

2918 ELYSIAN

±5.44 ACRES | HOUSTON, TX



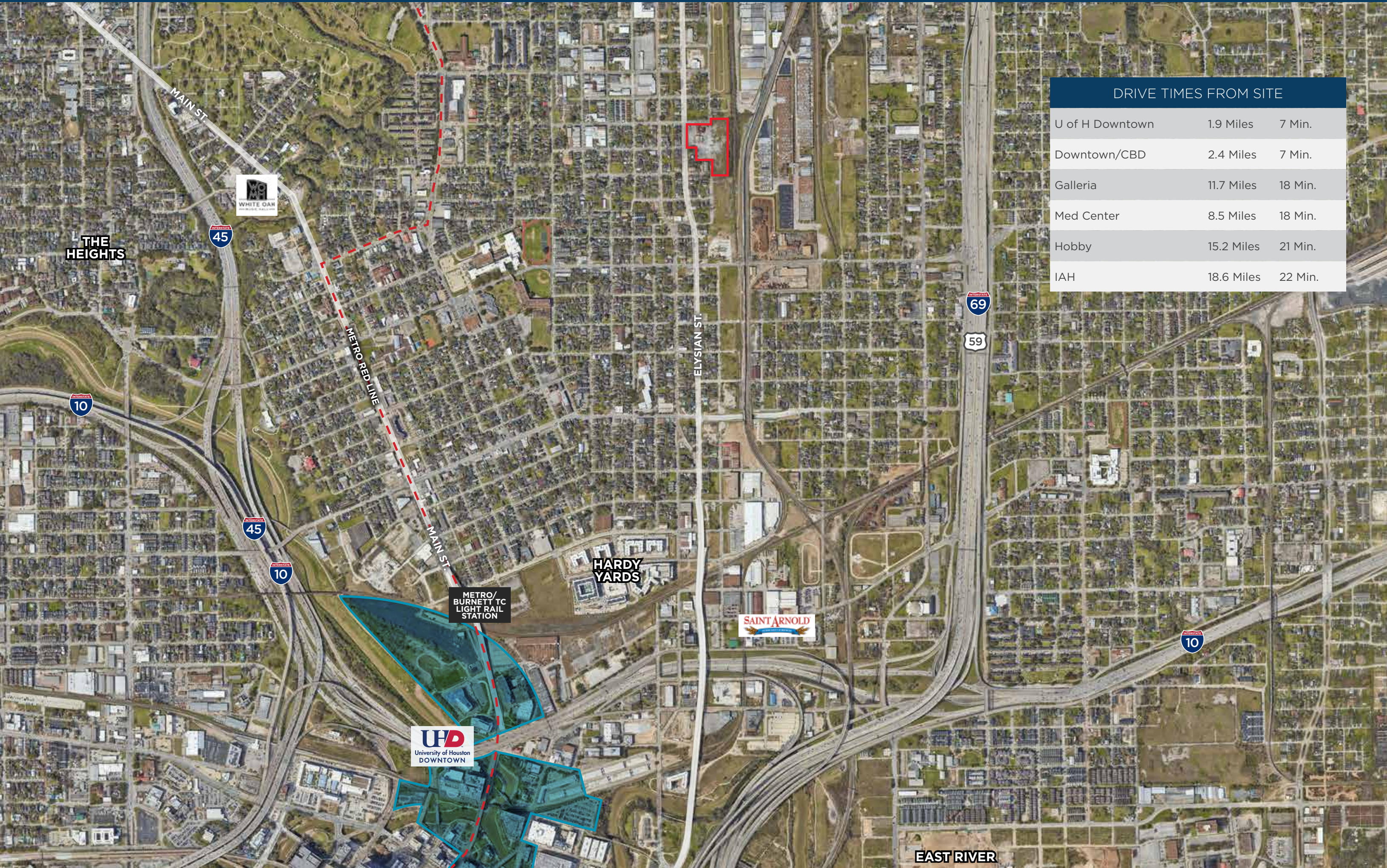
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DRIVE TIMES FROM SITE		
U of H Downtown	1.9 Miles	7 Min.
Downtown/CBD	2.4 Miles	7 Min.
Galleria	11.7 Miles	18 Min.
Med Center	8.5 Miles	18 Min.
Hobby	15.2 Miles	21 Min.
IAH	18.6 Miles	22 Min.

