

**FOR  
SALE**



**NewQuest**

## 6.04 AC PRIME EADO DEVELOPMENT SITE

**Redevelopment or Ground-Up**  
3503 Polk Street | Houston, Texas 77003

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# Project Highlights

- Prime development site at hard corner
- Largest available development site in EADO at 6.04 Acres
- **Redevelopment Opportunity:** Maximize Rent & Efficiency through Adaptive Reuse
- Covered land play potential, with opportunity to increase occupancy and rents as-is during ground-up construction planning period
- **Highest and best use:** Multifamily, Townhomes, Retail, Other/Specialty
- **Notable nearby projects:**
  - ▶ North Houston Highway Redevelopment Project
  - ▶ George R. Brown Convention Center \$2 Billion Transformation Project
  - ▶ East Blocks
  - ▶ East River
  - ▶ Concept Neighborhood
  - ▶ Iron Works
- **Direct access to transit:** Columbia Tap Bike Trail, Metro Green Line
- **Easy access to:** I-45, I-59, University of Houston, Downtown, Midtown, Shell Energy Stadium, Toyota Center, Daikin Field

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**Approximate Size:** ±6.046 Acres  
±99,469

**Price:** Contact Broker For Pricing

**Utilities:** All utilities available

**School District:** HISD

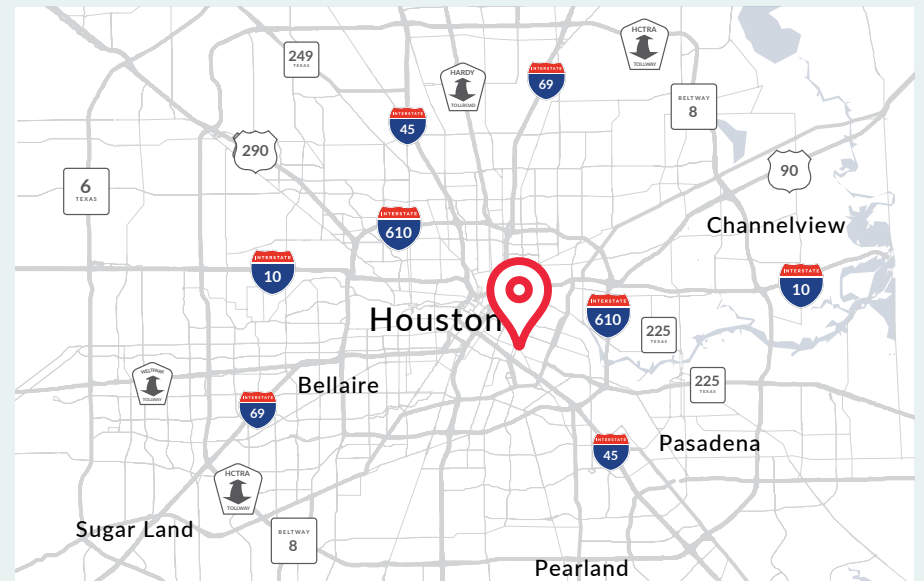
**Frontage:** ±714 feet on Polk St  
±255 feet on Milby St  
±235 feet on York St



**\$129K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**461,697 POPULATION**  
within 5 miles



# Proposed Adaptive Reuse Option

## Adaptive Reuse Concept – ±99K SF Mixed-Use with 359 Parking Spaces

TOTAL SITE AREA	±6.13 Acres
EXISTING BUILDING	~99,400 SF (Mixed-use/Retail)
PARKING PROVIDED	359 spaces (3.6/1,000 SF)
GREENWAY INTEGRATION	ADA access ramps, walkways, landscaping
POTENTIAL TENANCY	Retail, Creative Office, Showroom, F&B

