

809 CONGRESS ST

HOUSTON, TX 77002

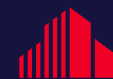
CONTACT
BROKER FOR
NEW PRICING

HENKE & PILOT

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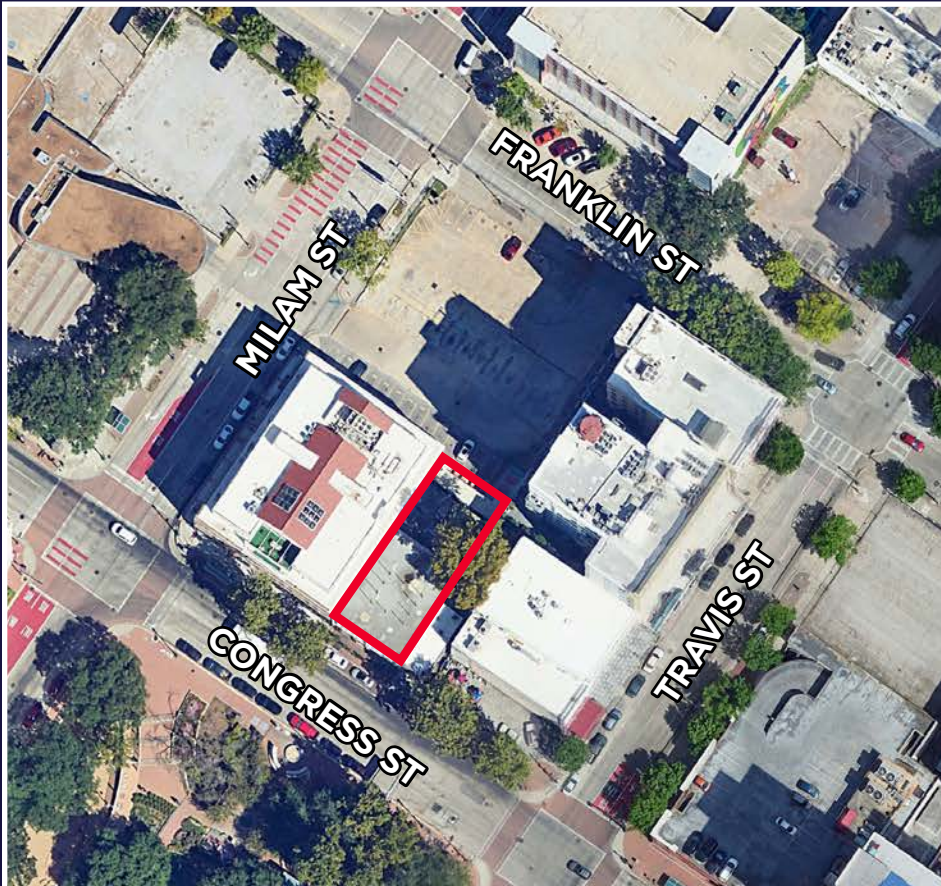
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 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Cushman & Wakefield is pleased to present this exclusive opportunity to purchase 809 Congress St in the heart of the Downtown Historic District. Originally purchased in 1892 by Henry Henke, this property offers distinctive features with modern upgrades. Situated directly across from Market Square, the property is just a short walk from Main Street, the Harris County Courts and Clerk's Office, as well as notable establishments like the Theater District and POST Houston.



- Excellent accessibility to major highways: 1-45, I-59/69, and I-10
- Located in an Opportunity Zone
- 500-year floodplain

THE BUILDING SITS ON 5,000 SF OF LAND WITH THE FOLLOWING IMPROVEMENTS:

- Ground Floor: 5,000 SF
- Second Floor: 3,300 SF with 14' ceilings
- Third Floor/Rooftop: 3,300 SF, structurally reinforced for future rooftop bar or additional buildout

Potential for Outdoor Expansion with previously approved 50 ft wide second floor balcony facing Market Square

Sidewalk is permitted for outdoor seating, and valet parking is approved for the adjacent curbside.

All new electrical and plumbing systems have been replaced.

