

# 3229 NAVIGATION BLVD

**FOR SALE:**  
IDEAL INDUSTRIAL BUILDING IN  
PRIME HOUSTON CORRIDOR



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# 3229 EXECUTIVE SUMMARY

Rockspring Properties is proud to present 3229 Navigation Blvd, a rare opportunity to acquire a 20,878 SF industrial building situated on 0.76 acres (33,001 SF) in one of Houston's fastest-growing and most culturally significant corridors. Located directly on Navigation Blvd, this property sits in the heart of a historic neighborhood known for its rich heritage, vibrant food scene, and ongoing revitalization.

Surrounded by some of Houston's most iconic destinations, including the original Ninfa's and the original El Tiempo, both just steps away. This location benefits from strong foot traffic, established neighborhood character, and a steady influx of new development. The property's size, location, and flexible industrial configuration make it an ideal canvas for an operator or investor with vision. Whether reimagined as a restaurant, brewery, retail concept, creative office, or adaptive-reuse project, the potential here is exceptional.

**For pricing, investment package, or to schedule a private tour, contact:**

**Aimee Namakarn | 832.725.2294**

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**ADDRESS:**

3229 NAVIGATION BLVD  
HOUSTON, TX 77003

**PRICE:**

\$2,350,000

**SIZE:**

20,878 SF

**LOT SIZE:**

0.76 ACRES

**CLEAR HEIGHT:**

18 FT

**POWER:**

400AMP/240V/3-PHASE





An aerial photograph of Houston, Texas, showing the city skyline in the background with several skyscrapers. In the foreground, there is an industrial area with various buildings, including a large white building with a red roof and a smaller building with a white roof. A road, Navigation Blvd, runs through the center of the image. A green vertical bar is on the right side of the image.

## PROXIMITY HIGHLIGHTS

- 0.3 miles from The Original El Tiempo
- 0.4 miles from The Original Ninfa's
- 1 mile from East Downtown (EaDo)
- 1.5 miles from George R. Brown Convention Center
- 1.4 miles from Minute Maid Park (Houston Astros)