THE HEIGHTS

HARDY YARDS

EAST RIVER



METRO/
BURNETT TC
LIGHT RAIL
STATION



BUILDING SIZE:	12,393 SF
SITE AREA:	236,966.4 SF
CLEAR HEIGHT:	16'
DOORS:	2 Grade Level 9 Sliding
PARKING:	Ample Parking
RESTROOMS:	Men's & Women's on site
CLIMATE CONTROL:	HVAC; Office Only
OFFICE:	Office Area = ±500 SF
EXTERIOR WALL:	Metal
POWER:	125 AMP





147,914

2022 Total Population



60,829

2022 Total Households



2.26

2022 Average Household Size



103,525

2022 Average Household Income



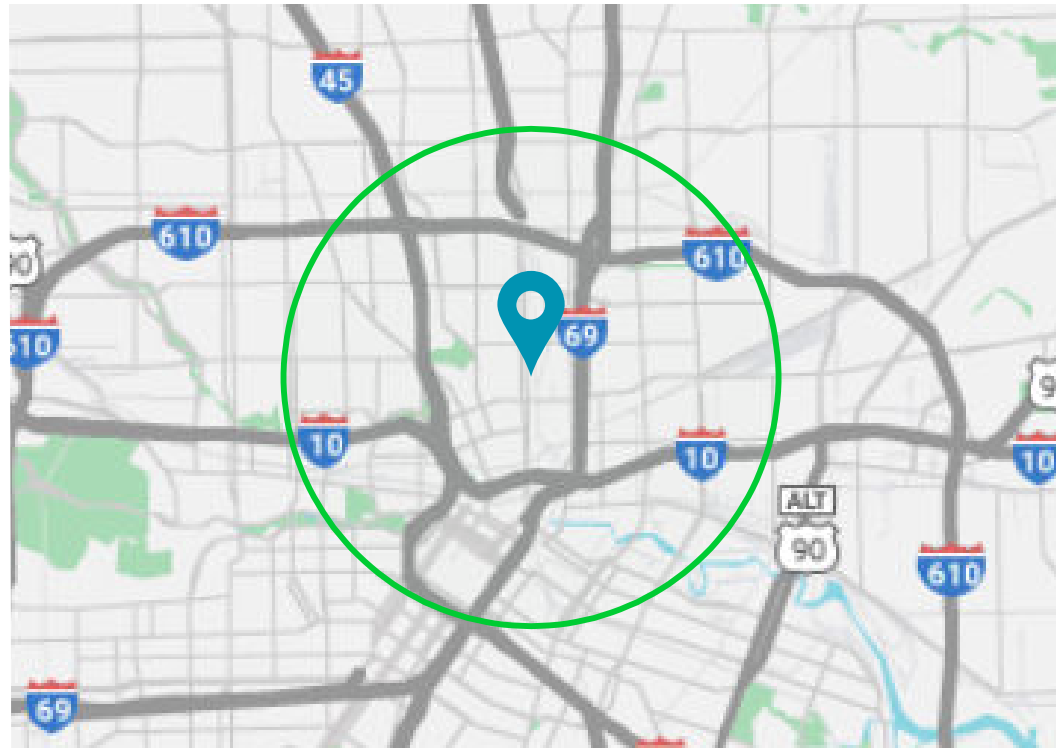
35.1

2022 Median Age



358,444

2022 Average Home Value



