

# 2025 WEST 11<sup>TH</sup> STREET



edge

NEWMARK

RARE ±7.86 ACRE INNER LOOP HOUSTON  
REDEVELOPMENT OPPORTUNITY

2025 WEST 11<sup>TH</sup> STREET  
HOUSTON, TX 77008

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edge NEWMARK



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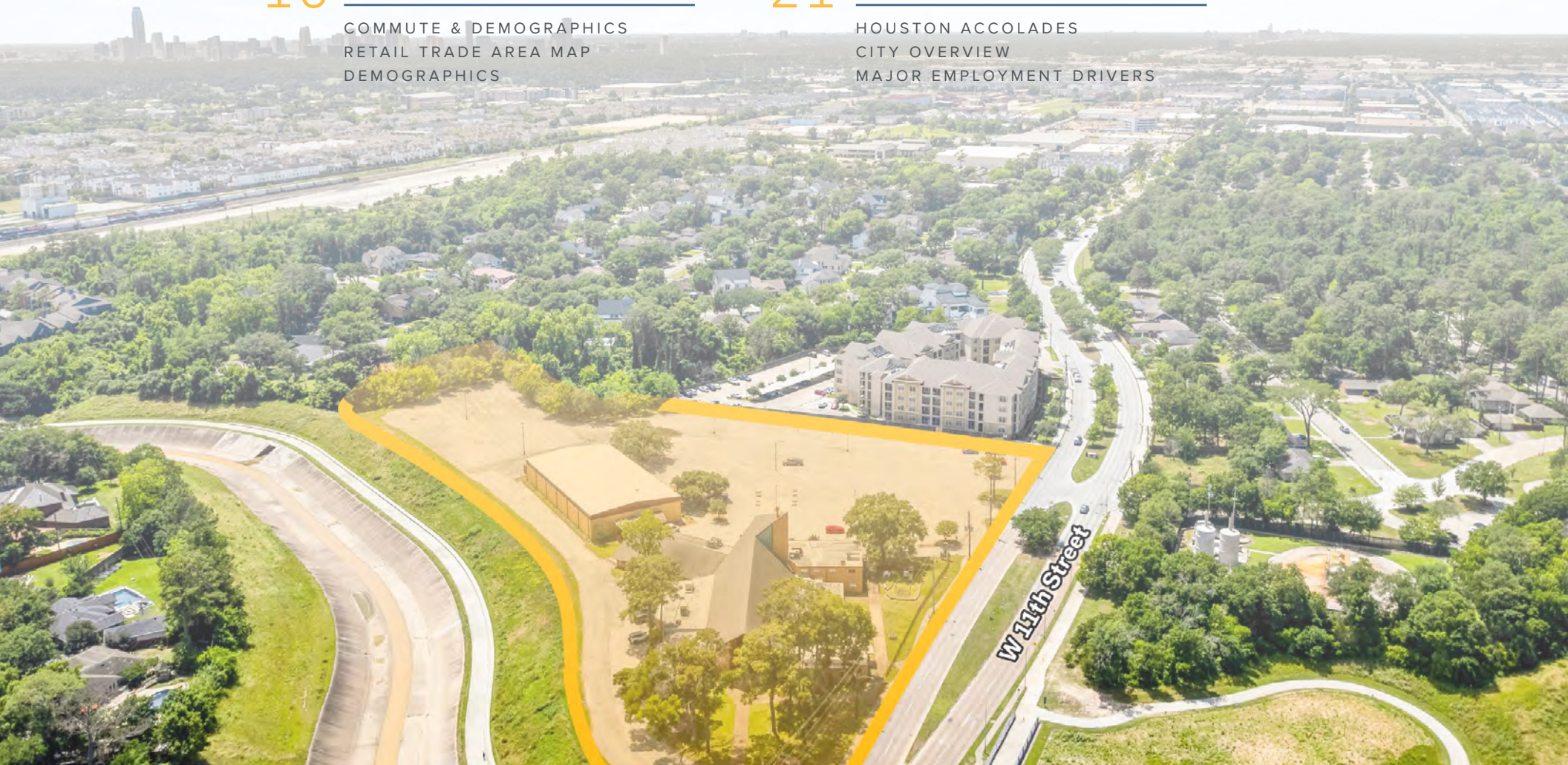
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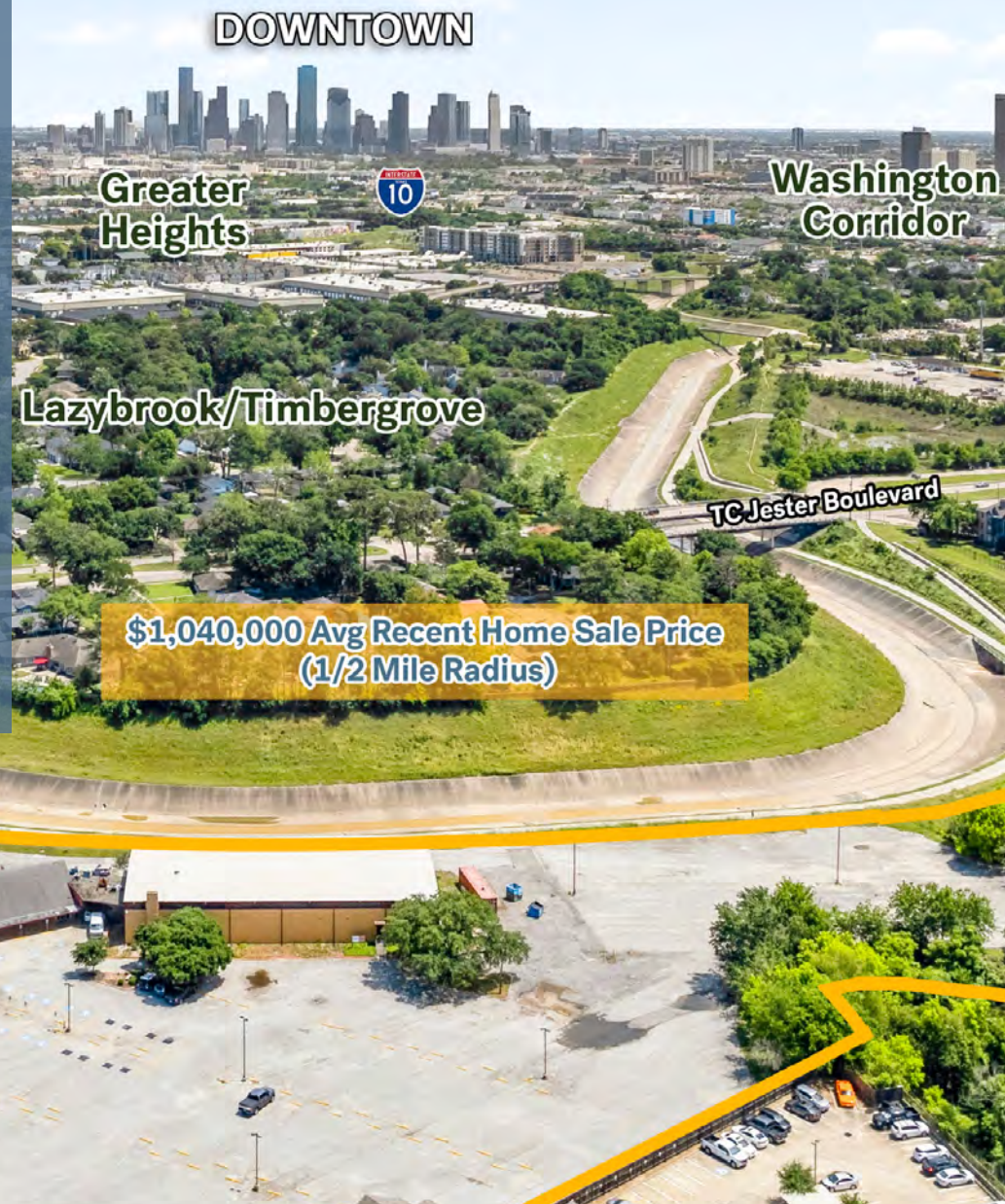
# EXECUTIVE SUMMARY



