

PREMIER LAND FOR SALE

3300 Washington Avenue, Houston, TX 77007



Cushman and Wakefield is pleased to offer 3300 Washington in the booming Washington Avenue area totaling approximately 1.42 acres of land.

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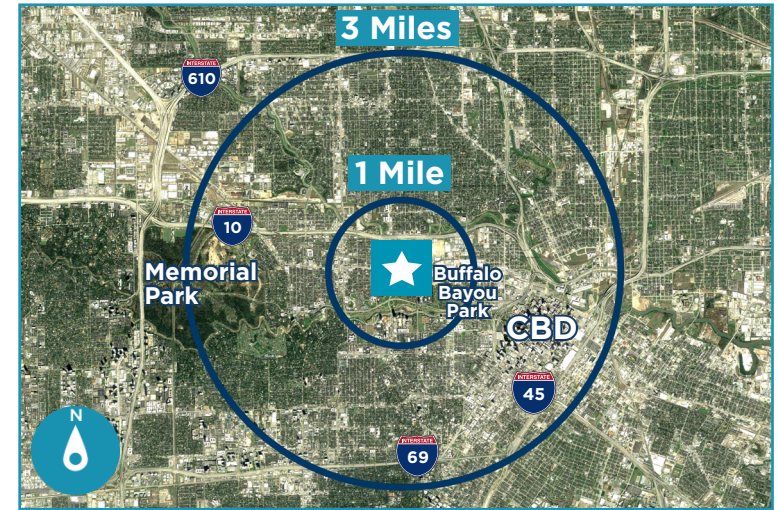
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cushmanwakefield.com

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AREA DEMOGRAPHICS

2018 Demographics

| | 1 Mile | 3 Miles |
|----------------|-----------|-----------|
| Population | 21,020 | 190,294 |
| AVG. HH Income | \$127,756 | \$127,445 |
| Median Age | 33.2 | 35.9 |
| # of Employees | 1,674 | 16,973 |

TRAFFIC COUNTS

2016 24-Hour Non-Directional

On Washington Ave., west of Lakin Street = **24,100**
 On Washington Ave., east of Lakin Street = **22,387**

2016 Counts - Source: TxDOT

Call broker for pricing

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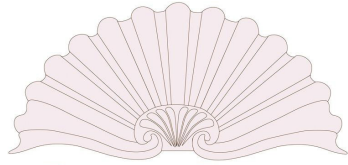
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NOTABLE AREA ACTIVITY & AMENITIES

Location East of Heights Boulevard & North of Washington Avenue



Area Amenities



BAYOU BEND
Collection & Gardens



MEMORIAL PARK



HOUSTON
ARBORETUM &
NATURE CENTER



DISCOVERY
GREEN®

What will you discover?

Theater District



Buffalo Heights

Close to Major Business Centers

CBD
Midtown
EADO
Texas Medical Center
Galleria

Sports Venues



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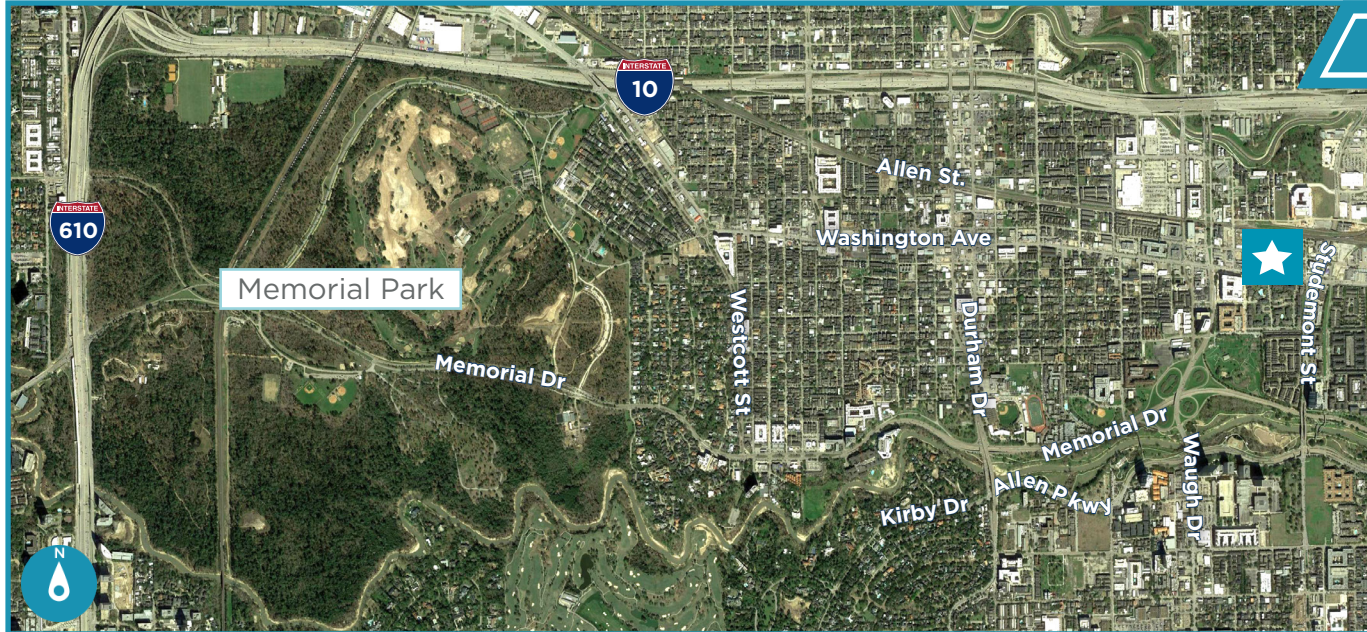
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NOTABLE AREA ACTIVITY & AMENITIES