EMPLOYMENT



261,074

2022 Total Daytime Population



73%

2022 Daytime Population: Workers



27%

2022 Daytime Population: Residents



9,235.7

2022 Daytime Population Density (Pop/sq mi)



9,641

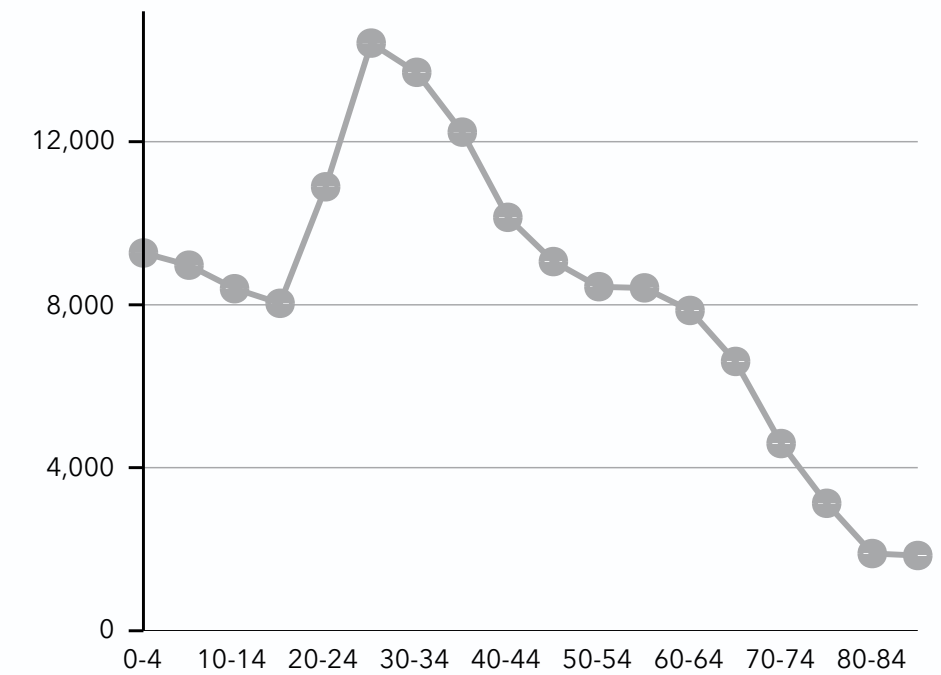
2022 Total (SIC01-99) Businesses



219,131

2022 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

19%

High School Diploma

5%

GED/Alternative Credential

14%

Some College/No Degree

5%

Associate's Degree

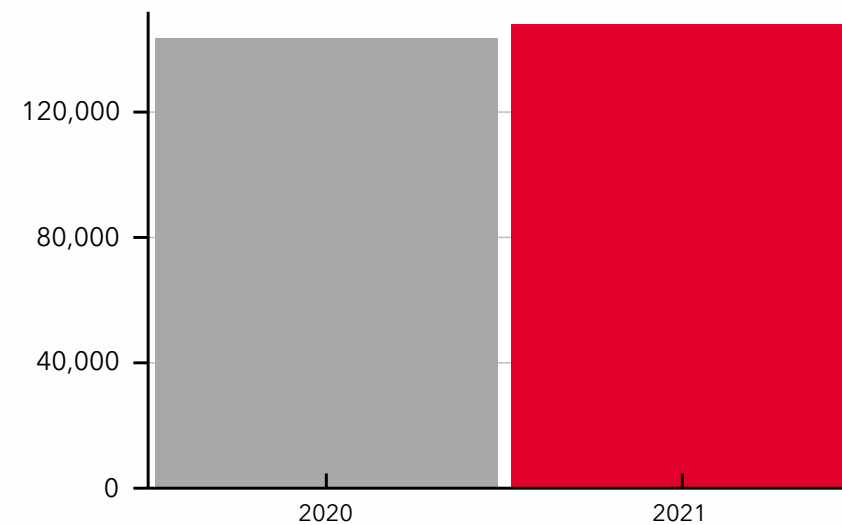
23%

Bachelor's Degree

14%

Graduate/Professional Degree

