

# THE M/L/L

2315 NAVIGATION BOULEVARD | EAST END HOUSTON

PHASE I | RETAIL & MULTIFAMILY



**Triten**  
REAL ESTATE PARTNERS

**Colliers**

# AWARE OF YOUR SURROUNDINGS

## A PERFECT MIX OF PLACE AND TIME

Houston's east of downtown neighborhood or East End has distinguished itself as the cultural and artistic heart of the city's many distinct districts. Originally Houston's industrial hub, warehouse space has evolved into creative and gallery spaces. As the young and imaginative have flocked to the area, restaurants and shops have opened to satisfy their eclectic tastes. Perched above the Buffalo Bayou, East End offers downtown accessibility, views, and endless possibilities for active living in an area that is still growing into what it will eventually become.

**25**  
MINUTE

average drive to  
both major Houston Airports

**GEORGE BUSH INTERCONTINENTAL**

20-Miles North

**WILLIAM P. HOBBY**

10-Miles South

**1**  
MILE

from major  
Houston thoroughfare

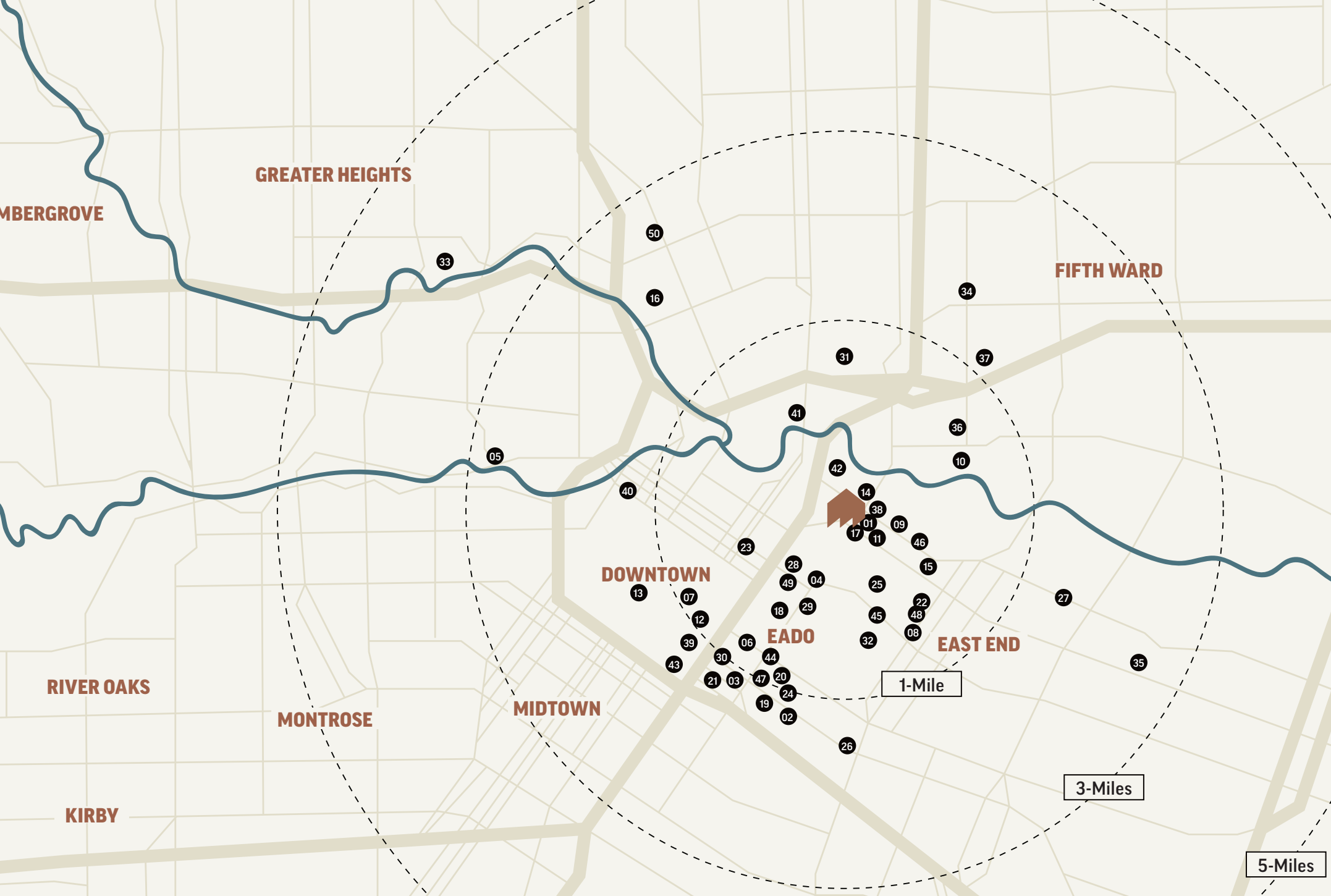


**(81)**

very walkable  
excellent transit  
very bikeable

[walkscore.com](https://www.walkscore.com)





