

3571, 3573, 3575, 3577 Noah St. Houston TX 77021

FOR SALE

Corner lot at Noah and Tierwester St, between 288 and 610, platted for four townhomes (3,100 - 3,300 sq ft each). Utilities and engineering done for water contracts. 2.9 miles from Houston Medical Center and University of Houston, under 6 miles from Downtown. Nearby: Walmart (7 miles), Pleasant Food Mart (0.1 mile), Whidby Elementary, Cullen Middle, Foster Elementary, Yates High, Zollic Scales Park, George T Nelson Park, Madison Park. Not in a flood zone; in an opportunity zone.



PROPERTY OVERVIEW

This corner lot at Noah and Tierwester St, between 288 and 610, is platted for four townhomes (3,100 - 3,300 sq ft each) with completed plans that may need updating. Waste and fresh water permits are in place based on the current capacity, with utility lines 5 ft from the property. Storm water management and underground engineering work are finished, and it's not in a flood zone. Deed restrictions are to be determined; no MUD obligations. Proximity to key locations includes Houston Medical Center (2.9 miles), University of Houston (2.9 miles), Houston Downtown (under 6 miles), and Hobby Airport (9.2 miles). Nearby amenities are Walmart (7 miles), Pleasant Food Mart (0.1 miles), Whidby Elementary (0.5 miles), Cullen Middle School (0.8 miles), Foster Elementary (1.1 miles), Yates High School (3.5 miles), Zollic Scales Park (0.4 miles), George T Nelson Park (0.9 miles), and Madison Park (500 ft). The property is also in an opportunity zone; consult a CPA for potential benefits.



CHRIS ABEL

Commercial Director

License: 670646

📞 281-552-8423

✉️ chris.abel@kwcommercial.com

NARESH THADANI

Sales Associate

License: 775552

📞 713-553-0777

✉️ nthadani@kwcommercial.com

OFFERING OVERVIEW



Location	Corner lot at Noah and Tierwester St, between 288 and 610
Development	Platted for four townhomes (3,100 - 3,300 sq ft each)
Utilities and Engineering	Completed
Proximity to Key Locations	2.9 miles from Houston Medical Center and University of Houston, under 6 miles from Downtown
Nearby Amenities	Walmart (7 miles), Pleasant Food Mart (0.1 mile), Whidby Elementary, Cullen Middle, Foster Elementary, Yates High, Zollic Scales Park, George T Nelson Park, Madison Park

DEMOGRAPHIC DETAIL REPORT

RADIUS	1 MILE		3 MILE		5 MILE	
POPULATION						
2028 PROJECTION	16,010		147,565		400,506	
2023 ESTIMATE	16,024		145,041		395,379	
2010 CENSU	14,871		119,454		335,163	
GROWTH 2023 - 2028	-0.09%		1.74%		1.30%	
GROWTH 2010 - 2023	7.75%		21.42%		17.97%	
2023 POPULATION BY AGE	16,024		145,041		395,379	
AGE 0 - 4	1,248	7.79%	11,154	7.69%	27,896	7.06%
AGE 5 - 9	1,266	7.90%	10,774	7.43%	27,882	7.05%
AGE 10 - 14	1,251	7.81%	9,802	6.76%	26,436	6.69%
AGE 15 - 19	1,126	7.03%	8,576	5.91%	23,447	5.93%
AGE 20 - 24	1,050	6.55%	8,644	5.96%	22,402	5.67%
AGE 25 - 29	1,206	7.53%	11,038	7.61%	27,061	6.84%
AGE 30 - 34	1,367	8.53%	13,179	9.09%	32,644	8.26%
AGE 35 - 39	1,316	8.21%	12,792	8.82%	33,547	8.48%
AGE 40 - 44	1,120	6.99%	10,786	7.44%	30,308	7.67%
AGE 45 - 49	913	5.70%	8,733	6.02%	25,970	6.57%
AGE 50 - 54	790	4.93%	7,556	5.21%	23,135	5.85%
AGE 55 - 59	727	4.54%	6,928	4.78%	21,295	5.39%
AGE 60 - 64	690	4.31%	6,530	4.50%	20,084	5.08%
AGE 65 - 69	609	3.80%	5,778	3.98%	17,651	4.46%
AGE 70 - 74	502	3.13%	4,742	3.27%	14,157	3.58%
AGE 75 - 79	360	2.25%	3,421	2.36%	9,743	2.46%
AGE 80 - 84	238	1.49%	2,252	1.55%	5,984	1.51%
AGE 85+	244	1.52%	2,356	1.62%	5,737	1.45%
AGE 65+	1,953	12.19%	18,549	12.79%	53,272	13.47%
MEDIAN AGE	33.20		34.80		36.50	
AVERAGE AGE	34.70		35.80		36.90	

