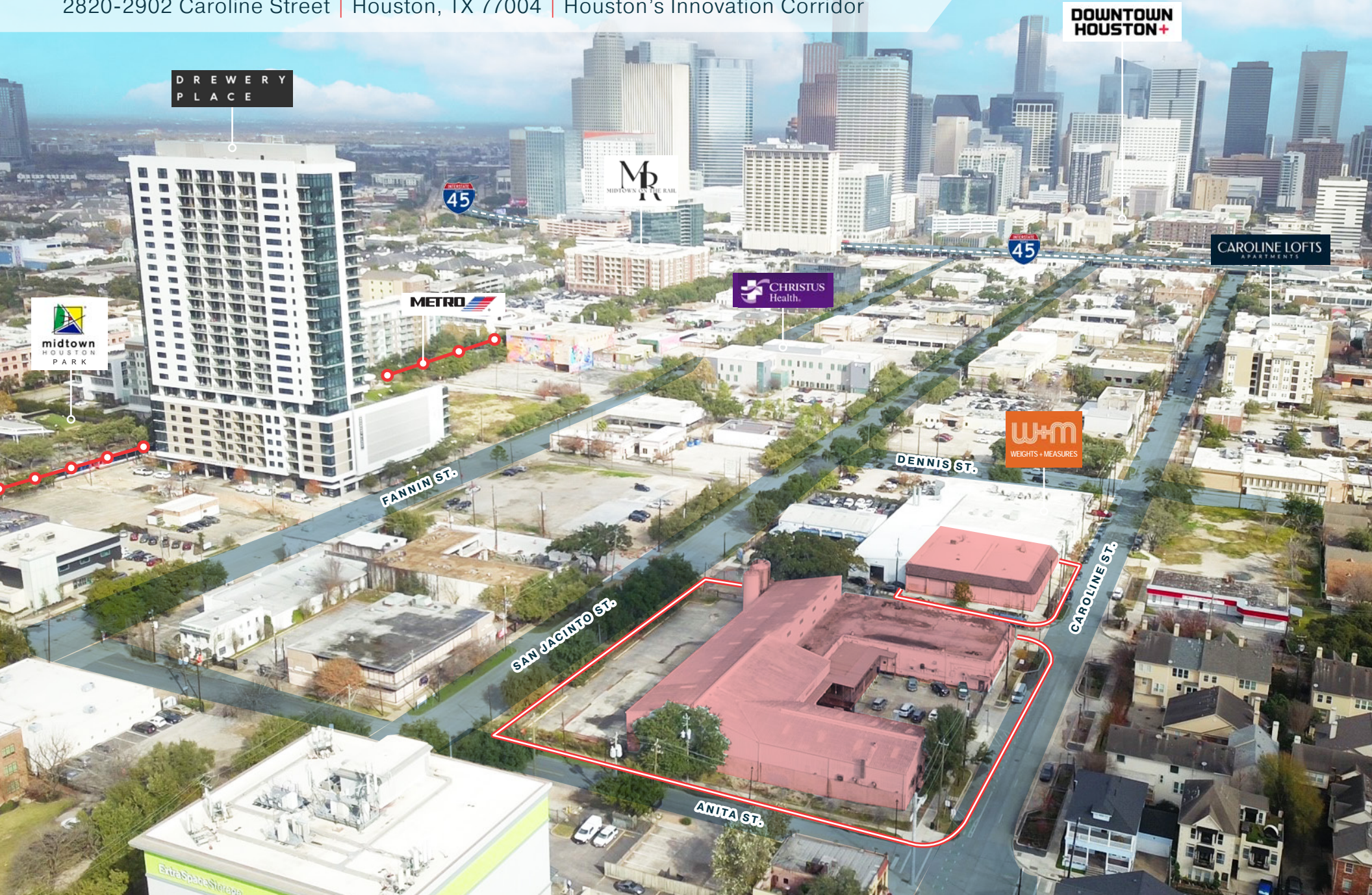


FOR SALE: Infill Midtown Redevelopment Site

±1.66 Acre Infill Site with Existing Improvements

partners

2820-2902 Caroline Street | Houston, TX 77004 | Houston's Innovation Corridor



Property Highlights



± 1.66 Acres (Total)