# THE OFFERING

Edge Capital Markets and Newmark are pleased to present the opportunity to acquire two tracts totaling  $\pm 7.86$  acres at 2025 West 11th Street ("Property") in Houston, Texas. 2025 West 11th Street is a generational infill site at the convergence of Lazybrook, Timbergrove, Shady Acres, and The Heights, some of Houston's most historic and recognizable neighborhoods that are welcoming to all, making them some of the most desirable places to live with a picturesque backdrop of distinguished housing, unique shops, galleries, and restaurants.

The Property tremendously benefits from its proximity to Houston's primary employment drivers, the Galleria, Downtown, Memorial City, the Energy Corridor, and one of Houston's most treasured assets, Memorial Park, a 1,500-acre park currently undergoing a massive \$200 million renovation that offers 18-hole facilities for tennis, softball, swimming, track, croquet, volleyball, skating, cycling, and a running course along with several picnic areas.





# THE OFFERING

## GALLERIA & UPTOWN

Memorial Park - 1,500 Acres

253,557 cpd '23

## WESTCHASE DISTRICT

## ENERGY CORRIDOR

610 302,395 cpd '23

W 11th Street

## Lazybrook/Timbergrove

The surrounding dense population of 460,000 people within a five-mile radius easily access these employment drivers via nearby Interstates 10, 610, and 45, along with the Katy Transit Center. The Property is strategically located just off of TC Jester, one of the area's most recognizable thoroughfares, which is a highly trafficked road that connects the surrounding residential neighborhoods and supports the high concentration of retail and restaurants within the immediate trade area.

2025 West 11th Street is immediately surrounded by a young, highly educated, affluent population with an average home sale price value of \$1,040,000 and sales up to \$1,600,000. Within the 3-mile radius, the median age is 38, with 72% of the population having attained a Bachelor's or Graduate degree and being employed in well-paying jobs. An average household income of \$173,000 helps create strong economics for surrounding retailers, restaurants, and other entertainment venues, creating a live, work, and play environment.



# INVESTMENT HIGHLIGHTS



## Generational Opportunity

Located at the intersection of West 11th Street and T.C. Jester in Inner Loop Houston, the Property offers a rare infill generational opportunity within a highly sought after and dynamic trade area.



## Redevelopment Opportunities

Positioned on two tracts totaling  $\pm 7.86$  acres, the shovel-ready site offers a highly flexible redevelopment opportunity and is suited for multifamily, retail, residential, office, medical or end-users.



## Affluent Demographics

Surrounded by high population growth and dense demographics with 460,000+ people within a five-mile radius. Additionally, the average household income surrounding the property within a 1-mile radius is over \$190,000.



## Top Housing Market

The Property is surrounded by some of Houston's most desirable and affluent neighborhoods including The Heights, Lazybrook, Timbergrove and Shady Acres. As such, the average home sale price within a half-mile radius of the Property exceeds \$1,040,000.



## Unmatched Houston Access

Superior highway access and connectivity to both I-10 and Loop 610, offering immediate connectivity to some of Houston's top business hubs including Downtown and Uptown/Galleria.



