

Qualified Opportunity Zone

Proposed Multi-Family

MCGOWEN ST

Austin Park

Midtown Lofts

THE HARRIS CENTER for Mental Health and IDD

CHRISTUS Health

DENNIS ST

±0.72 ACRES AVAILABLE

TAUM ST

WEIGHTS + MEASURES RESTAURANT & BAR



ALSO AVAILABLE 15,000 SF

Baldwin Square

WONTON FOOD INC.

SAN JACINTO ST

LA BRANCH ST

FANNIN ST

AUSTIN ST

CAROLINE ST

ELGIN ST

METRO RAIL

NewQuest

±0.72 ACRES - 2775 CAROLINE STREET

Andre Azizi

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2775 Caroline Street | Houston, Texas

±0.72 Acres Available for Sale

Glenn Dickerson

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Project Highlights

±0.72 Acres Available for Sale in Houston, Texas

- The property is approximately 31,250 SF of land
- 15,000 SF adjacent lot also available
- The property is located within a qualified opportunity zone
- Site is outside of both the 100 & 500 year flood plain
- Easy access to US-59, I-45 and SH 288
- Located 3 blocks from the light rail on Main Street
- Located in a Zero Parking Required zone

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14%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2025

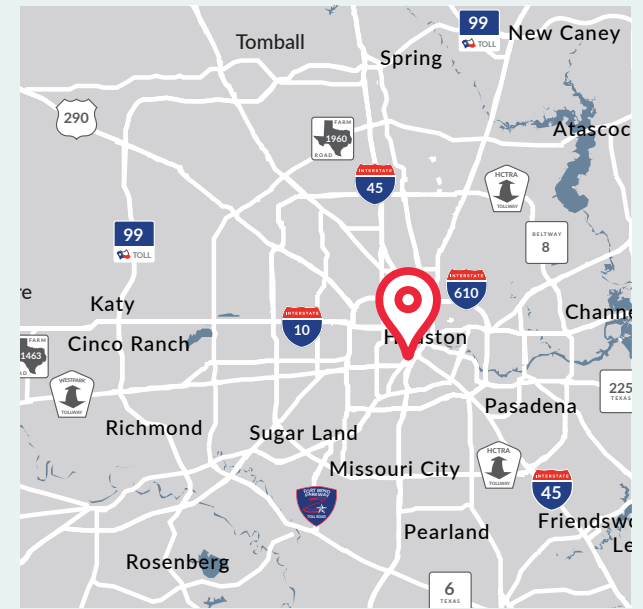


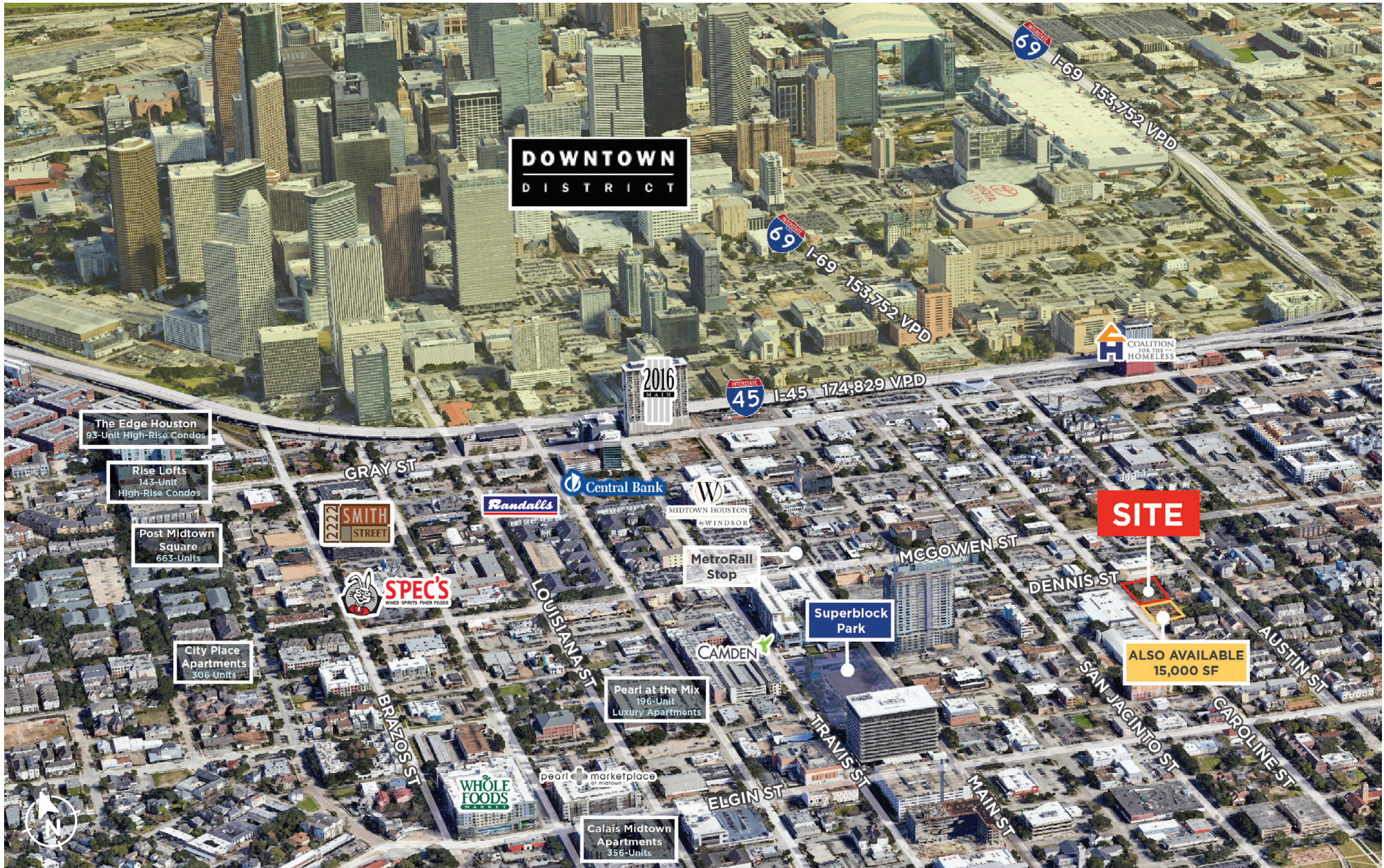
511K
CURRENT POPULATION
WITHIN 5 MILES



\$156K
AVERAGE HHI
WITHIN 5 MILES

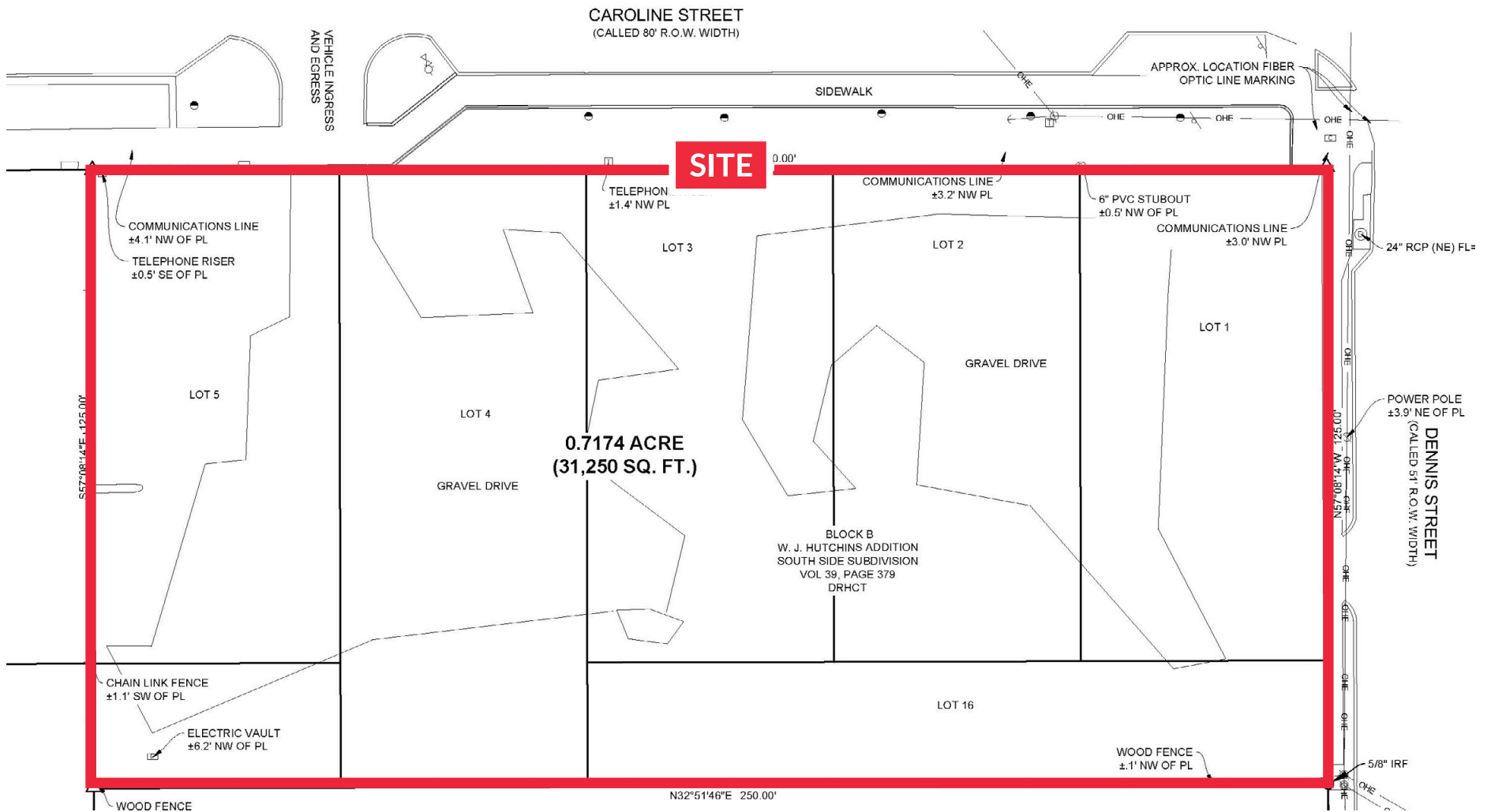
- **Approximate Size:**
±0.72 acres / 31,250 SF
15,000 SF Adjacent Lot Also Available
- **Price:**
\$160.00 psf
- **Utilities:**
City of Houston
- **School District:**
Houston ISD
- **Frontage:**
Approx. 250 ft on Caroline St.
Approx. 123 ft on Dennis St.
- **Traffic Counts:**
Approx. 4,153 VPD on Caroline St.





