

# PRIME MIDTOWN DEVELOPMENT OPPORTUNITY

FOR SALE

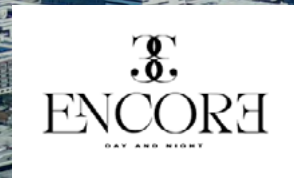
# ±3.73

TOTAL ACRES  
WILL SUBDIVIDE

OFFERING MEMORANDUM

Execute Confidentiality Agreement

DOWNTOWN



DREWERY  
PLACE



HIGH FASHION  
HOME



LUMINARY  
RESIDENCES



THE  
HOPKINS

MID MAIN  
LOFTS

CAPITAL MARKETS LAND SERVICES

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# Property Description/The Offering

The property consists of two parcels totaling  $\pm 3.73$  acres in the heart of Midtown Houston, TX, one of the city's most vibrant and rapidly growing urban districts.

The primary parcel is a  $\pm 2.58$  acre super block, created through the successful abandonment of Rosalie Street. This rare super block spans the full block between Elgin Street and Anita Street, just south of Louisiana Street, providing exceptional scale and design flexibility for future development. Its location offers premier access and connectivity within Midtown's walkable, mixed use environment.

The second parcel, located at 3100 Travis Street, Houston, TX 77006, complements the super block and further enhances the assemblage's strategic positioning within Midtown. Together, the properties offer a unique opportunity for large scale mixed use, multifamily, or commercial development in one of Houston's most sought after urban submarkets.



# Property Details

LAND SIZE: ±3.73 Acres

SUPER BLOCK:  
3101 LOUISIANA ST,  
3010 MILAM ST,  
3000 MILAM ST, &  
ROSALIE ST ±2.58 acres | 29,763 Bldg Size

3100 TRAVIS: ±1.15 Acres | 125,000 SF Bldg Size

UTILITIES: City of Houston

FLOODPLAIN Outside of Floodplain

PIPELINES: None traversing property

TOTAL TAX RATE: \$2.24332 (2025)

SCHOOL DISTRICT: Houston ISD (Gregory-Lincoln Ed Center, Lamar High School)



**1.15 Acres**  
4,340 SF Building

**1.15 Acres**  
25,423 SF Building

**HIGH FASHION HOME**  
**1.15 Acres**  
125,000 SF Building

# Midtown View



**DOWNTOWN**

**MIDTOWN**

## Midtown's Defining Corridor

The gravity of Midtown is defined by these streets of Louisiana, Milam, and Travis that provide direct connectivity from US-59 to Downtown Houston. Because of the positioning of Spur 527 (US59/SW Freeway Access Rd), traffic patterns flow through these specific streets that the Property sit directly on. Traffic patterns across Midtown corroborate this nuance, with: 16,986 VPDs on Louisiana St., 13,731 VPDs on Milam St., and 13,631 VPDs on Travis St.

Just one block away Main St. sees only 1,938 VPDs, and the street after that Fannin St. is at 7,806 VPD.