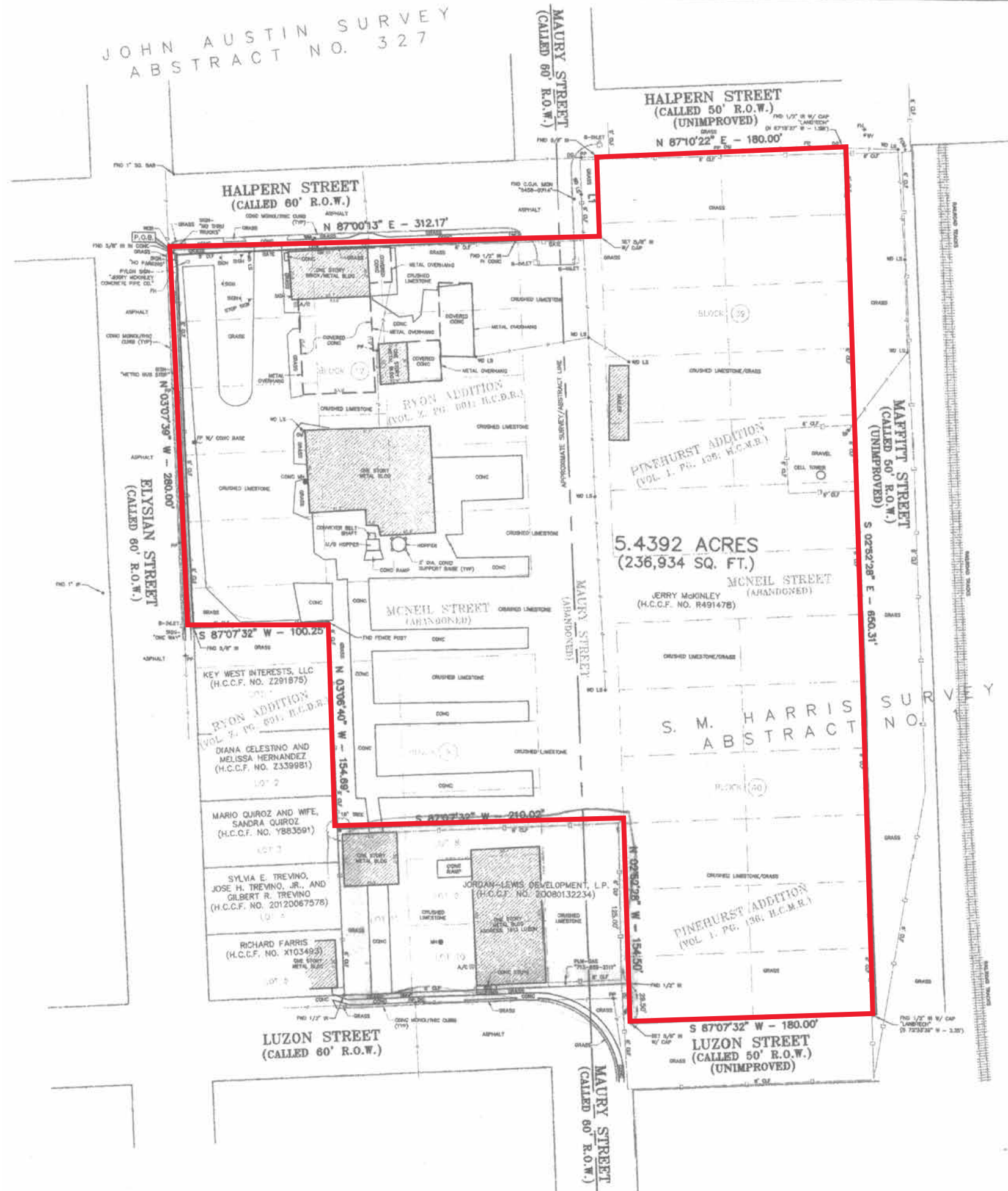
POPULATION TIME SERIES 2010-2021

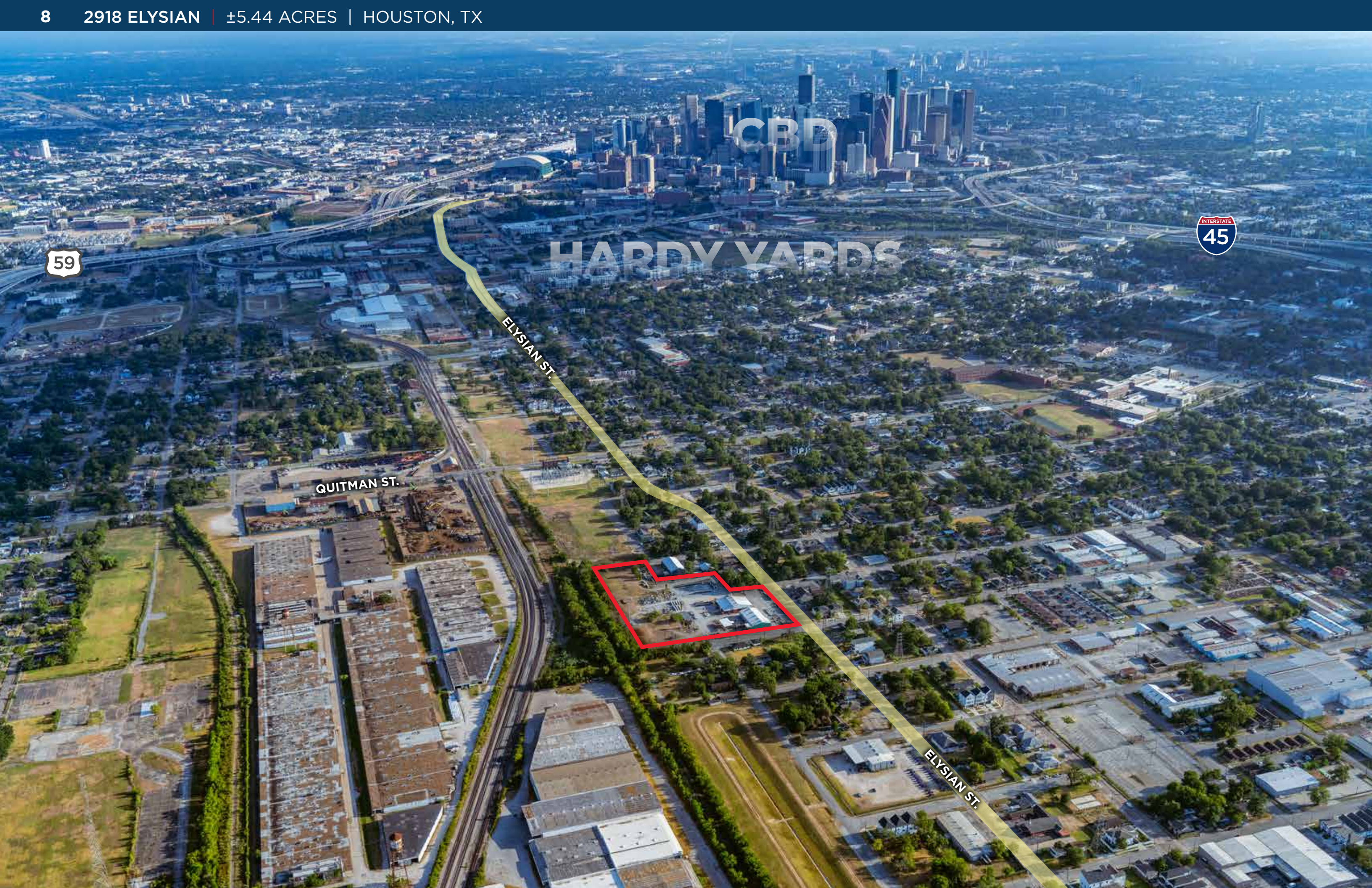


54% Male Population

46% Female Population

0.87% 2022-2027 Population: Compound Annual Growth Rate





CBD

HARDY YARDS

59

INTERSTATE
45

QUITMAN ST.

ELYSIAN ST.

ELYSIAN ST.



2918 Elysian sits at the SEC of Elysian St. and Halpern just north of Downtown. The site is currently home to a concrete company with laydown yard and is in close proximity to the North Corridor Light Rail, U of H Downtown, the Hardy Yards, EADO, and Downtown/CBD. Near Northside is one of the fastest transitioning market areas in Houston and this site is one of the last remaining large land tracts in this pocket.

- ±5.44 Acres along Elysian St. in the Near Northside submarket of Houston.
- One Curb cut along Halpern St. to serve the property
- 280' of frontage along Elysian St. and 281' of frontage along Halpern St.
- Zoned to HISD
- Business on site will relocate upon sale, potential for a sale leaseback or to purchase the business as part of the transaction
- Clean Phase 1 from 2020 available for review

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