

For Sale 4910 Montrose Boulevard

Houston, Texas 77006

±1.19 acres
±12,890 sf building

EXECUTE CONFIDENTIALITY AGREEMENT



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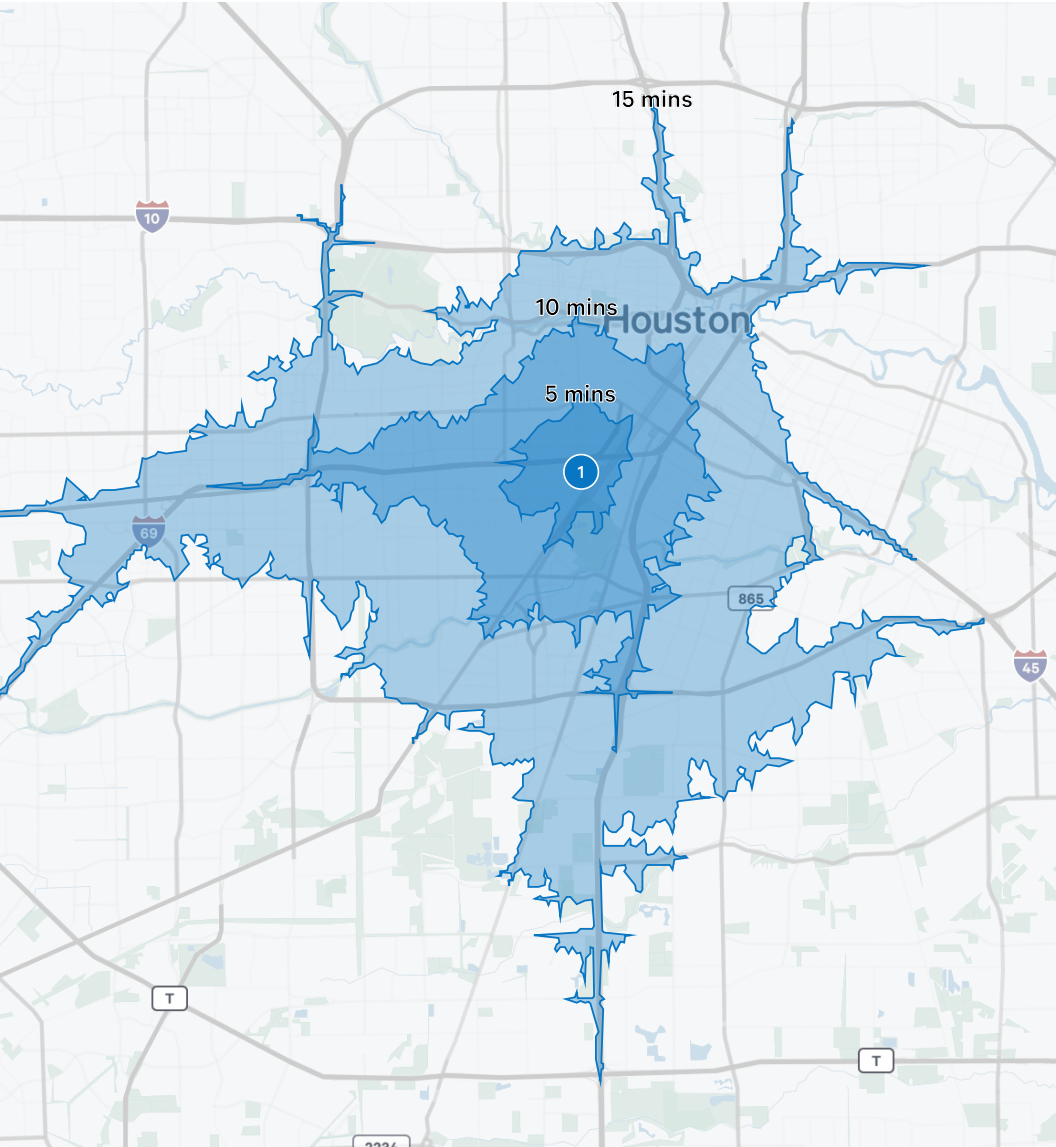
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Commute & Demographics



Drive Times	Minutes
Downtown Houston	9
Texas Medical Center	4
Uptown/Galleria	12
Rice Village	7

Property Information

Location

- 4910 Montrose Boulevard Houston, TX 77006

Unique Offering

4910 Montrose represents a unique investor opportunity for an irreplaceable full city block located in the heart of the Museum District. With ready access and visibility to many of Houston's major traffic corridors (I-69/US 59, State Highway 288, and Main Street), 4910 Montrose serves as a gateway into The Museum District and Texas Medical Center. The exceptional location and demographics illuminates this as a landmark address.

