

4608 FULTON STREET

Houston, Texas 77009

OFFERING MEMORANDUM

partners



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partnersrealestate.com

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EXECUTIVE SUMMARY



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Partners is pleased to present this 11,000 SF lot just north of Downtown Houston in the Near Northside neighborhood, just a few steps from the Cavalcade Metro Rail station. It is currently designated as a commercial lot with a 700 SF office building constructed in 1995, formerly a car dealership. The site would be ideal for a townhome redevelopment facing the rail line with parking entrances to the rear on McEwen St, but could also be used as-is for commercial use. This property is located in an opportunity zone. The lot is approximately 55' x 200' and is currently paved and partially fenced.



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**4608 FULTON STREET
HOUSTON, TX 77009**

**11,000
TOTAL RENTABLE SQUARE FEET**

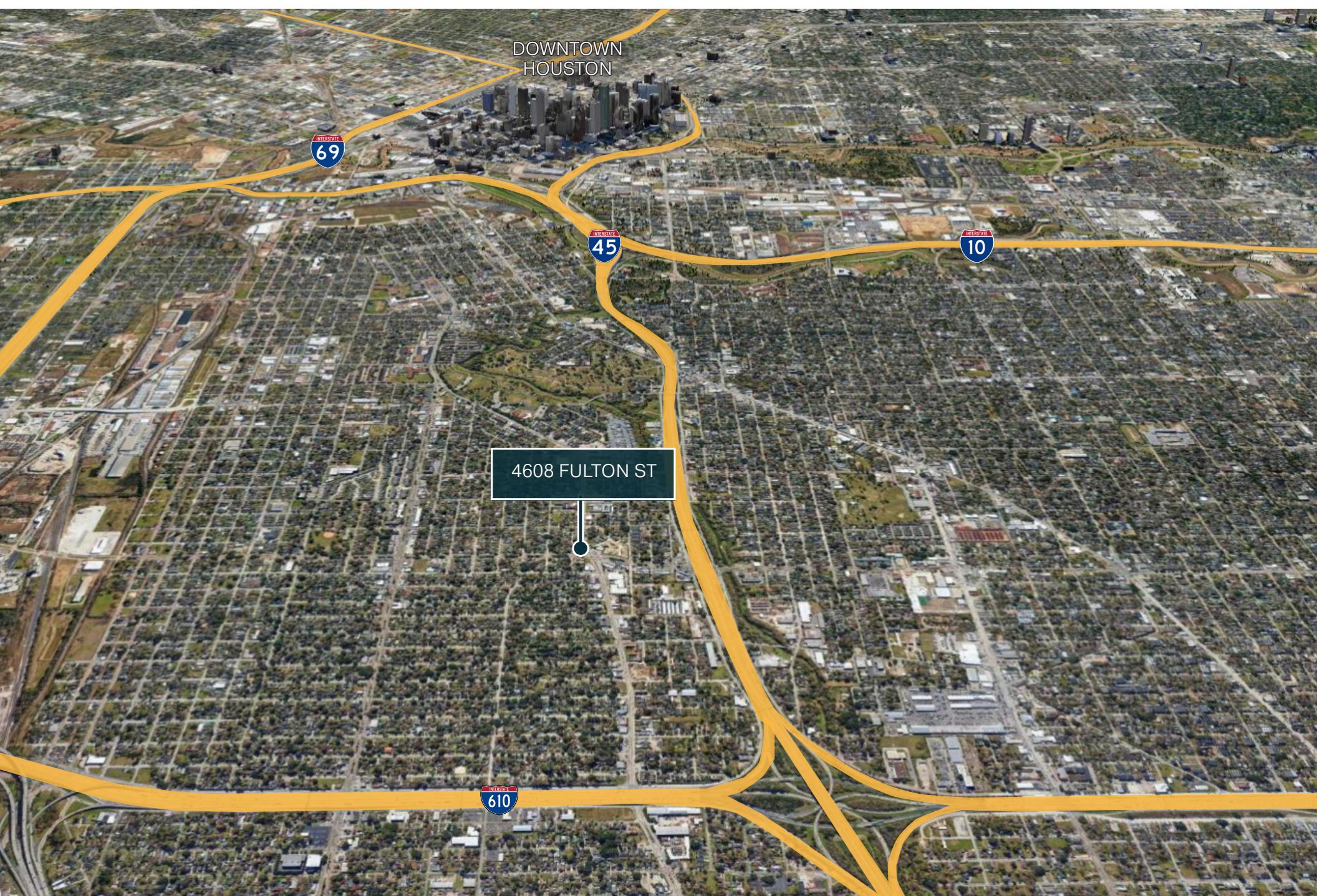
