



REGAL EDWARDS GREENWAY

HOUSTON, TEXAS

PROPERTY OVERVIEW



ADDRESS

3839 Wesleyan Street
Houston, TX 77027



LAND AREA

4.42 acres

2



RETAIL NET RENTABLE AREA

155,895 RSF



PARKING GARAGE

2,200 Stalls



YEAR BUILT

1998/1999

Fully Renovated 2025



PERCENT LEASED

89%





INVESTMENT HIGHLIGHTS

IRREPLACEABLE
LOCATION WITH
UNPARALLELED
DEMOGRAPHICS

DURABLE CONTRACTUAL
REVENUE FROM 8.5 YEAR
WALT OF REGAL THEATER
AND HOLEY MOLEY

\$10M RECENT CAPITAL
UPGRADES COMPLETED IN
2025

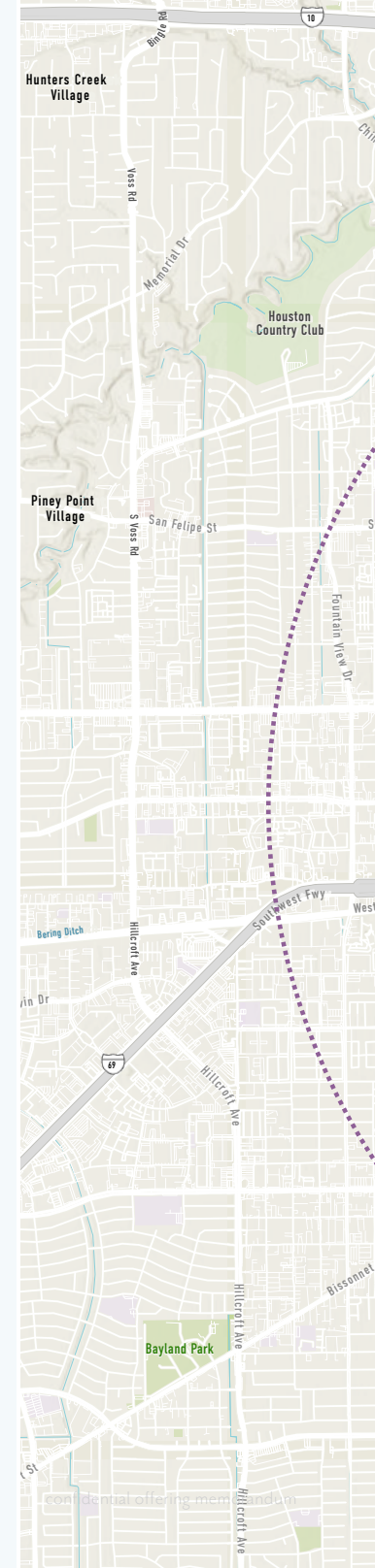
LONG TERM COVERED
LAND PLAY FOR MIXED-
USE DEVELOPMENT
OPPORTUNITY AT A
COMPELLING BASIS