# YOU'RE IN GOOD COMPANY

## LOCATION

A familiar neighbor feel tucked inside of an urban setting, The Mill is located within a bubble of Houston's finest and most established destinations for food, work, and play making it the perfect environment for social hangs and maintaining an exciting and active lifestyle. Whether its a walk or bike ride to that evening's dinner spot or a quick hop onto one of Houston's major thoroughfares, The Mill provides the perfect beginning and ending for any Houstonian.

- |                      |                            |                         |                          |                         |
|----------------------|----------------------------|-------------------------|--------------------------|-------------------------|
| 1 2404 Navigation    | 11 El Tiempo Cantina       | 21 Leeland House        | 31 Saint Arnold's        | 41 Theodore Rex         |
| 2 8th Wonder Brewing | 12 GRB Convention Center   | 22 Metalab              | 32 Sigma Brewing         | 42 Tout Suite           |
| 3 Around The Corner  | 13 Greenstreet             | 23 Minute Maid Park     | 33 Stude Park            | 43 Toyota Center        |
| 4 BBVA Stadium       | 14 Guadalupe Plaza Park    | 24 Miss Carousel        | 34 The Deluxe Theatre    | 44 Truck Yard           |
| 5 Buffalo Bayou Park | 15 Headquarters            | 25 Moon Tower Inn       | 35 The Knockout Factory  | 45 TXRX Labs            |
| 6 Chapman & Kirby    | 16 Hogg Park               | 26 Nancy's Hustle       | 36 The New Potato        | 46 Villa Arcos          |
| 7 Discovery Green    | 17 Houston Maritime Museum | 27 Navigation Boulevard | 37 Nickel Sandwich Grill | 47 Vinny's              |
| 8 East End District  | 18 Huynh's                 | 28 Neil's Bahr          | 38 The Original Ninfa's  | 48 Voodoo Queen         |
| 9 East End Market    | 19 Indianola               | 29 Pitch 25             | 39 The Rustic            | 49 Warehouse Live       |
| 10 East River        | 20 Koffeteria              | 30 Rodeo Goat           | 40 Theatre District      | 50 White Oak Music Hall |

