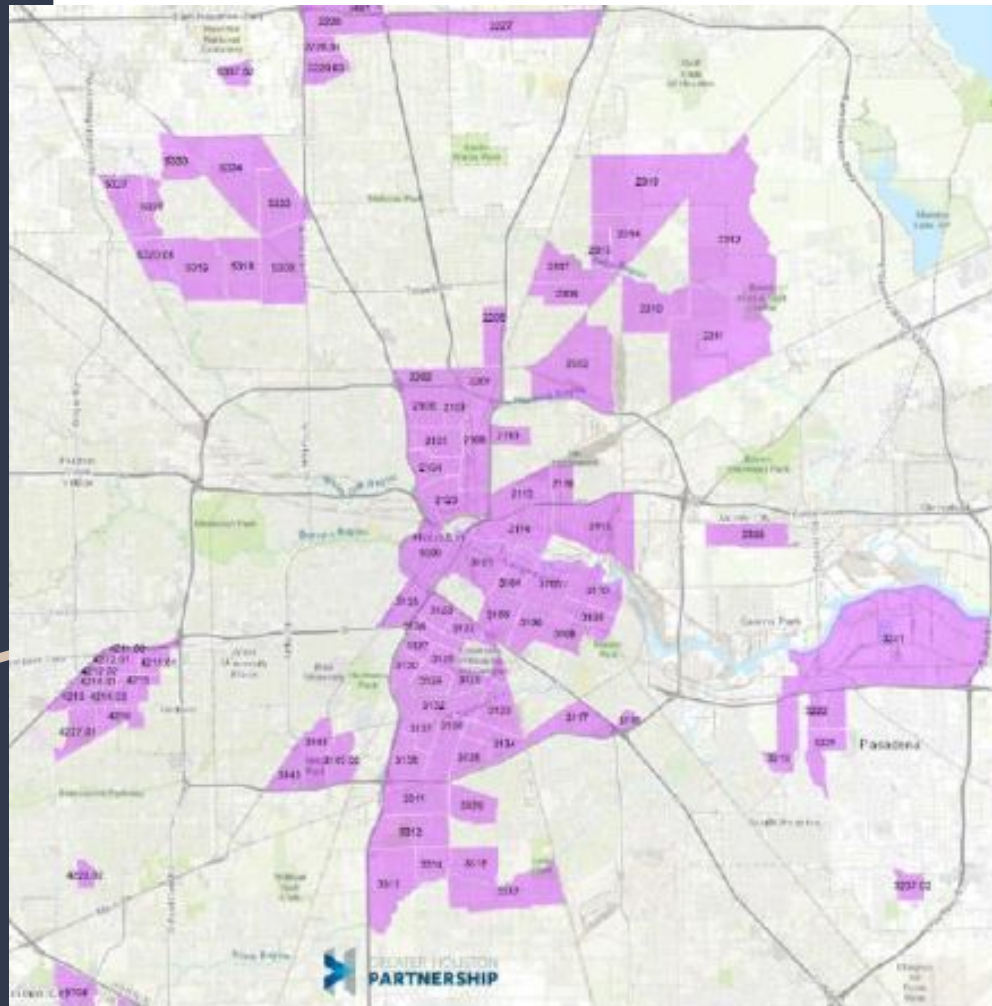
33.5%

Average unemployment rate

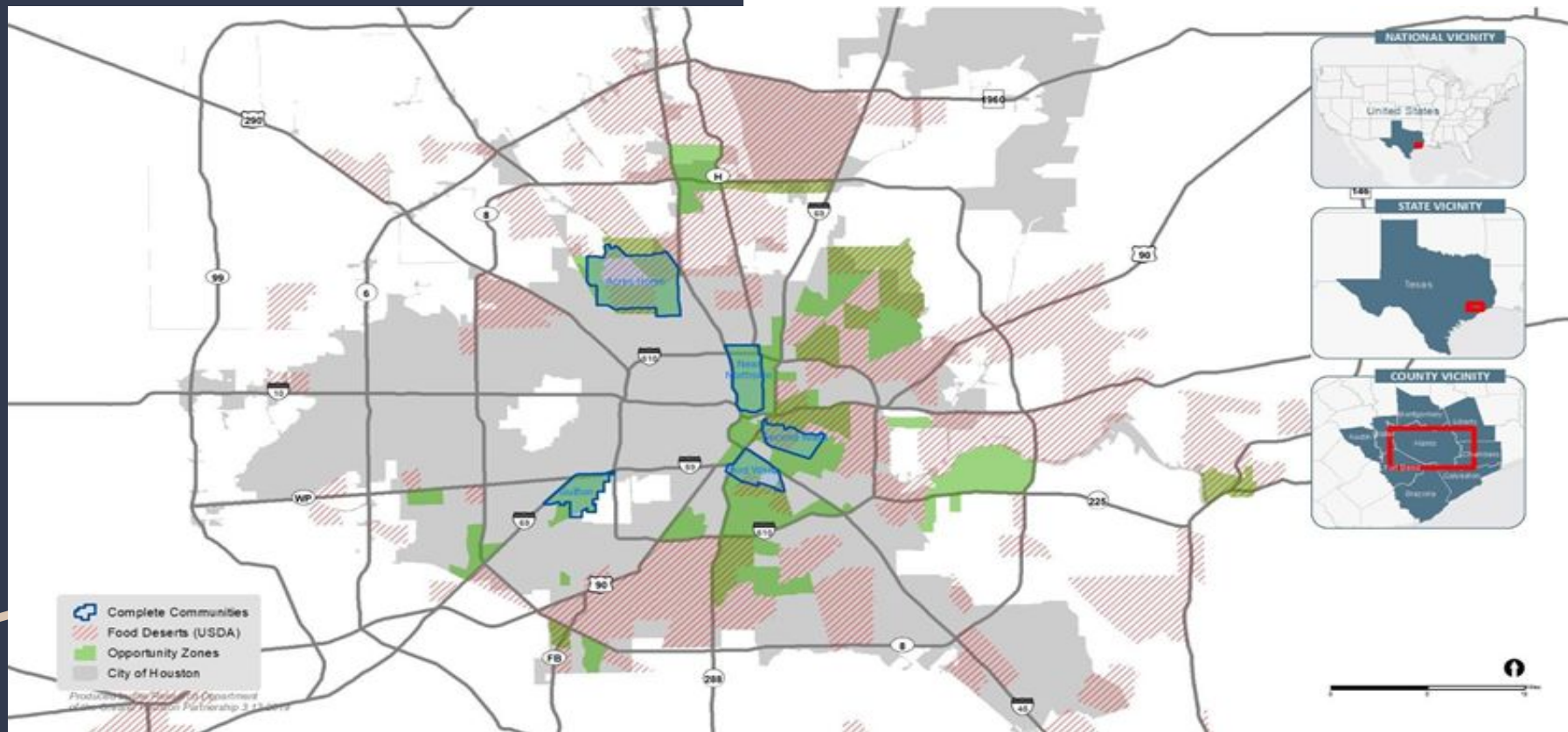
13.3%

Average family income in OZ census tracts relative to area median income (AMI)

56.4%



Opportunity Zones



Opportunity Zones



N. Main Transit Corridor – Hardy Yards



HARDY YARDS
HOUSTON, TEXAS
CYPRESS REAL ESTATE ADVISORS

SAN JACINTO: SHORT BRIDGE OPTION

The Assets and Opportunities:

- 36 acres of developable land, currently held by Cypress Advisors or Austin, Texas. Hardy Yards has the infrastructure already in place for a mixed-use development potential. Abutting next to the Burnett Street Station of the METRO LRT, it is the perfect location for a multi-use Transit Orientated Development.
- At a major node of North Main and Burnett Street, with new wide sidewalks along Burnett and in the Hardy Yards, shovel ready.
- Near University of Houston- Downtown and with spectacular views of Downtown.
- Already existing a soon to open 350 multi-family, mixed use development by Zieban Group



Opportunity Zones



N. Main Transit Corridor



The Assets:

- Northside Livable Center Study completed in 2010
- Houston Metro Red Line Light Rail Transit opened in 2013
- Quitman Pedestrian-Transit Improvements to begin late 2019 by Greater Northside Management District
- Hernandez Tunnel Improvements to begin Mid March 2019 by the City of Houston Housing and Community Development Department including lights and artwork by Greater Northside Management District .
- Two Multi income developments – one completed 2017 by Avenue CDC and one to be completed 2019 by Zieban Group
- Planned development of a new restaurant and Brewery in vicinity.

The Opportunities:

Redevelop Industrial and semi-industrial properties as single-family residential, neighborhood oriented commercial and community facilities. Develop mixed-use complexes that integrate with transit and encourage multi-family and higher density development to locate near transit stations. Opportunities to create vibrant community gathering places, improving the visual appearance of commercial corridors and nearby residential areas while preserving historic housing stock and commercial structures.