## High Barriers to Entry

Real estate in this exclusive area benefits from high barriers to entry for future competition. The scarcity of available land for new developments makes the subject property one of the few available 7.86+ acre sites within The Heights market.









THE PROPERTY



# PROPERTY AERIAL

## 3-MILE RADIUS QUICK FACTS

| TOTAL POPULATION  | AVG HOUSEHOLD INCOME  | BACHELOR'S DEGREE OR HIGHER   | TOTAL BUSINESSES  |
|---|---|---|---|
| 160,171   | \$173,152   | 72%   | 10,800+   |
|  |  |  |  |

DOWNTOWN

Washington Corridor  
±8,700 Homes  
\$400,000 - \$1,100,000

Greater Heights  
±22,000 Homes  
\$470,000 - \$2,500,000

Lazybrook/Timbergrove  
±5,600 Homes  
\$500,000 - \$1,600,000

±7.86 ACRES



# PROPERTY OVERVIEW





# PROPERTY DETAILS



## ADDRESS

**2025 West 11th Street  
Houston, TX 77008**



## YEAR BUILT

**1960 (per HCAD)**



## ACCESS

**Two via West 11th Street**



## BUILDING AREA/GLA

**±37,259 SF**



## SCHOOLS

**Sinclair Elementary School  
Frank Black Middle School  
Waltrip High School**



## OCCUPANCY

**To Be Sold Vacant**



## TOTAL LAND AREA

**±7.86 Acres**



## PARKING

**±280  
(7.5 per 1,000 SF)**



## TRAFFIC COUNTS

**W 11th Street: 7,343 cpd  
T.C. Jester Blvd: 14,438 cpd**



## FLOOD ZONE

**AE Flood Zone  
(100-Year)**

## TRACT INFORMATION

| ADDRESS                          | PARCEL NO.   | LOT SIZE (SF) | ACRES    | LEGAL DESCRIPTION             |
|----------------------------------|--------------|---------------|----------|-------------------------------|
| 2025 W 11TH ST HOUSTON, TX 77008 | 440820000270 | 295,423.92 SF | 6.782 AC | TR 21D ABST 642 J REINERMAN   |
| 11TH WEST LN HOUSTON, TX 77019   | 440820000775 | 47,262.6 SF   | 1.085 AC | TR 21D-5 ABST 642 J REINERMAN |