DEMOGRAPHIC DETAIL REPORT

RADIUS	1 MILE		3 MILE		5 MILE	
2023 POPULATION BY RACE	16,024		145,041		395,379	
WHITE	2,876	17.95%	39,564	27.28%	203,135	51.38%
BLACK	11,852	73.96%	87,818	60.55%	149,335	37.77%
AM. INDIAN & ALASKAN	99	0.62%	707	0.49%	2,760	0.70%
ASIAN	936	5.84%	14,582	10.05%	32,736	8.28%
HAWAIIAN & PACIFIC ISLAND	15	0.09%	75	0.05%	247	0.06%
OTHER	246	1.54%	2,295	1.58%	7,167	1.81%
POPULATION BY HISPANIC ORIGIN	16,024		145,041		395,379	
NON-HISPANIC ORIGIN	13,569	84.68%	118,967	82.02%	273,494	69.17%
HISPANIC ORIGIN	2,455	15.32%	26,074	17.98%	121,885	30.83%
2023 MEDIAN AGE, MALE	31.90		34.00		36.30	
2023 AVERAGE AGE, MALE	33.30		34.70		36.40	
2023 MEDIAN AGE, FEMALE	34.30		35.50		36.60	
2023 AVERAGE AGE, FEMALE	35.80		36.80		37.40	
2023 POPULATION BY OCCUPATION CLASSIFICATION	12,034		111,596		308,470	
CIVILIAN EMPLOYED	6,486	53.90%	60,217	53.96%	187,103	60.66%
CIVILIAN UNEMPLOYED	624	5.19%	5,684	5.09%	12,440	4.03%
CIVILIAN NON-LABOR FORCE	4,924	40.92%	45,645	40.90%	108,800	35.27%
ARMED FORCES	0	0.00%	50	0.04%	127	0.04%
HOUSEHOLDS BY MARITAL STATUS						
MARRIED	1,340		14,255		49,970	
MARRIED NO CHILDREN	800		8,793		28,992	
MARRIED W/CHILDREN	539		5,462		20,978	
2023 POPULATION BY EDUCATION	10,791		101,762		284,067	
SOME HIGH SCHOOL, NO DIPLOMA	1,648	15.27%	12,087	11.88%	36,385	12.81%
HIGH SCHOOL GRAD (INCL EQUIVALENCY)	3,244	30.06%	21,192	20.83%	49,917	17.57%
SOME COLLEGE, NO DEGREE	2,863	26.53%	25,137	24.70%	59,521	20.95%
ASSOCIATE DEGREE	707	6.55%	5,671	5.57%	16,751	5.90%
BACHELOR DEGREE	1,309	12.13%	19,417	19.08%	61,521	21.66%
ADVANCED DEGREE	1,020	9.45%	18,258	17.94%	59,972	21.11%

