

UNRESTRICTED LOTS | FOR SALE



corner bakery CAFE
JIMMY JOHN'S
CHIPOTLE MEXICAN GRILL
GNC Live Well
smashburger.
Salata
Jersey Mike's
WING-STOP

VINTAGE CROSSFIT
UNDERDOGS SPORTS PUB
Pearl HOUSTON



Subject

Washington Ave

AURA DYNAMIC NIGHTLIFE
SOMA SUSHI
VELVET TACO
MAX'S WINE DIVE

TRUTH BARBEQUE
Rockefeller's PUB
Porch Swing PUB
Chatter's CAFE & BISTRO

NINJA RAMEN
AROMA
ZOË'S KITCHEN
AZUZA
FIVE GUYS BURGERS and FRIES
BUFFALO WILD WINGS GRILL & BAR

Durham Dr

S Heights Blvd

Spotts Park

Buffalo Bayou Park

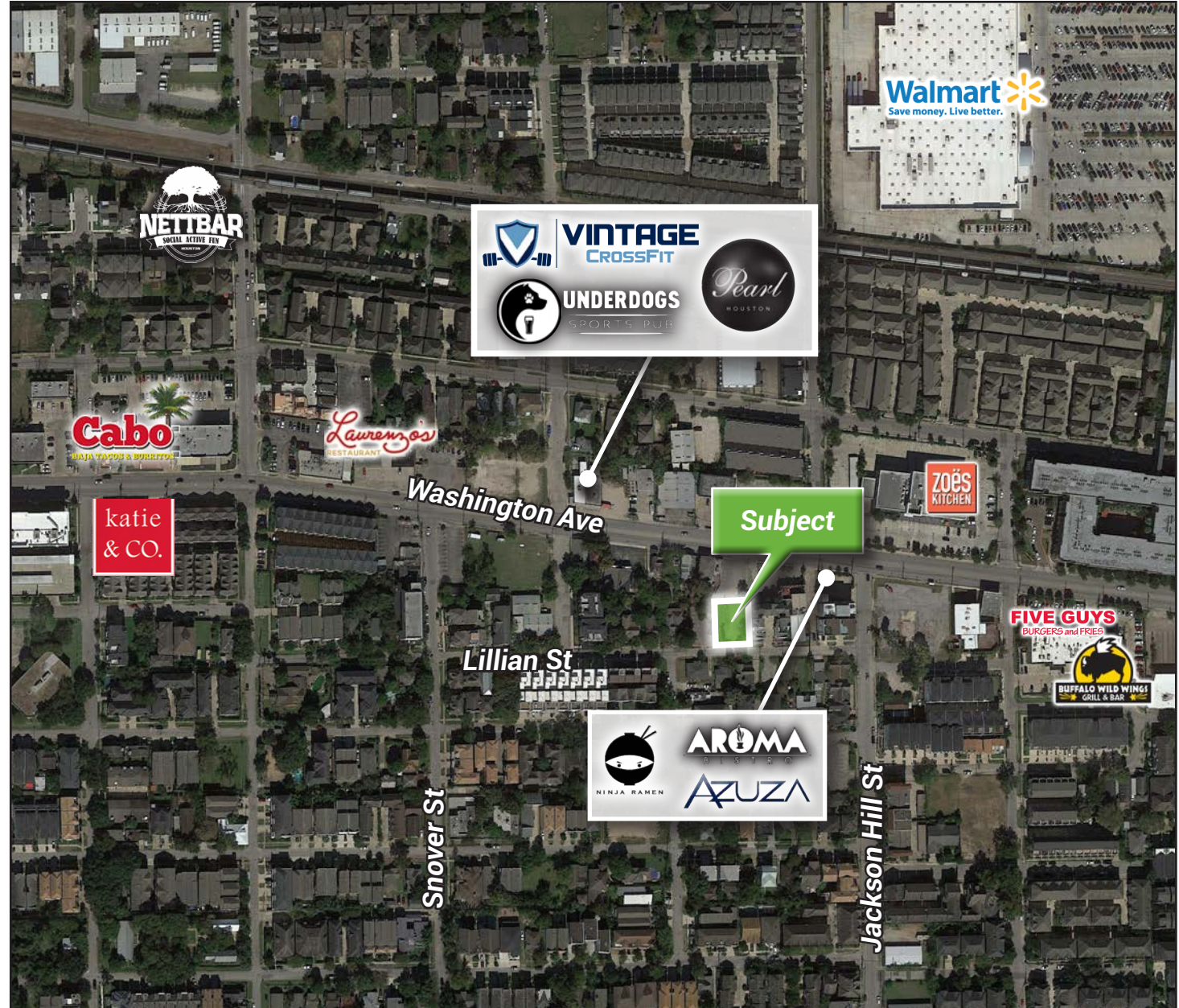
OFFERING SUMMARY

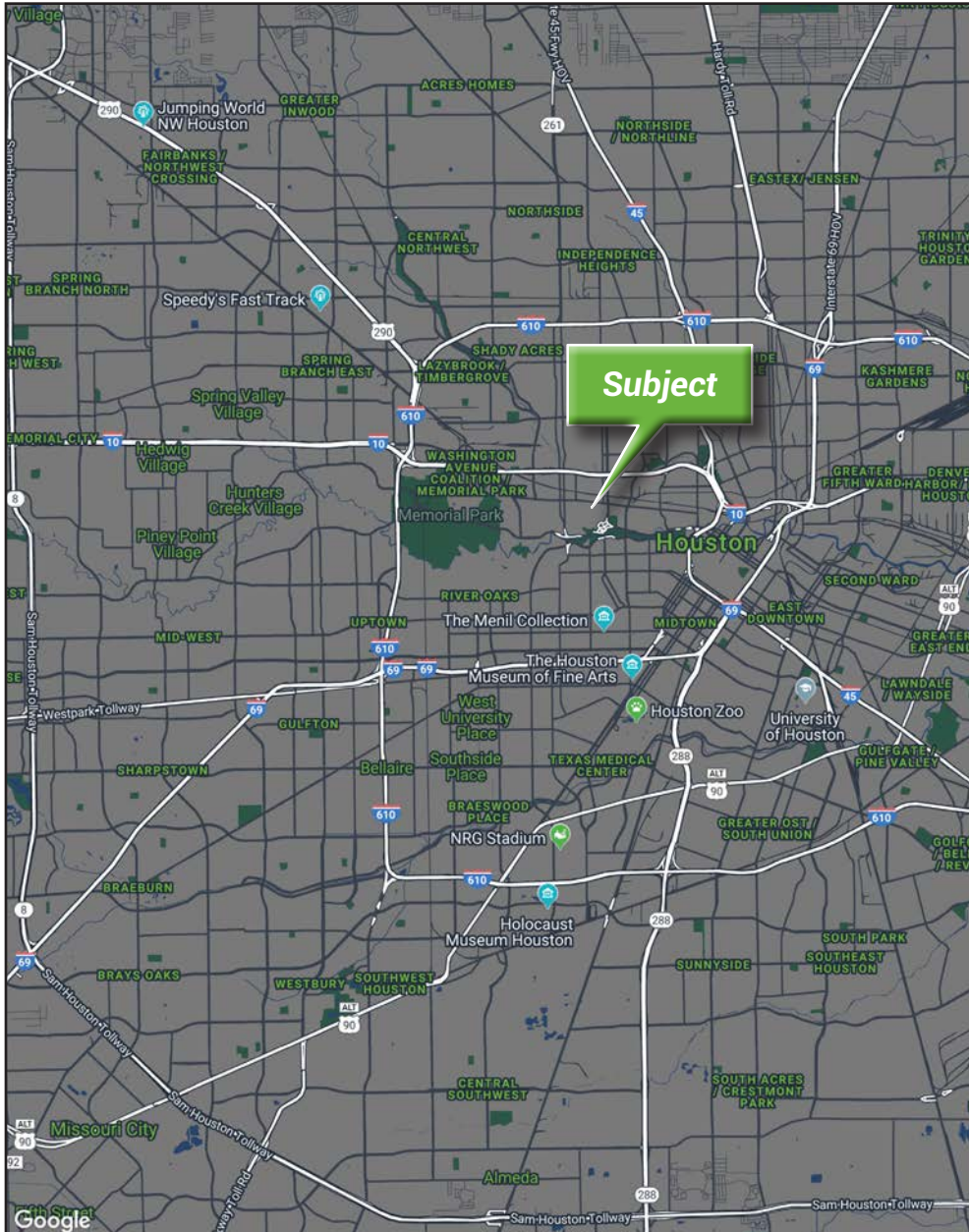
Sales Price \$498,000.00

Price/SF \$78.77/SF

Property Highlights

- Centrally located to Downtown Houston and the Heights
- Within the Rice Military district
- Cleared, level and ready to develop
- Area experiencing amazing regentrification
- Unrestricted
- Pre-platted
- All utilities available