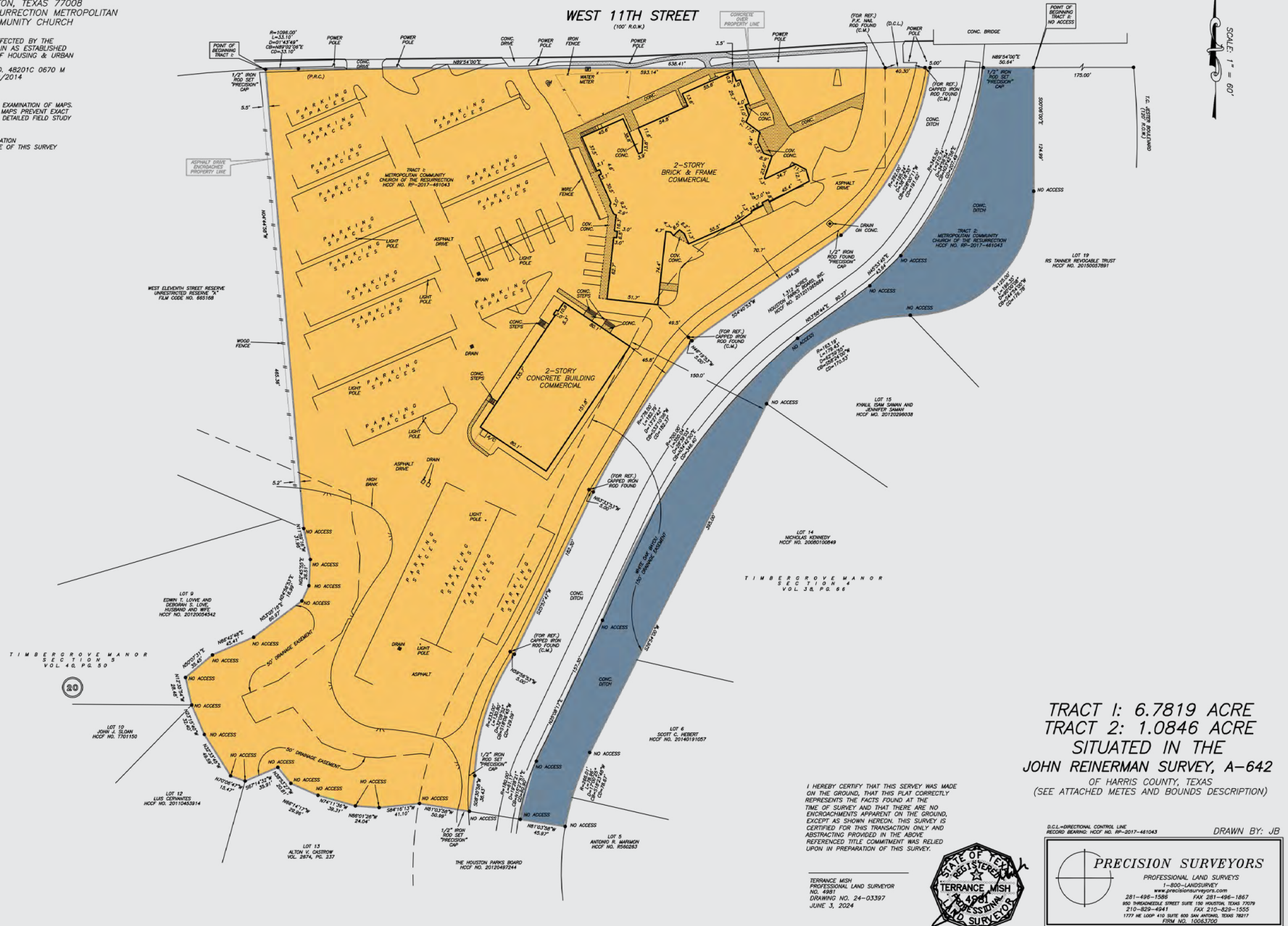
# SURVEY

ADDRESS: 2025 WEST 11TH STREET  
HOUSTON, TEXAS 77008  
BORROWER: RESURRECTION METROPOLITAN  
COMMUNITY CHURCH

THIS PROPERTY IS AFFECTED BY THE  
100 YEAR FLOOD PLAIN AS ESTABLISHED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT  
COMMUNITY/PANEL NO. 48201C 0670 M  
MAP REVISION: 08/09/2014  
ZONE AE

BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY



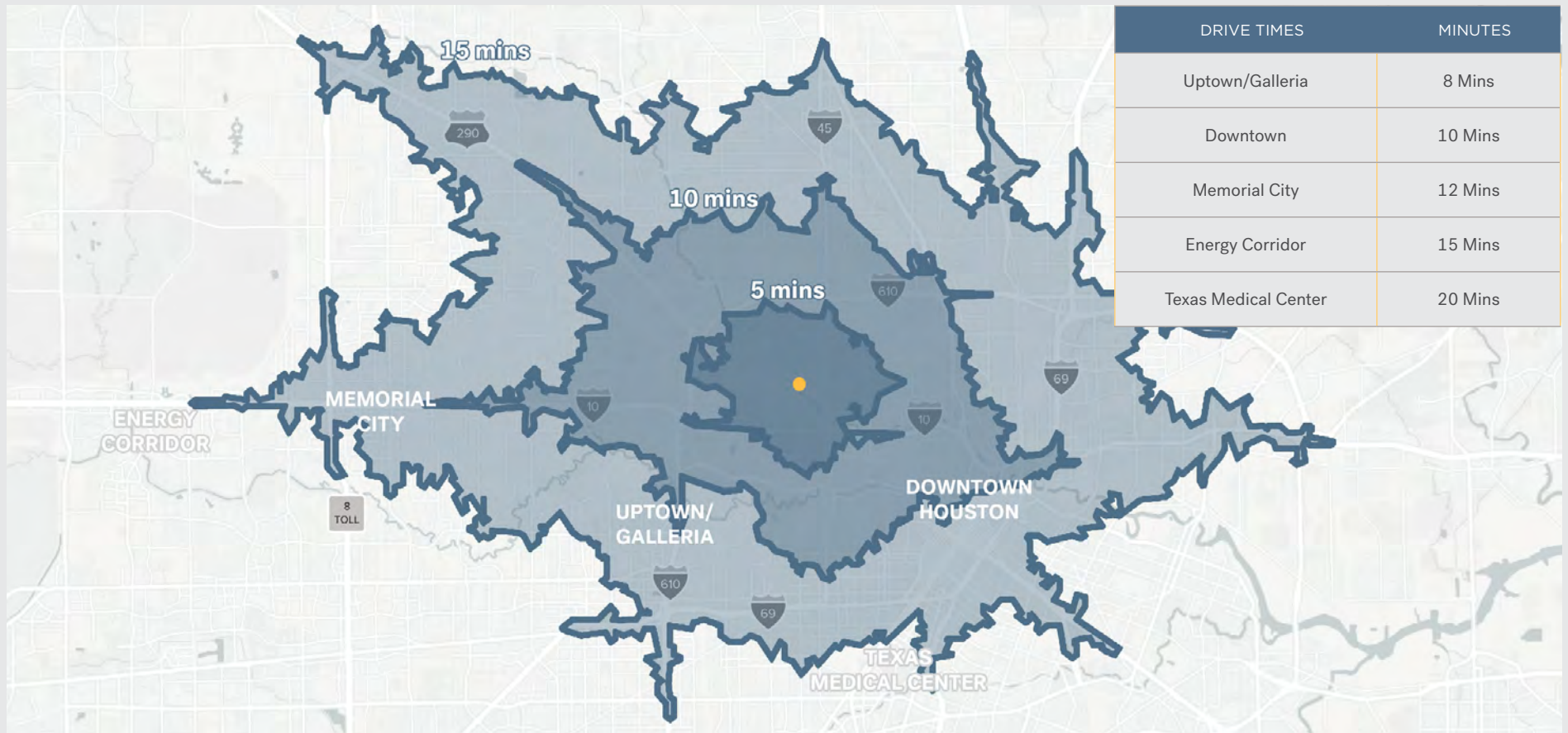




THE MARKET



# COMMUTE & DEMOGRAPHICS



## DEMOGRAPHIC SNAPSHOT

|                                  | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------------------|-----------|-----------|-----------|
| <b>TOTAL POPULATION</b>          | 20,449    | 160,171   | 462,019   |
| <b>DAYTIME POPULATION</b>        | 15,996    | 203,908   | 781,645   |
| <b>TOTAL HOUSEHOLDS</b>          | 9,426     | 78,707    | 215,466   |
| <b>AVERAGE HOME VALUES</b>       | \$491,079 | \$574,823 | \$577,647 |
| <b>AVERAGE HOUSEHOLD INCOMES</b> | \$193,213 | \$173,152 | \$146,434 |