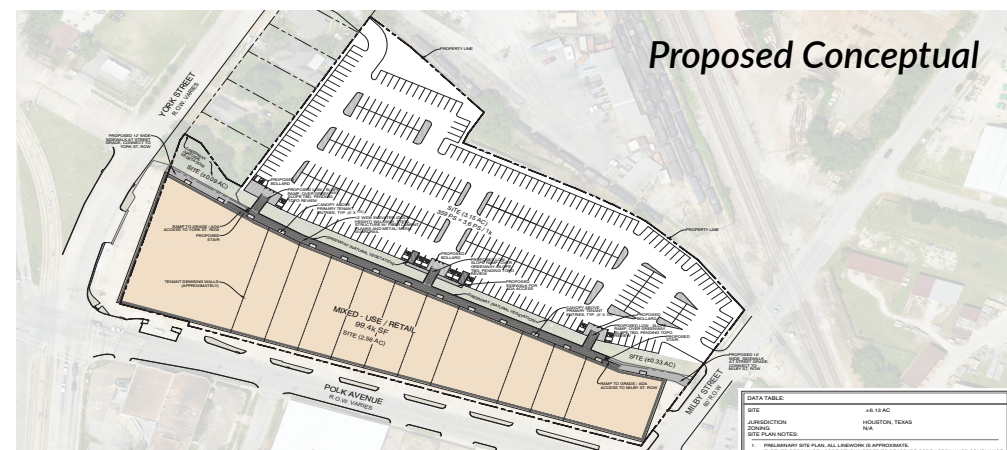
## Designed for Flexibility and Speed

This concept illustrates how a future owner can leverage the existing building and infrastructure to deliver a dynamic, open-air mixed-use destination. With nearly 100K SF of leasable space and 359 parking spaces, the project is well-positioned for tenants prioritizing accessibility, branding, and creative layout potential.

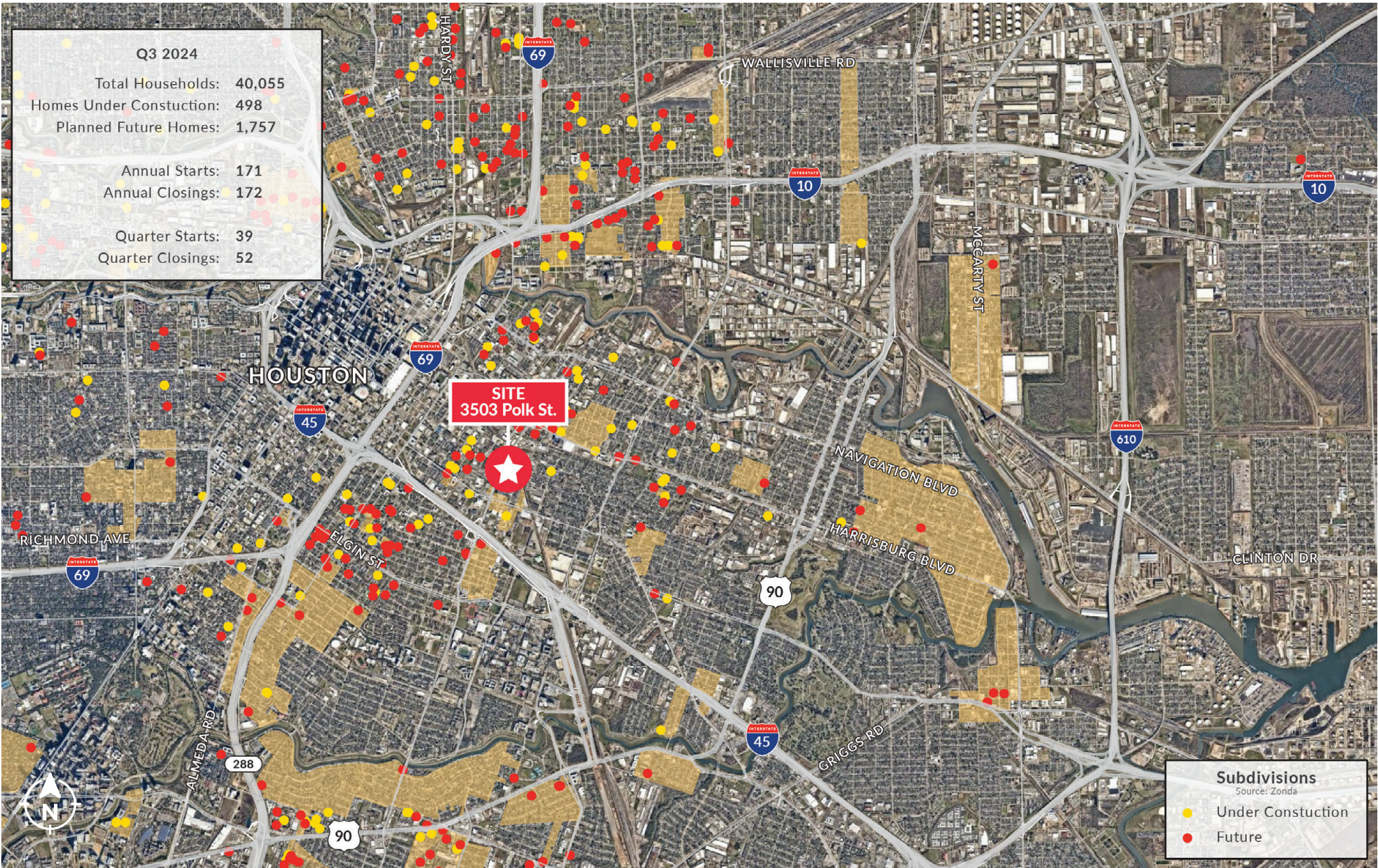
Greenway connections and urban walkability further enhance tenant and community appeal.