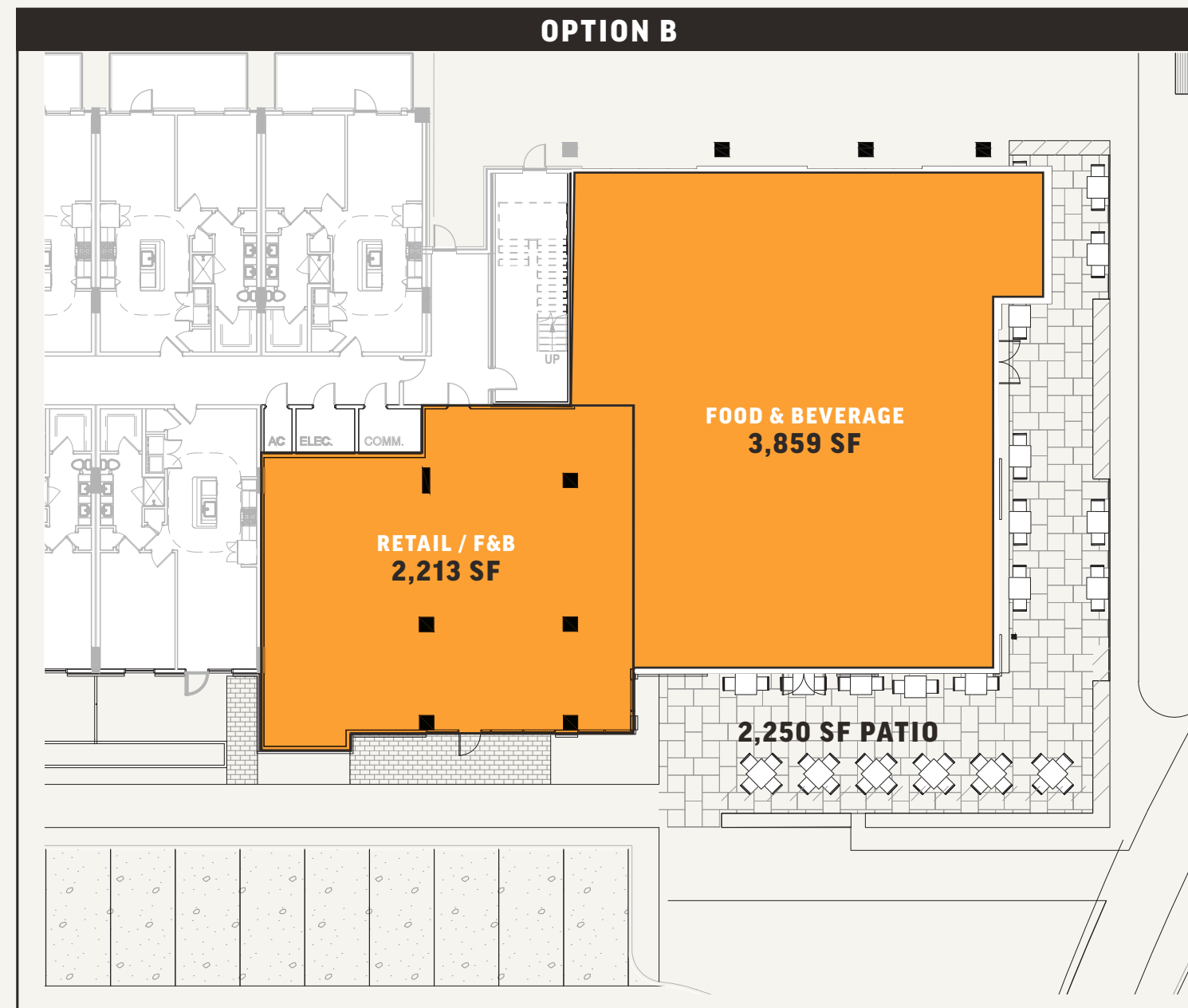