Property Information

- ± 1.19 acres of land; ± 12,890 SF Building
- Currently occupied by church - flexible lease
- Access from four streets; Montrose Blvd, Milford St, Bayard Ln, and Barkdull St
- Utilities through City of Houston
- Outside of floodplain
- No pipeline through tract
- On-site detention required
- Tax Rate: \$2.014811 (2023)
- HISD (Poe Elementary School, Lanier Middle School, Lamar High School)

Price

Call Broker for Pricing



Commute

Traffic Counts	Vehicles Per Day
Montrose	22,059
HWY 59	165,223
Main Street	28,756



2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	26,742	218,339	474,602
Median Age	37.2	35.0	35.8
Average Household Income	\$139,755	\$146,373	\$142,072
Average Home Value	\$681,836	\$646,198	\$590,712
College Degree or Higher	79.8%	75.7%	65.2%

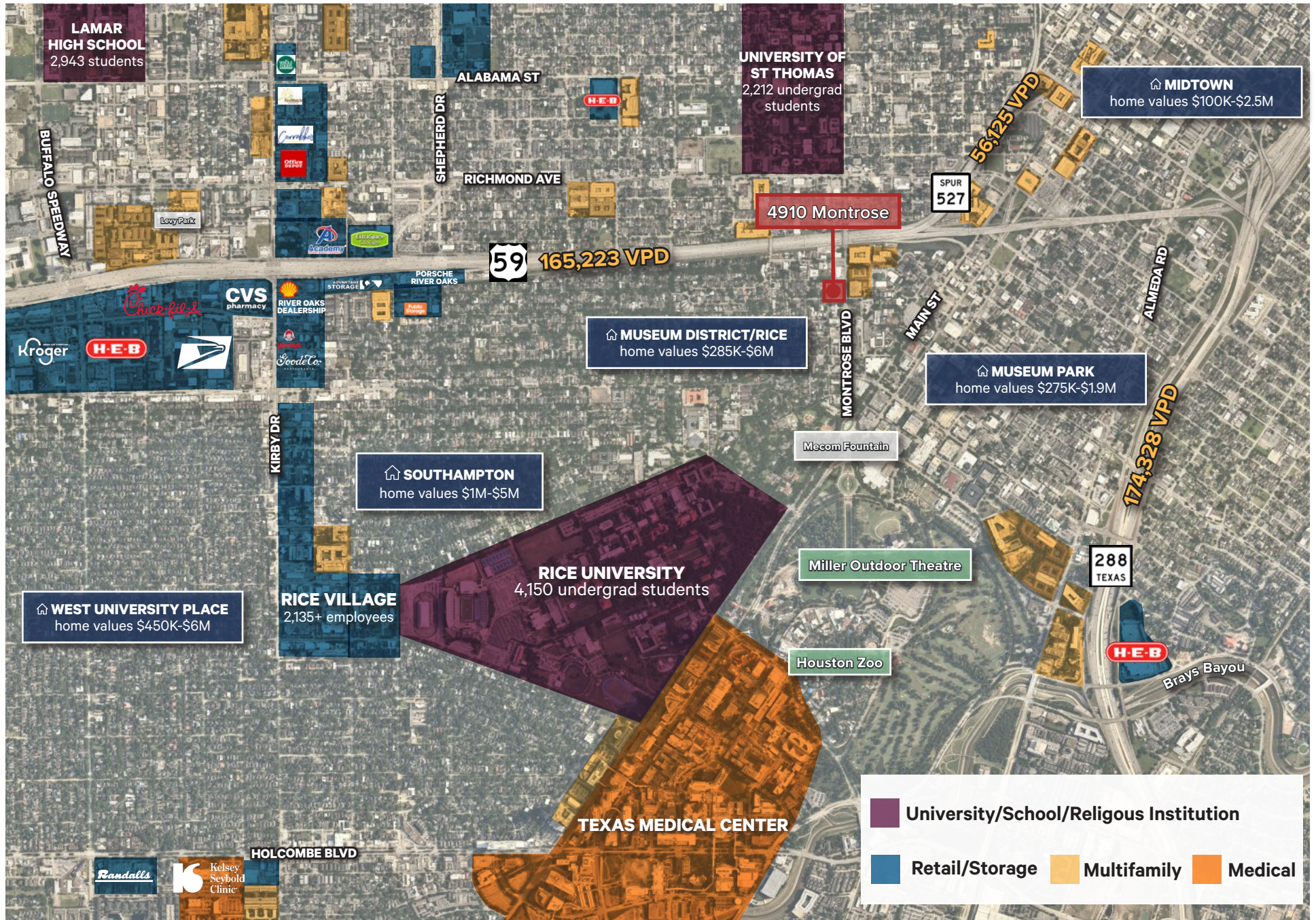
Property Photos



Property Aerial



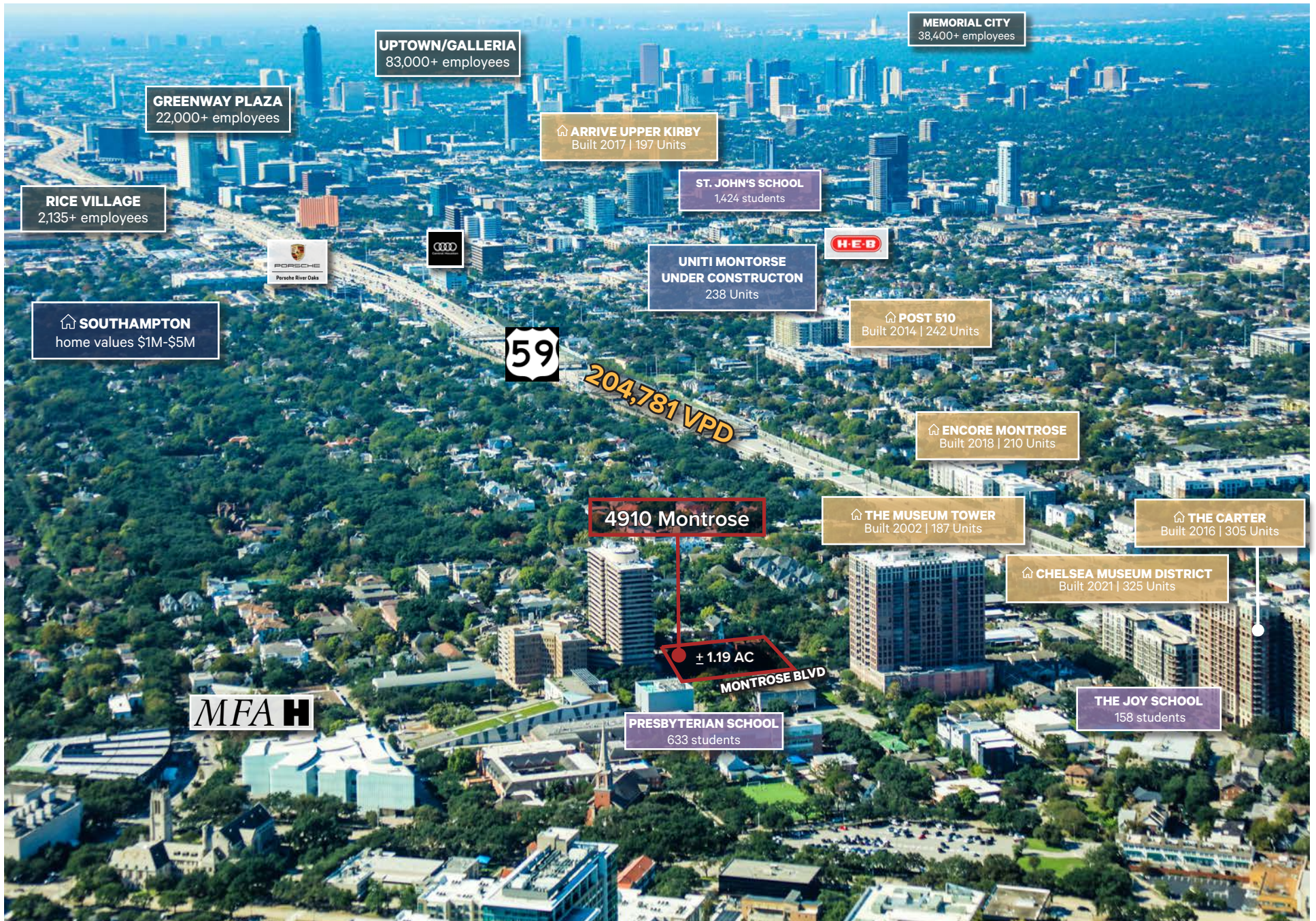
Property Aerial



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