## “Why Adaptive Reuse?”

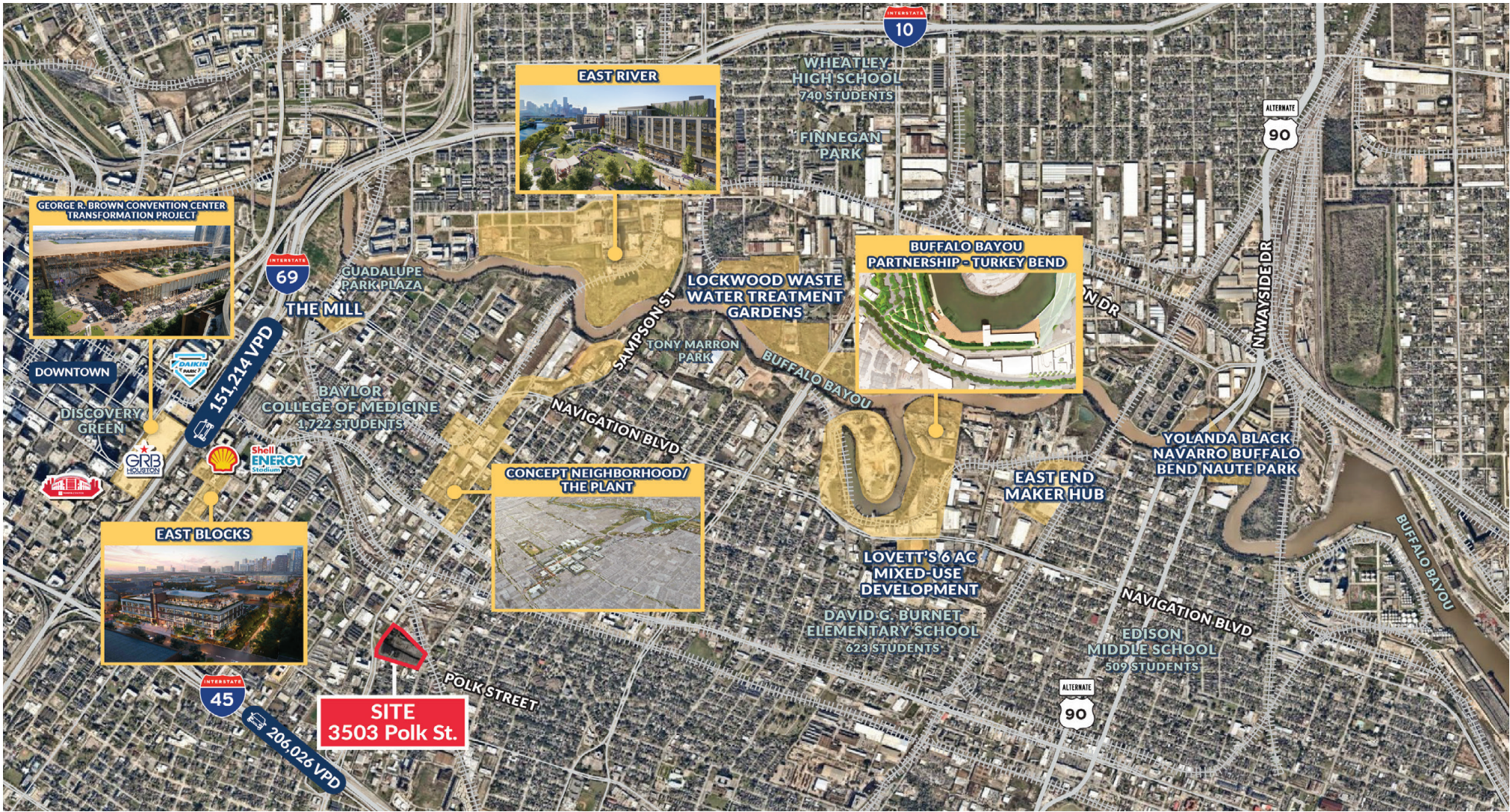
- Faster delivery than ground-up
- Upfront capex efficiency
- Parking density rare in EaDo
- Creative format appealing to destination tenants
- Aligns with surrounding neighborhood revitalization