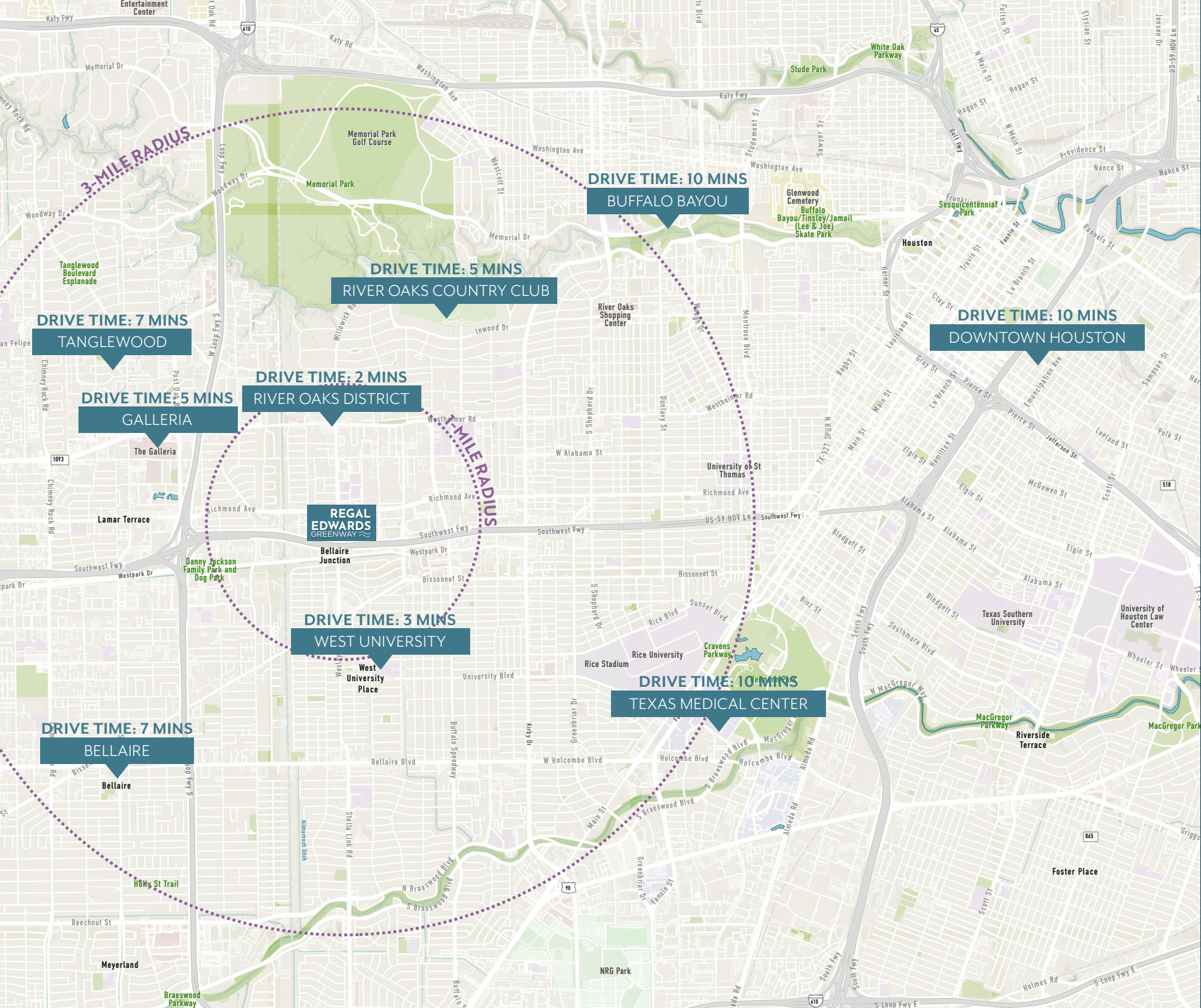
IRREPLACEABLE LOCATION WITH UNPARALLELED DEMOGRAPHICS

Regal Edwards Greenway is strategically located Houston's Inner Loop with access to the city's most affluent residential neighborhoods. The infill location has garnered incredible traction in the multifamily space with over 3,000 units delivered in a one mile radius in the last 5 years with rents over \$2.25 PSF. The location and growth provide a compelling opportunity for a long term holder to enjoy the over \$60M in remaining contractual revenue, while considering a long-term plan to reimagine the site.

4

1 MILE	3 MILES
POPULATION	
27,187	213,792
AVERAGE HOUSEHOLD INCOME	
\$139,708	\$135,375
MEDIAN AGE	
38.7	38.3
MEDIAN HOME VALUE	
\$836,386	\$698,876
MULTIFAMILY DELIVERED SINCE 2015	
3,168 MF Units	15,499 MF Units
Average Rent: \$2.26 PSF	Average Rent: \$2.30 PSF
Top Rent: \$2.41 PSF	Top Rent: \$3.34