HIGH FASHION HOME

INTERSTATE 45

INTERSTATE 45

INTERSTATE 69

197,430 VPD

125,202 VPD

TRAVIS ST 13,631 VPD

MAIN ST 1,938 VPD

LOUISIANA ST 16,986 VPD

MILAM ST 13,731 VPD

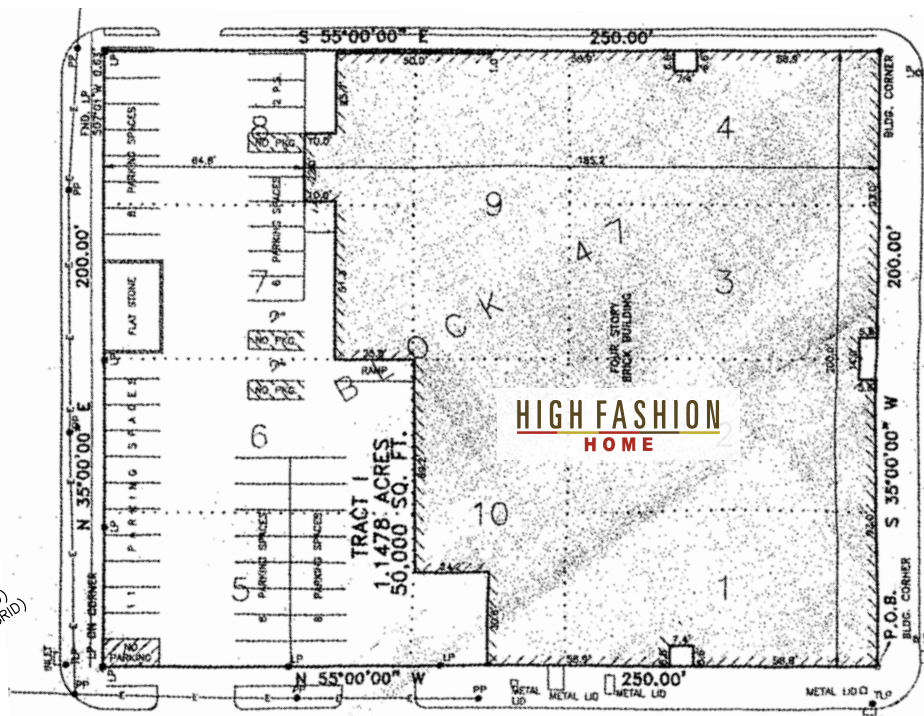
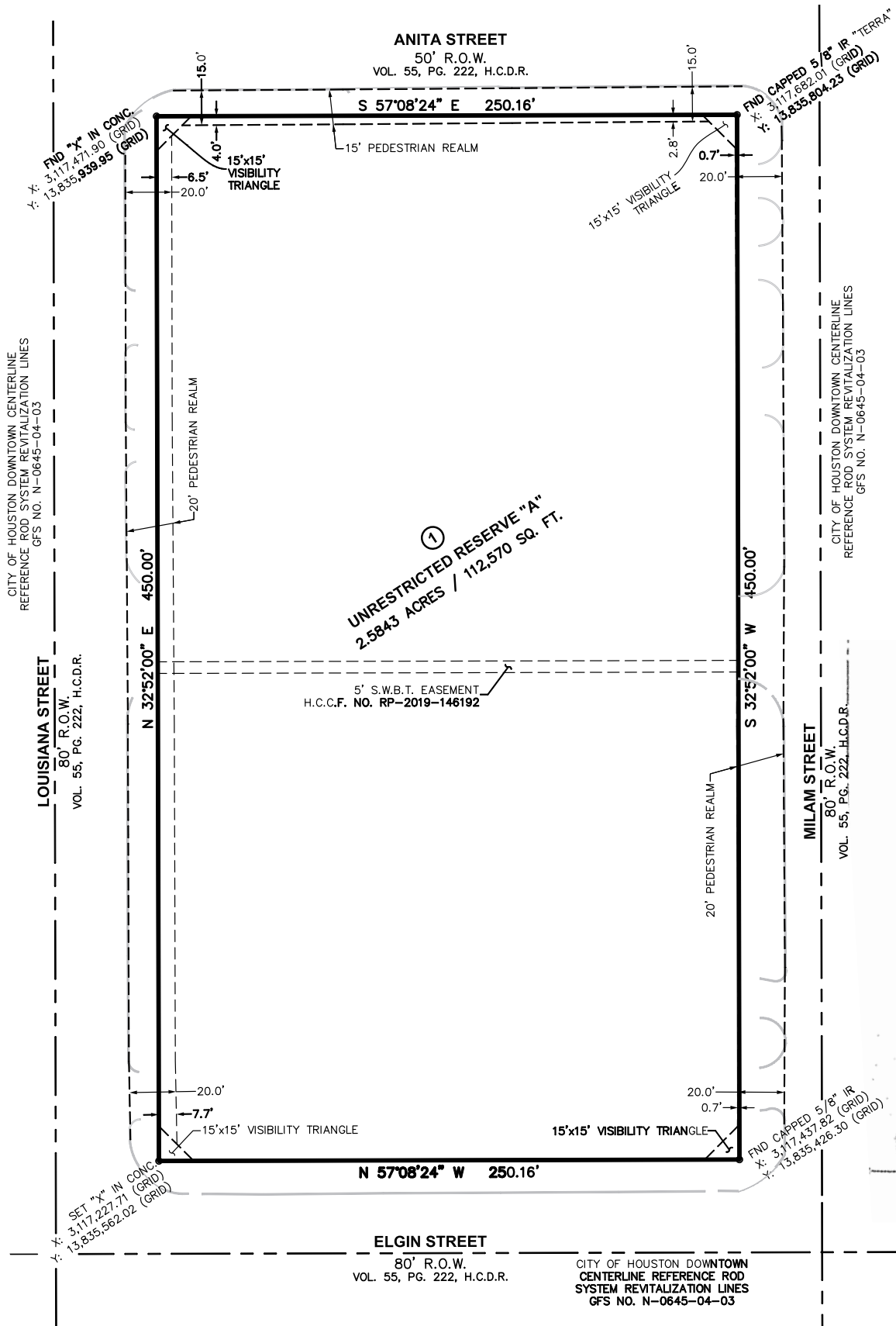
FANNIN ST 7,806 VPD

