



**PARC**  
@MIDTOWN

Midtown offers a thriving and diverse, urban lifestyle for young (and young-at-heart) professionals. Parc at Midtown represents a unique opportunity to invest in Houston's most exciting neighborhood at an affordable price. This community of condominiums, one-of-a-kind Sky Townhomes™ and townhomes delivers the city at your doorstep.

- Proximity to culture, shopping, entertainment, nightlife and dining are at your fingertips in this pedestrian-friendly, mixed-use neighborhood. Residents enjoy casual or fine dining, boutique shopping and wine bars, or live music and Sunday brunch.
- A nine-minute walk from Parc at Midtown is the soon-to-be-completed, 6-acre Midtown Park slated to include ample green space, waterways, a pavilion, and stage for outdoor concerts and retail spaces.
- METRORail is six blocks away for an easy commute to downtown, the Museum District and the Texas Medical Center.
- Midtown is a prime neighborhood poised for growth and value appreciation. The median price of all homes sold in 2015 was \$439,000\* and prices increased by 44%† from 2010 to 2015.

\* HAR analysis for the Houston Chronicle based on residential property sales.

† Value appreciation calculation was based on median prices of all homes sold in 2010 and 2015 with data drawn from HAR.com.



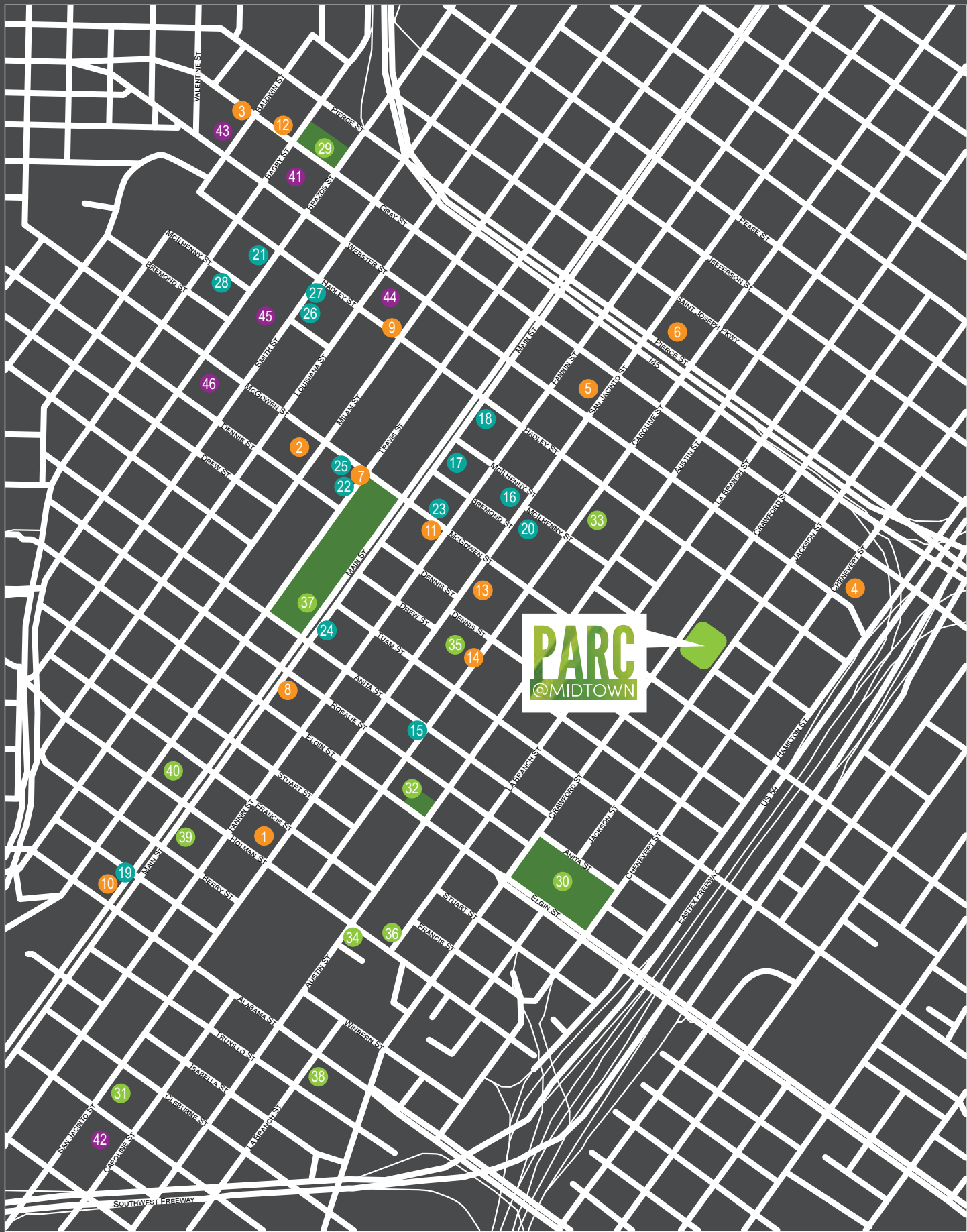




With its gorgeous, modern architecture across several home types, this gated community offers homeowners private and guest parking, a quaint park, designated pet areas and security cameras. One of the two condominium buildings has elevator access. Surge Homes offers an unmatched Quality Assurance Program with a three-layer warranty that includes: a five-step process for quality design and construction; a 10-year transferable Home Buyers Warranty; and a Master Insurance Program guaranteeing construction for the duration of the 10-year warranty.