Local Incentives

The City of Houston is prepared to provide local incentives for projects that benefit both investors and existing residents and businesses.

[Chapter 312 - Property Tax Abatement](#)

[Renewables Franchise Tax Deduction](#)

[Chapter 380 – Economic Development Agreements](#)

[Renewables Property Tax Exemption](#)

[Enterprise Zone Program](#)

[The City of Houston Brownfield Redevelopment Program](#)

[Tax Increment Reinvestment Zones](#)

[Foreign Trade Zones \(FTZs\)](#)

[Freeport Exemption for Aircraft Parts](#)

Additional information may be found on the following website:

[Freeport Tax Exemption](#)

<https://www.houstontx.gov/ecodev/>

[Goods in Transit Exemption](#)

[LEED Incentive](#)



State Incentives

[Business Relocation Incentive](#)

[Capital Development Fund](#)

[Economic Development and Diversification Waiver](#)

[Manufacturing Sales Tax Exemption](#)

[Sales Tax Exemption on Utilities](#)

[On-the-Job Training](#)

[Pollution Control Property Tax Abatements](#)

[Permit Assistance](#)

[Research & Development Tax Credit](#)

[Self Sufficiency Fund](#)

[Skills Development Fund](#)

[Skills for Small Business](#)

[Sales Tax Exemption for Qualified Data Centers](#)

[Talent Recruitment and Employer Services](#)

[Texas Capital Fund](#)

[Texas Economic Development Act – Chapter 313](#)

[Texas Enterprise Fund](#)

[Texas Enterprise Zone Program](#)

[Texas Manufacturing Assistance Center \(TMAC\)](#)

Additional information for each program may be found here:

<https://gov.texas.gov/uploads/files/business/IncentivesOverview.pdf>

Additional Resources

Technology and Analytic Platforms

1. [NextSeed](#)
2. [CapZone](#)

Thank you to our sponsors:



