



Intelligent
Real Estate
Solutions



FOR SALE

± 2.12 AC

Washington Ave.
Houston, TX 77007

Partnership. Performance.



Medical Center



Greenway/Upper Kirby



River Oaks Country Club



Memorial Park

**BID DEADLINE: THURSDAY,
OCTOBER 5TH, 5:00 PM**



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Houston, TX 77007

PROPERTY HIGHLIGHTS

SIZE (Per Harris County Appraisal District)

Tract 1 - 63,210 SF
Tract 2 - 19,502 SF
Tract 3 - 9,588 SF

PRICE

Contact broker for pricing. Properties can be sold as a whole, partially combined, or separately

LOCATION

The 3 tracts that make up the Property are located on Washington Ave, one block south of Interstate 10. The smallest tract is located at the NEC of Calder St and Dell St. The property is located less than 1,000' from Memorial Park.

UTILITIES

Available via the City of Houston

FLOODPLAIN

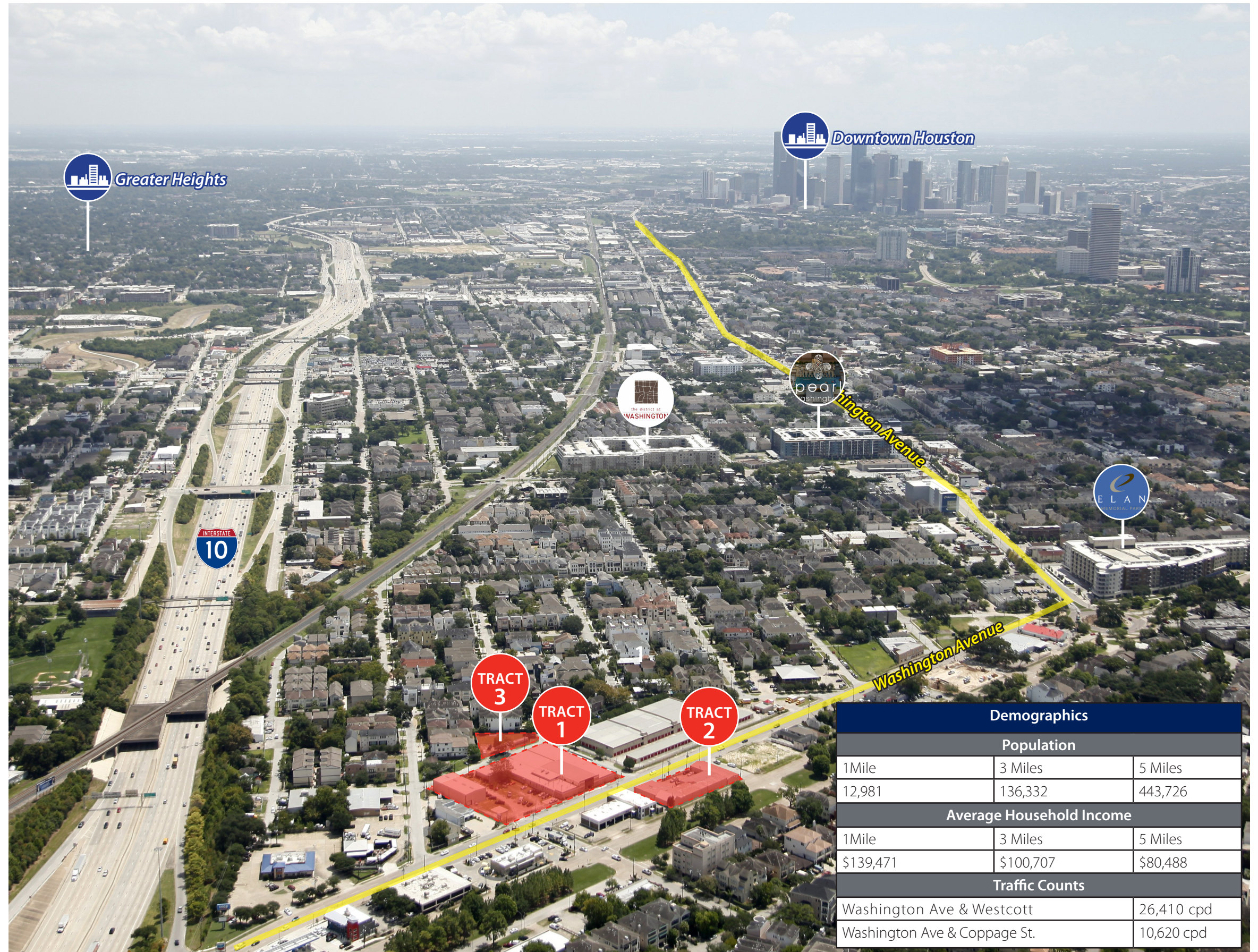
None

FRONTAGE

- Tract 1
 - Approximately 300' on Washington Ave
 - Approximately 300' on Calder St
 - Approximately 210' on Dell St.
- Tract 2
 - Approximately 200' on Washington Ave
 - Approximately 200' on Westcott St
 - Approximately 100' on Prague St.
- Tract 3
 - Approximately 137' on Calder St
 - Approximately 48' on Dell St.

Comments

- The property is ideal for a high-end multifamily or retail development. The smallest tract on Calder St is ideal for high density single family residential.
- The property benefits from being strategically located between several major employment centers (CBD, Galleria, & Greenway).



Demographics		
Population		
1 Mile	3 Miles	5 Miles
12,981	136,332	443,726
Average Household Income		
1 Mile	3 Miles	5 Miles
\$139,471	\$100,707	\$80,488
Traffic Counts		
Washington Ave & Westcott		26,410 cpd
Washington Ave & Coppage St.		10,620 cpd

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Greenway/Upper Kirby



Uptown/Galleria Area



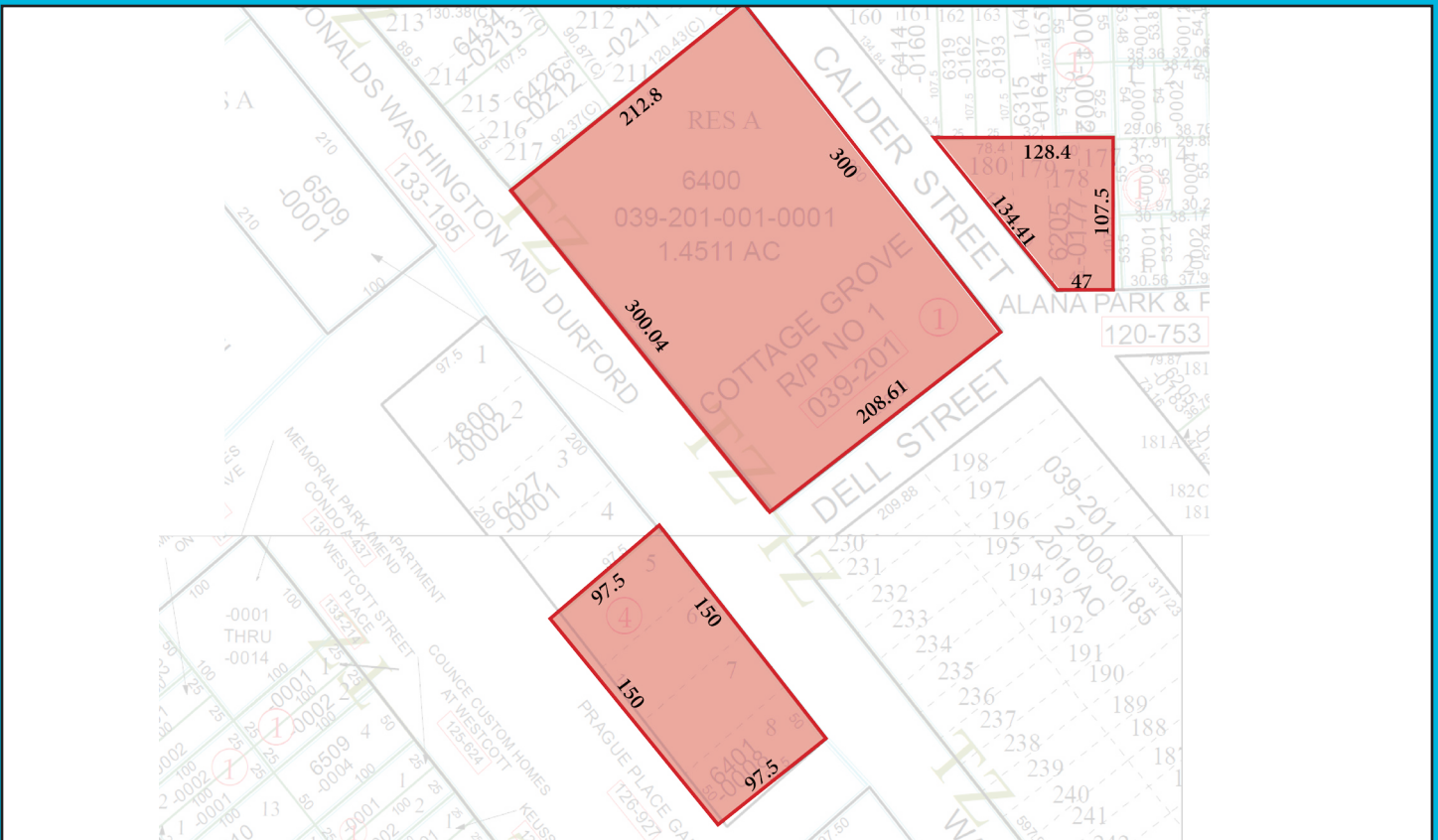
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Washington Avenue



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