



Palm Court

3303 Louisiana St, Houston, TX 77006

**Contact Broker for
Additional Information**

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LOCATION

3303 Louisiana Street, Houston, Texas 77006

- Highly visible Midtown Houston location at the intersection of Louisiana St & Stuart St, serving as the southern gateway to Midtown.
- Approx. four blocks north of Spur-527 & less than one mile from I-45.
- Convenient to Midtown, Montrose, the CBD, & the Inner Loop.



BASE RENT

\$15.00 per RSF

NNN RENT 2026 EST.

\$8.91 per RSF



2025 DEMOGRAPHICS Source: Esri Business Analyst, extracted February 2026

	Total Population	Total Households	Median HH Income	Median Home Value	College Degree on Up	Median Age
1 Mile	32,592	19,452	\$94,278	\$462,560	80.2%	34.3
3 Mile	214,527	105,976	\$100,706	\$505,577	73.8%	34.3
5 Mile	483,350	230,078	\$90,642	\$479,396	66.9%	35.1



PROPERTY FACTS

Name	Palm Court
Land Area	±0.344 AC of land, or ±15,000 SF
Improvements	±21,832 SF, two-story office building
Building Type	Low-rise office property with exterior corridors and a central open courtyard
Year Built	Constructed in 1968; renovated in 2002
Parking	Long-term structured parking rights for 80 spaces in the Calais Midtown garage across Louisiana Street through 2102
Floodplain	Located in FEMA Flood Zone X (unshaded), designated as an area of minimal flood hazard



PROPERTY HIGHLIGHTS

- Palm Court is a two-story, courtyard-style office property.
- Central courtyard configuration and architectural character convey Old-World charm and a French Quarter feel that is unique for Houston.
- Two-story scale and open-air design provide flexibility for a variety of office and service-oriented uses.
- Prime Midtown location with strong visibility and regional connectivity.
- *Target Users:* Small office users, creative and professional services tenants, law firms, boutique medical users, retail and experiential users.

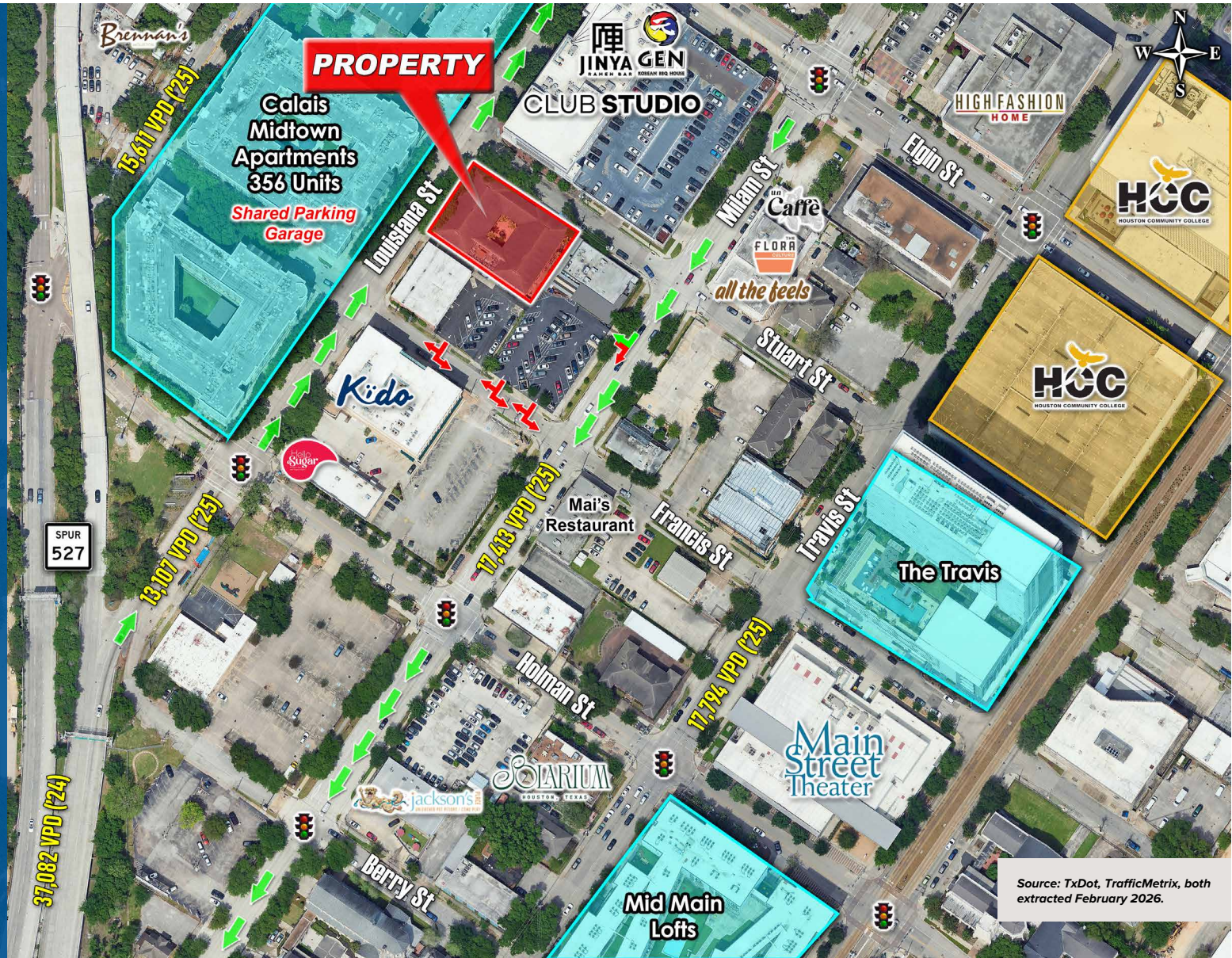
Palm Court

Aerial with Access

Apartment Density Within 1 Mile

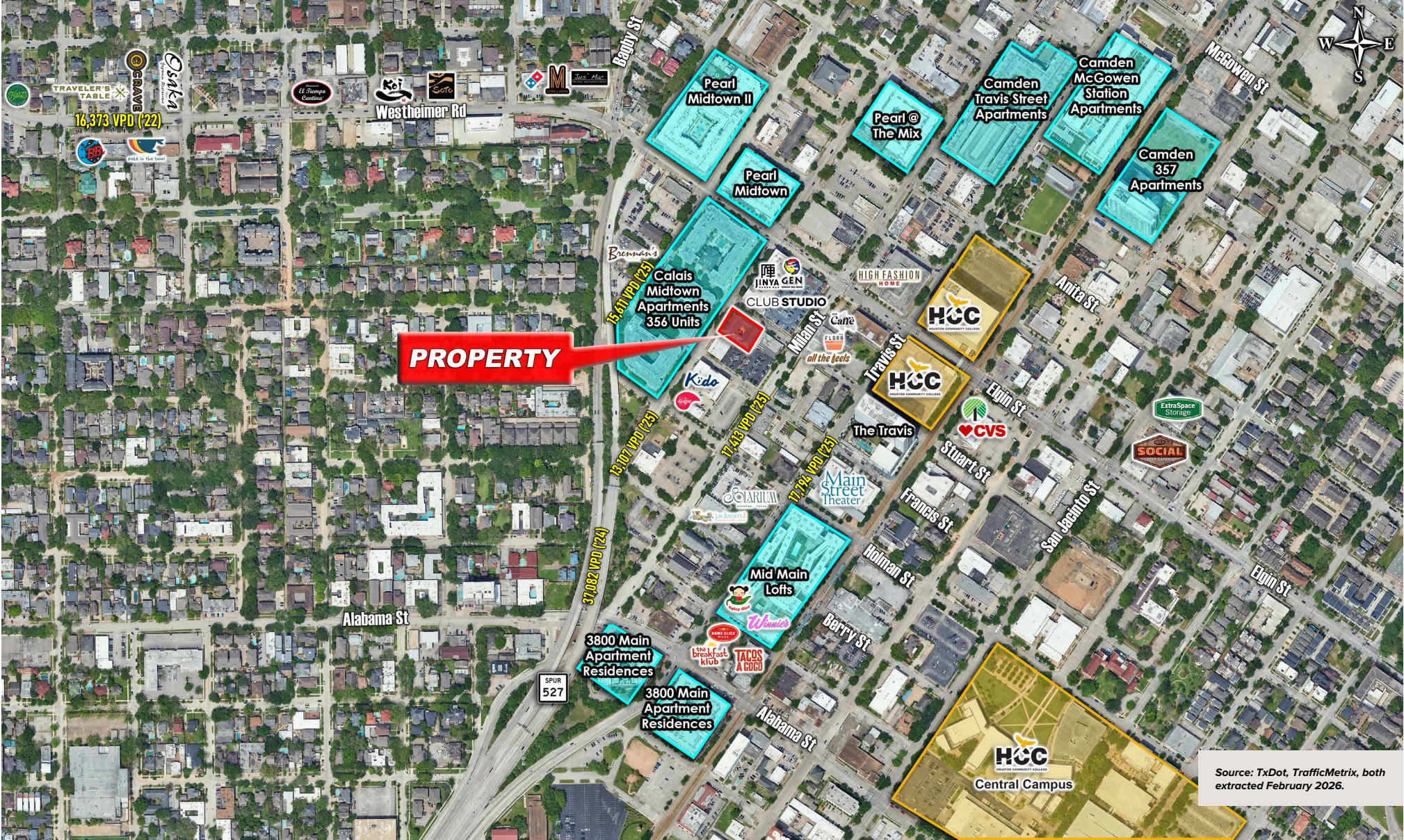
- The property benefits from a high concentration of apartment units within one mile, supporting consistent customer demand
- 15,900 total apartment units, providing a deep & immediate customer base
- 12,361 units located within projects of 100 units or more, supporting consistent weekday and weekend traffic
- 18 communities exceeding 300 units, representing a highly engaged, walkable, and repeat-use customer base aligned with fitness and boutique service concepts

Source: Apartments.com (Costar Group), data extracted February 2026. Analysis: 1912 Ventures.



Palm Court

Mid Aerial



Source: TxDot, TrafficMetrix, both extracted February 2026.

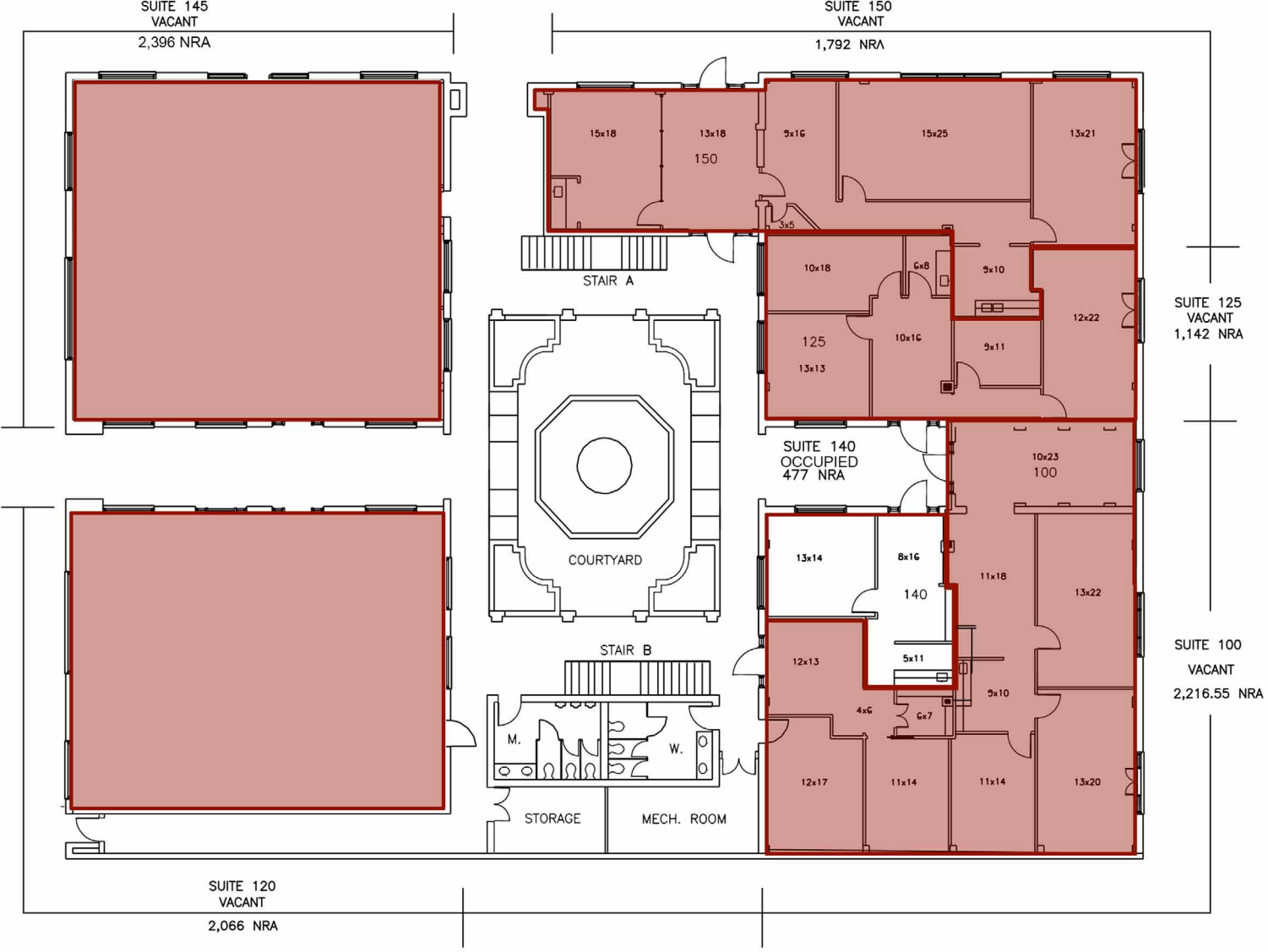
Palm Court

Looking North



Palm Court

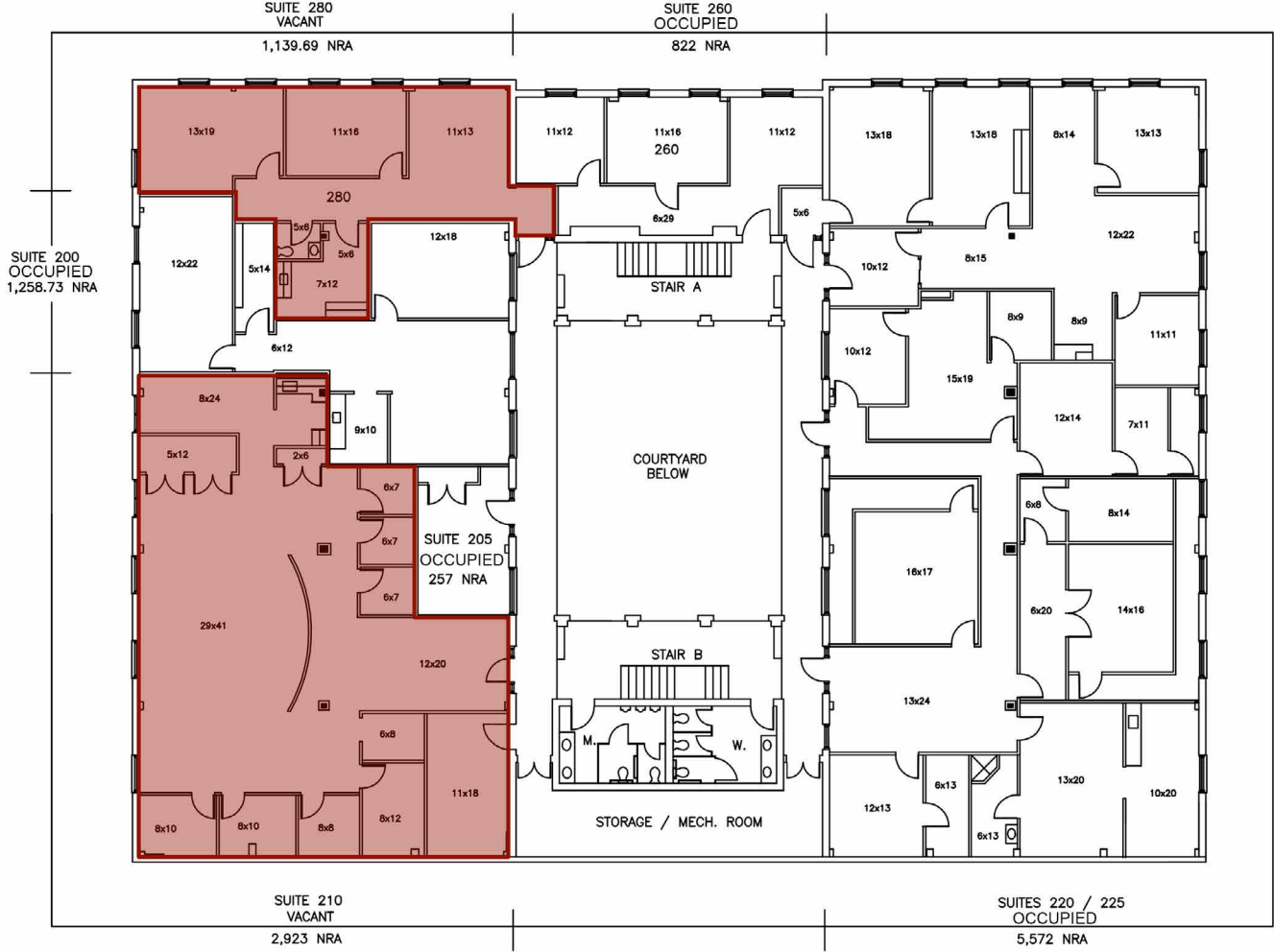
Level 1 Floor Plan



PALM COURT BUILDING – LEVEL 1 – 11-06-15

Palm Court

Level 2 Floor Plan



PALM COURT BUILDING

3303 LOUISIANA ST.

LEVEL 2 - 11,741.42 SF NRA

WURTZLER DESIGN GROUP
 281-359-4883
 11-14-17

HOUSTON, TEXAS

COURTLANDT SQUARE LTD
 Tele: 713-862-5600 Fax: 713-869-2191

AVAILABLE SPACES

Entity	Available Spaces	Suite	NRA	Notes
Courtlandt Square	Vacant	100	2,217 SF	Built Out Offices. Could be merged with Suites: 100, 125, 140, 150
Courtlandt Square	Vacant	120	2,066 SF	Shell
Courtlandt Square	Vacant	125	1,142 SF	Built Out Offices. Could be merged with Suites: 100, 125, 140, 150
Courtlandt Square	Vacant	145	2,396 SF	Shell
Courtlandt Square	Vacant	150	1,792 SF	Built Out Offices. Could be merged with Suites: 100, 125, 140, 150
Courtlandt Square	Vacant	210	2,692 SF	Built Out Offices. Could be merged with Suite 205
Courtlandt Square	Vacant	280	1,140 SF	Built Out Offices