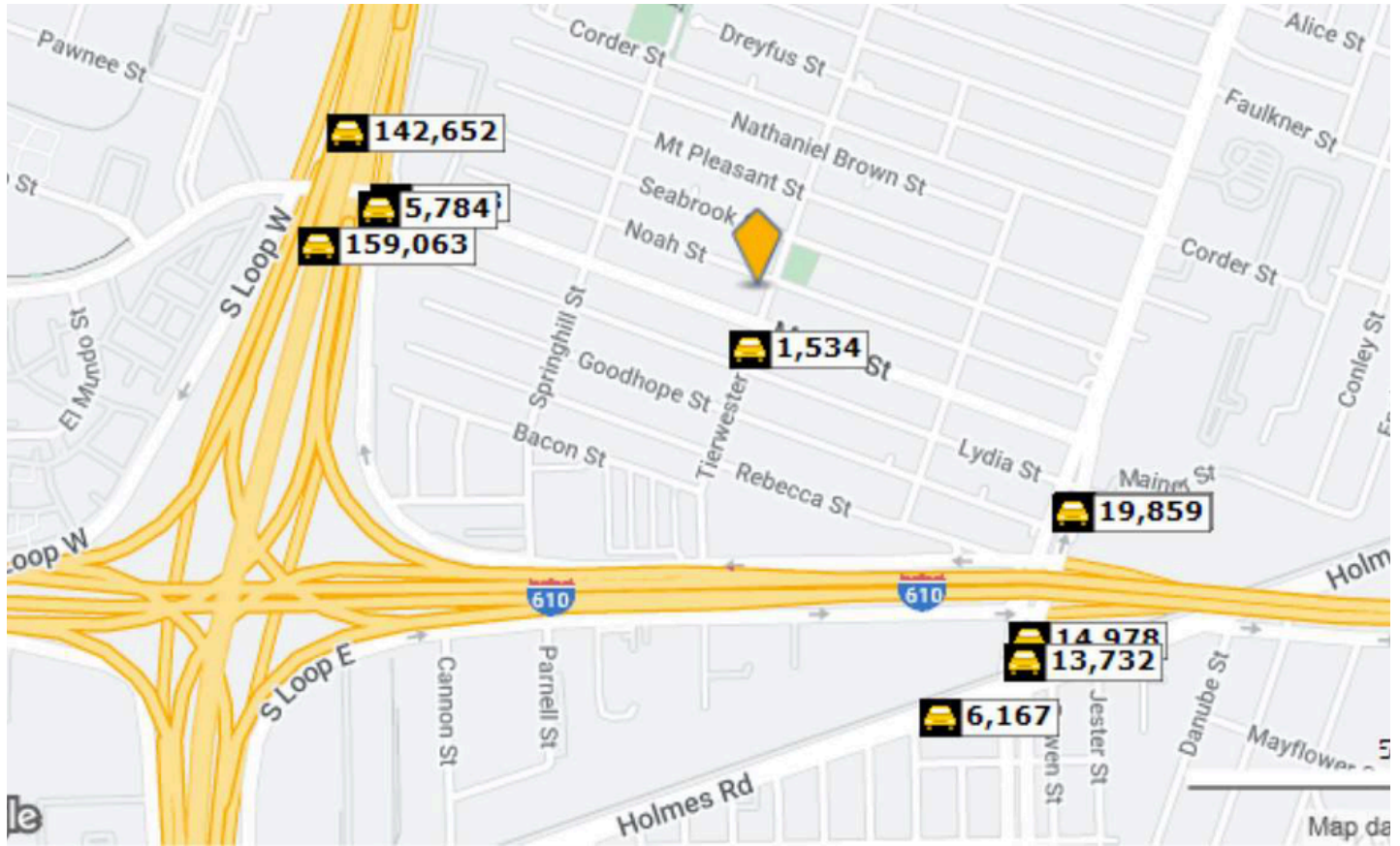
DEMOGRAPHIC DETAIL REPORT

RADIUS	1 MILE	3 MILE	5 MILE			
2023 POPULATION BY OCCUPATION	12,512	116,735	355,272			
REAL ESTATE & FINANCE	148	1.18%	2,233	1.91%	11,429	3.22%
PROFESSIONAL & MANAGEMENT	3,121	24.94%	34,272	29.36%	120,944	34.04
PUBLIC ADMINISTRATION	217	1.73%	1,809	1.55%	4,966	%
EDUCATION & HEALTH	2,264	18.09%	21,652	18.55%	53,023	1.40%
SERVICES	1,823	14.57%	11,313	9.69%	28,765	14.92%
INFORMATION	70	0.56%	1,171	1.00%	2,701	8.10%
SALES	1,167	9.33%	12,055	10.33%	34,299	0.76%
TRANSPORTATION	591	4.72%	5,288	4.53%	10,589	9.65%
RETAIL	751	6.00%	6,649	5.70%	16,607	2.98%
WHOLESALE	59	0.47%	929	0.80%	4,867	4.67%
MANUFACTURING	178	1.42%	2,848	2.44%	11,805	1.37%
PRODUCTION	635	5.08%	6,048	5.18%	18,530	3.32%
CONSTRUCTION	557	4.45%	3,449	2.95%	12,517	5.22%
UTILITIES	434	3.47%	3,691	3.16%	10,306	3.52%
AGRICULTURE & MINING	29	0.23%	947	0.81%	5,979	2.90%
FARMING, FISHING, FORESTRY	0	0.00%	51	0.04%	125	1.68%