Location East of Heights Boulevard & North of Washington Avenue



Near Memorial Park



Located south of Interstate 10 West (IH-10) along Washington Avenue, these inner-loop properties are near Memorial Park and within minutes the Washington Avenue corridor is a robust area of growth comprised of a large influx of new residents and businesses along with many new restaurants and bars.

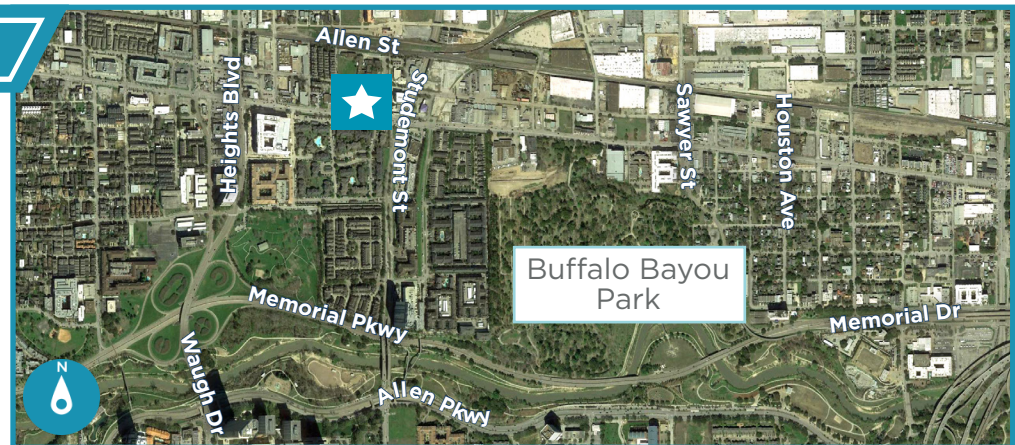
Memorial Park, at almost 1,500 acres, is one of the largest U.S. urban parks. A recent \$70 million grant was given to accelerate the implementation of a renovation master plan. Four million visit the park annually and 10,000 runners enjoy the park daily.



Near Buffalo Bayou Park

Buffalo Bayou has been a focal point in Houston's history since the Allen brothers founded the city in 1836. Today, the bayou is once again the centerpiece of its development. Since issuing the 20-year master plan, Buffalo Bayou and Beyond in 2002, Buffalo Bayou Partnership (BBP) has been committed to creating a regional amenity that offers opportunities for recreation, entertainment and livability.

The recently completed Buffalo Bayou Park offers 160 acres of beautiful scenery and skyline views, artwork, a nature play area, the "go-to" dog park in the city and gathering places for visitors to enjoy outdoor activities as well as artistic performances. Stretching from Shepherd Drive to Sabine Street between Allen Parkway and Memorial Drive, it is one of the country's great urban parks.



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SUBJECT
Tract A
±1.42 AC

CBD

Buffalo Bayou
Park

Memorial Dr / Allen Pkwy


BUFFALO HEIGHTS

H-E-B

**urban
eats**

Mister

Washington Ave

Wagner St

Center St



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