

Sawyer First Industrial



PROPERTY

- Over 115,000 SF of Industrial retail
- Quick and Eagg access to I-10 and **Downtown**
- Central to **Heights, Midtown, Rice Military & Downtown**
- Part of Sawyer Yards: The nation's largest Creative
- Designated by State of Texas as **Cultural Arts District**
- Adjacent to **Artist Alley**

LOVETT

CONTACT

Hattie Parker

(832) 553-5916

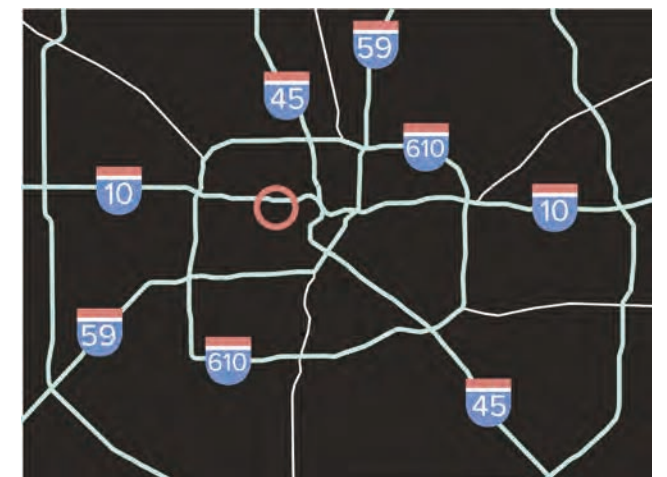
hattiep@lovettcommercial.com

ADDRESS

2102 Edwards St.

Houston, Texas 77007

LOCATION





DEMOGRAPHICS

Radius	Population	\$/Household
1 mile	15,988	\$113,409
3 miles	189,548	\$114,332
5 miles	439,263	\$107,837

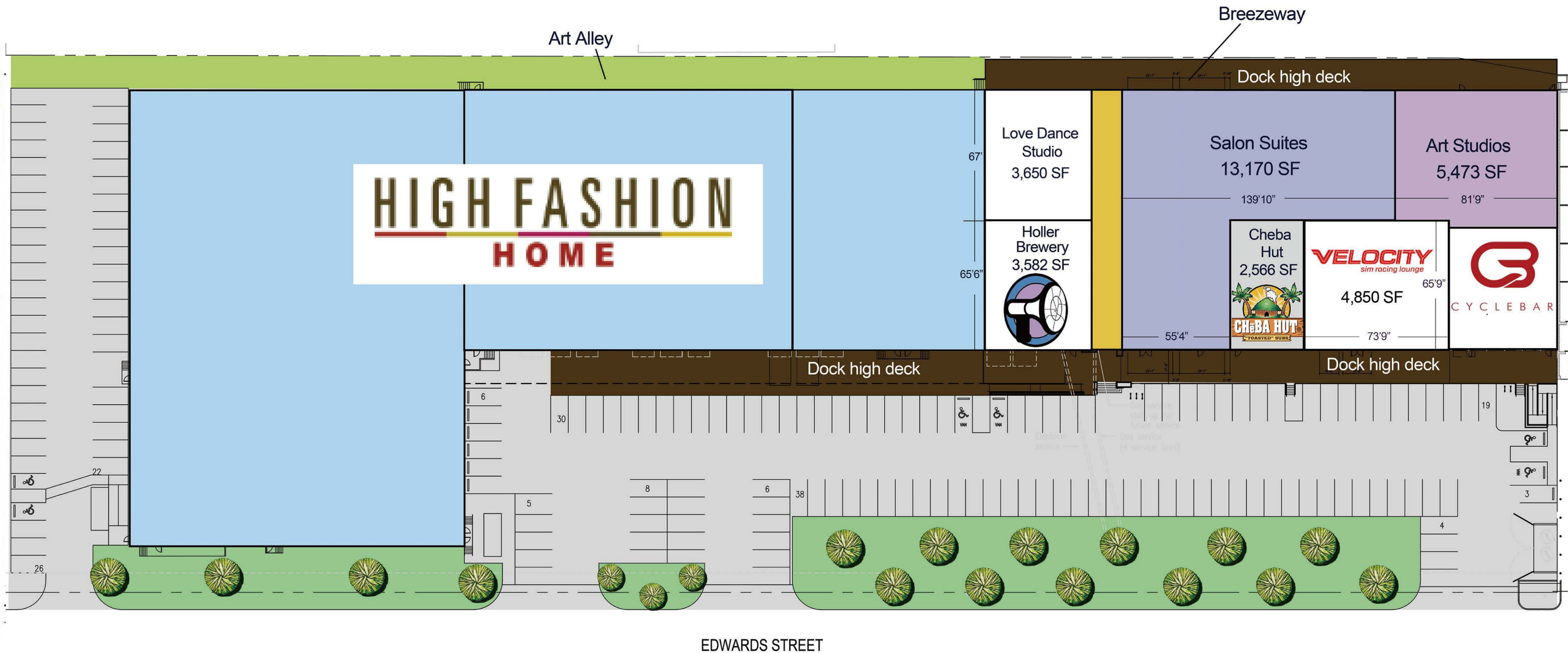
TRAFFIC COUNT

Sawyer St. North of Washington Ave.	11K
Sawyer St. South of Washington Ave.	4K
Washington Ave. East of Sawyer St.	16K
Washington Ave. West of Sawyer St.	15K

AREA AMENITIES

Kroger	B&B Butchers	Truth BBQ
Target	Silver Street Studios	Sawyer Yards
Starbucks	Winter Street Studios	Wells Fargo
PetSmart	Chick-Fil-A	TacoDeli
H-E-B	Freebirds	Silos on Sawyer
Chase Bank	Panda Express	Platybus Brewing
McDonald's	la Madeleine	Chili's
Catalina Coffee	Staples	CrossFit H-Town

SITE PLAN



Sawyer Yards – First Industrial

Levan Group	75,943 SF	Art Studios	5,473 SF
Holler Brewery	3,582 SF	Cycle Bar	3,483 SF
Love Dance Studio	3,650 SF	Cheba Hut	2,566 SF
My Salon Suite	13,170 SF	Velocity	4,850 SF

