



2315 POLK ST BUILDING AVAILABLE FOR SALE OR LEASE IN EADO

NWQ Polk St & Emancipation Ave | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION

Address: 2315 Polk St
Houston, TX 77003

Total Land Size: ±0.64 AC | ±43,235 SF

Bldg Size: 27,457 SF

Price: Call For Pricing

HIGHLIGHTS:

- Usable building for sale or lease in East Downtown (EaDo), a rapidly growing trade area
- No mandated parking requirements in EaDo
- Easy access to US-59/I-69 and I-45, two major highways connecting the Houston MSA
- Close proximity to Downtown Houston and Midtown
- Surrounded by several major attractions for the immediate trade area including: Shell Energy Stadium, Daikin Park, The Toyota Center, George R Brown Convention Center, Discovery Green, and many others

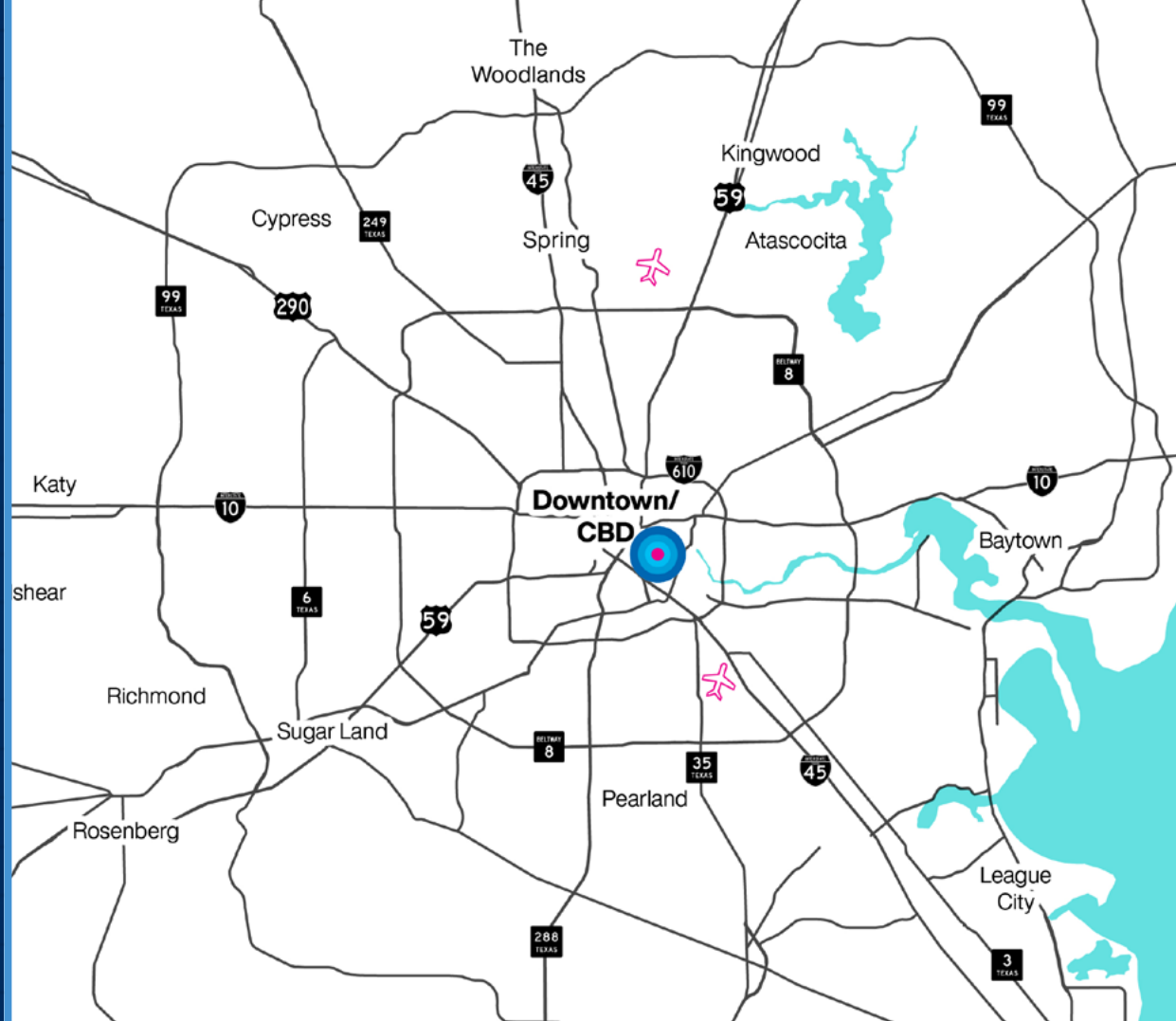
TRAFFIC COUNTS:

US-59/I-69: 173,273 CPD '24

Polk St: 2,929 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	23,868	210,798	489,200
Daytime Pop.	67,353	291,168	547,712
Avg HH Income	\$145,823	\$129,197	\$145,784





TOYOTA CENTER

GRB CONVENTION CENTER

MARRIOTT MARQUIS

DAIKIN PARK

SHELL ENERGY STADIUM

DISCOVERY GREEN

HUTCHINS ST.

