

FOR SALE | *Land*



HOUSTON THIRD WARD PORTFOLIO - ±2.07 ACRES

3229 HADLEY ST, HOUSTON TX 77004 | OPPORTUNITY ZONE



PROPERTY DESCRIPTION

This ±90,475 SF (±2.07 acres) location is unrestricted and a one of a kind redevelopment for future mixed use, residential or commercial opportunity. Prime location with easy access to I-45, Downtown, Eado - provide great connectivity to Houston.

For Sale information contact Agent: **Melissa Abrantes** 713-510-3570 melissa.abrantes.realtor@gmail.com



10,000 SF

G

2,685 SF

F

10,000 SF

E

19,776 SF

BUILDING 1: 10,853 SF
BUILDING 2: 3,102 SF

A

20,595 SF
BUILDING: 8,319 SF

B

15,012 SF

D

12,407 SF

C

HADLEY ST

TRULLEY ST

ROBERTS ST

WEBSTER ST

3205 MCILHENNY ST
3211 MCILHENNY ST

3202 WEBSTER ST

3228 HADLEY ST
3230 HADLEY ST
3234 HADLEY ST
3232 HADLEY ST
0 MCILHENNY ST
3210 ROBERTS ST
2311 TIERWESTER ST

3229 HADLEY ST
3224 HADLEY AVE
0 HADLEY ST

2113 TIERWESTER ST
2115 TIERWESTER ST
3211 WEBSTER ST

0 HADLEY ST
3309 HADLEY ST

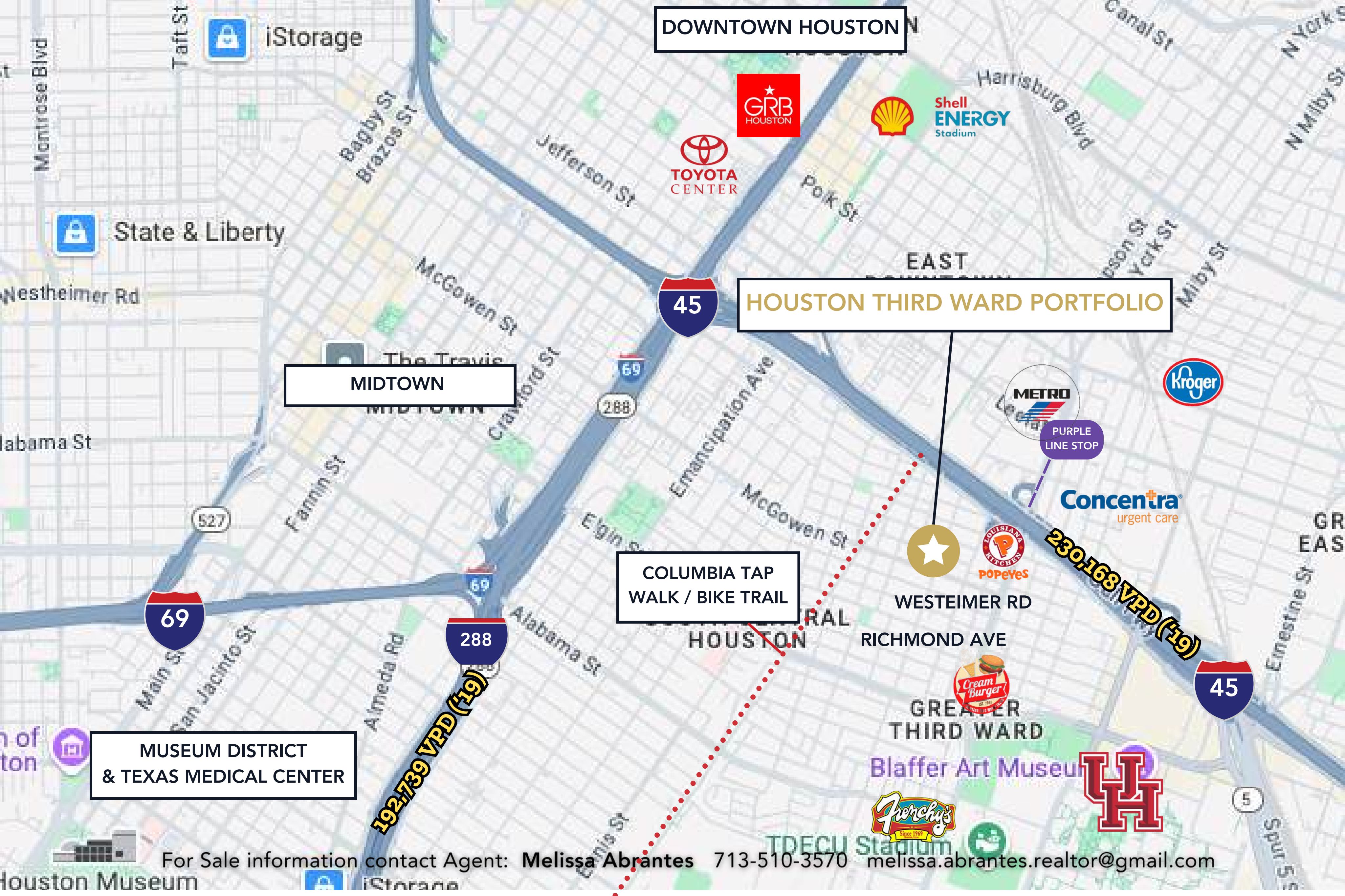
0 WEBSTER ST
2214 ROBERTS ST

ROBERTS ST

HADLEY ST

TRULLEY ST

WEBSTER ST



DOWNTOWN HOUSTON

HOUSTON THIRD WARD PORTFOLIO

MIDTOWN

COLUMBIA TAP
WALK / BIKE TRAIL

MUSEUM DISTRICT
& TEXAS MEDICAL CENTER

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FOR SALE

PROPERTY DESCRIPTION

Seize this rare opportunity to own a portfolio of seven unrestricted parcels totaling ±90,475 SF (±2.07 acres) in one of Houston’s fastest-growing neighborhoods! Whether you're a developer, investor, or business owner, this property offers limitless potential—build townhomes, multifamily units, mixed-use spaces, offices, or retail.