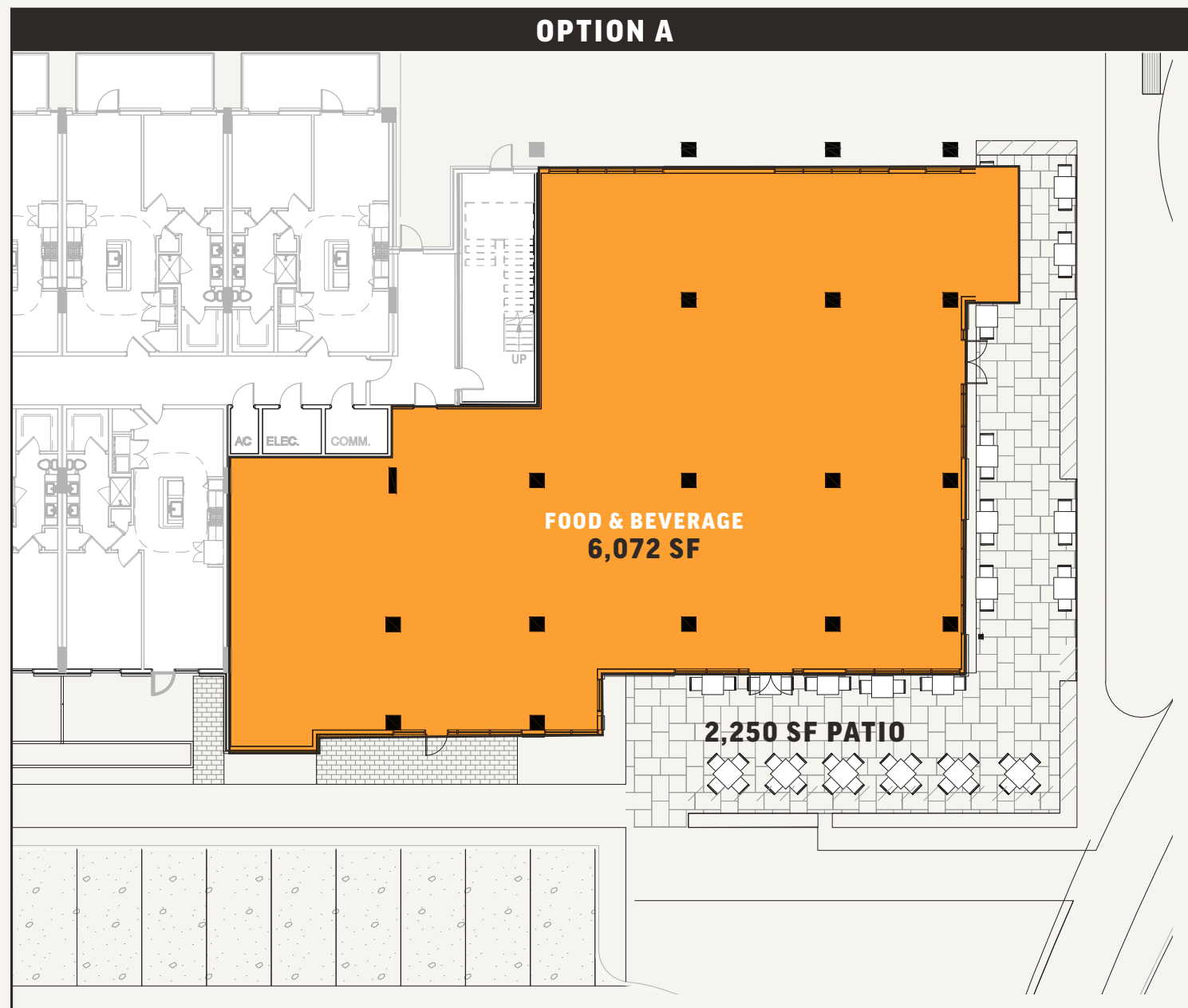