SURROUNDED BY EVERYTHING

6

MEMORIAL VILLAGES

\$1,100,000 Average Home Value
\$200,000 Average HH Income

TANGLEWOOD

\$1,700,000 Average Home Value
\$150,000 Average HH Income

THE GALLERIA
Largest Shopping Mall in Texas
3,000,000 SF

RIVER OAKS DISTRICT
Ultra-Luxury Shopping Center

HIGHLAND VILLAGE
Luxury Shopping Center

RIVER OAKS

\$2,600,000 Average Home Value
\$250,000 Average HH Income

LENOX OAKS
259 UNITS
BUILT 2023

AFTON OAKS
\$1,600,000 Average Home Value
\$200,000 Average HH Income

CAMDEN HIGHLAND
VILLAGE
552 UNITS

ALEXAN RIVER OAKS
383 UNITS

THE GRAND AT
UPPER KIRBY
309 UNITS

GREENWAY COMMONS



33 THIRTY THREE
528 UNITS

WESLAYAN TOWER
509,977 RSF

REGAL
EDWARDS
GREENWAY

TWENTY GREENWAY
PLAZA
433,159 RSF



PEARL GREENWAY
341 UNITS



WEST UNIVERSITY

\$1,000,000 Average Home Value
\$200,000 Average HH Income

CAMDEN PLAZA
271 UNITS

THE GREENWAY
300,000 SF

GREENWAY PLAZA
745,871 RSF

SHOPPING

RIVER OAKS DISTRICT

1.5 Miles

60 RETAILERS



Cartier

TOULOUSE
CAFE AND BAR

Le Colonial

Steak
48

de **BOULLE**



hopdoddy
BURGER BAR

PARK HOUSE INTERMIX

HIGHLAND VILLAGE

1 Mile

40 RETAILERS

ANTHROPOLOGIE BANANA REPUBLIC

BONOBOS

J.CREW

WARBY PARKER **Crate&Barrel**

WILLIAMS-SONOMA, INC.

Central Market
REALLY INTO FOOD

RH

RESTORATION HARDWARE

lululemon  **athletica**

The background image is a dark, blue-tinted photograph of a large, modern building with a curved glass facade. The building's interior is visible through the glass, showing multiple floors with various displays and equipment. A large, light blue wavy line graphic is superimposed over the right side of the image. On the left side, there are several vertical bars of varying heights and shades of blue and white. The title 'HOUSTON ECONOMIC OVERVIEW' is centered in the middle of the image in a bold, white, sans-serif font.

HOUSTON ECONOMIC OVERVIEW



REGAL

UNHOLY TRINIT

HOUSTON ECONOMIC OVERVIEW

BOOMING HOUSTON ECONOMY

The Houston MSA covers nearly 10,000 square miles and is home to over 3 million jobs. It is a global gateway city, boasting a history of impressive GDP, population, and employment growth. Its citizens' storied history of progress and growth has led to the creation of, among other things, the largest medical center in the world, the largest U.S. export port, and a globally renowned arts hub. Home to over 4,600 energy-related companies, Houston is also known as the "Energy Capital of the World" – with nearly every major energy company in the world having a Houston office and 44 of the United States' 113 publicly-traded oil and gas companies headquartered there.



GREATER HOUSTON
PARTNERSHIP

"HOUSTON RANKS THIRD AMONG U.S. METRO
AREAS FOR MOST FORTUNE 500 HEADQUARTERS."

GREATER HOUSTON PARTNERSHIP, 2024

Houston Public Media

A SERVICE OF THE UNIVERSITY OF HOUSTON



"FOREIGN COMPANIES INVESTED MORE THAN
\$33 BILLION...OVER THE LAST TEN YEARS"

HOUSTON PUBLIC MEDIA, JUNE 2019

#1
MOST
DIVERSE CITY
IN THE U.S.

2024 WALLETHUB

TOP 50
BEST PLACES
TO LIVE 2024

2024, U.S. NEWS & WORLD REPORT

4TH
LARGEST
CITY IN THE
COUNTRY

2024 HOUSTON PUBLIC MEDIA

#3
CITY FOR
CORPORATE
RELOCATIONS

2024, JLL RESEARCH

#2
MSA FOR
PROJECTED
POPULATION
GROWTH

2010-2022,
U.S. CENSUS BUREAU

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