Situated in a prime location near I-45, 288 and I-59 highways provide exceptional connectivity to Houston.

Don’t miss out on this prime investment! With Houston’s Third Ward on the rise, now is the time to invest in this high growth area.

PROPERTY HIGHLIGHTS

- Great opportunity to purchase at lot value
- Opportunity Zone
- Perfect for developer buyer
- Located outside flood zones—never flooded during major storms (Harvey, Alicia, Allison)
- Next to Columbia Tap walking and bike trail
- Convenient access to I-69 / I-45 / I-10 highways
- Three buildings included if interested in adaptive re-use

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HOUSTON THIRD WARD PORTFOLIO

OFFERING SUMMARY

Sale Price:	\$4,161,850.00
Price /SF	\$46
Area Available (HCAD):	±2.07 Acres ±90,475 SF
Zoning	unrestricted
	Opportunity Zone
Use	Re Development

 **Interested? Contact us today!**



FOR SALE

HOUSTON THIRD WARD PORTFOLIO

PRIME LOCATION

- Sweeping views of downtown Houston
- Near I-45, 288 and I-59 highways
- Close to Texas Medical Center, Downtown Houston, UH, TSU
- Adjacent to the Columbia Tap Trail—a scenic walking and biking path undergoing a \$7.5 million upgrade
- Part of The Orbit - Columbia Tap Trail, a planned 20-mile bike loop, adding value to future developments.
- Just 1 mile away from Downtown Houston, 2 miles from George R. Brown Convention Center