# RETAIL TRADE AREA AERIAL





# DEMOGRAPHICS

1-MILE RADIUS



**20,449**

2023 Total Population



**9,426**

2023 Total Households



**2.17**

2023 Average Household Size



**193,213**

2023 Average Household Income



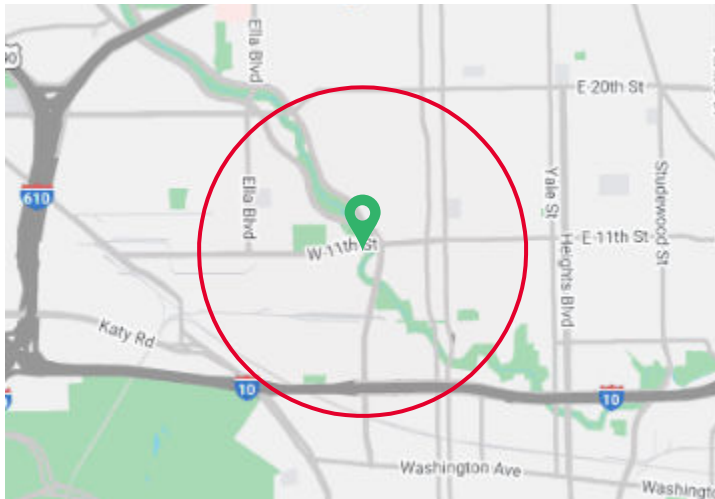
**37.5**

2023 Median Age



**491,079**

2023 Average Home Value



## EMPLOYMENT



**15,996**

2023 Total Daytime Population



**61%**

2023 Daytime Population: Workers



**39%**

2023 Daytime Population: Residents



**5,095.7**

2023 Daytime Population Density (Pop/sq mi)



**1,002**

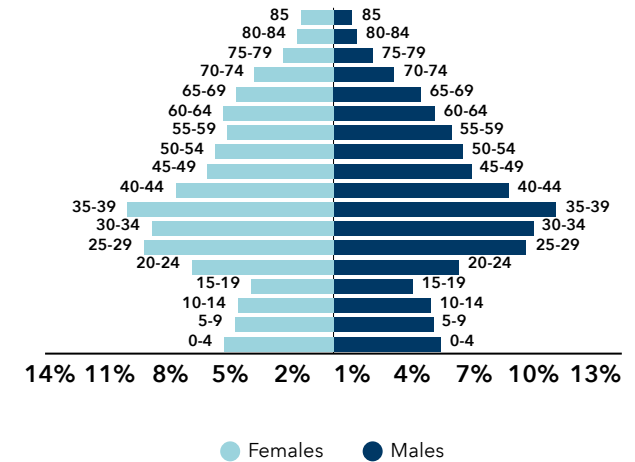
2023 Total (SIC01-99) Businesses



**6,876**

2023 Total (SIC01-99) Employees

## POPULATION BY AGE GROUP



## EDUCATIONAL ATTAINMENT

**7%**

High School Diploma

**1%**

GED/Alternative Credential

**7%**

Some College/No Degree

**3%**

Associate's Degree

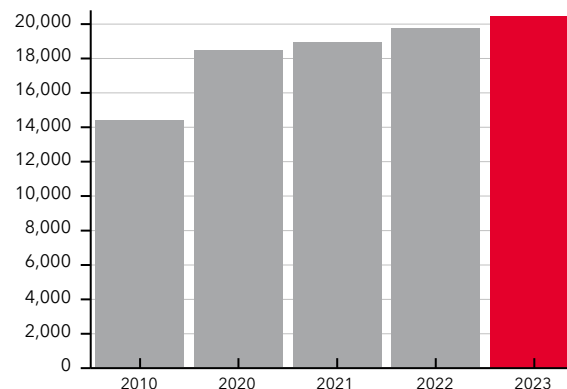
**45%**

Bachelor's Degree

**34%**

Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2023



**52%**  
Male Population (%)

**48%**  
Female Population (%)

**0.98%**  
2022-2027 Population: Compound Annual Growth Rate



# DEMOGRAPHICS

3-MILE RADIUS



**160,171**

2023 Total Population



**78,707**

2023 Total Households



**2.02**

2023 Average Household Size



**173,152**

2023 Average Household Income