PROPERTY INFORMATION

Size 0.1451 AC/6,322 SF

Legal Description LT 1 BLK 1 CARNEGIE HOMES ON LILLIAN STREET

ID Number 137-129-001-0001

Access Lillian Street

Frontage 73.35' on Lillian Street

Zoning Unrestricted

Utilities Electric and Telephone: Available
Public water and sewer
Gas: Unknown

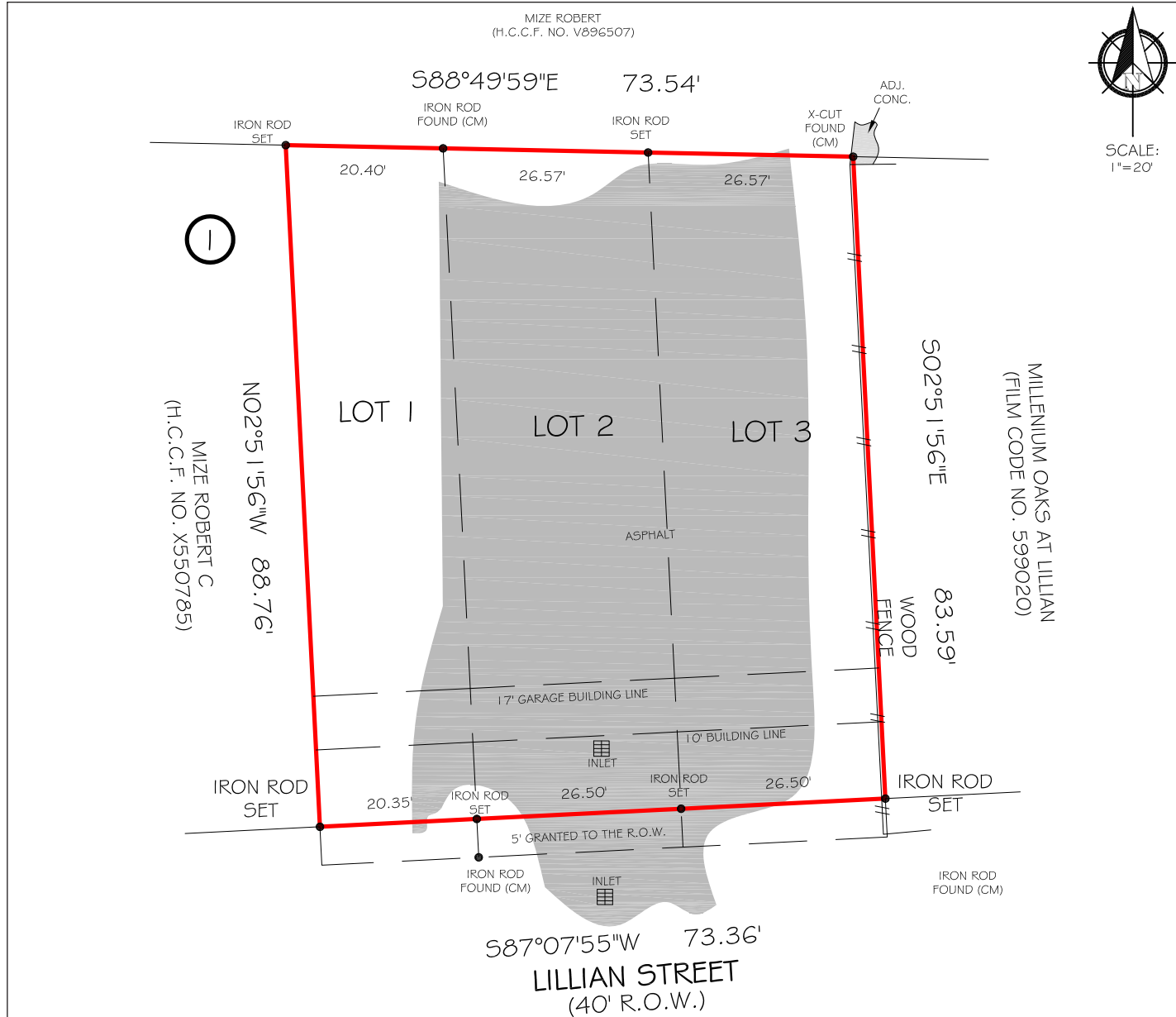
Flood Plain None

Traffic Counts Washington Ave: ~24,204 VPD
Heights Blvd: ~23,739 VPD

Property Pictures



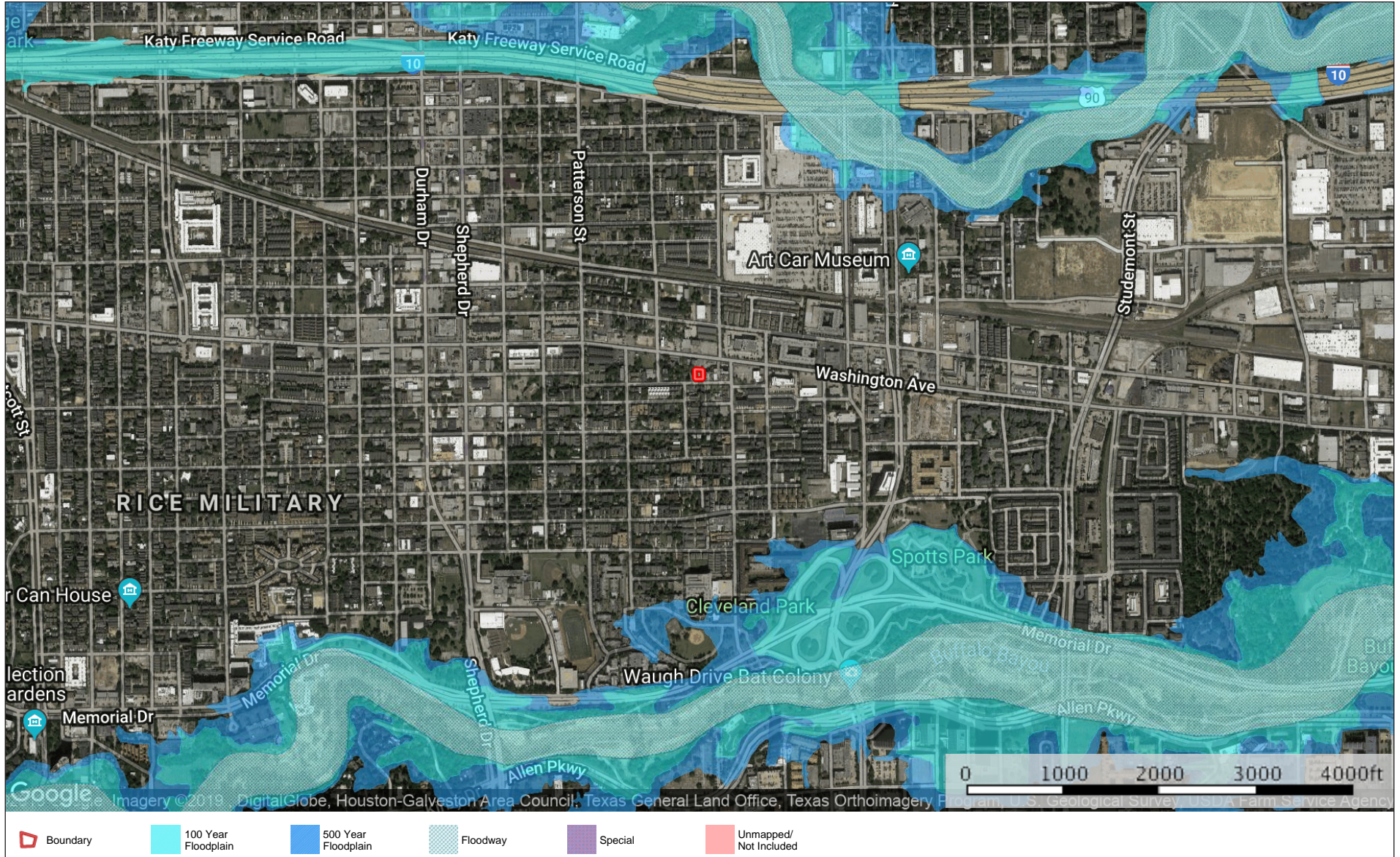
Property Survey

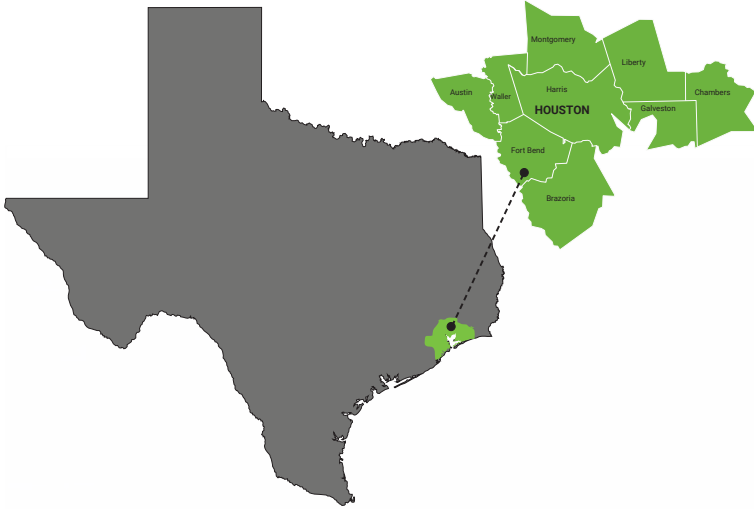


Utility Map



Flood Plain Map





Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands

- Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.8 million.

Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.

Sources: Greater Houston Partnership Report (https://www.houston.org/sites/default/files/2018-12/Houston_Facts_2018.pdf)



HOUSTON, TEXAS



#1 METRO FOR ECONOMIC GROWTH POTENTIAL IN THE U.S.

TOP METRO FOR JOB GROWTH IN THE U.S.



2ND BEST LABOR MARKETS IN THE U.S.

MOST COMPETITIVE METRO IN THE U.S.



BEST PLACE TO RAISE A FAMILY - THE WOODLANDS

UNIVERSITY of **HOUSTON**

University of Houston opened its doors in 1927. The school has a proud heritage of academic excellence and continues to develop strong traditions based on its rich history in Houston. UH prides itself on student success and regularly engages students with the community through projects, internships, industry partnerships, and alumni leadership.

45,000+
STUDENTS

109
UNDERGRAD
DEGREES

151
GRADUATE
DEGREES

\$169M
RESEARCH
EXPENDITURES

25
RESEARCH
CENTERS

Established in 1912, Rice University combines the advantages of a liberal arts college with the resources and facilities of a premier research university. Rice is in the heart of the museum district - next door to the world's largest medical center, a short train ride to downtown and the nation's second-largest theater district. Rice University's ranking in the 2019 edition of Best Colleges and National Universities is #16.