DEMOGRAPHIC SNAPSHOT 2024



177,844
POPULATION
3 MILE RADIUS



\$115,245
AVG HH INCOME
3 MILE RADIUS



260,103
DAYTIME POPULATION
3 MILE RADIUS



177,844
POPULATION
3 MILE RADIUS

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DOWNTOWN
1 MI

MIDTOWN
1 MI

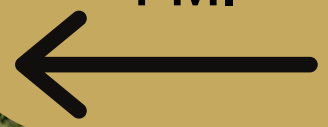
EADO
0.5 MI

219.309 VPD ('19)



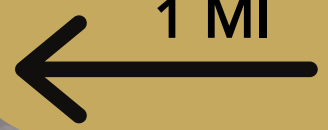
COLUMBIA TAP
TRAIL

TEXAS
MEDICAL
CENTER
4 MI



TEXAS SOUTHERN
UNIVERISTY

1 MI



UNIVERSITY OF
HOUSTON
1 MI









ADAPTIVE RE-USE

REALTYONEGROUP



RE DEVELOPMENT

REALTY**ONE**GROUP



DEVELOPMENT INSPIRATION

HOUSTON THIRD WARD PORTFOLIO



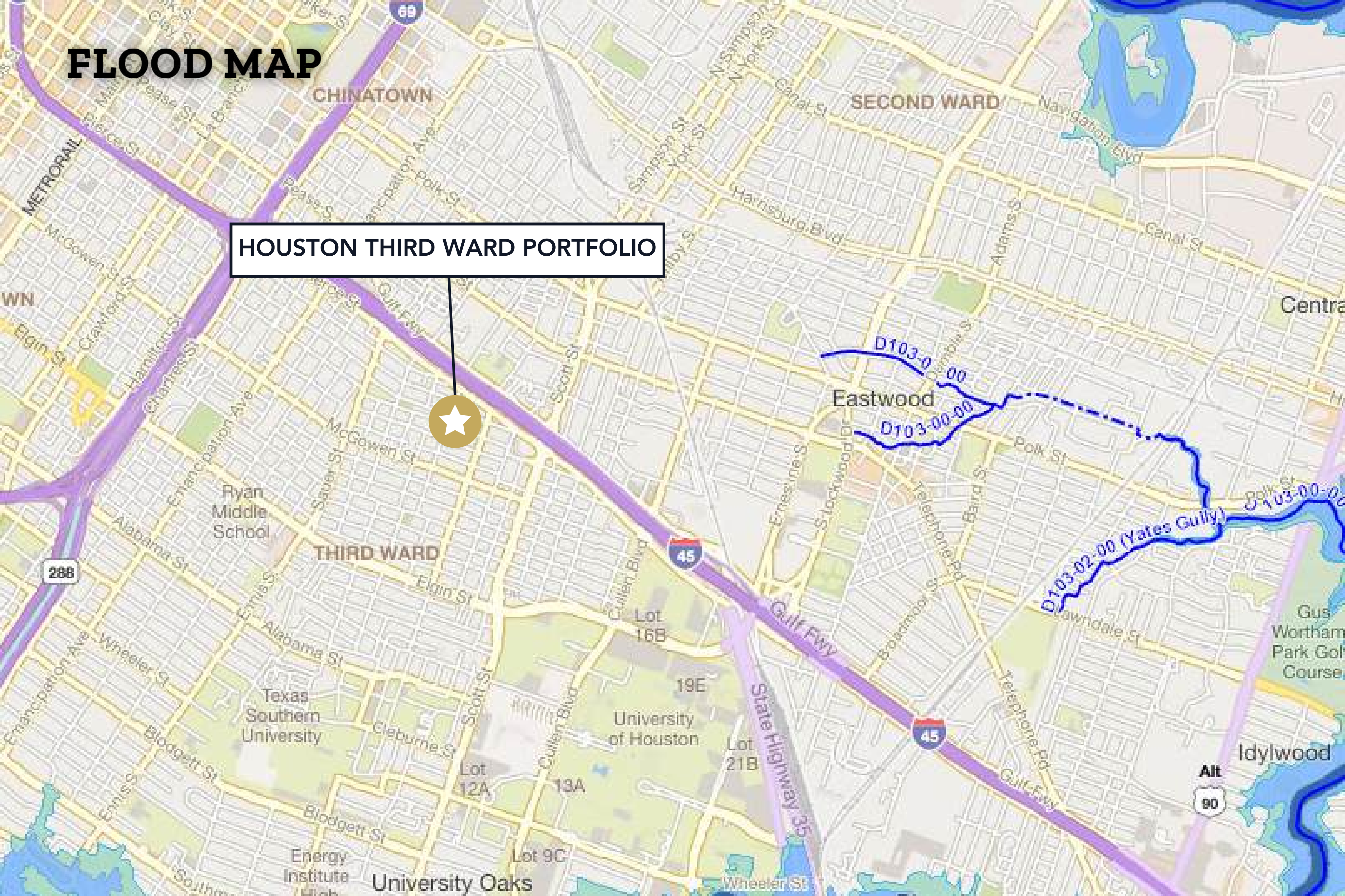
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FLOOD MAP

HOUSTON THIRD WARD PORTFOLIO

The map displays the Third Ward of Houston, Texas, with a white star indicating a specific location. A red box highlights the text "HOUSTON THIRD WARD PORTFOLIO". The map shows various streets, including Elgin St, Alabama St, and Wheeler St. Key landmarks include the University of Houston, Texas Southern University, and Ryan Middle School. Surrounding areas like Chinatown, Second Ward, and University Oaks are also labeled. A blue line represents a flood zone or boundary, with labels such as "D103-00-00" and "D103-02-00 (Yates Gully)". Major roads like Interstate 45 and State Highway 35 are also visible.

[illegible]

6209 SKYLINE DR., HOUSTON TX 77057

PROFESSIONAL BACKGROUND

Melissa Abrantes focuses on advising investors, small, and medium sized businesses find or sell their mixed use, retail, land and multi family real estate. She holds a real estate license in Texas.

Prior to real estate, Melissa spent ten (10) years as the co-owner of the Avenida Brazil Churrascaria Steakhouse chain. Avenida Brazil is one of the most beloved and best reviewed restaurants in Houston. Later she co-founded an AI art e-commerce business called Craiyon, with her husband, used by millions of people per month. She additionally invests in commercial real estate in Houston.

Melissa is a proud Longhorn and earned a B.A. in Economics from The University of Texas at Austin and her Real Estate License from Champions School of Real Estate.

She believes in helpful honesty and her goal is to assist her clients grow their investments, businesses and real estate portfolios.



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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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
Amber Ludwinek	691936	amber.ludwinek@rogoptima.com	775.450.7739
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melissa Abrantes	808934	melissa.abrantes.realtor@gmail.com	713.510.3570
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/ Tenant/ Seller/Landlord Initials

Date