EMANCIPATION AVE.

SITE

DALLAS ST.

LIVE OAK ST.

LAMAR ST.

WALKER ST.

MCKINNEY ST.

2315 POLK ST. | 3



Market Square Park

Harris County Civil Courthouse

EAST RIVER

The Laura
±359 Units

EAST RIVER 9

The Mill Residences
±342 Units

Canal Street Flats
±200 Units

Fourth at Navigation
±300 Units

DAIKIN PARK

WESTIN
HOTELS & RESORTS

Puttshack

Phoenicia
Specialty Foods

FOUR SEASONS HOTEL

MARRIOTT

DISCOVERY GREEN

GRB HOUSTON

TOYOTA CENTER

WOLFE'S

SAVORY'S

TAN SATE

BCM

SHELL

SHELL ENERGY
STADIUM

PITCH 25

SHELL

SITE

CenterPoint Energy

O'Reilly
AUTO PARTS

HCC

TRUCK YARD
RODEO GOAT
Koffeteria

WOLFE'S

CVS

Nancy's Hustle

NICKEL CITY
THEATRE

BNSF RAILWAY

Atlantic Coffee Solutions

CVS

45

SHERWIN WILLIAMS

Coop EaDo
±284 Units

Oak Farms

Kroger



SITE

East Side Lofts



DRIVE TIME

- 8 MIN - Montrose
- 14 MIN - West University Place
- 15 MIN - The Heights
- 16 MIN - The Galleria
- 23 MIN - Memorial



EADO APPEAL

East Downtown's rapid growth over the past decade has made it a hotbed for some of the city's buzziest dining gems, mural walls, indie galleries, live music, dance, and entertainment and sporting venues. The neighborhood links to more miles of rail, trails and bus routes than any other part of Houston.

A BOOMING NEIGHBORHOOD SURROUNDED BY SEVERAL MAJOR ATTRACTIONS

DAIKIN PARK

Host to nearly 5M fans
\$28M+ in alcohol sales

TOYOTA CENTER

Host to over 1.7M fans
Spanning 6 city blocks

SHELL ENERGY STADIUM

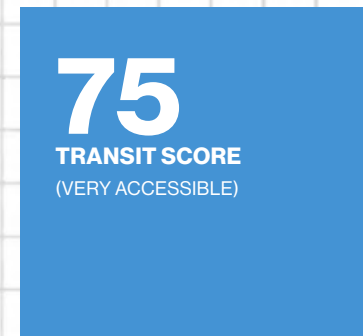
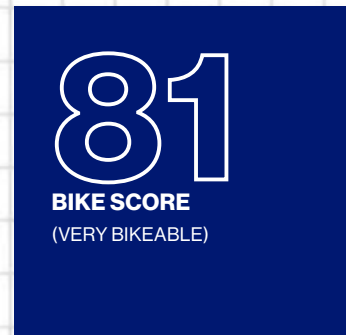
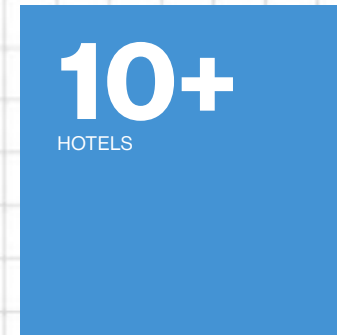
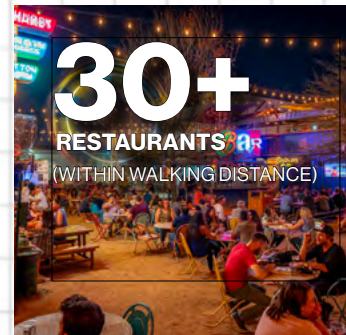
Host to over 570K fans
1st MLS stadium in a city's downtown

DISCOVERY GREEN

Park welcoming 20M+ visitors

GEORGE R BROWN CONVENTION CENTER (GRBCC)

Host to 3M visitors annually
1.8M SF (one of America's 10 largest convention centers)





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.

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.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



SITE

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