

# 4608 FULTON STREET

Houston, Texas 77009

## OFFERING MEMORANDUM

partners





[partnersrealestate.com](http://partnersrealestate.com)

**Houston**

1360 Post Oak Blvd, Suite 1900  
Houston, TX 77056  
713 728 7635

**Austin**

901 South MoPac, Suite 550  
Austin, TX 78746  
512 580 6025

**San Antonio**

112 E. Pecan, Suite 1515  
San Antonio, TX 78205  
210 446 3655

**Dallas - Ft. Worth**

1717 McKinney Ave Suite 1480  
Dallas, TX 75202  
214 550 2990

**DISCLAIMER**

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.



# EXECUTIVE SUMMARY

partners



## EXECUTIVE SUMMARY

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.



**4608 FULTON STREET**  
HOUSTON, TX 77009

**11,000**  
TOTAL RENTABLE SQUARE FEET

**700**  
OFFICE SQUARE FEET

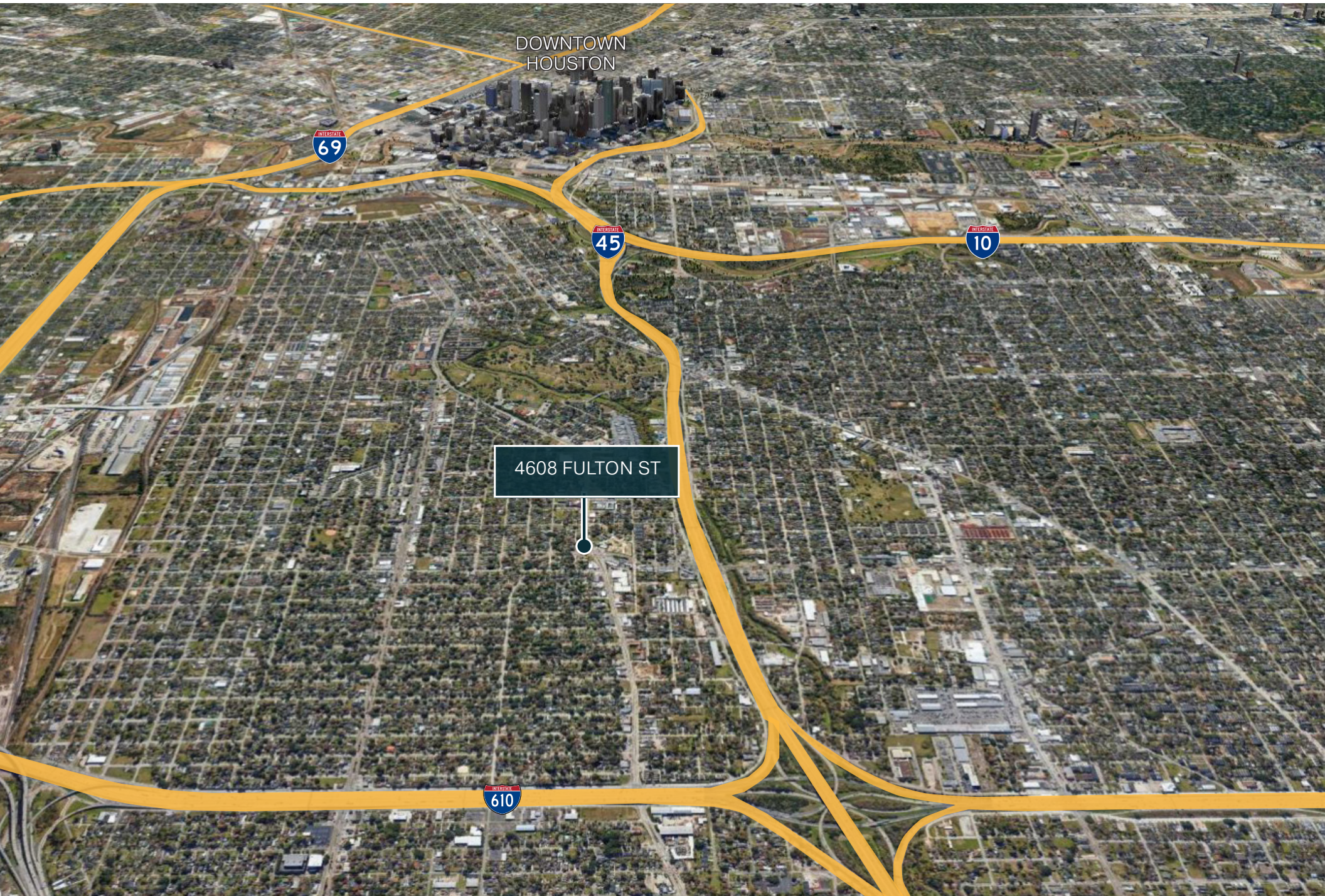
**1995**  
YEAR BUILT

**FULLY PAVED**  
PARKING SPACES

**OPPORTUNITY ZONE**  
LOCATION



# PROPERTY AERIAL



DOWNTOWN  
HOUSTON

INTERSTATE  
69

INTERSTATE  
45

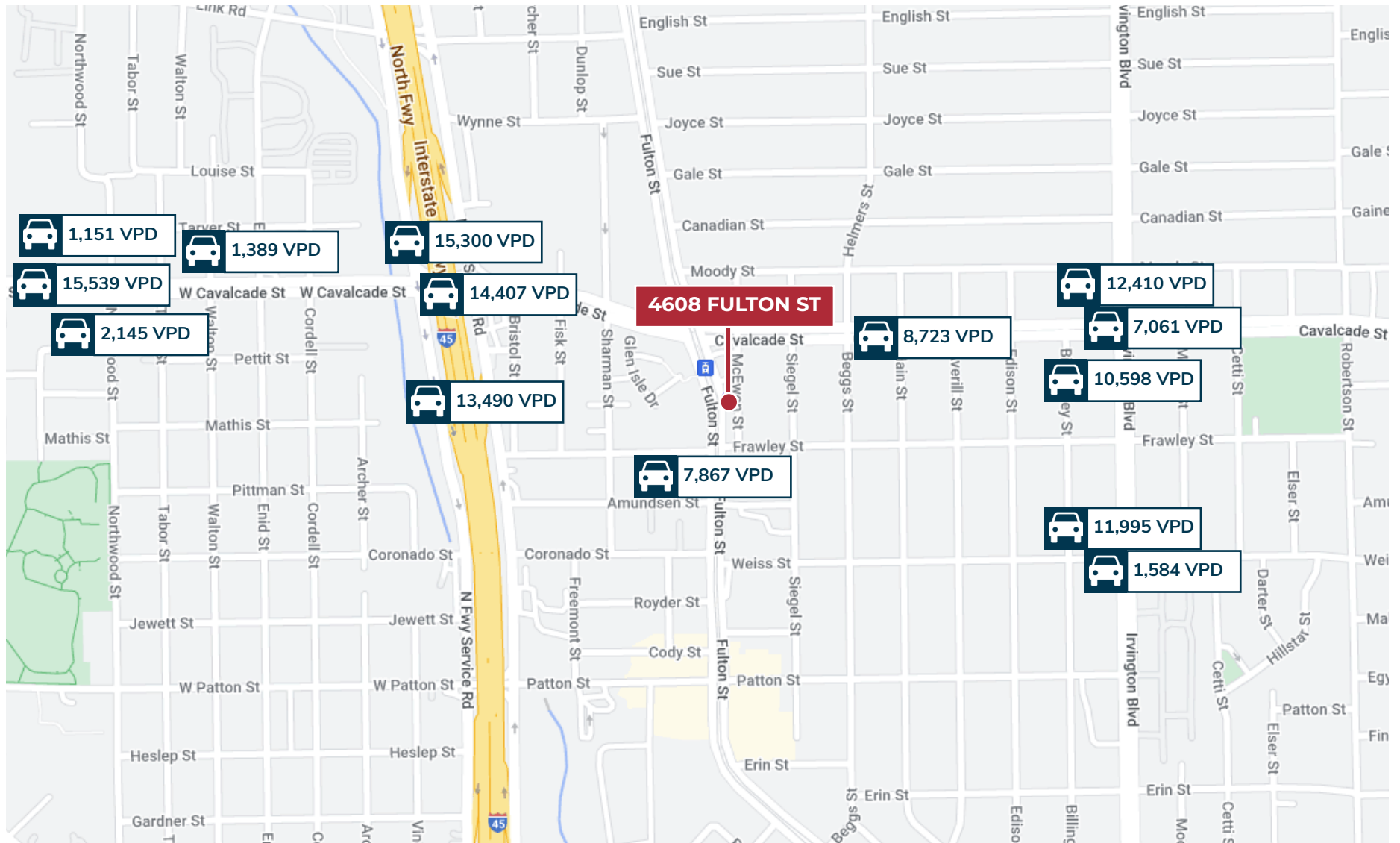
INTERSTATE  