OTHER SERVICES	468	3.74%	2,330	2.00%	7,820	0.04%
2023 WORKER TRAVEL TIME TO JOB	6,288		57,852		177,971	2.20%
<30 MINUTES	4,016	63.87%	36,761	63.54%	114,624	
30-60 MINUTES	1,782	28.34%	17,883	30.91%	52,789	64.41%
60+ MINUTES	490	7.79%	3,208	5.55%	10,558	29.66
2010 HOUSEHOLDS BY HH SIZE	5,984		47,341		135,951	%
1-PERSON HOUSEHOLDS	2,012	33.62%	18,372	38.81%	51,063	5.93%
2-PERSON HOUSEHOLDS	1,710	28.58%	13,776	29.10%	39,459	
3-PERSON HOUSEHOLDS	980	16.38%	6,548	13.83%	18,035	37.56%
4-PERSON HOUSEHOLDS	623	10.41%	4,233	8.94%	13,417	29.02
5-PERSON HOUSEHOLDS	333	5.56%	2,212	4.67%	7,292	%
6-PERSON HOUSEHOLDS	178	2.97%	1,092	2.31%	3,509	13.27%
7 OR MORE PERSON HOUSEHOLDS	148	2.47%	1,108	2.34%	3,176	9.87%
2023 AVERAGE HOUSEHOLD SIZE	2.50		2.30		2.30	5.36%
						2.58%
HOUSEHOLDS						2.34%
2028 PROJECTION	6,330		58,225		164,393	
2023 ESTIMATE	6,352		57,314		162,161	
2010 CENSUS	5,985		47,342		135,952	
GROWTH 2023 - 2028	-0.35%		1.59%		1.38%	
GROWTH 2010 - 2023	6.13%		21.06%		19.28%	