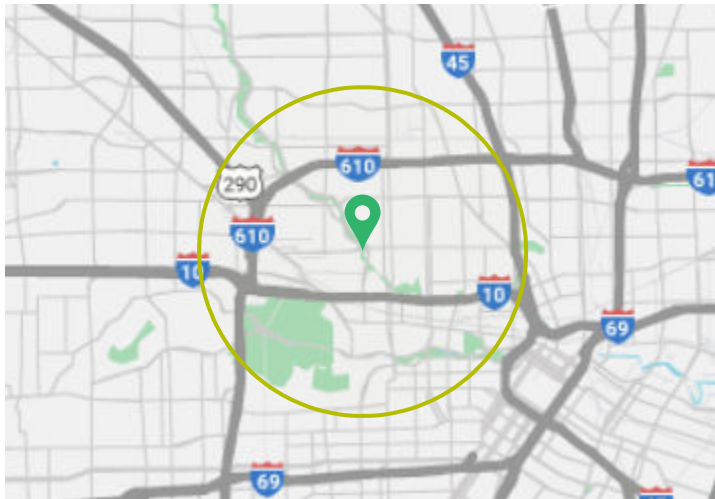
**38.1**

2023 Median Age



**574,823**

2023 Average Home Value



## EMPLOYMENT



**203,908**

2023 Total Daytime Population



**72%**

2023 Daytime Population: Workers



**28%**

2023 Daytime Population: Residents



**7,213.4**

2023 Daytime Population Density (Pop/sq mi)



**10,838**

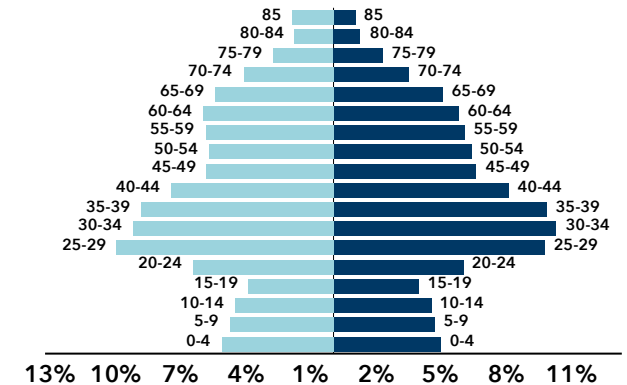
2023 Total (SIC01-99) Businesses



**114,153**

2023 Total (SIC01-99) Employees

## POPULATION BY AGE GROUP



● Females ● Males

## EDUCATIONAL ATTAINMENT

**8%**

High School Diploma

**2%**

GED/Alternative Credential

**9%**

Some College/No Degree

**4%**

Associate's Degree

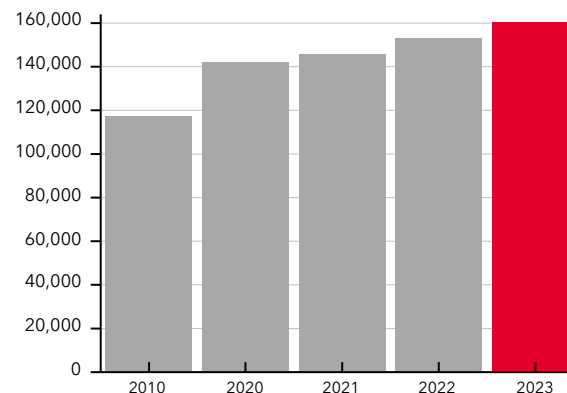
**41%**

Bachelor's Degree

**31%**

Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2023



**51%**  
Male Population (%)

**49%**  
Female Population (%)

**1.35%**  
2022-2027 Population: Compound Annual Growth Rate



# DEMOGRAPHICS

5-MILE RADIUS



**462,019**

2023 Total Population



**215,466**

2023 Total Households



**2.07**

2023 Average Household Size



**146,434**

2023 Average Household Income



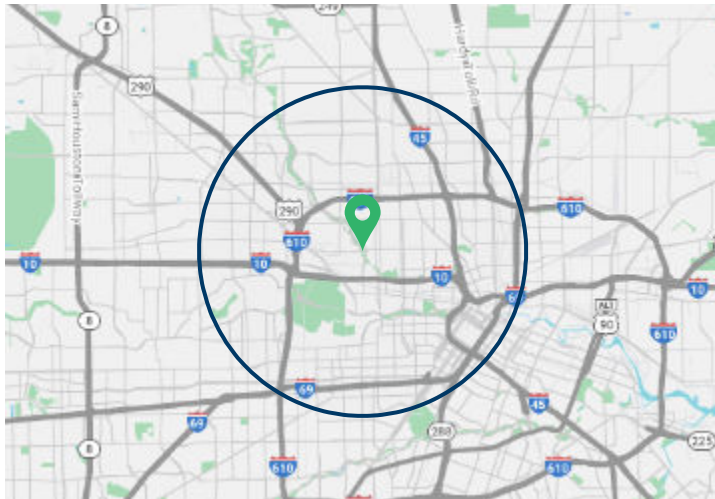
**37.5**

2023 Median Age



**577,647**

2023 Average Home Value



## EMPLOYMENT



**781,645**

2023 Total Daytime Population



**76%**

2023 Daytime Population: Workers