±72,492 SQ. FT. LAND AREA TOTAL

2902 Caroline Street

±62,492 Sq. Ft. Land Area

INCLUDES 30,124 SQ. FT. OF BUILDING IMPROVEMENTS

2820 Caroline Street

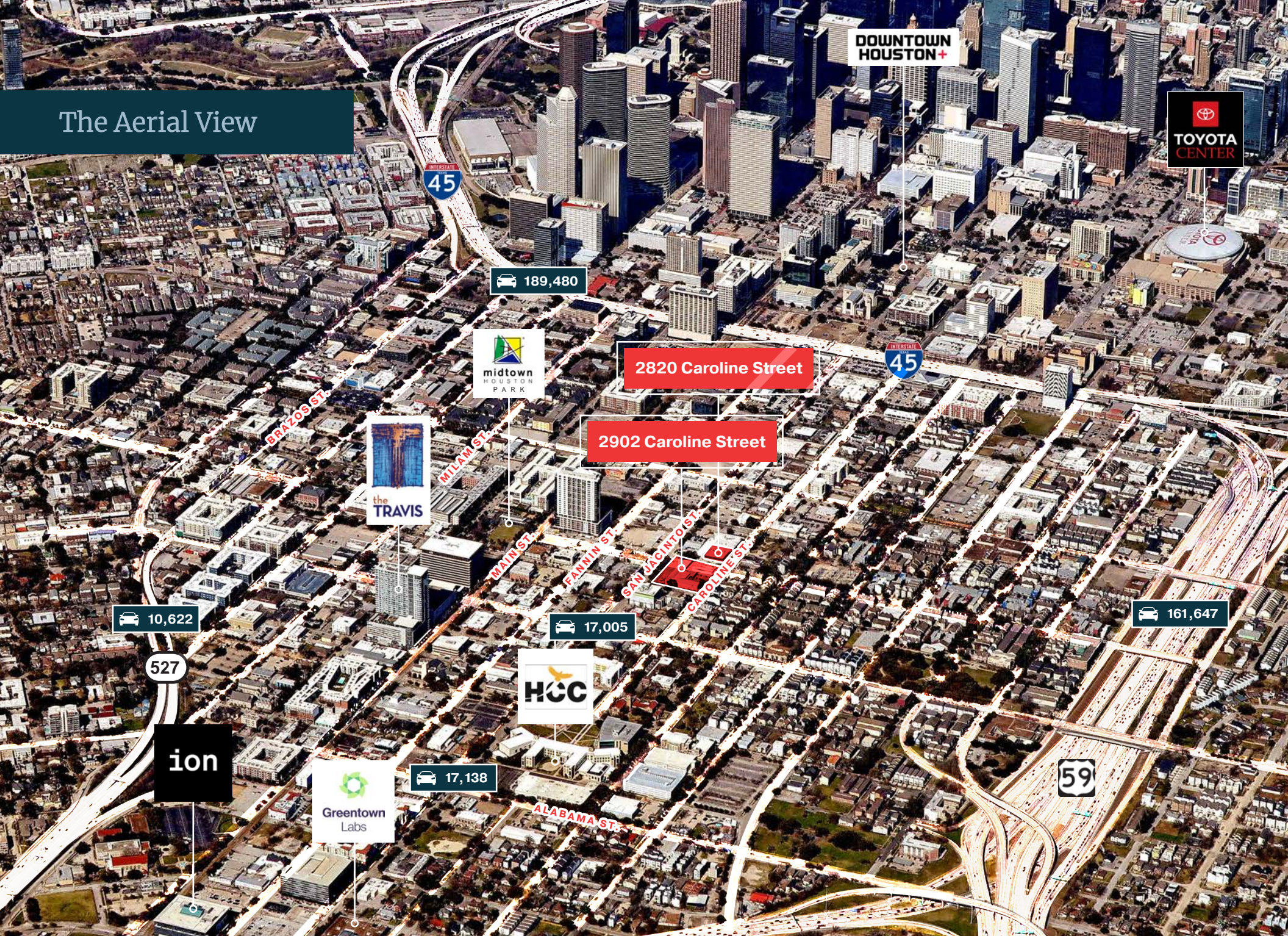
± 10,000 Sq. Ft. Land Area

INCLUDES 10,000 SQ. FT. OF BUILDING IMPROVEMENTS

Site Features

- » No Zoning (Located within City of Houston)
- » Midtown is Exempt from Minimum Parking Regulations
- » Located Outside the 100 Yr. & 500 Yr. Floodplain
- » Located within a Qualified Opportunity Zone (QOZ)
- » All Utilities Existing to Site (City of Houston)
- » Frontage on Recently Completed Caroline Street Reconstruction
- » Located Along Houston's Rapidly Growing Innovation Corridor
- » Two Blocks from Metro Rail Red-Line
- » Properties may be purchased together or separately. May consider leasing

The Aerial View



DOWNTOWN HOUSTON+

TOYOTA CENTER

45

45

59

527

189,480

midtown HOUSTON PARK

2820 Caroline Street

2902 Caroline Street

the TRAVIS

HCC

17,005

161,647

ion

Greentown Labs

17,138

ALABAMA ST.