SPUR 527

# Grid Map



# Survey



# Interior Imagery



# Interior Imagery



# Exterior Imagery



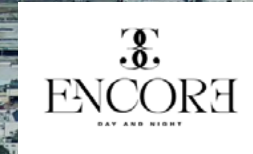


197,430 VPD

# Location Overview

Midtown Houston is a highly walkable and diverse urban district located between Downtown and the Museum District, known for its vibrant nightlife, eclectic dining, and strong cultural identity. The neighborhood attracts young professionals and creatives drawn to its mix of parks, including Baldwin Park and Midtown Park, abundant restaurants and entertainment venues, and excellent transit access via METRORail and multiple bus lines. Midtown hosts popular community events such as Art in the Park and the Midtown Mistletoe Market and continues to experience growth through ongoing redevelopment and a blend of modern residential options.

DOWNTOWN



BRAZOS ST

SMITH ST

LOUISIANA ST

MILAM ST

TRAVIS ST

MAIN ST

SPUR 527 S

# Houston At A Glance

## #4

LARGEST U.S. CITY

At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

## #42

GREATEST GLOBAL CITY

## 6.8M

RESIDENTS IN THE CITY OF HOUSTON

## 4.6M

NEW RESIDENTS IN LAST DECADE

### EMPLOYMENT

## 3,360,800

JOBS IN THE HOUSTON MSA

2<sup>ND</sup> FASTEST GROWING MSA IN THE U.S.

### ECONOMY

The region created **179,000** jobs in 2022, according to the Texas Workforce Commission, putting total employment at a record high for the region.



26<sup>TH</sup> largest economy in the world if Houston were an independent nation.

7<sup>TH</sup> largest metro economy in the U.S., Houston boasts **3.3 million jobs** with an annual GDP growth rate of **2.3%** since 2001.

### ENTERTAINMENT

## #1

BEST FAIR/RODEO OF THE YEAR

## #5

BEST FOOD CITY IN THE U.S.

## #7

BEST CITY PARK-HERMANN PARK

### GATEWAY TO THE WORLD

## 57.8M

PASSENGER VOLUME

## 4<sup>TH</sup> LARGEST

MULTI-AIRPORT SYSTEM IN THE U.S.

## GLOBAL HUB

FOR AEROSPACE TECHNOLOGY

### HEADQUARTERS CAPITAL

## #25

FORTUNE 500 COMPANIES

#3 among U.S. metro areas in Fortune 500 headquarters

#5 in the U.S. in Fortune 1000 headquarters

55M SF Class A Space

160,000 Business Establishments

### CLUTCH CITY



### GLOBAL TRADE CITY

## 73

FOREIGN OWNED FIRMS

## 1<sup>ST</sup>

IN FOREIGN WATERBORNE TONNAGE

## 1<sup>ST</sup>

IN IMPORT AND EXPORT

## 1<sup>ST</sup>

IN GULF COAST CONTAINER PORT

### TEXAS MEDICAL CENTER

Largest Medical Complex in the World



# Disclosures

## Affiliated Business Disclosure

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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TOTAL ACRES

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DEVELOPMENT  
OPPORTUNITY  
**HIGH FASHION**

LUMINARY  
RESIDENCES

RP  
ROSEMARY'S PLACE  
APARTMENT HOMES

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Execute Confidentiality Agreement

DREWERY  
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HIGH FASHION  
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