**700
OFFICE SQUARE FEET**

**1995
YEAR BUILT**

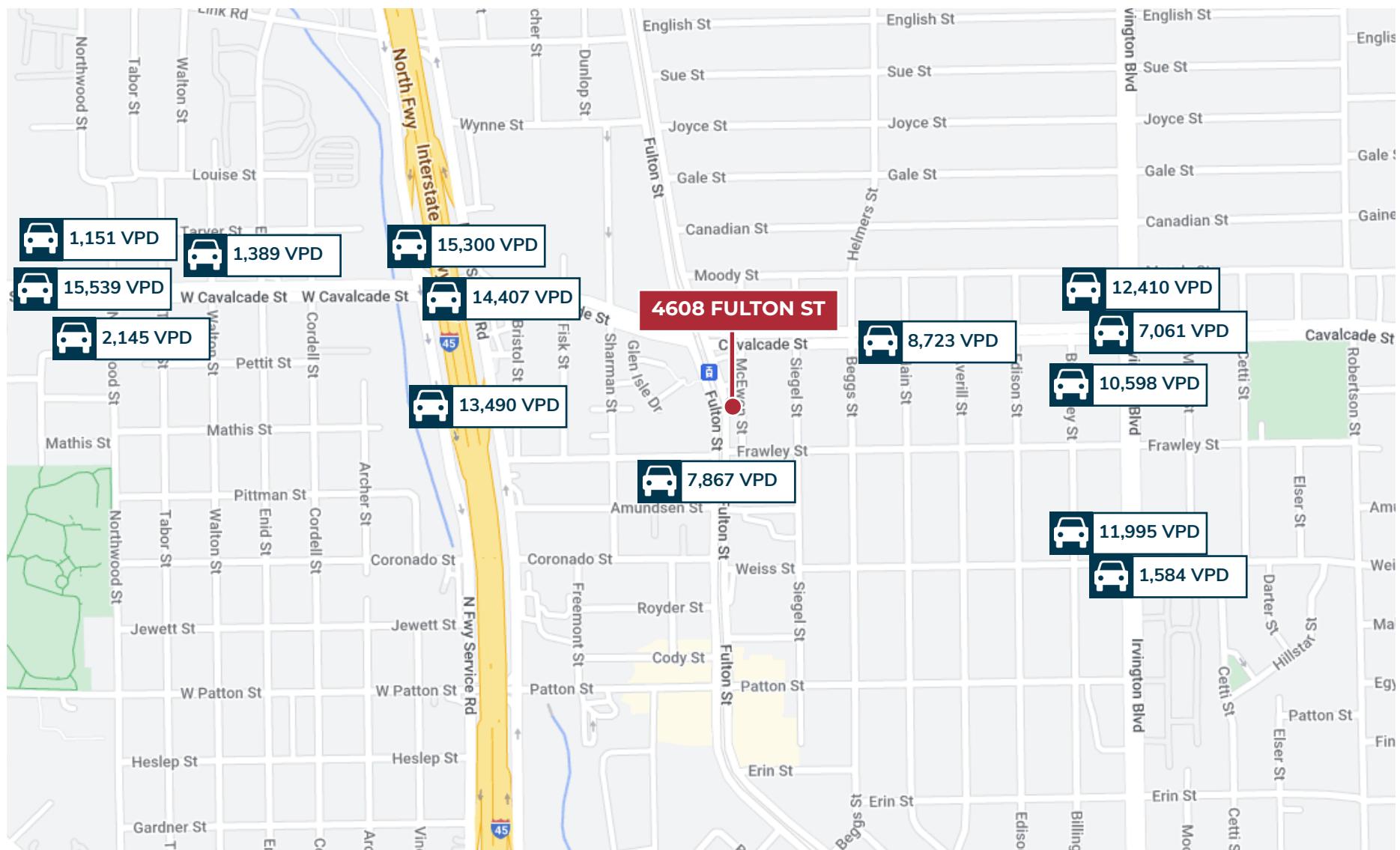
**FULLY PAVED
PARKING SPACES**

**OPPORTUNITY ZONE
LOCATION**

PROPERTY AERIAL

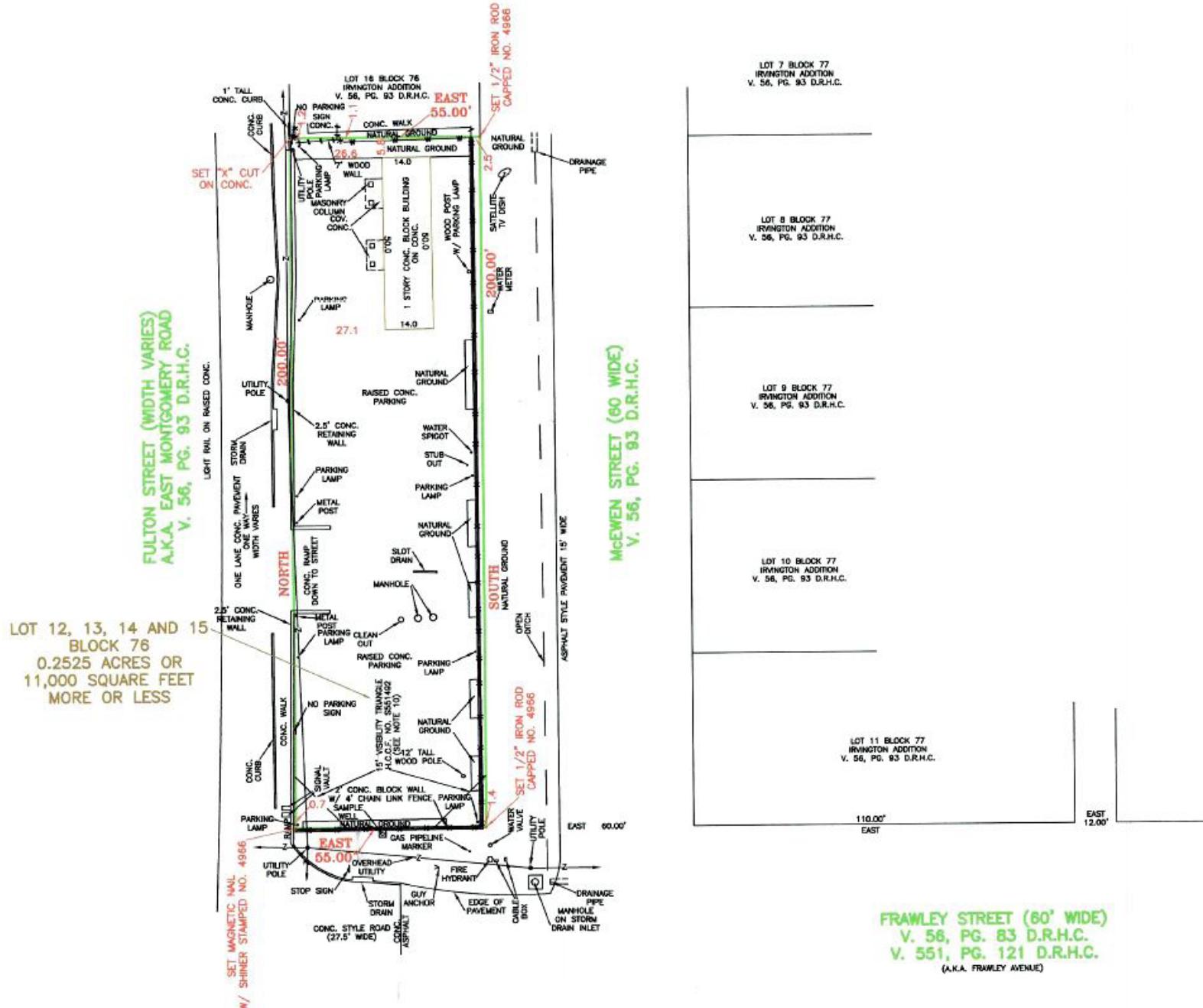


TRAFFIC MAP



PLAT MAP





INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS



Priced At Lot Value



Steps From The Cavalcade Metro Rail Station