Strategic Location



MEMORIAL PARK

WASHINGTON AVE.

2820 Caroline Street

2902 Caroline Street

DOWNTOWN

MONTROSE

527

MIDTOWN

59

TEXAS MEDICAL CENTER

HOUSTON MUSEUM DISTRICT

288 TEXAS

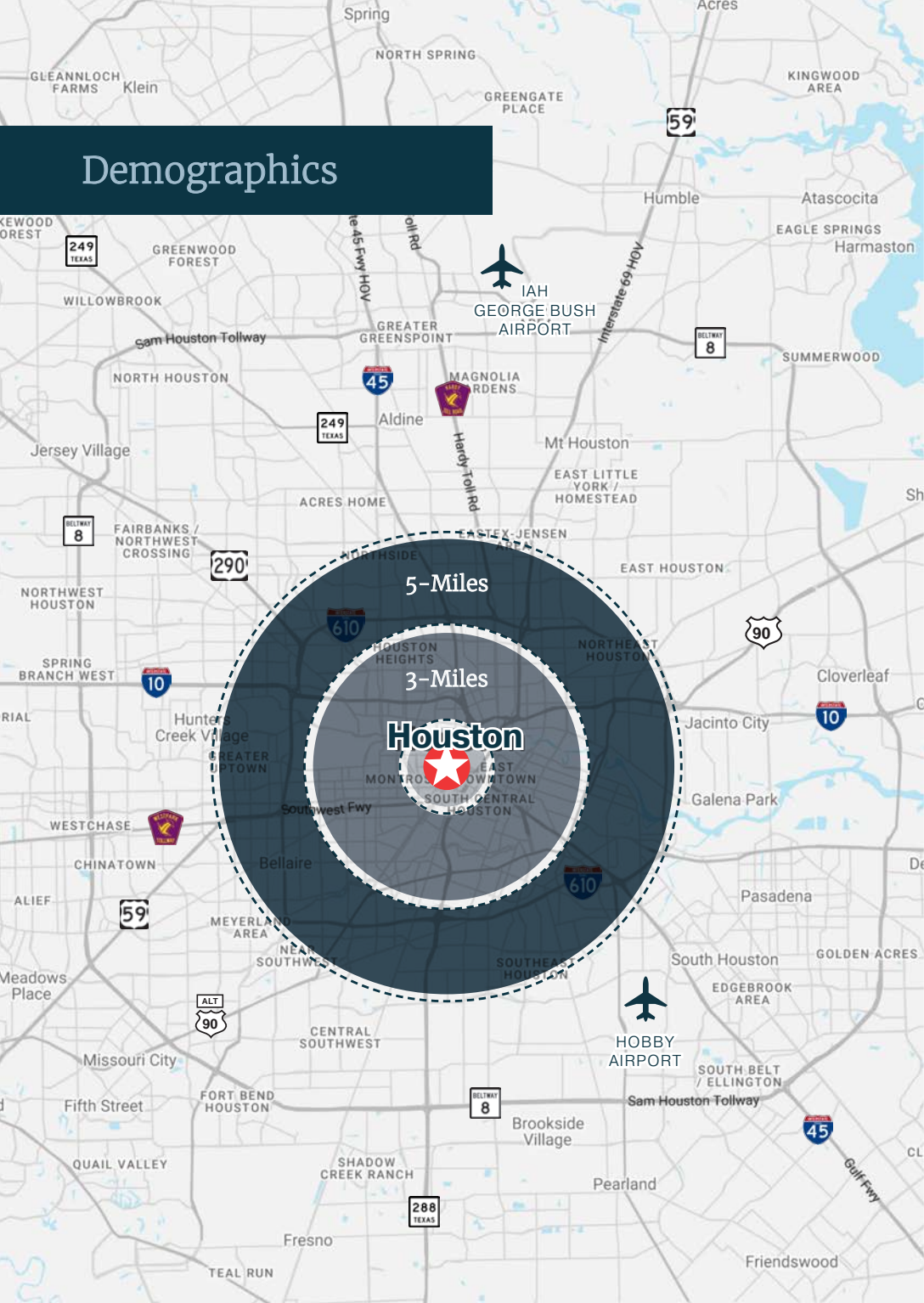
45

10

Property Images



Demographics



ESTIMATED POPULATION 2024

1-MILE	3-MILE	5-MILE
31,349	214,929	494,676

ESTIMATED HOUSEHOLDS 2024

1-MILE	3-MILE	5-MILE
18,864	103,659	227,522

ESTIMATED AVERAGE HOUSEHOLD INCOME 2024

1-MILE	3-MILE	5-MILE
\$116K	\$137K	\$143K

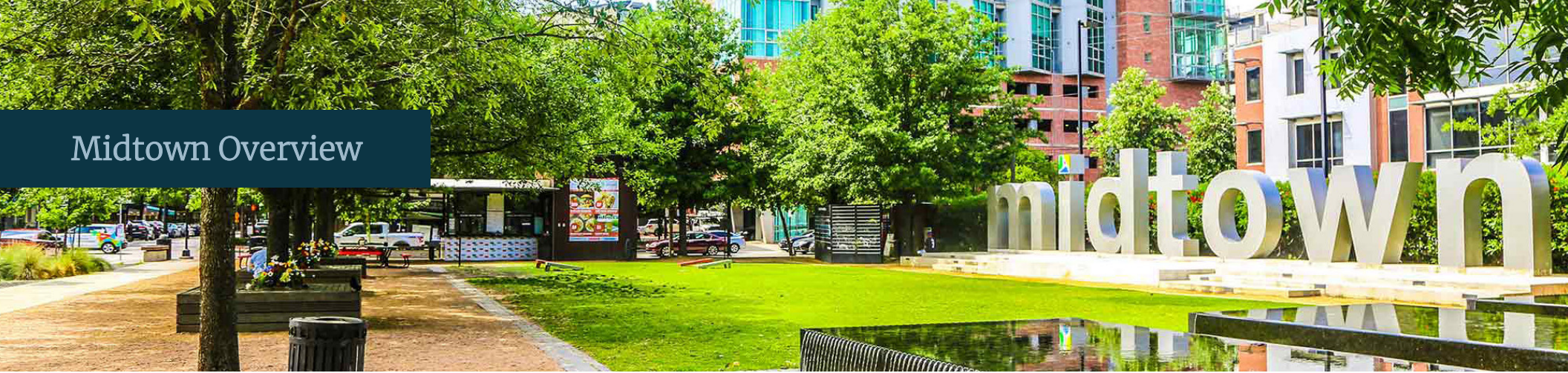
MEDIAN AGE 2024

1-MILE	3-MILE	5-MILE
30.4	31.4	32.7

EDUCATIONAL ATTAINMENT | COLLEGE DEGREE + 2024

1-MILE	3-MILE	5-MILE
65.2%	58.5%	52.8%

Midtown Overview



Over the past decade, Midtown has experienced an emergence as a residential neighborhood with its population experiencing over 50% population growth in that period of time. Midtown now ranks as the most walkable neighborhood in metro Houston with a designation score of 86 for “walk-ability” and 72 for “bike-ability”. The neighborhood is home to over 140 restaurants, bars, and shops increasing its attractiveness for future residential development.



Midtown sits within the center of Houston’s Innovation Corridor; a four-mile-long stretch of neighborhoods & districts starting at the Texas Medical Center and ending along East Downtown (EADO). The corridor is connected by light-rail, bike lanes, and pedestrian thoroughfares with unparalleled access to Houston’s growing ecosystem of start-ups looking to service industries of medical, biomedical, and tech.



Rice University’s renovation of a former Midtown Sears building into The Ion has been the catalyst needed for Midtown to grow into a key component of the Innovation Corridor. The Ion has now evolved into The Ion District, along with Greentown Labs, and seeks to be a home to Houston’s developing innovation community. The district’s growing list of strategic partners include NASA, Chevron, Microsoft, Aramco, and Exxon Mobil.

Houston Economic Overview

Houston continues to benefit from an inflow of both migration & immigration which has allowed it to grow & maintain its spot as the **4th largest metro** in the US. With one of the lowest costs of living among major US metros, Houston has positioned itself to sustain continued growth in population and economic development for the future.

With **twenty-six Fortune 500 companies** now calling Houston home, the city has continued to diversify beyond its traditional moniker of **'The Energy Capital of the World'**. Along with being home to the largest medical center complex in the world with the TMC, Houston has emerged as the leader in the energy transition capital of the world as the global economy continues to shift from fossil fuels to renewables.





partners

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