10

4608 FULTON ST

INTERSTATE  
610



## TRAFFIC MAP





100









# 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



**\$350,000**  
OFFERING PRICE



**\$31.82**  
PRICE/SF

# LOCATION OVERVIEW

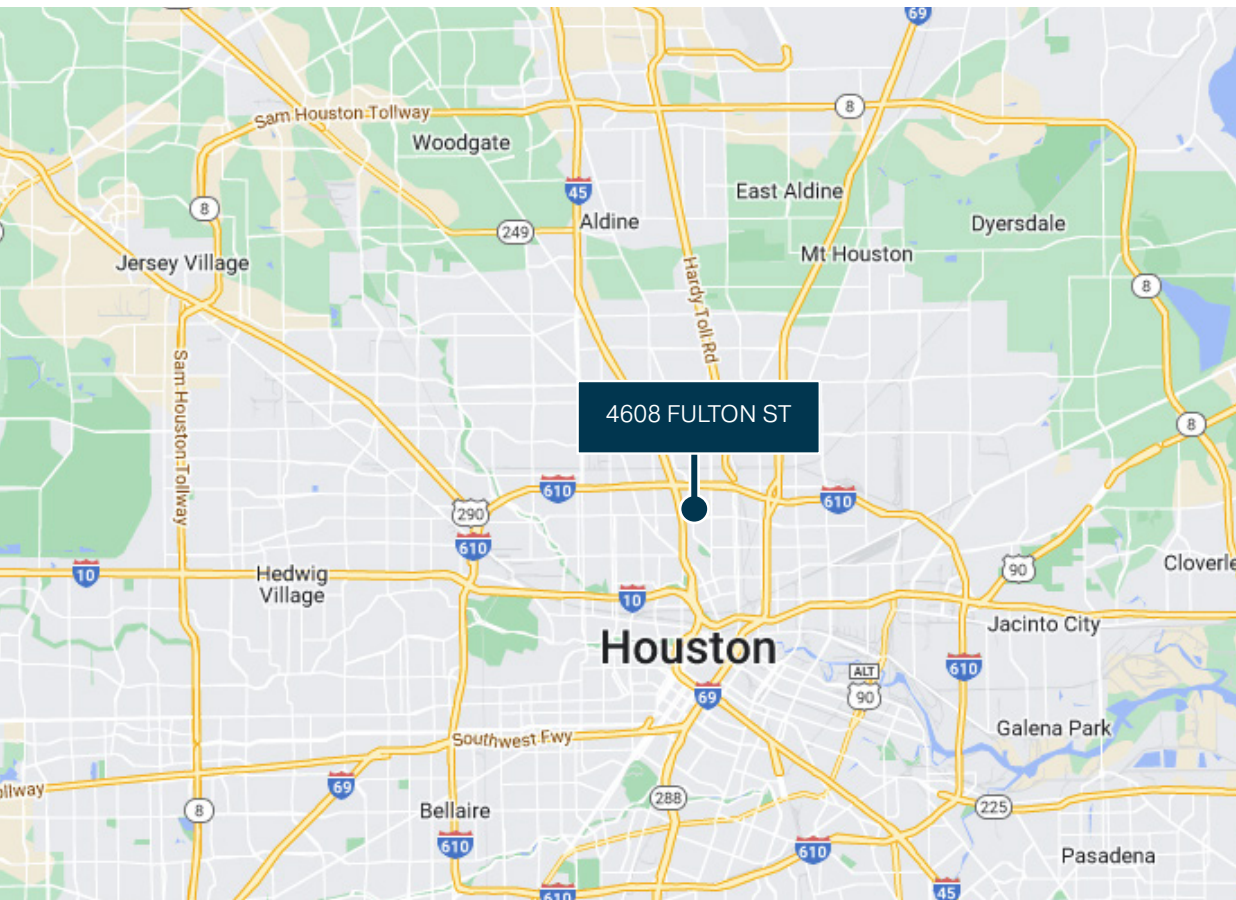




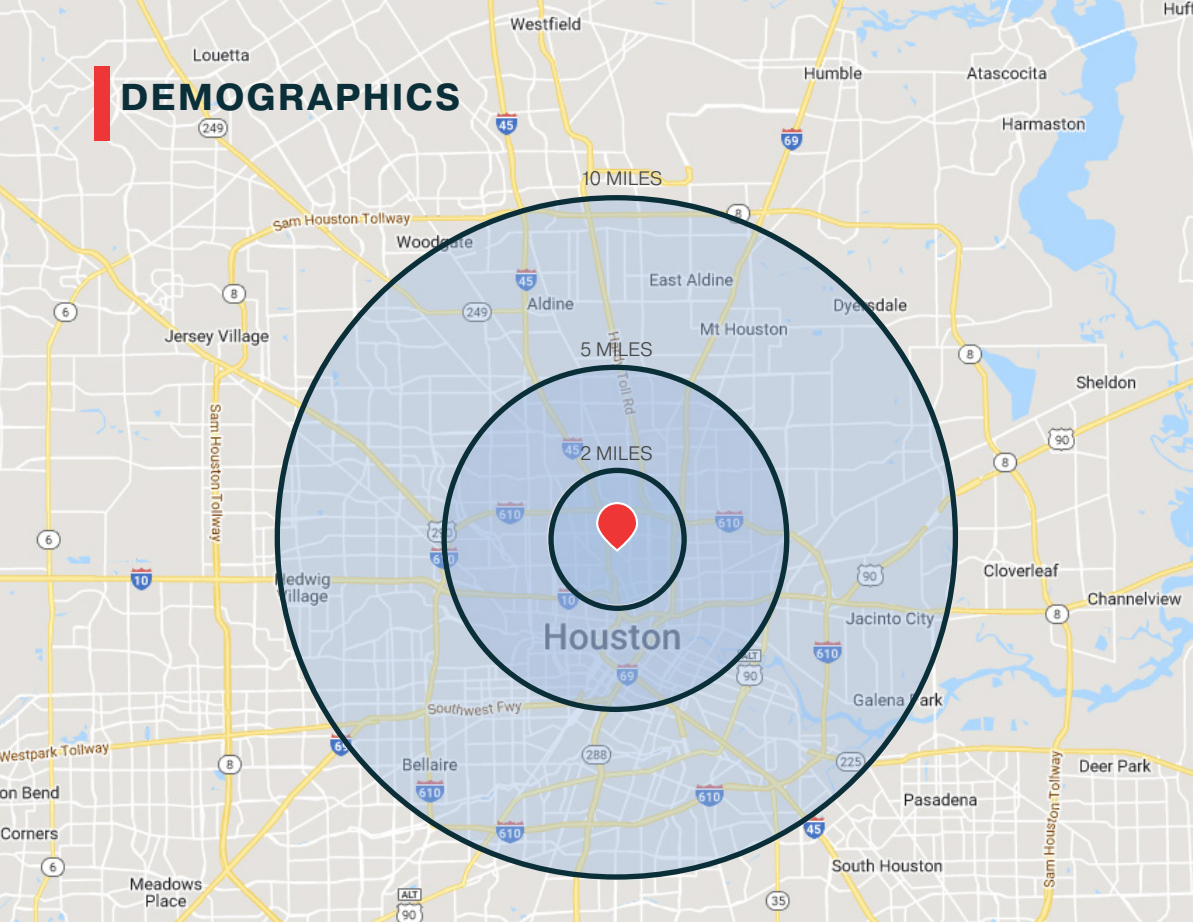
## LOCATION

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.







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			
2022 Households	25,339	162,124	519,191
2027 Household Projection	25,961	168,953	538,047
HOUSEHOLD INCOME			
Average Household Income	\$94,384	\$99,983	\$87,555
DAYTIME EMPLOYMENT			
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

partners

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**





**RYAN DEGENNARO**

Senior Associate - Investment Sales

tel +1 713 316 7059

[ryan.degennaro@partnersrealestate.com](mailto:ryan.degennaro@partnersrealestate.com)

Lic. #9004042

**partners**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2022 Partners. All rights reserved.