**24%**

2023 Daytime Population: Residents



**9,953.7**

2023 Daytime Population Density (Pop/sq mi)



**38,836**

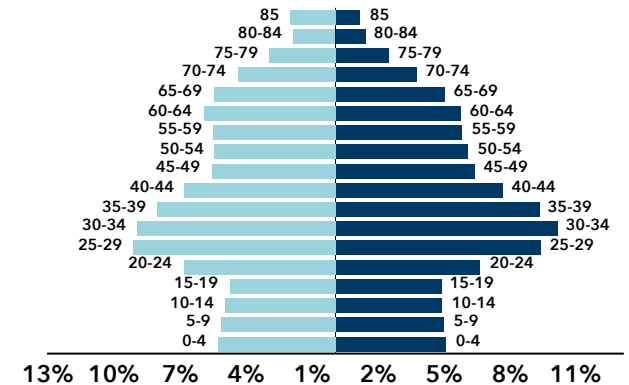
2023 Total (SIC01-99) Businesses



**540,662**

2023 Total (SIC01-99) Employees

## POPULATION BY AGE GROUP



● Females ● Males

## EDUCATIONAL ATTAINMENT

**10%**

High School Diploma

**3%**

GED/Alternative Credential

**11%**

Some College/No Degree

**4%**

Associate's Degree

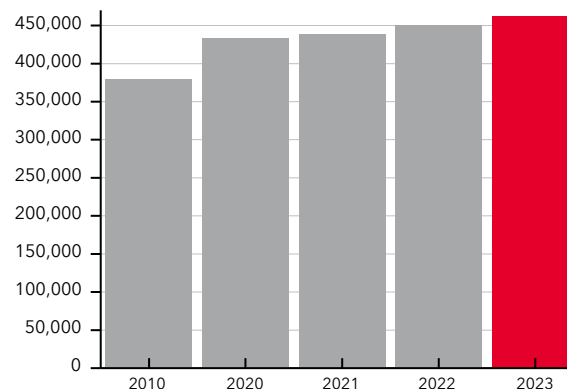
**34%**

Bachelor's Degree

**28%**

Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2023



**52%**  
Male Population (%)

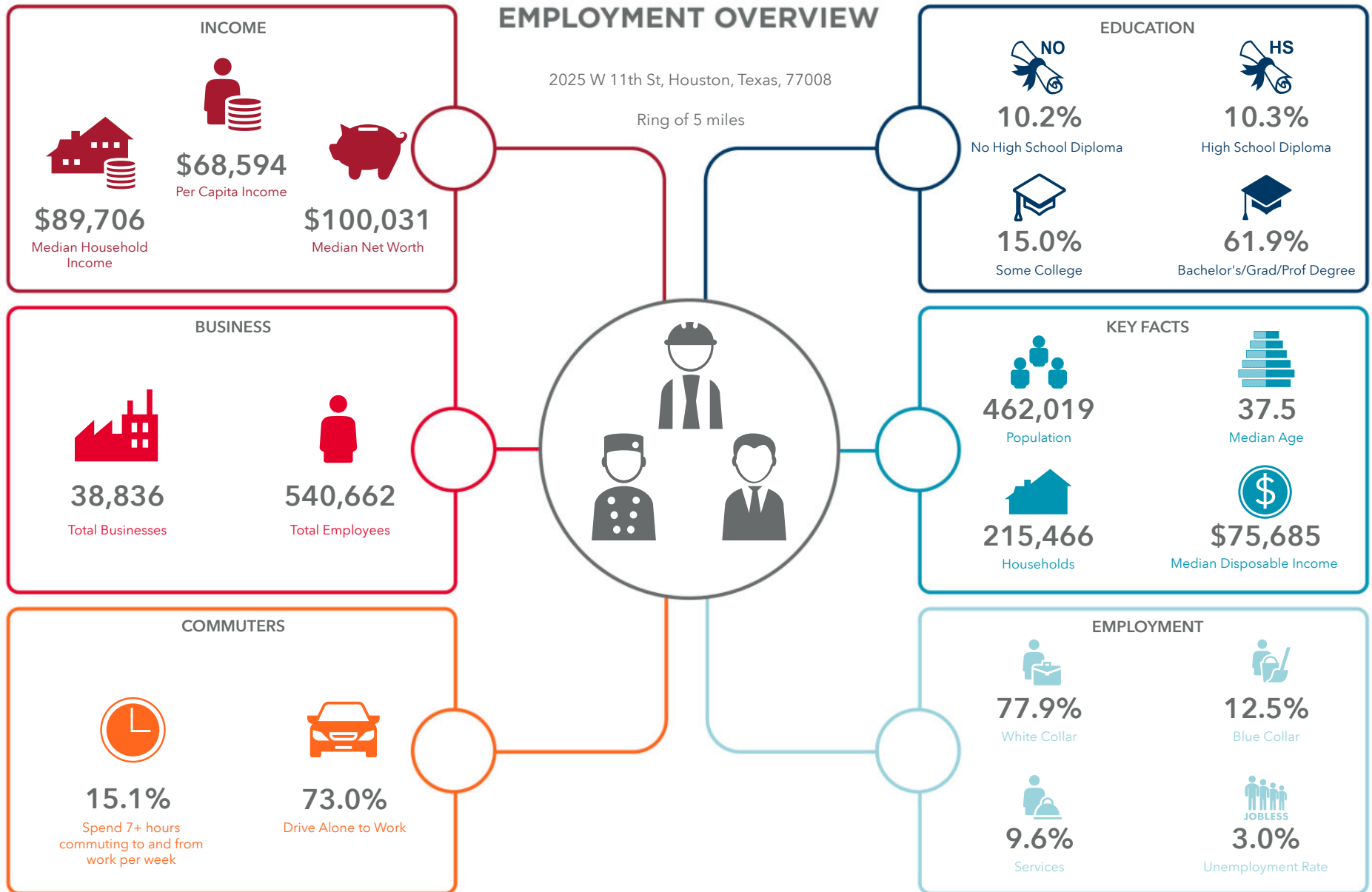
**48%**  
Female Population (%)

**0.98%**  
2022-2027 Population: Compound Annual Growth Rate



# MAJOR EMPLOYMENT DRIVERS

5-MILE RADIUS





# WHAT'S IN MY COMMUNITY

5-MILE RADIUS





An aerial photograph of a modern park at sunset. The park features winding concrete paths, green lawns, and young trees. In the foreground, there are two large, curved concrete structures that look like tunnels or ramps. A white SUV is driving on a road in the lower left. In the background, a dense forest separates the park from a city skyline with several tall buildings. The sky is filled with soft, orange and yellow clouds. A decorative graphic of white diagonal lines is on the right side of the image.