**700 SF Office Building, Built In 1995
(Needs Interior Cosmetic Rehab)**



**Ideal Townhouse Or Multi-Family Redevelopment
Site**



Located In An Opportunity Zone

PRICING DETAILS



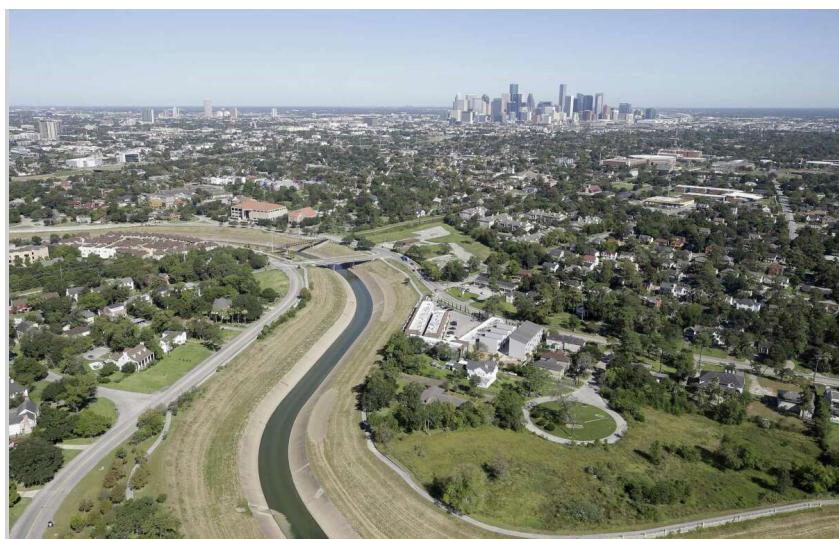
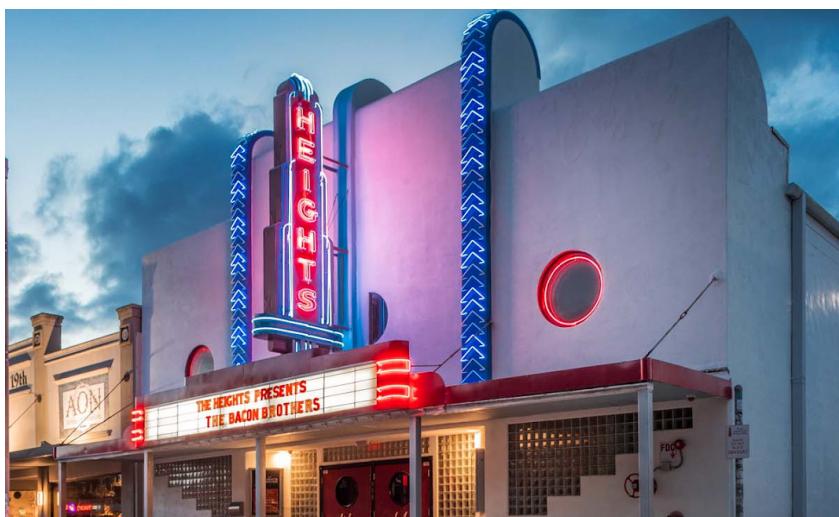
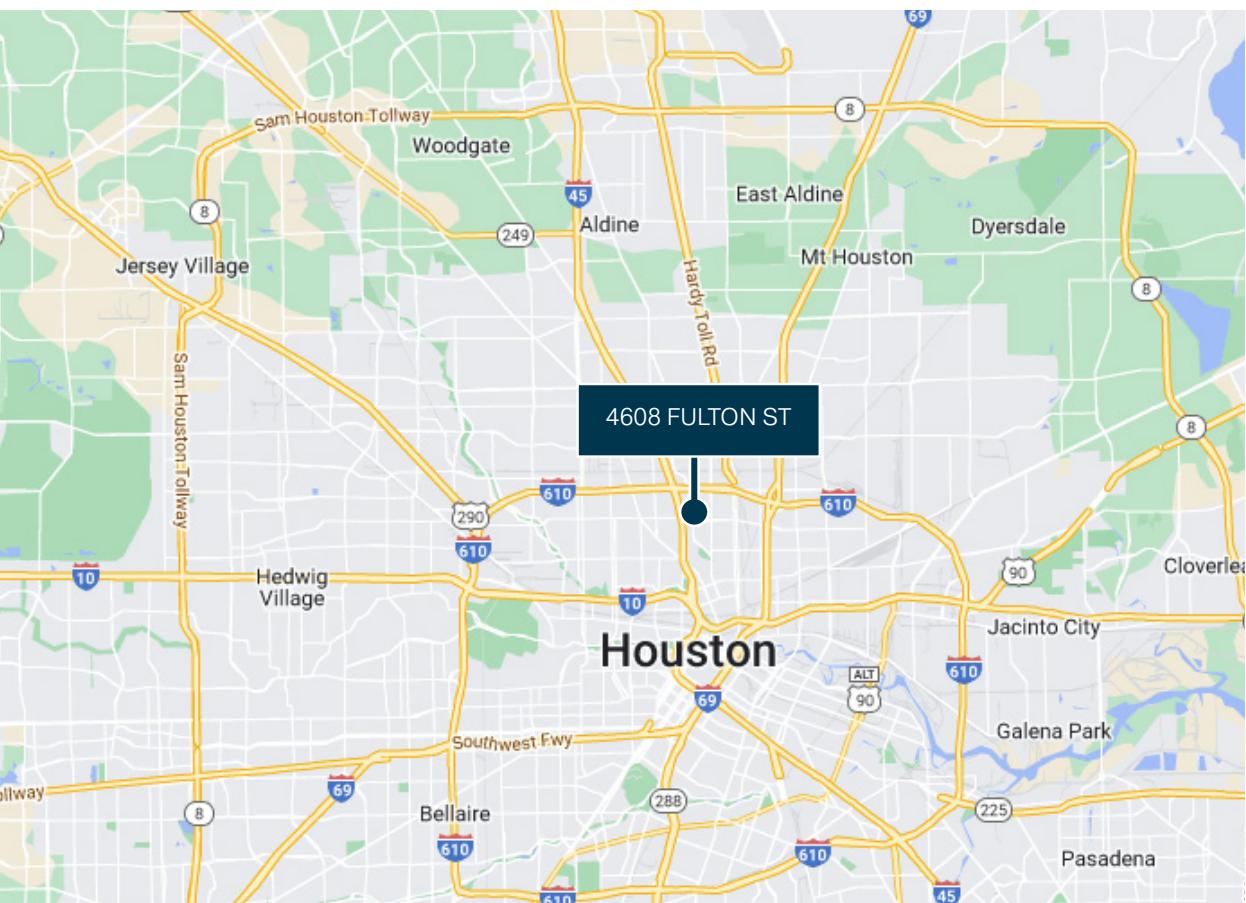
LOCATION OVERVIEW



