





VIEW FROM ALLEN PARKWAY: REIMAGINED HISTORICAL STAR ENGRAVING BUILDING

RADOM
CAPITAL
LLC



A HOUSTON LANDMARK *Reinvented.*

3201 Allen Parkway is the reimagining of the Star Engraving Company Building into a modern retail, creative office and restaurant project in the heart of Inner Loop Houston. The property sits on a mature, tree-lined bluff with frontage on Allen Parkway, Rosine Street and D'Amico Street, directly across from award-winning Buffalo Bayou Park. The site is surrounded by Houston's most affluent neighborhoods, including River Oaks to the west, The Heights to the north and Montrose to the south and it is within 2 minutes of Downtown Houston. Originally developed in 1930 in the Mediterranean Revival architectural style, the building was designated a local historic landmark in 1986 and listed on the National Register of Historic Places in 1995.



BY THE NUMBERS

- 42,000 SF of creative retail, office and restaurant space available for lease
- 10,000 SF of tree-lined gardens
- 300+ car shared parking garage
- 25 on-street, metered parking spaces
- 50,000+ annual attendees of Stages Repertory Theatre, located next door





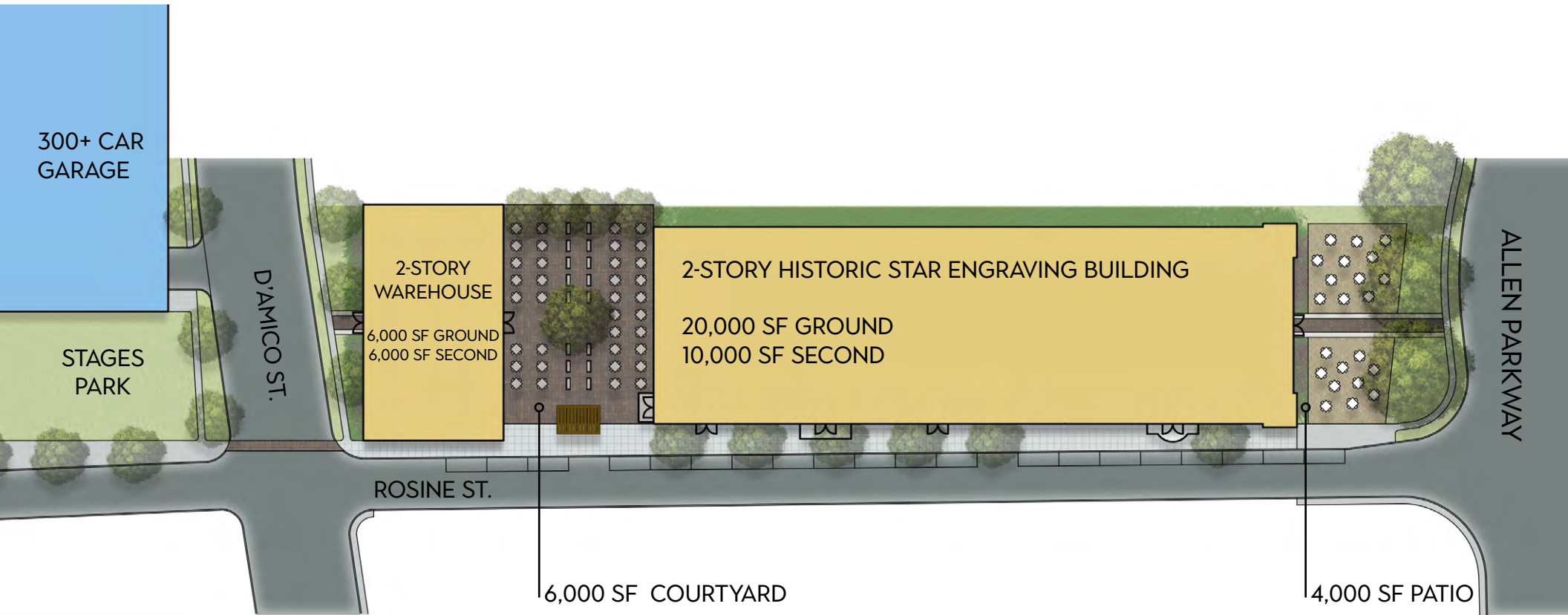
RADOM
CAPITAL
LLC





VIEW FROM ROSINE STREET: COURTYARD BETWEEN REIMAGINED HISTORICAL STAR ENGRAVING BUILDING AND WAREHOUSE





SITE PLAN

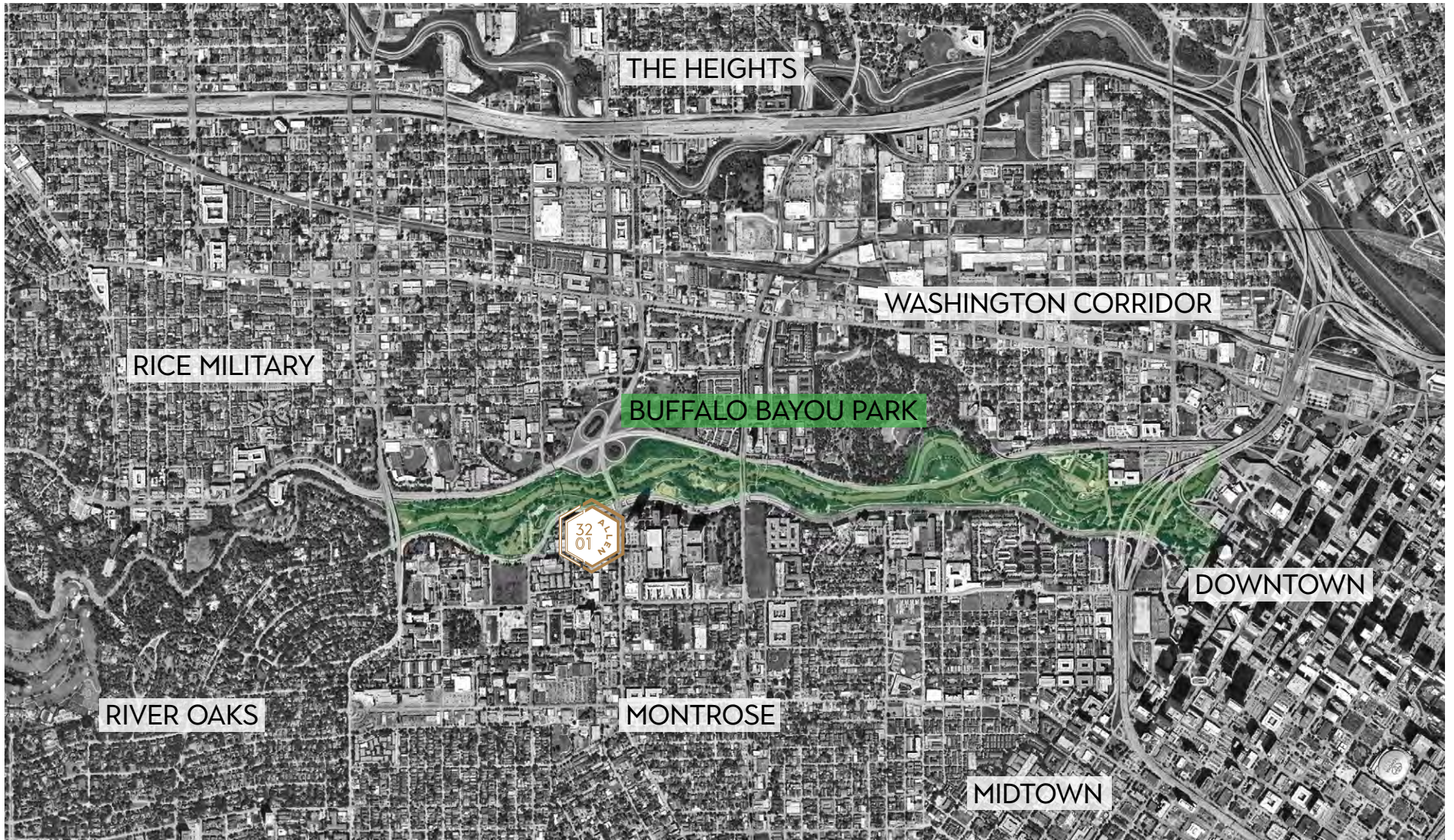




A LOCATION *Unparalleled.*

Situated in the heart of Houston's 160-acre Buffalo Bayou Park, 3201 Allen Parkway fronts one of the country's great urban green spaces. 3201 Allen is directly across from the park's most popular segment, where cyclist and joggers exercise, diners brunch at The Dunlavy and nature lovers queue nightly at the Waugh Drive Bat Colony. With a flagship Whole Foods Market one block from the property and frontage on multiple streets, the location is highly prominent.