COMMERCIAL KITCHEN AND FULL SERVICE BAR:

- 3,120-gallon underground commercial grease trap (Model GT-3000, Park Equipment)
- Vent hood with fire suppression system
- Walk-in refrigerator & freezer
- Dishwasher & pantry/storage space
- Restrooms on both first and second floors

HVAC SYSTEM (INSTALLED JULY 2022):

- All new commercial-grade air conditioning units
- Fire dampers and integrated smoke detectors
- Fully permitted and compliant with updated City of Houston codes
- Units come with 5-7 year parts warranties or full replacement coverage

FULL OF HISTORY

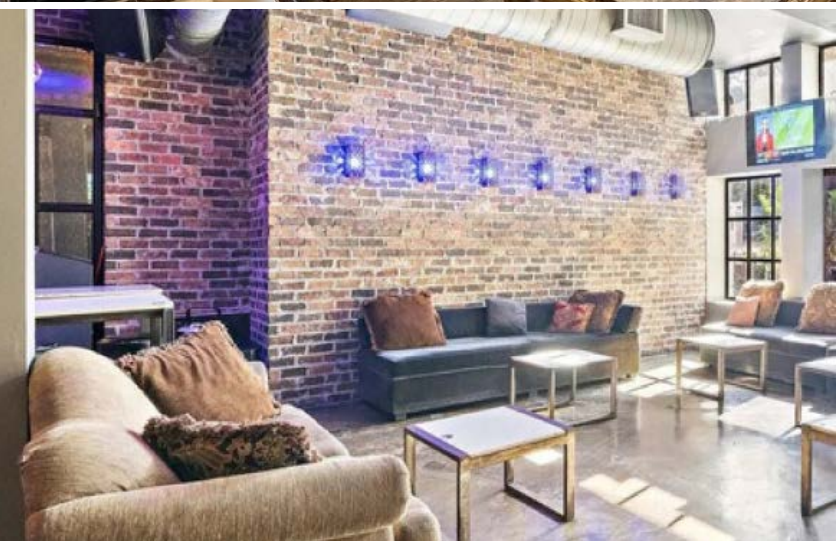
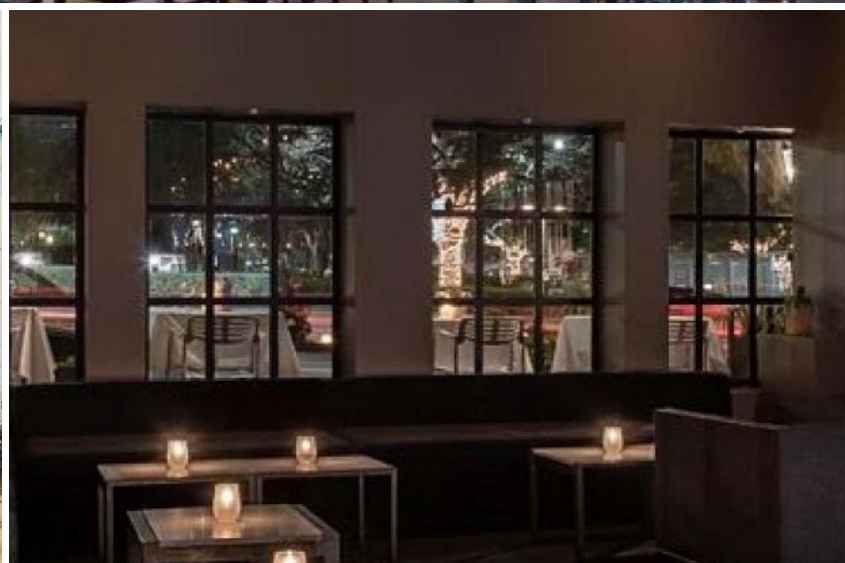
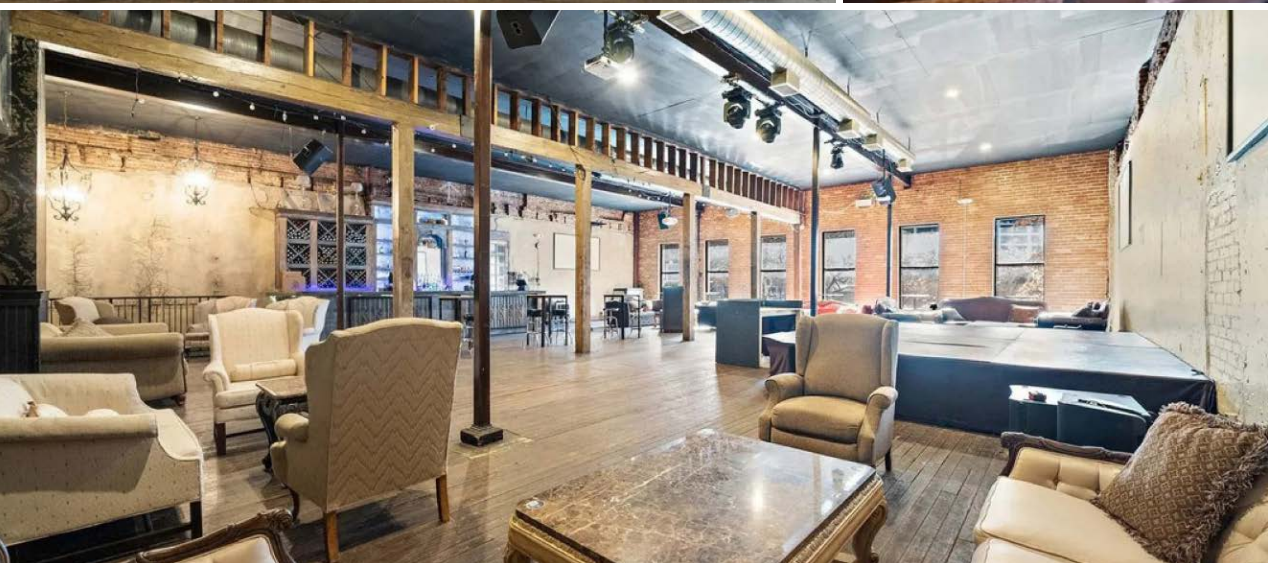
Discover the iconic Henke & Pillot building with storied walls from the 1900s.