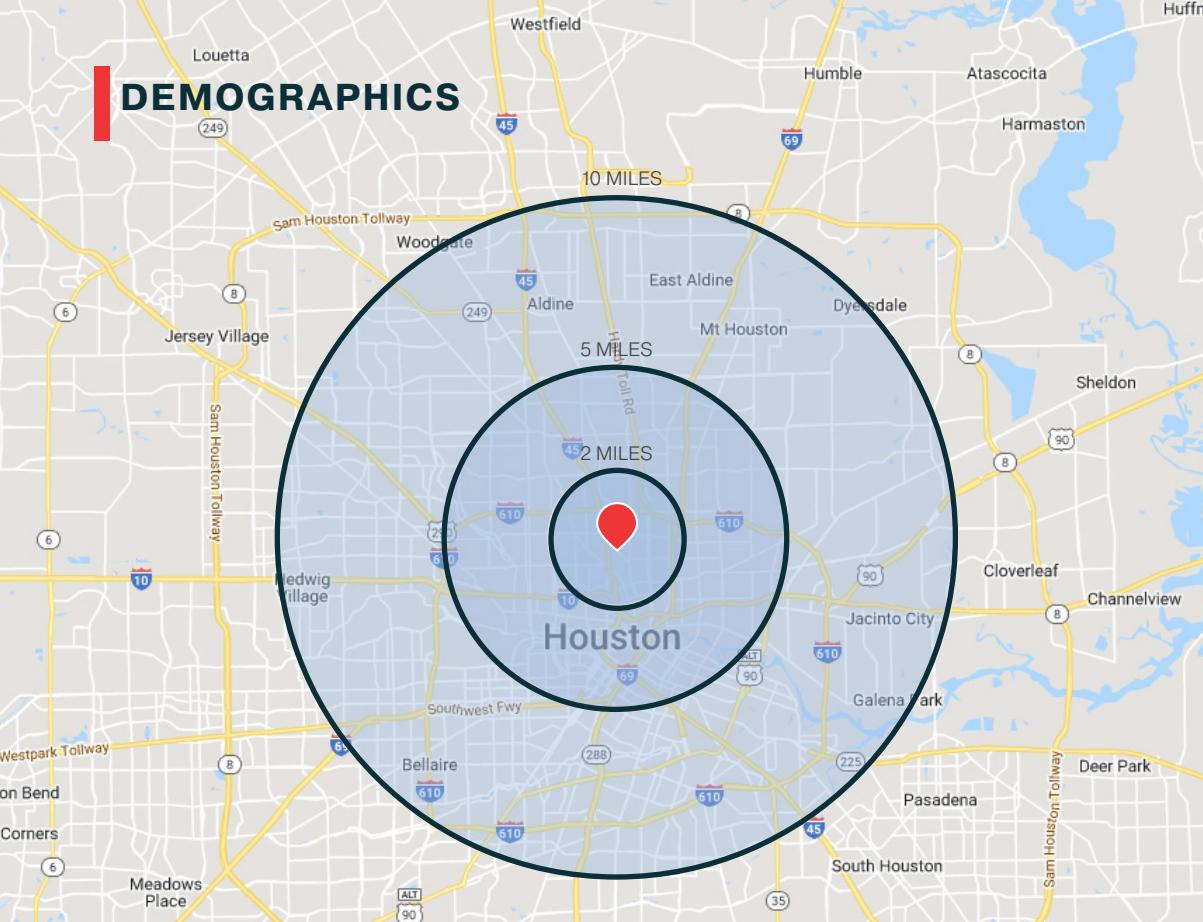
LOCATION

North of Downtown sits a section of historic neighborhoods that date back to the late 1800s. Today it is home to diverse Houstonians that are drawn to its accessibility, emerging schools, strong community, historic homes, and its parks and trails.

The Heights sits just west of 4608 Fulton St, and offers an excellent commute to downtown, Houston's Inner Loop, Texas Medical Center, Galleria and major Houston highways. The neighborhood's real estate market has been one of the best performing Houston neighborhoods over the past one, five and ten-year periods. The Heights boasts an average household income of over \$135,000 and a population of over 40,000.