**NAVIGATION BLVD**

**3329 NAVIGATION BLVD**



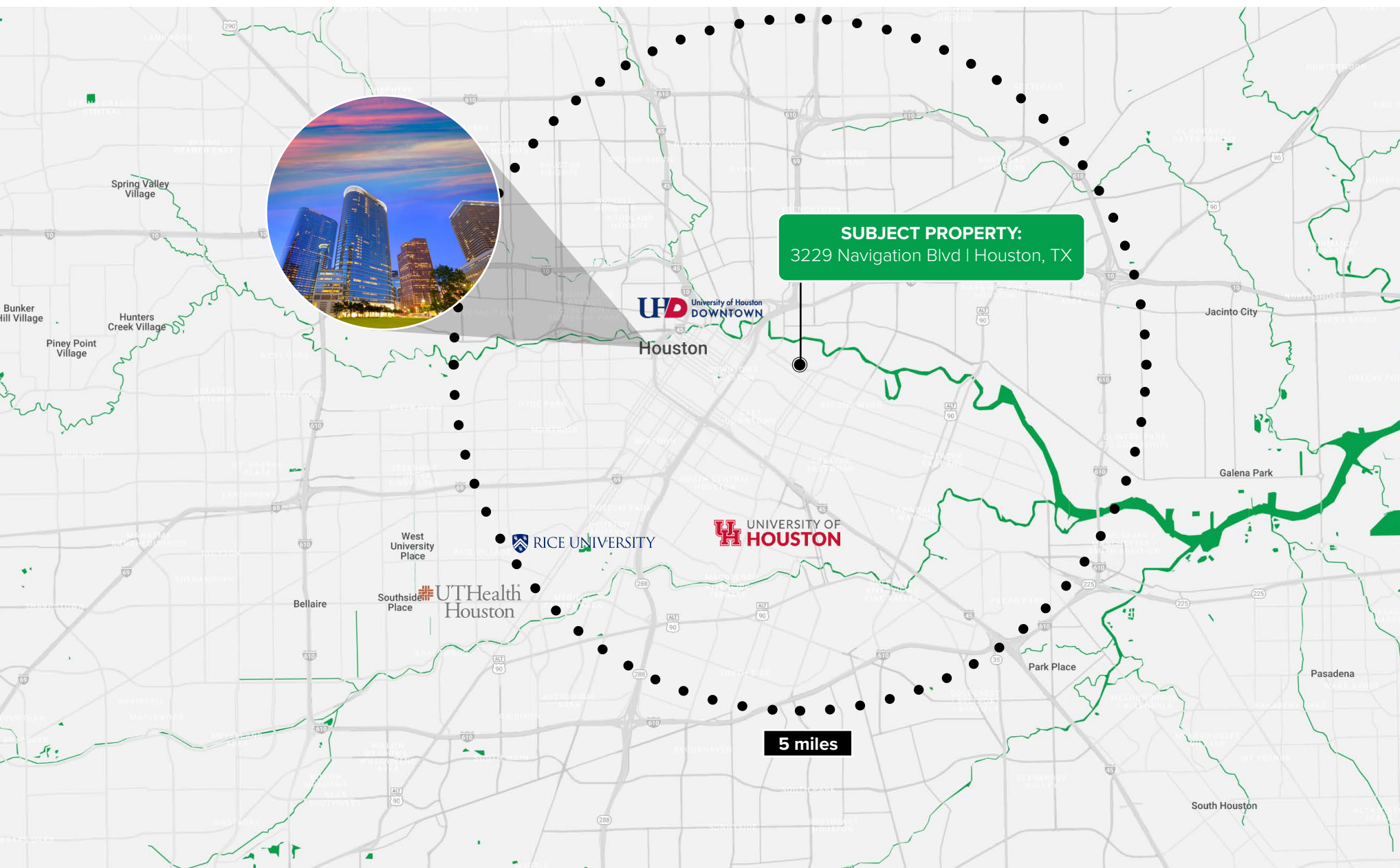
# 3229

## PROPERTY PHOTOS





# 3229



**SUBJECT PROPERTY:**  
3229 Navigation Blvd | Houston, TX

UPD University of Houston  
DOWNTOWN  
Houston

RICE UNIVERSITY

UNIVERSITY OF  
HOUSTON

UTHealth  
Houston

5 miles

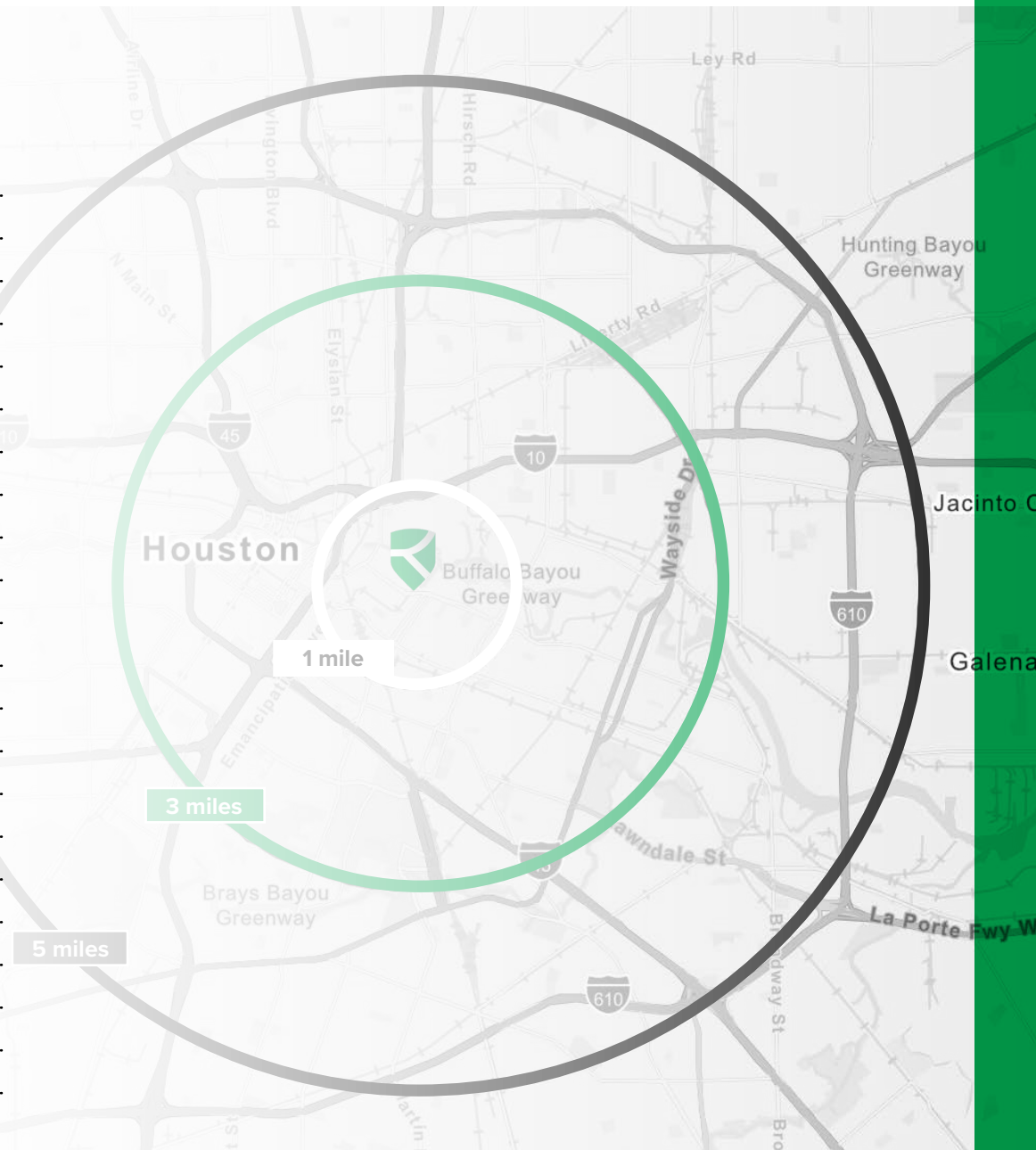
**\$126,370** average household income within 5 miles

Population within 5 miles total **398,910**

## DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	14,191	161,505	398,910
Households	6,658	65,677	174,119
Families	3,040	29,166	81,571
Average Household Size	2.06	2.10	2.12
Owner Occupied Housing Units	2,762	22,927	68,717
Renter Occupied Housing Units	3,896	42,750	105,402
Median Age	35.7	33.7	35.0
Median Household Income	\$78,446	\$67,269	\$77,346
Average Household Income	\$102,423	\$101,707	\$126,370

2030 Summary	1 Mile	3 Miles	5 Miles
Population	15,320	169,004	414,486
Households	7,413	71,185	186,462
Families	3,352	30,951	85,584
Average Household Size	2.0	2.05	2.07
Owner Occupied Housing Units	3,105	25,123	74,342
Renter Occupied Housing Units	4,307	46,062	112,120
Median Age	36.6	34.5	36.1
Median Household Income	\$83,916	\$75,994	\$84,858
Average Household Income	\$113,384	\$111,005	\$135,902





PRESENTED BY

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