**East River** - Phase 1 will include 26 acres of innovative design that will open up more than 150 acres of waterfront property and bring together dynamic mixed-use spaces and more than a mile of bayou trails and natural areas. Working closely with the Buffalo Bayou Partnership, a non-profit organization working to revitalize and transform Buffalo Bayou.

**East Blocks** - East Blocks is transforming 10 contiguous blocks in East Downtown Houston into a vibrant, walkable urban hub, blending retail, F+B, office spaces, and amenities. Set to break ground in Q2 2024 and open by 2026, the development aims to energize the area's unique culture and attract both locals and visitors.

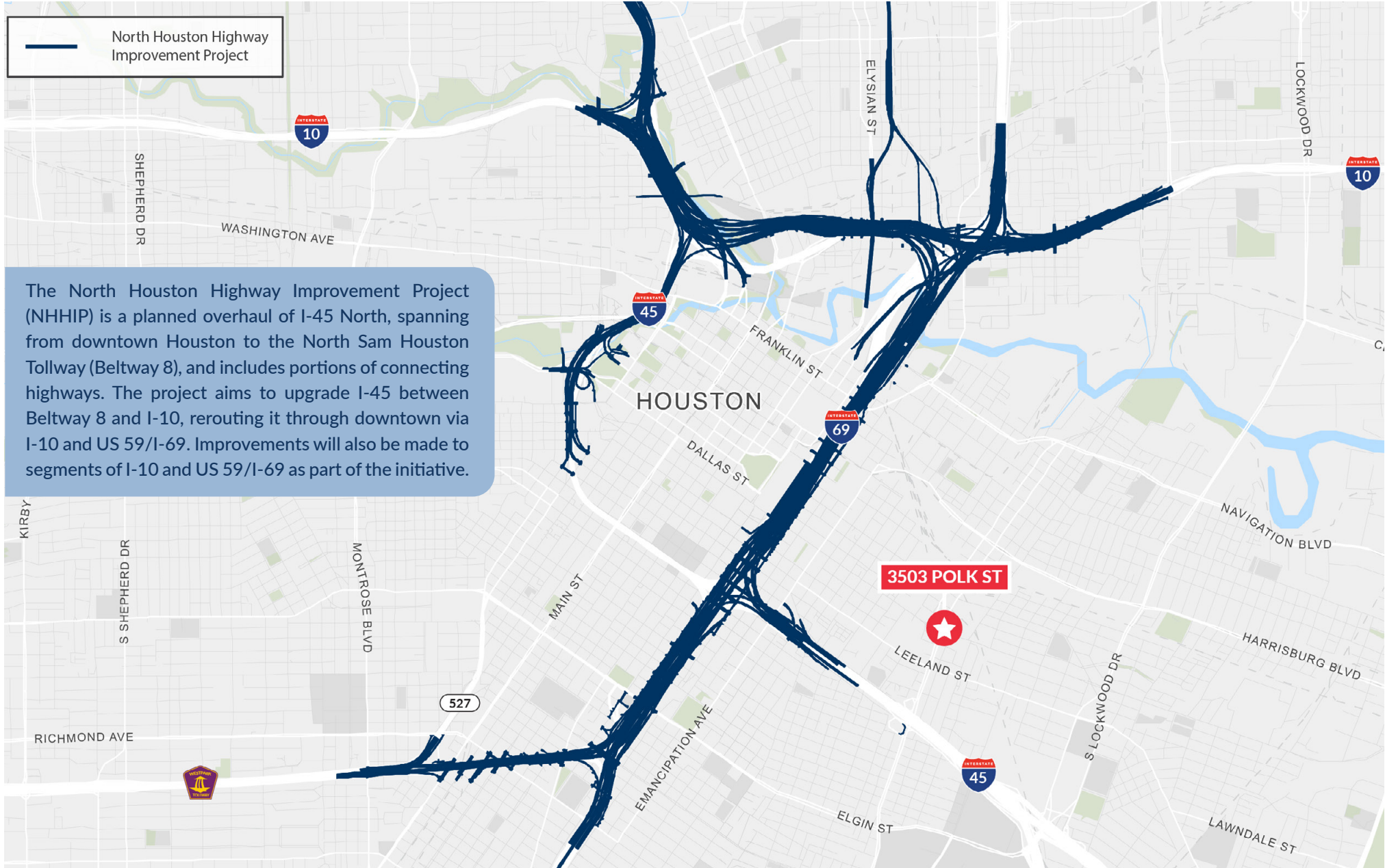
**Concept Neighborhood / The Plant** - A walkable neighborhood in Houston's historic Second Ward, featuring James Beard Award-winning restaurants, retailers, and green spaces within converted historic buildings. Connected to the Harrisburg light rail and Buffalo Bayou Park, it offers an authentic retail experience in a prime location.

**Buffalo Bayou Partnership - Turkey Bend** - Turkey Bend will be transformed into a community hub with retail, the Hispanic History Research Center, a waterfront park, and a boating hub. An art tunnel will connect the site to the bayou, and Navigation Boulevard will be realigned for better pedestrian and bike access.

**George R. Brown Convention Center Transformation Project** - Houston is investing \$2 billion to expand the George R. Brown Convention Center with new event space and amenities by 2028, aiming to attract global events. The full project, including Texas' largest ballroom and a pedestrian plaza, is set to finish by 2038.



# North Houston Highway Improvement Project









# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	7,320	78,198	203,499