# HOUSTON OVERVIEW



# HOUSTON ACCOLADES



**#1**

**MOST DIVERSE MAJOR  
METRO IN U.S.**



**#1**

**IN PURCHASING POW-  
ER AMONG MAJOR  
U.S. METROS**



**0%**

**STATE AND LOCAL  
INCOME TAX**



**#3 Best**

**CITY FOR AMOUNT OF  
FORTUNE 500 COMPANIES  
LOCATED IN METRO**



**#1 State**

**FOR DOING  
BUSINESS**



**#7 Largest**

**RANKED CITY  
CULTURE IN U.S.**



**#5 Best**

**CITY FOR  
INTERNATIONAL  
INVESTMENT  
(NEW FINANCIAL TIMES)**



**#4**

**LARGEST  
CITY IN THE U.S.**



# HOUSTON - DIVERSE & GROWING

The City of Houston has experienced a renaissance over the past two decades as the population has grown to the 4th largest city in the US and in combination with the further diversified economy, it has solidified Houston's position as an international city. From 2010-2018, Houston boasted a 18.2% population growth, which was the fastest population growth among the top 10 major US metros. One in four of Houston's residents is foreign born, which creates a melting-pot atmosphere that future residents and tourists seek. Houston is home to a quarter of all of Texas' cultural districts with five in the city limits, and along with an award-winning culinary scene, annual rodeo, professional sports teams, this attracts more than 9 million tourists a year.

The city of Houston boasts a young, more diverse, labor pool on a per capita basis than the national average. This, in combination with being a top 10 metroplex with highest population of college-educated people, has supported the city to being the home to 24 Fortune 500 companies which ranks #3 among U.S. metros. Houston's character, diversity, affordability, and talent are all elements that will sustain growth in this major metro for years to come.



## DEMOGRAPHICS



**18.2%**

POPULATION GROWTH  
(2010-2018)



**4.1%**

UNEMPLOYMENT  
RATE (NOVEMBER 2023)



**95.3**

COST OF  
LIVING INDEX



**\$86,250**

AVERAGE FAMILY  
INCOME



**2.3M**

ESTIMATED  
POPULATION

## TOP 20 EMPLOYERS

MEMORIAL  
HERMANN

THE UNIVERSITY OF TEXAS

MDAnderson  
Cancer Center



Walmart



HOUSTON  
Methodist  
CONTINUING CARE HOSPITAL

UNITED



Schlumberger

ExxonMobil

NOW

Texas Children's  
Hospital

HCA



utmb Health

HARRISHEALTH  
SYSTEM

LANDRY'S  
DINING • HOSPITALITY • ENTERTAINMENT • GAMING



# MAJOR EMPLOYMENT DRIVERS

## HIGHER EDUCATION



Addressing the immense need for doctors and research professionals within Houston, the Texas Medical Center is home to over 40 institutions and educates over 50,000 students annually. Among the universities are:

- Rice University, consistently ranking among the top 20 universities in the country in the fields of business, computer science, and engineering (according to US News), while also ranking No. 9 among Best Colleges in the Nation (according to Niche)
- Baylor College of Medicine - #22 Medical School in U.S.
- MD Anderson- #2 in Oncology and Cancer Research

With one of the most dynamic and integral economies in the world, Houston schools continue to provide young professionals with the tools and skills to keep Houston on top.



Baylor  
College of  
Medicine

THE UNIVERSITY OF TEXAS  
MD Anderson  
Cancer Center



The Houston region is home to more than 31 universities and colleges that educates nearly 425,000 students. Community college students accounted for 45.9 percent and four-year, professional and medical students for 54.1 percent of enrollment in '22.

Houston's higher education institutions offer a diverse range of studies, providing the area with the continual growth of a robust, educated workforce. Being the energy capital of the world, as well as boasting the world's largest medical center, Houston's higher education offers unique access to world class education across various fields.





# MAJOR EMPLOYMENT DRIVERS

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## TRANSPORTATION

- Houston is home to the #1 foreign and domestic trading port in the U.S. by tonnage with nearly 193.8 million short tons and the largest container port on the Gulf Coast handling 70% of all U.S. Gulf Coast traffic
- In 2021, the Houston Ship Channel handled \$275 billion in foreign trade, making it the 4th busiest district in the United States
- The Houston Ship Channel generates economic activity totaling \$339 billion in Texas, which is 20.6% of Total Texas GDP, and \$801.9 billion across the nation
- In total, the Greater Houston area boasts 800 miles of rail lines, two international airports, and is also the crossroads of Interstate Highways 10, 45 and 69. I-69 will be known as the NAFTA superhighway when complete, linking Canada, U.S., and Mexico on one roadway
- One can travel from Houston and reach 50% of the U.S. population in a 1,000-mile radius





# MAJOR EMPLOYMENT DRIVERS

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## ENERGY

- Houston is known as the energy capital of the world with 237,000+ energy employees in an industry that accounts for more than 27.4% of U.S. crude oil production
- Houston nearly employs a third of the nation's jobs in oil and gas extraction, with 44 out of 113 publicly traded oil and gas firms are in Houston
- The city is experiencing record growth with \$50B of facility construction underway for Houston's petrochemical sector
- In addition to oil, the city's energy sector has diversified with 150+ solar-related companies, 40+ wind-related, 67 energy tech companies
- 21 of Houston's 40 corporate R&D centers are focused on energy technology and innovation which will pave the way for sustainable growth
- Houston has a plethora of talent supporting this field with more engineers located within the city limits, and is more than any other U.S. Metro

## AEROSPACE & AVIATION

- Houston is home to more than 500 space, aviation, and aerospace companies. Of the 50 largest aerospace manufacturers in the U.S., ten have a presence in Houston
- Over \$3 billion worth of aircraft, spacecraft, and parts were traded making it Houston's 11th largest internationally traded commodity annually
- Houston in total has 2 international airports, George Bush Intercontinental and Hobby, along with 1 FAA-Licensed Commercial Spaceport
- NASA Johnson Space Center, a \$1.5B complex occupying 1,620 acres, has planned and executed every space mission since 1961
- Johnson Space Center employs more than 10,000, trains more than 100 active astronauts, and has annual budget of \$6.24 billion



# DISCLAIMER

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As a condition of Edge Realty Capital Markets' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Capital Markets, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.





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