RICE

6:1
STUDENT TO
FACULTY RATIO

\$130M
RESEARCH
FUNDING

50+
UNDERGRAD
DEGREES

870
FACULTY
MEMBERS

6,900+
STUDENTS




HOUSTON AIRPORT SYSTEM

The Houston Airport System (HAS) served more than 54 million travelers in 2017 and form one of North America's largest public airport systems. Houston's three-airport system positions them as the international passenger and cargo gateway to the south central United States and a primary gateway to Latin America. The three airports that makeup The Houston Airport are: the George Bush Intercontinental Airport (IAH), the William P. Hobby Airport (HOU), and the Ellington Airport (EFD)/Houston Spaceport.

30 PASSENGER AIRLINES
245 NON-STOP DESTINATIONS

HOUSTON SPACEPORT IS A FOCAL POINT FOR AEROSPACE INNOVATION




TEXAS MEDICAL CENTER

The Texas Medical Center, the largest medical complex in the world, is at the forefront of advancing life sciences and is comprised of 59 member institutions. TMC is situated on more than 1,000 acres just outside downtown Houston and is comprised of 162 buildings, including 21 academic institutions and 14 hospitals, totaling 33.8 million gross square feet of patient care, education and research space. TMC has a regional annual economic impact of \$14 billion.

1 IN 5 PEOPLE ARE HEALTH PROFESSIONALS
18 MILES OF PUBLIC & PRIVATE STREETS

8TH LARGEST BUSINESS DISTRICT IN THE U.S.



PORT OF HOUSTON

The Port of Houston consists of four Houston region seaports: Houston, Texas City, Freeport and Galveston. The Port of Houston is ranked first in foreign tonnage, imports, export tonnage, and breakbulk among all U.S. ports. The Port of Houston is the largest container port in the Gulf Coast, handling 68 percent of Gulf coast container traffic and 96 percent of Texas traffic in 2018. The port is vital to the local, state and national economy and the maintenance and improvements of the public facilities ensures its continued economic impacts.

247M+ TONS OF CARGO ANNUALLY
1.2M JOBS THROUGH OUT TEXAS

\$265B IN ECONOMIC IMPACT



JOHNSON SPACE CENTER

The Johnson Space Center was established in 1961 as the Manned Spaceflight Center, the home and Mission Control Center for the U.S. human space flight program. In 1973, it was renamed in honor of the late President, and Texas native, Lyndon B. Johnson. For more than 50 years, NASA's Lyndon B. Johnson Space Center (JSC) in Houston has led our nation and the world on a continuing adventure of human exploration, discovery and achievement. The Johnson Center's \$1.5 billion complex occupies 1,620 acres southeast of downtown Houston, in the Clear Lake area. The greater Houston area has developed into an aerospace hub with an identity of amazing achievements, hard work, and innovation because of the to the Johnson Space Center.

NASA'S LARGEST RESEARCH & DEVELOPMENT FACILITY



WASHINGTON AVE
OVER 24,000
VEHICLES PER DAY
(TXDOT AADT 2017)



TOTAL POPULATION OF
OVER 475,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 212,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$144,000
WITHIN ONE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 702,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$363,000
WITHIN ONE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	27,733	201,072	475,341
2023 Total Population	32,326	225,062	522,830
2018-2023 Annual Growth Rate	3.11%	2.28%	1.92%
2018 Households	15,376	96,942	212,489
2023 Households	17,806	109,636	235,977
2018 Average Home Value	\$363,077	\$359,941	\$347,921
2023 Average Home Value	\$388,162	\$384,418	\$377,258
2018 Average HH Income	\$144,447	\$125,654	\$117,539
2023 Average HH Income	\$160,257	\$140,220	\$130,857

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client, and;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Oldham Goodwin Group, LLC

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532457

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Licensed Supervisor of Sales Agent/Associate

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

Steve Mattox

Vice President | Land Services

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