## DEVELOPING A WELL-MIXED PLAN

LIFE-ENHANCING AMENITIES ALL  
FOUND IN A NEIGHBORHOOD SETTING

-  Residential
-  Food & Beverage



MULTIFAMILY RETAIL

**6,072 SF**







# SET UP SHOP

## 6,000 SQ. FT. OF FRESH RETAIL

Catered to the most sought-after boutiques, fresh dining concepts, and lifestyle experiences.

## 600+ RESIDENTS LIVING ON SITE

An old neighborhood feel with all of today's modern conveniences and entertainment.

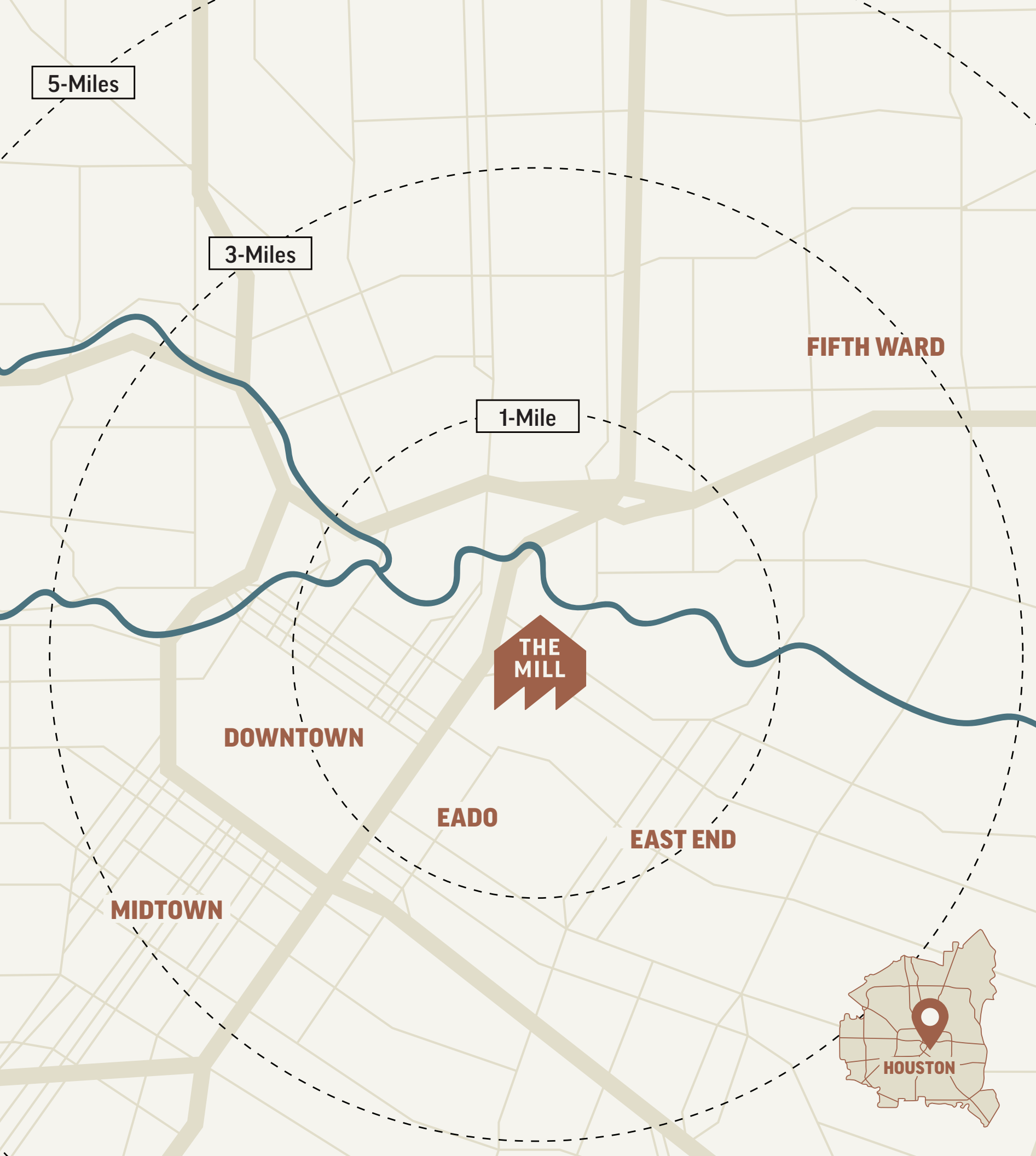
## WEEKLY EVENTS & SUNSET MARKETS

A full calendar of events including outdoor fitness, sunset markets, live music, and nighttime movie screenings.

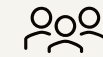
## HIP CENTRAL EAST END LOCATION & ACCESS

Immerse in East Houston's energy with this corner location at Canal and Navigation with proximity to major thoroughfare and East End hot spots.

THE **M//I//L**



# NEIGHBORHOOD BY THE NUMBERS



## POPULATION SUMMARY

POPULATION WITHIN 1 MILE

**25,936**

DAYTIME WORKERS 1 MILE

**49,962**

POPULATION WITHIN 3 MILES

**173,968**

DAYTIME WORKERS 3 MILES

**246,991**

POPULATION WITHIN 5 MILES

**426,390**

DAYTIME WORKERS 5 MILES

**536,328**



**81**

VERY WALKABLE



**80**

EXCELLENT TRANSIT



**83**

VERY BIKEABLE

walkscore.com



## HOUSEHOLD SUMMARY

MEDIAN HOME VALUE 1 MILE

**\$267,817**

MEDIAN AGE 1 MILE

**33.7**

MEDIAN HHI 1 MILE

**\$82,202**

MEDIAN HOME VALUE 3 MILES

**\$273,799**

MEDIAN AGE 3 MILES

**34.1**

MEDIAN HHI 3 MILES

**\$58,029**

MEDIAN HOME VALUE 5 MILES

**\$301,255**

MEDIAN AGE 5 MILES

**35.9**

MEDIAN HHI 5 MILES

**\$63,111**



## FUTURE SUMMARY (2028)

POPULATION WITHIN 1 MILE

**29,391**

MEDIAN HOME VALUE 1 MILE

**\$367,613**

MEDIAN HHI 1 MILE

**\$85,705**



**4TH LARGEST**

CITY IN THE NATION

Less Than 1 Mile From



Less Than 25 Minutes Away from Two Major Airports

GEORGE BUSH INTERCONTINENTAL AIRPORT

**180** NON-STOP DESTINATIONS

WILLIAM P. HOBBY AIRPORT

**56** NON-STOP DESTINATIONS



# THE MILL

2315 NAVIGATION BOULEVARD | EAST END HOUSTON

[WWW.THEMILLHOUSTON.COM](http://WWW.THEMILLHOUSTON.COM)



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Hard work  
is in our  
bones.

Hard work  
is in our bones.

COMMUNITY // CRAFT

CREATIVITY // COMMUNITY // CRAFT

EAST END HOUSTON

THE



# 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.*

11-2-2015



## 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 other, including the broker's own interest;
- 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/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/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.

**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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Wade Greene IV CCIM	680080	wade.greene@colliers.com	+1 713 830 2189
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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