809 Congress Ave, Houston, TX 77002, the Henke & Pillot building was once home to a prominent Houston-based grocery chain founded in 1872 by Henry Henke. In 1882, Henry Henke hired Camille G. Pillot to manage the company's books. Impressed by his work, Henke made him a partner, and the firm became Henke & Pillot.

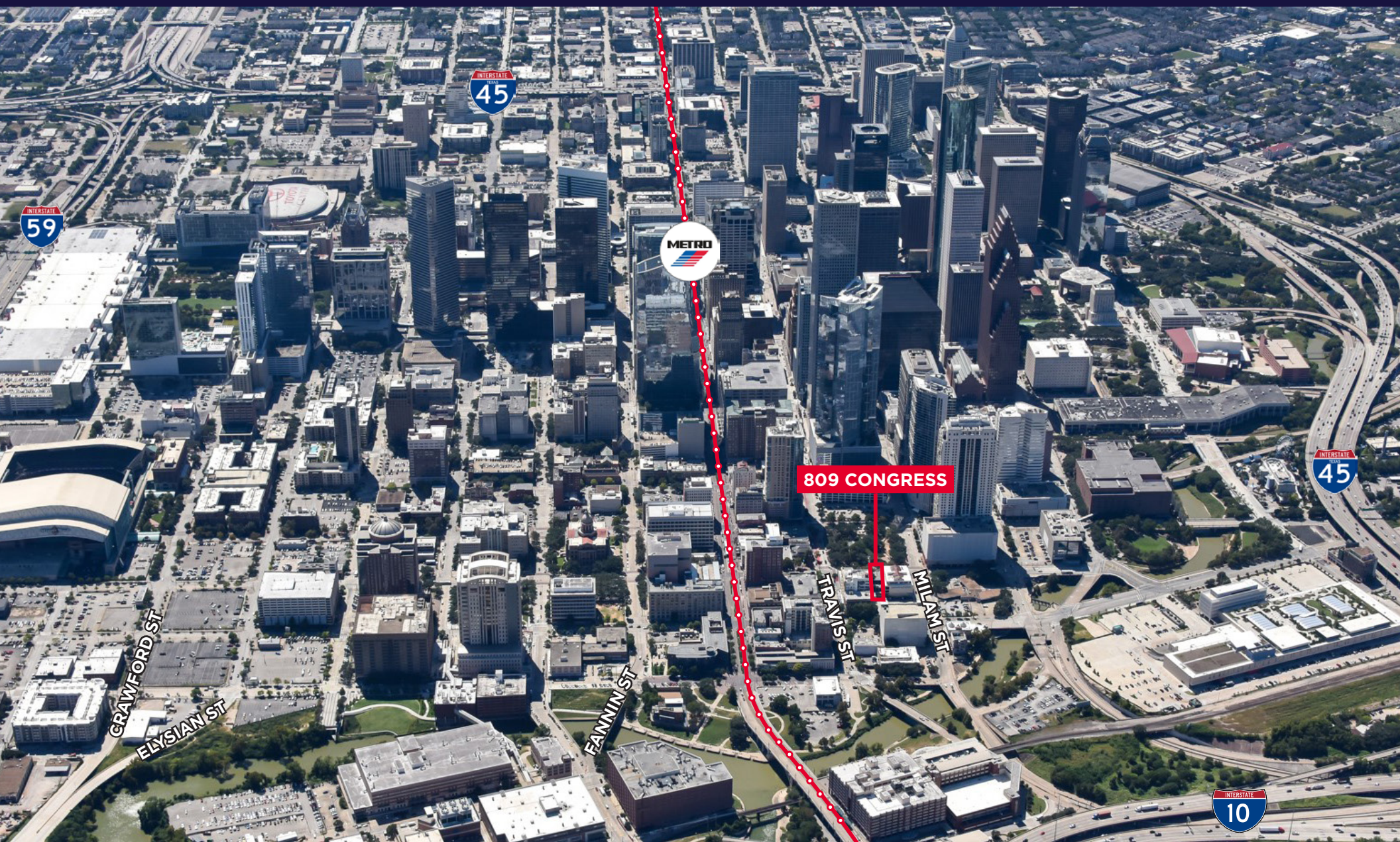
Henke purchased the property at Milam and Congress in 1892 and by 1921 had acquired the ½ block with full frontage on Congress Avenue, across from Market Square.

Serving both as a wholesale and retail grocery operation, and in 1921, added a self-serve department. By 1922, the company had over thirty departments, 21 wagons, and 17 trucks, operated by a workforce of 245 employees. Its motto, "The Most of the Best for the Price," helped fuel its expansion. In 1955 the Henke & Pillot was acquired by Kroger and began to resemble the Kroger brand. By 1956, Henke & Pillot operated 27 stores across Houston, Galveston, Pasadena, Velasco, Beaumont, Port Arthur, and Orange, with expansions into Seabrook, South Houston, and Meyerland Plaza. Kroger announced in 1966 that it would be retiring the Henke & Pillot name. Henke & Pillot was notably recognized as the largest distributor of groceries in America.