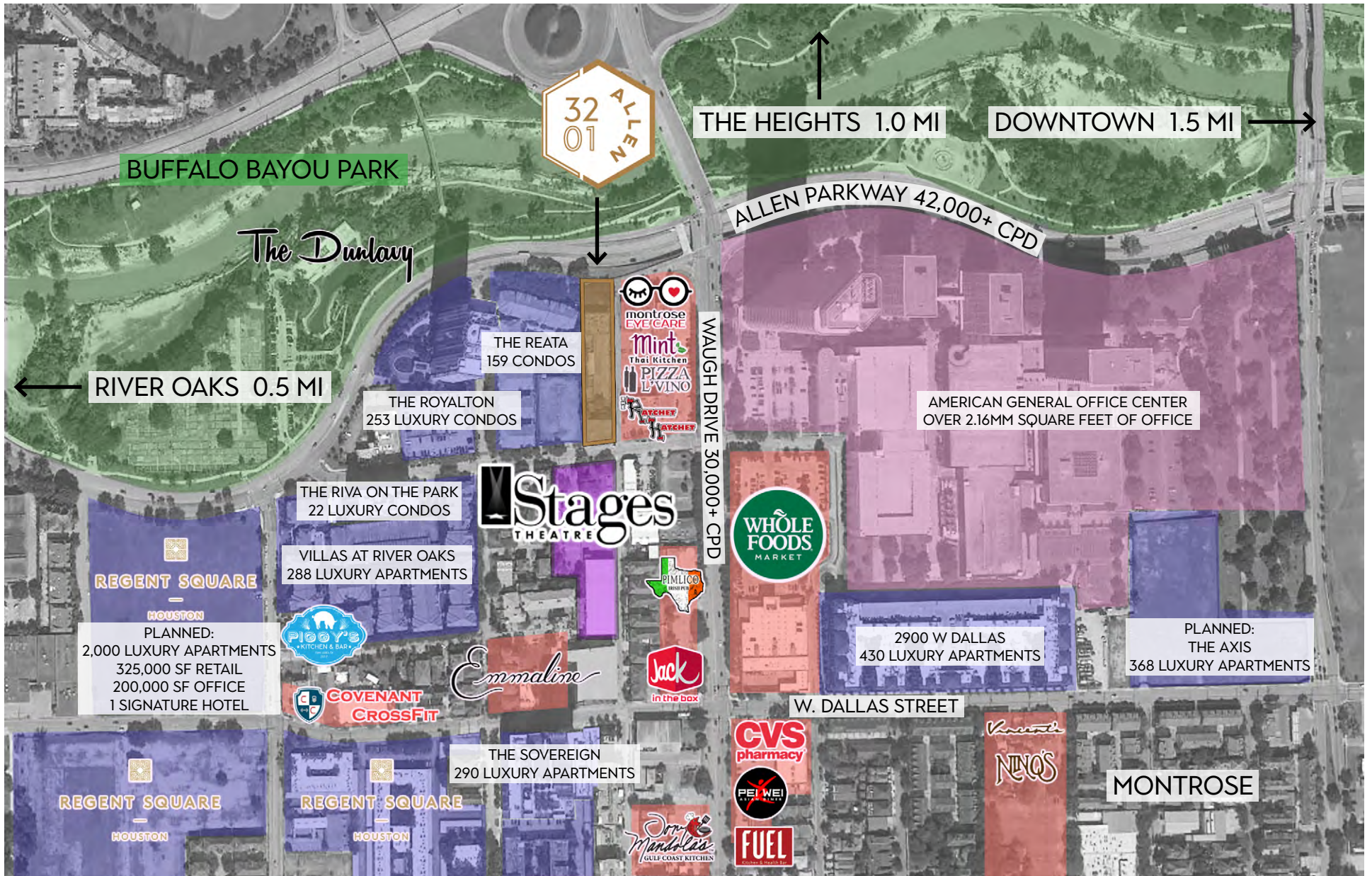




**AREA MAP
+
DEMOGRAPHICS**

	1 mile	3 miles	5 miles
2017 Population	26,001	190,010	471,272
2022 Population Est.	28,484	174,839	433,237
Employment Population	24,029	272,979	650,514
Household Income	\$127,822	\$123,722	\$111,278





ENLARGED AREA MAP
+
EXISTING DEVELOPMENTS

- MULTI-FAMILY
- RETAIL
- OFFICE

RADOM
CAPITAL
LLC





A NEW PARTNERSHIP *Launched.*

3201 Allen Parkway has been home to the **Stages Repertory Theatre** for over 30 years. At the rear of the property, Stages is currently breaking ground on a new \$30.5 million, Gensler-designed theater on 2.5 acres. Immediately south of 3201 Allen, the new theatre will include a shared parking garage and additional surface parking. Stage's new home will draw even greater numbers of civic and art-minded Houstonians to the neighborhood.





VIEW FROM THE CORNER OF ROSINE AND D'AMICO STREET: REIMAGINED WAREHOUSE





www.RadomCapital.com

713.783.4444

1245 W 18th Street

Houston, TX 77008

steve@radomcapital.com

barton@radomcapital.com