05.23 | 05.23

Site Plan



Caroline Street Reconstruction:

Caroline Street is one of the roadways most relied upon by pedestrians, bicyclists and motorists traveling to Houston Community College. With this in mind, the Caroline Street Reconstruction Project allowed for the redesign of the area to add enhancements for safety and convenience.

The Caroline Street Reconstruction project includes complete roadway reconstruction with new concrete pavement and public utility upgrades from

Pierce Street to Holman Street. In addition, the project includes sidewalk improvements with landscape and pedestrian amenity enhancements as well as improvements to the city’s designated bicycle route along Caroline Street.

New design elements for Caroline Street include rain gardens filled with cypress trees and irises that create a stunning seasonal display, a dedicated bicycle lane, signage and way finding, and custom furnishings.



*These drawings, renderings, and photographs are conceptual only. These drawings, renderings, and photographs should not be relied upon as representations, express or implied, of the final detail of the capital improvement. Drawings, Courtesy of Midtown Houston renderings and photographs by Design Workshop.

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	17,046	109,771	240,815
Current Population	26,925	203,522	510,632
2020 Census Average Persons per Household	1.58	1.85	2.12
2020 Census Population	23,653	191,837	457,498
Population Growth 2020 to 2025	13.83%	6.09%	11.61%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	57.05%	52.41%	44.99%
2 Person Households	29.98%	27.86%	28.17%
3+ Person Households	12.97%	19.73%	26.84%
Owner-Occupied Housing Units	23.39%	35.23%	40.06%
Renter-Occupied Housing Units	76.61%	64.77%	59.94%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	44.36%	45.14%	42.86%
Black or African American	23.01%	20.94%	20.28%
Asian or Pacific Islander	12.43%	11.31%	9.83%
Other Races	19.54%	22.03%	26.29%
Hispanic	24.94%	29.19%	35.28%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$141,275	\$155,056	\$155,648
Median Household Income	\$100,585	\$107,542	\$105,690
Per Capita Income	\$81,505	\$73,597	\$70,558
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	10.36%	14.43%	16.32%
Estimated Bachelor's Degree	36.63%	30.07%	27.51%
Estimated Graduate Degree	31.29%	30.50%	28.15%
AGE	1 MILE	3 MILES	5 MILES
Median Age	33.5	34.4	35.0

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	717220	aazizi@newquest.com	281.955.3888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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