Homes include:

- Low maintenance for homeowners as upkeep of yard and home exteriors fall under the management of a Home Owners Association.
- Engineered wood floors in living areas and kitchen, carpeted bedrooms and ceramic tile in the bathrooms.
- Premium kitchens and bathrooms featuring stainless steel fixtures with a selection of quartz countertops.
- Multiple floor plan designs on one or two stories that maximize space for 1-, 2- and 3-bedrooms.
- Penthouse homes with downtown views and a large, private balcony.



# MIDTOWN LOCAL ATTRACTIONS

---

**84** VERY WALKABLE  
Walk Score 

---

## RESTAURANTS

- 1 Boba Café
- 2 Chipotle Mexican Grill
- 3 Coco Crepes
- 4 District 7 Pizzeria
- 5 Nara Thai Dining Express
- 6 Pappas Bar-B-Q
- 7 Reef
- 8 Saigon House Houston
- 9 Starbucks
- 10 Tacos a Go-Go
- 11 Kim Tai Vietnamese Restaurant
- 12 The Fish
- 13 Thien An Sandwiches
- 14 Weights + Measures

## ENTERTAINMENT

- 15 13 celsius
- 16 Barbarella
- 17 Capitol Bar Midtown
- 18 Clé
- 19 Continental Club
- 20 Limelight Houston
- 21 Little Woodrow's
- 22 GAGE Lounge
- 23 Mongoose versus Cobra
- 24 Nouveau Antique Art Bar
- 25 Proof Rooftop Lounge
- 26 Pub Fiction
- 27 Howl at the Moon Houston
- 28 The Dogwood

---

## PARKS AND ARTS

- 29 Bagby Park
- 30 Baldwin Park
- 31 Community Artists' Collective
- 32 Elizabeth Glover Park
- 33 Gallery Sonja Roesch
- 34 Heinen Theatre
- 35 Houston Metropolitan Dance Center
- 36 Midtown Art Center
- 37 Midtown Park
- 38 Station Museum of Contemporary Art
- 39 The Ensemble Theatre
- 40 The MATCH

## GROCERY & CONVENIENCE STORES

- 41 CVS Pharmacy
- 42 Fiesta Mart
- 43 Midtown Market
- 44 Randall's
- 45 Spec's Wine, Spirits, and Finer Foods
- 46 Walgreens













Townhomes

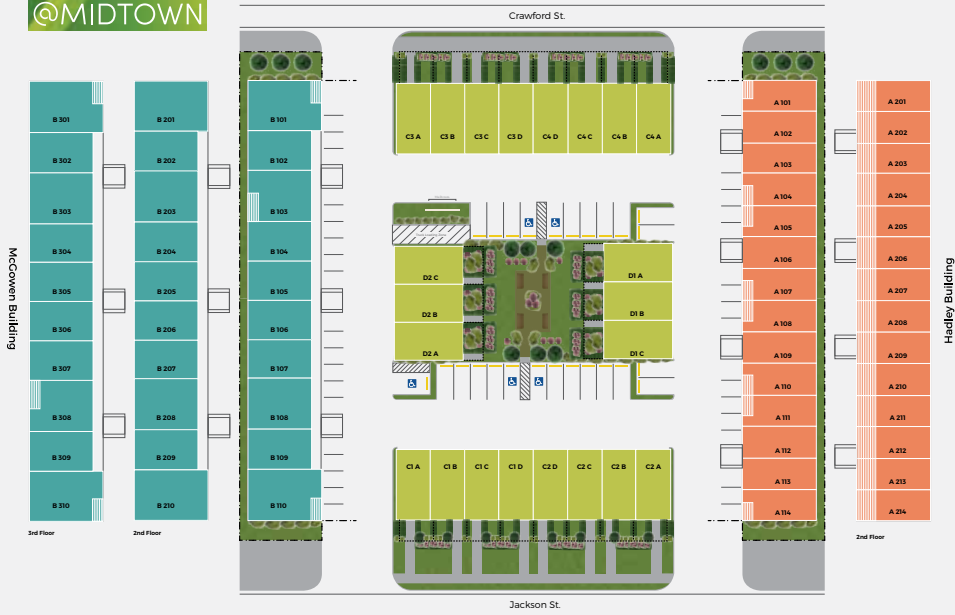


Townhomes





# PARC @MIDTOWN



Site Plan for Parc at Midtown.



\*All images presented in this document are for illustration purposes only and are subject to change without notice.



Surge Homes offers you an impressive variety of cutting-edge kitchen and bathroom design packages from which to choose, allowing you to personalize your home to suit your taste.

These designs are the result of a unique and innovative crowdsourcing process whereby invited guests were asked to rate their design preferences in a number of categories. Residences showcase modern, award-winning, Italian and German cabinetry. Surge Homes has an exclusive agreement with the cabinet manufacturer so you won't find these designs or finishes with any other builder in the Greater Houston Area.





(832) 509-2222  
SURGEHOMES.COM