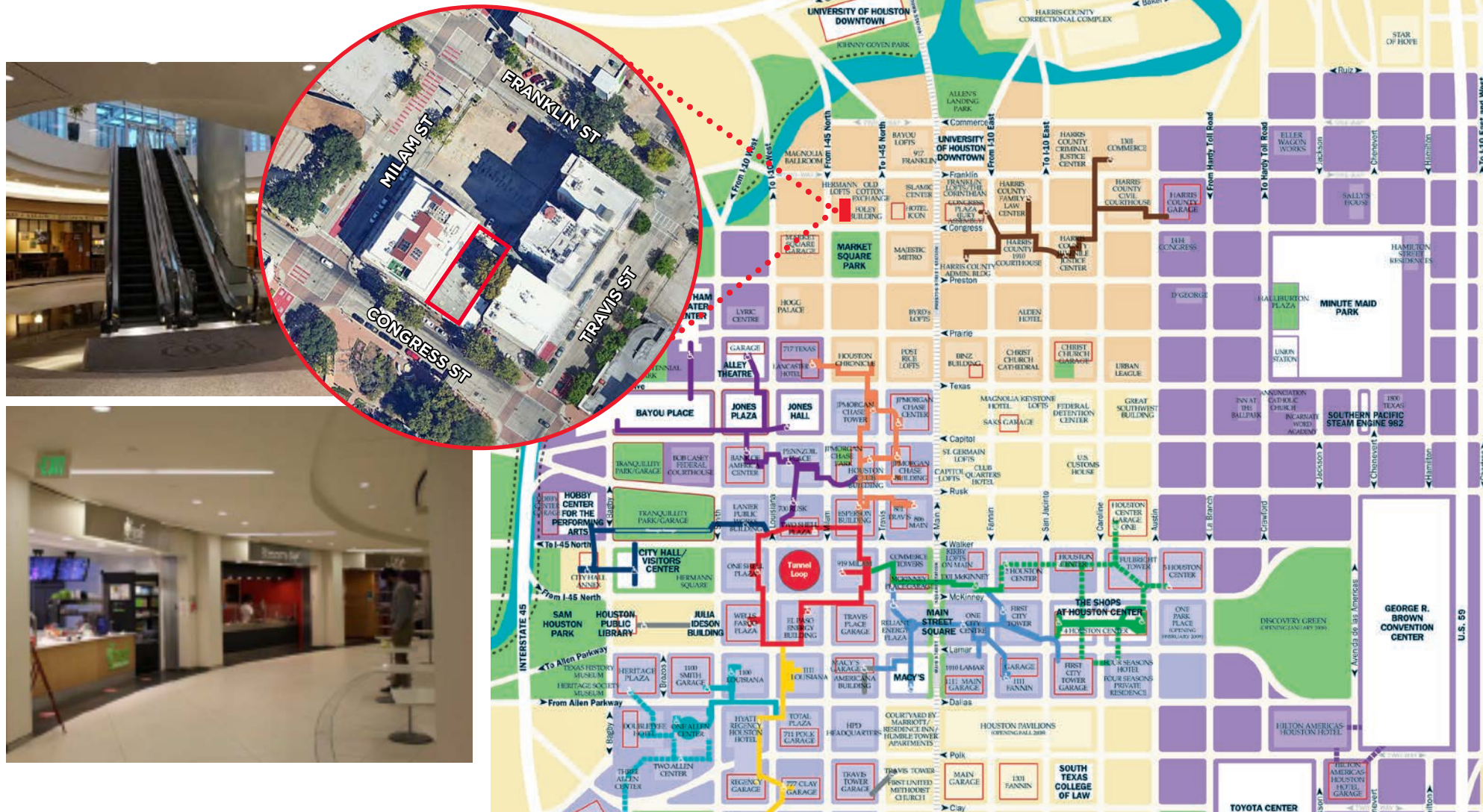


METRO RAIL



TUNNEL SYSTEM

The Houston Downtown District's 6.5-mile Tunnel System connects over 65 buildings and is comprised of 400+ retail establishments, including restaurants and coffee shops.



2025 GREATER HOUSTON MARKET



WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq

of Class A space

160k

Business establishments

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms



ENERGY CAPITAL
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST
MEDICAL CENTER



NASA

DEMOGRAPHICS

(within 3 mile of 809 Congress St, Houston, TX 77002)



192,444

2024 Total Population



\$137,774

2024 Average Household Income



\$498,439

2024 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



CLUTCH CITY

THE AREA

Residents, as well as 54 million visitors in 2024, annually enjoy sports, theater, concerts, and conferences at the George R. Brown Convention Center.

Downtown Houston's skyline features architecturally distinctive buildings that showcase renowned architects such as I.M. Pei and Philip Johnson. As a business center, Houston's downtown houses local, regional, and multinational companies and industry leaders in energy, finance and professional services, and totals 4,600 businesses with 170,000 employees. Now a vibrant center for not only work but living, dining, medical, worship, sports and theater. Area amenities include the following, to name a few.