DEMOGRAPHIC DETAIL REPORT

RADIUS	1 MILE		3 MILE		5 MILE	
2023 POPULATION BY HH INCOME	6,352		57,315		162,163	
<\$25,000	2,212	34.82%	17,253	30.10%	36,161	22.30%
\$25,000 - \$50,000	1,791	28.20%	13,204	23.04%	31,333	19.32%
\$50,000 - \$75,000	1,094	17.22%	10,545	18.40%	27,765	17.12%
\$75,000 - \$100,000	464	7.30%	4,617	8.06%	17,098	10.54%
\$100,000 - \$125,000	378	5.95%	3,949	6.89%	11,877	7.32%
\$125,000 - \$150,000	241	3.79%	2,138	3.73%	7,728	4.77%
\$150,000 - \$200,000	114	1.79%	2,314	4.04%	9,941	6.13%
\$200,000+	58	0.91%	3,295	5.75%	20,260	12.49%
2023 AVG HOUSEHOLD INCOME	\$49,063		\$68,140		\$93,973	
2023 MED HOUSEHOLD INCOME	\$36,789		\$46,113		\$60,343	
2023 OCCUPIED HOUSING	6,353		57,315		162,161	
OWNER OCCUPIED	2,078	32.71%	22,294	38.90%	70,795	43.66%
RENTER OCCUPIED	4,275	67.29%	35,021	61.10%	91,366	56.34%
2010 HOUSING UNITS	7,351		66,448		186,050	
1 UNIT	3,438	46.77%	29,668	44.65%	93,512	50.26%
2 - 4 UNITS	431	5.86%	5,273	7.94%	13,220	7.11%
5 - 19 UNITS	1,920	26.12%	12,818	19.29%	26,910	14.46%
20+ UNITS	1,562	21.25%	18,689	28.13%	52,408	28.17%
2023 HOUSING VALUE	2,078		22,293		70,795	
<\$100,000	881	42.40%	7,934	35.59%	15,295	21.60%
\$100,000 - \$200,000	1,023	49.23%	6,950	31.18%	16,384	23.14%
\$200,000 - \$300,000	107	5.15%	2,684	12.04%	8,541	12.06%
\$300,000 - \$400,000	31	1.49%	1,196	5.36%	7,181	10.14%
\$400,000 - \$500,000	13	0.63%	1,058	4.75%	5,288	7.47%
\$500,000 - \$1,000,000	23	1.11%	1,895	8.50%	10,531	14.88%
\$1,000,000+	0	0.00%	576	2.58%	7,575	10.70%
2023 MEDIAN HOME VALUE	\$115,445		\$146,223		\$243,537	
2023 HOUSING UNITS BY YR BUILT	7,367		66,617		187,198	
BUILT 2010+	502	6.81%	10,677	16.03%	29,972	16.01%
BUILT 2000 - 2010	1,365	18.53%	9,917	14.89%	25,146	13.43%
BUILT 1990 - 1999	898	12.19%	5,102	7.66%	16,186	8.65%
BUILT 1980 - 1989	887	12.04%	7,353	11.04%	13,976	7.47%
BUILT 1970 - 1979	608	8.25%	6,348	9.53%	19,164	10.24%
BUILT 1960 - 1969	886	12.03%	7,865	11.81%	23,245	12.42%
BUILT 1950 - 1959	1,311	17.80%	11,108	16.67%	28,191	15.06%
BUILT <1949	910	12.35%	8,247	12.38%	31,318	16.73%
2023 MEDIAN YEAR BUILT	1978		1979		1975	

TRAFFIC COUNT REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subj. Prop
Tierwester St	Lydia St	0.02 SW	2022	1,534	MPSI	.06
Holly Hall St	South Fwy	0.01 W	2022	4,858	MPSI	.40
South Fwy	Holly Hall St	0.01 N	2018	5,784	MPSI	.41
Scott St	Lydia St	0.02 NE	2022	19,879	MPSI	.42
Scott Street	Lydia St	0.02 NE	2022	19,859	MPSI	.42
South Fwy	Holly Hall St	0.08 S	2022	142,652	MPSI	.47
South Freeway	South Fwy	0.05 N	2022	159,063	MPSI	.47
Scott Street	Holmes Rd	0.03 S	2022	14,978	MPSI	.48
Scott St	Holmes Rd	0.03 S	2022	13,732	MPSI	.48
Holmes Rd	Colonial Ln	0.03 W	2022	6,167	MPSI	.50

CHRIS ABEL

Commercial Director

License: 670646

281-552-8423

chris.abel@kwcommercial.com

NARESH THADANI

Sales Associate

License: 775552

713-553-0777

nthadani@kwcommercial.com