

For Sale

# 5401 Crawford Street

SEC Crawford St and Prospect St Houston, TX 77004

±0.57 acres

EXECUTE CONFIDENTIALITY AGREEMENT



🏠 **BOONE MANOR**  
Built 2021 | 247 Units

🏠 **X HOUSTON**  
Under Construction | 475 Units



Jackson Gill  
Analyst  
T +1 713 577 3820  
jackson.gill@cbre.com

Barrett Von Blon  
First Vice President  
T +1 713 577 1777  
barrett.vonblon@cbre.com

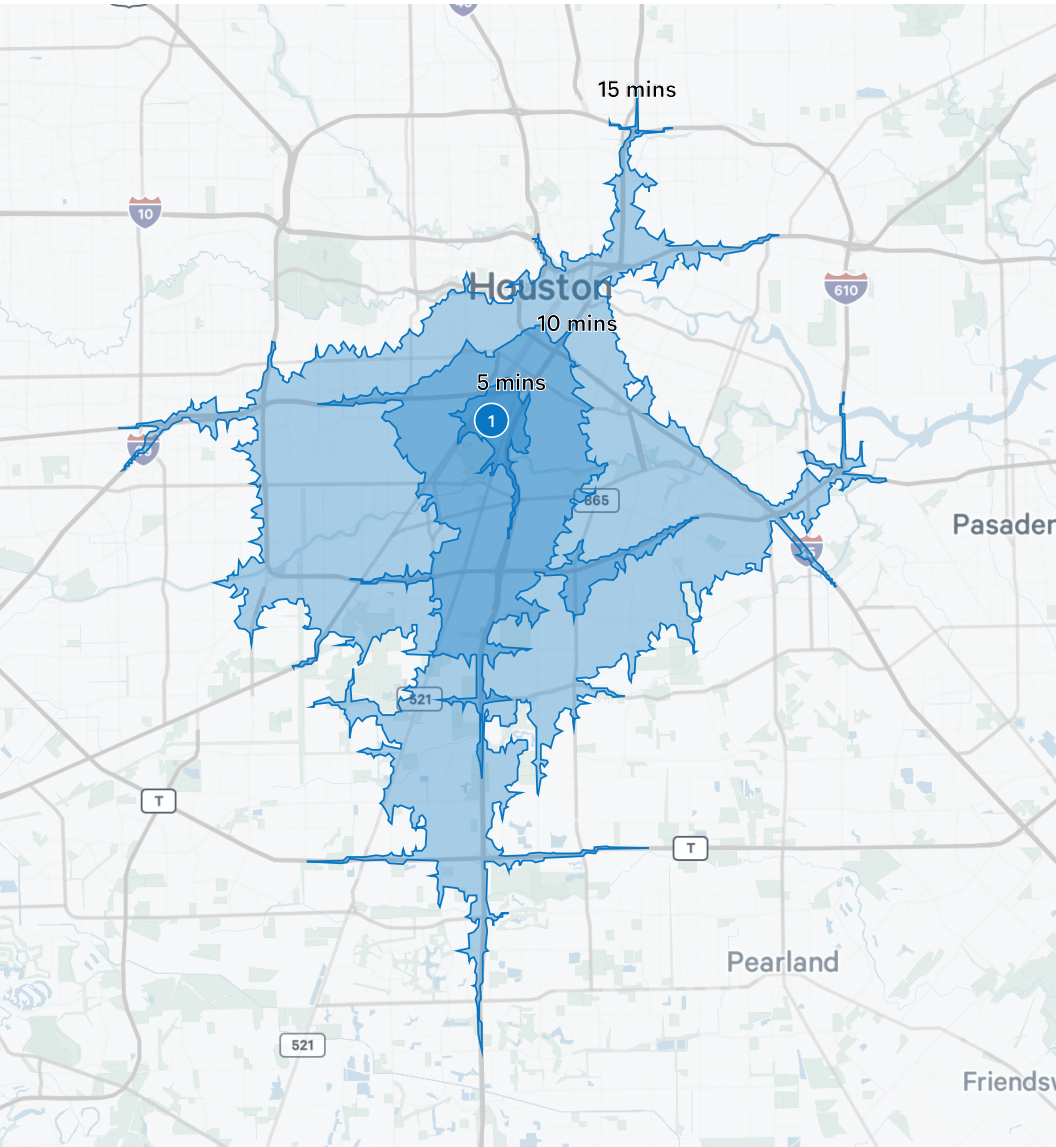
Chris Bergmann Jr.  
Executive Vice President  
T +1 713 577 3847  
chris.bergmann@cbre.com



CAPITAL MARKETS | LAND SERVICES



# Commute & Demographics



Drive Times	Minutes
Downtown Houston	9
Texas Medical Center	5
Uptown/Galleria	12
Rice Village	11

## Property Information

### Location

- 5401 Crawford St Houston, TX 77004
- Located at the SEC of Crawford St and Prospect St

### Property Information

- ± 0.57 acres
- No restrictions
- Utilities via City of Houston
- Tax rate \$2.129811 (2023)
- Existing curb cuts on Crawford St and Prospect St
- On-site detention required
- HISD (Poe Elementary, Cullen Middle, Lamar High School)

### Surrounding Area

- Located in Houston's vibrant Museum District, just minutes away from Downtown Houston
- Easy access to the Texas Medical Center, Rice University, and major thoroughfares such as Hwy 59 and Hwy 288

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
Hwy 59	165,223
Hwy 288	174,328
TX-527 Spur	56,125



## 2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	23,045	206,866	464,332
Median Age	36.0	34.6	35.4
Average Household Income	\$123,171	\$136,158	\$137,083
Average Home Value	\$526,267	\$595,614	\$559,525
College Degree or Higher	71.6%	72.2%	62.5%



# Property Aerial





# Property Aerial





# Property Aerial





# For Sale

# 5401 Crawford St Houston, TX 77004

EXECUTE CONFIDENTIALITY AGREEMENT

[www.cbre.com](http://www.cbre.com)

## Contact Us

---

### Jackson Gill

Analyst

T +1 713 577 3820

[jackson.gill@cbre.com](mailto:jackson.gill@cbre.com)

### Barrett Von Blon

First Vice President

T +1 713 577 1777

[barrett.vonblon@cbre.com](mailto:barrett.vonblon@cbre.com)

### Chris Bergmann Jr.

Executive Vice President

T +1 713 577 3847

[chris.bergmann@cbre.com](mailto:chris.bergmann@cbre.com)

CAPITAL MARKETS | LAND SERVICES



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.