Theaters: Hobby, Wortham, Alley, Jones Hall and the Houston Ballet

Restaurants & Bars: Downtown offers fast-casual coffee shops and restaurants and food halls to chef-acclaimed dining

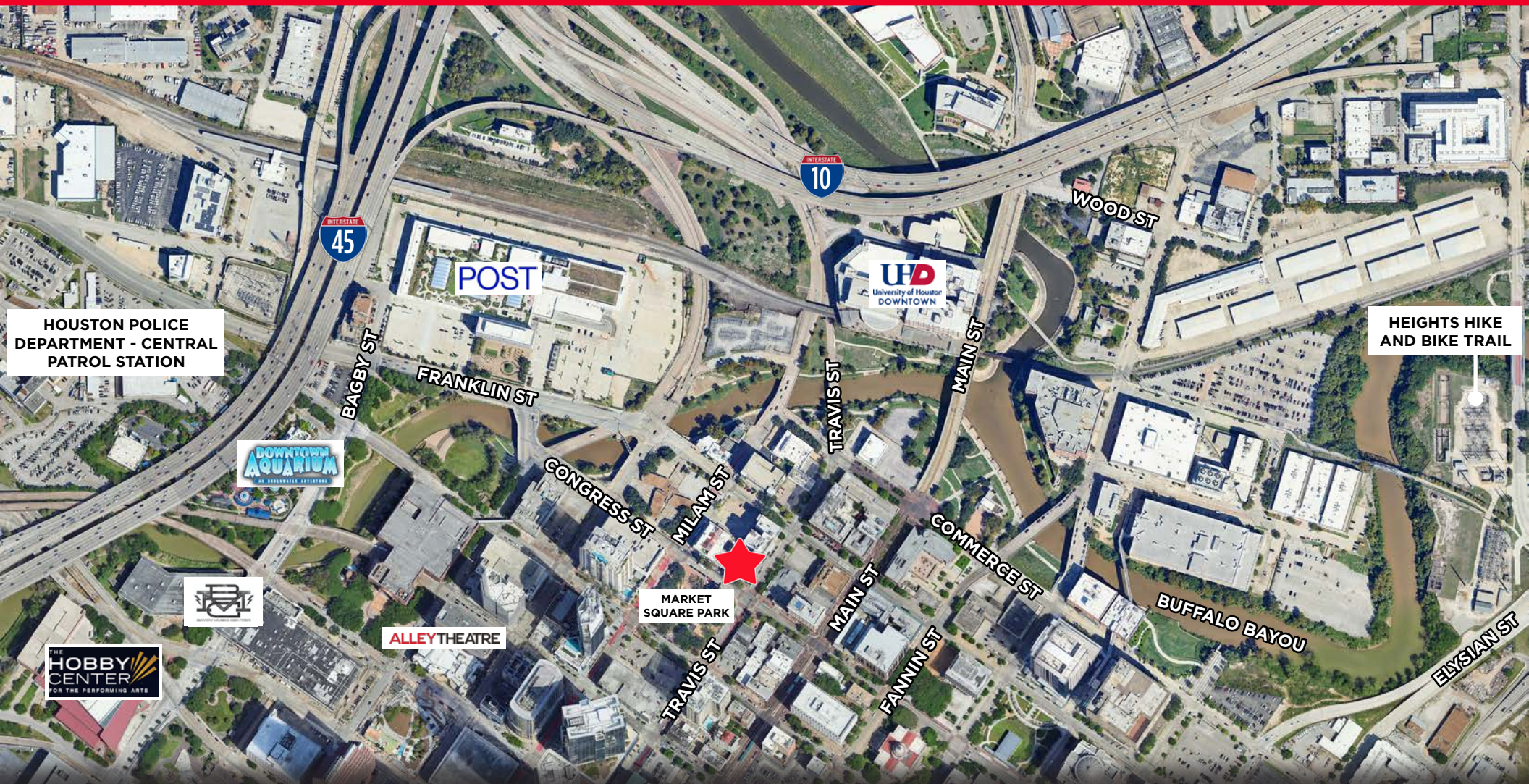
Worship: Christ Church Cathedral, Co-Cathedral of Sacred Heart, First Baptist, First Methodist, St. Johns Medical: St. Joseph Medical Center Complex and the world-renowned Texas Medical Center is less than three miles south.

Sports: Toyota Basketball Arena, Minute Maid Baseball Stadium and Shell Energy Stadium less than a mile in EADO.



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