Current Population	17,089	168,879	461,697
2020 Census Average Persons per Household	2.33	2.16	2.27
2020 Census Population	16,107	165,617	429,886
Population Growth 2020 to 2024	6.09%	1.97%	7.40%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	43.90%	48.59%	43.56%
2 Person Households	32.02%	28.70%	28.94%
3+ Person Households	24.08%	22.71%	27.50%
Owner-Occupied Housing Units	41.47%	33.04%	39.16%
Renter-Occupied Housing Units	58.53%	66.96%	60.84%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	34.46%	36.24%	38.25%
Black or African American	27.86%	25.95%	22.33%
Asian or Pacific Islander	5.41%	7.87%	7.35%
Other Races	31.24%	29.12%	31.21%
Hispanic	41.82%	38.45%	41.66%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$95,629	\$114,221	\$129,553
Median Household Income	\$71,888	\$79,990	\$88,731
Per Capita Income	\$45,708	\$50,025	\$56,758
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	23.28%	20.71%	19.93%
Estimated Bachelor's Degree	22.84%	24.00%	23.49%
Estimated Graduate Degree	17.55%	20.82%	22.50%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	34.7	33.4	34.4



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
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<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Andre Azizi</b>	<b>420076</b>	<b>aazizi@newquest.com</b>	<b>281.955.3888</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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