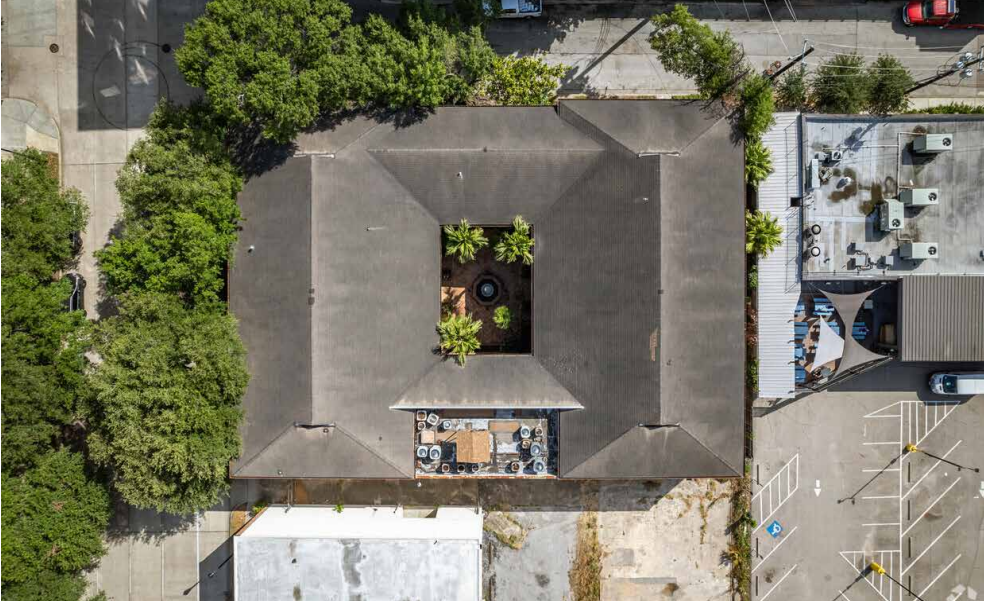
Palm Court

Property Photos



Palm Court

Property Photos



Palm Court Demographics

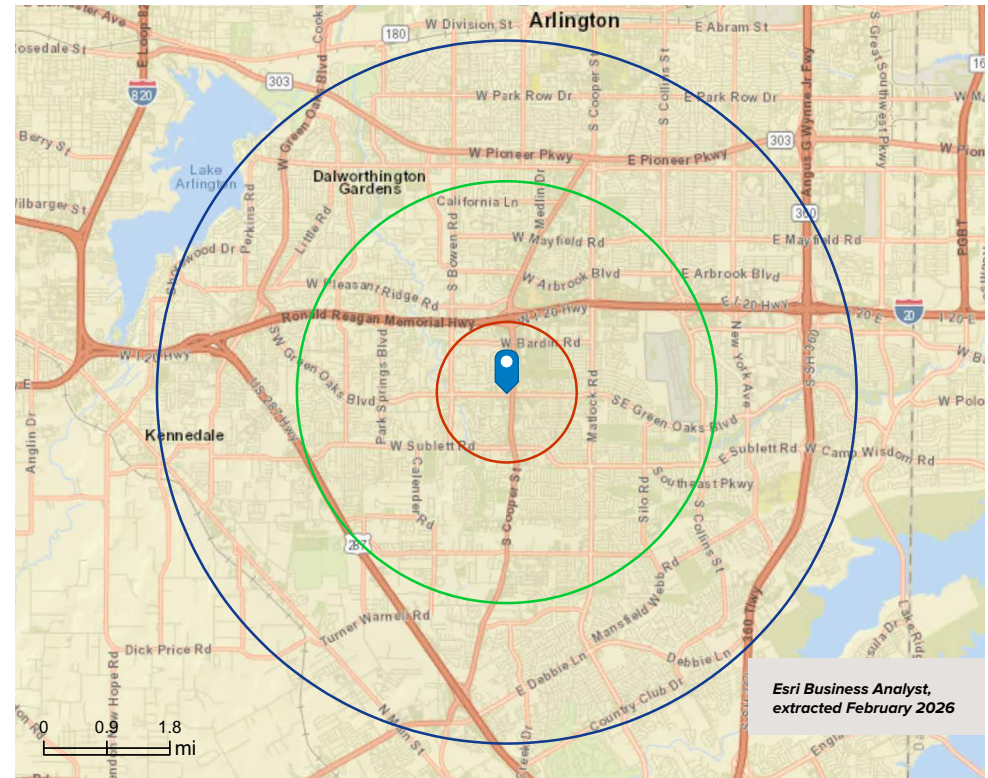


Population Summary	1 mile	3 miles	5 miles
2010 Total Population	22,094	159,801	399,901
2020 Total Population	30,475	197,825	455,329
2020 Group Quarters	1,711	26,662	28,030
2025 Total Population	32,592	214,527	483,350
2025 Group Quarters	1,792	28,315	29,774
2030 Total Population	34,763	227,838	508,062
2025-2030 Annual Rate	1.30%	1.21%	1.00%
2025 Total Daytime Population	55,449	559,623	927,774
Workers	47,253	482,806	730,016
Residents	8,196	76,817	197,758

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	12,454	71,917	171,705
2010 Average Household Size	1.62	1.88	2.17
2020 Total Households	17,617	93,928	208,101
2020 Average Household Size	1.63	1.82	2.05
2025 Total Households	19,452	105,976	230,078
2025 Average Household Size	1.58	1.76	1.97
2030 Total Households	21,219	115,674	248,158
2030 Average Household Size	1.55	1.72	1.93
2025-2030 Annual Rate	1.75%	1.77%	1.52%
2025 Families	5,300	38,375	100,425
2025 Average Family Size	2.49	2.69	2.92
2030 Families	5,694	41,182	106,490
2030 Average Family Size	2.47	2.67	2.88
2025-2030 Growth Rate	1.4%	1.4%	1.2%

Median Household Income	1 mile	3 miles	5 miles
2025	\$94,278	\$100,706	\$90,642
2030	\$101,566	\$107,392	\$99,165

Median Age	1 mile	3 miles	5 miles
2010	34.5	33.7	33.7
2020	33.6	33.5	34.3
2025	34.3	34.3	35.1
2030	34.8	35.1	36.1



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	26,147	158,379	351,897
Less than 9th Grade	0.5%	1.7%	4.2%
9th - 12th Grade, No Diploma	0.4%	2.1%	3.3%
High School Graduate	6.6%	9.1%	11.7%
GED/Alternative Credential	1.9%	2.9%	3.0%
Some College, No Degree	10.3%	10.4%	10.8%
Associate Degree	4.3%	5.4%	5.0%
Bachelor's Degree	39.9%	34.4%	31.4%
Graduate/Professional Degree	36.0%	34.0%	30.5%



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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.

11-03-2025



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>1912 Ventures LLC, a Texas limited liability company</u>	<u>9003189</u>	<u>John.Wall@1912v.com</u>	<u>(713)522-1912</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>John S. Wall, Jr.</u>	<u>575833</u>	<u>John.Wall@1912v.com</u>	<u>(713)522-1912</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Maury N. Bronstein</u>	<u>436701</u>	<u>Maury.Bronstein@1912v.com</u>	<u>(713)522-1912</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Maury N. Bronstein</u>		<u>Maury.Bronstein@1912v.com</u>	<u>(713)522-1912</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501