DEMOCRAPHICS

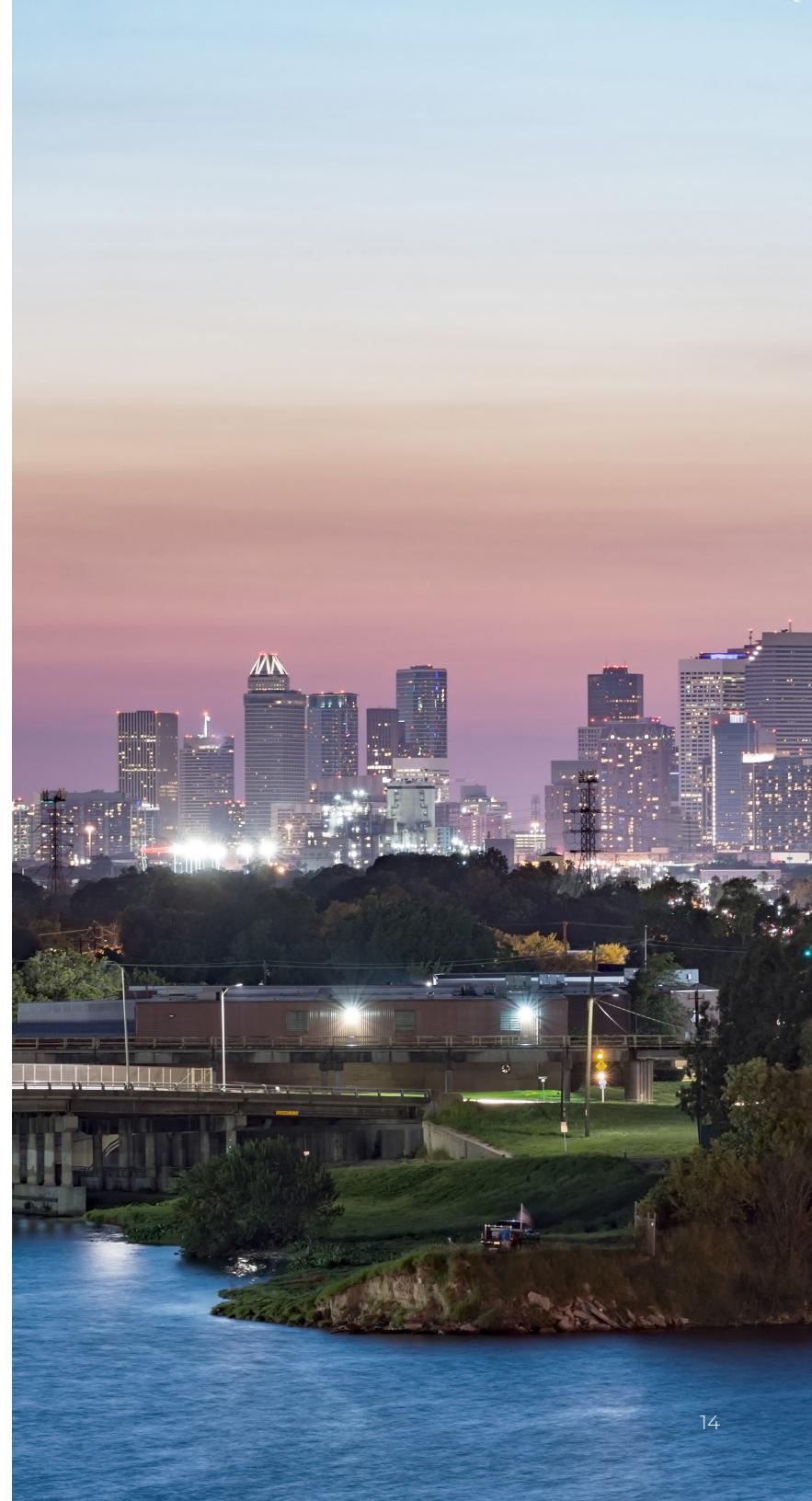


POPULATION	2 MILES	5 MILES	10 MILES
2022 Population	69,661	417,200	1,407,700
2027 Population Projection	71,561	433,476	1,457,016

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2022 Households	25,339	162,124	519,191
2027 Household Projection	25,961	168,953	538,047

HOUSEHOLD INCOME	2 MILES	5 MILES	10 MILES
Average Household Income	\$94,384	\$99,983	\$87,555

DAYTIME EMPLOYMENT	2 MILES	5 MILES	10 MILES
Employees	45,443	291,536	981,011
Businesses	4,612	26,125	87,094



HOUSTON AT A GLANCE

2.3 MILLION

City Of Houston Residents

7.2 MILLION

Residents In The Houston MSA

\$197 BILLION

In Trade Was Handled In 2020

59.7 MILLION

Houston Airport Passengers Prior To Covid-19

3.1 MILLION

Jobs In The Houston MSA

50 MILLION

Square Feet Developed In The Texas Medical Center

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Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy. The Houston MSA has grown at a 2.6 compound annual growth rate since 2001.

TRADE

Houston has the largest export market in the U.S., ranking 1st in foreign tonnage for 23 straight years. The Port of Houston is the largest Gulf Coast container port and ranks 1st in total waterborne tonnage. The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics.

EMPLOYMENT

There are 3.1 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 3 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 84,560 engineers and architects, and approximately 230,300 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.

WORLD'S LARGEST MEDICAL COMPLEX

The Texas Medical Center is the world's largest medical complex. It comprises 50 million developed square feet, and there is currently \$3 billion in construction projects underway.

Source: Greater Houston Partnership

**4TH
LARGEST
CITY**



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The logo for Partners, featuring the word "partners" in a lowercase, sans-serif font. The letter "p" is in black, while the rest of the letters are in a red color.

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