



**±1.94 ACRES (DIVISIBLE)
LAND AVAILABLE FOR SALE**

NEC W 34th St & Couch St | Houston, TX 77018



PROPERTY INFORMATION:

Address: 1624 W 34th St
Houston, TX 77018

Availability: ±1.94 AC (Divisible)

Price: \$45.00 PSF

HIGHLIGHTS:

- ±1.94 AC development opportunity in the highly sought-after Garden Oaks neighborhood
- Fully equipped with all utilities available including existing water, sewer, drainage, gas, AT&T, Comcast & Xfinity*
- Ideal for mixed-use development featuring retail and multi-family/residential
- Highly attractive for residential use with access to both established Houston ISD public schools and other educational institutions including Goswami Academy, Heritage Classical Academy & St. Pius X High School
- Convenient access to the 610 Loop, US 290, and I-45

TRAFFIC COUNTS:

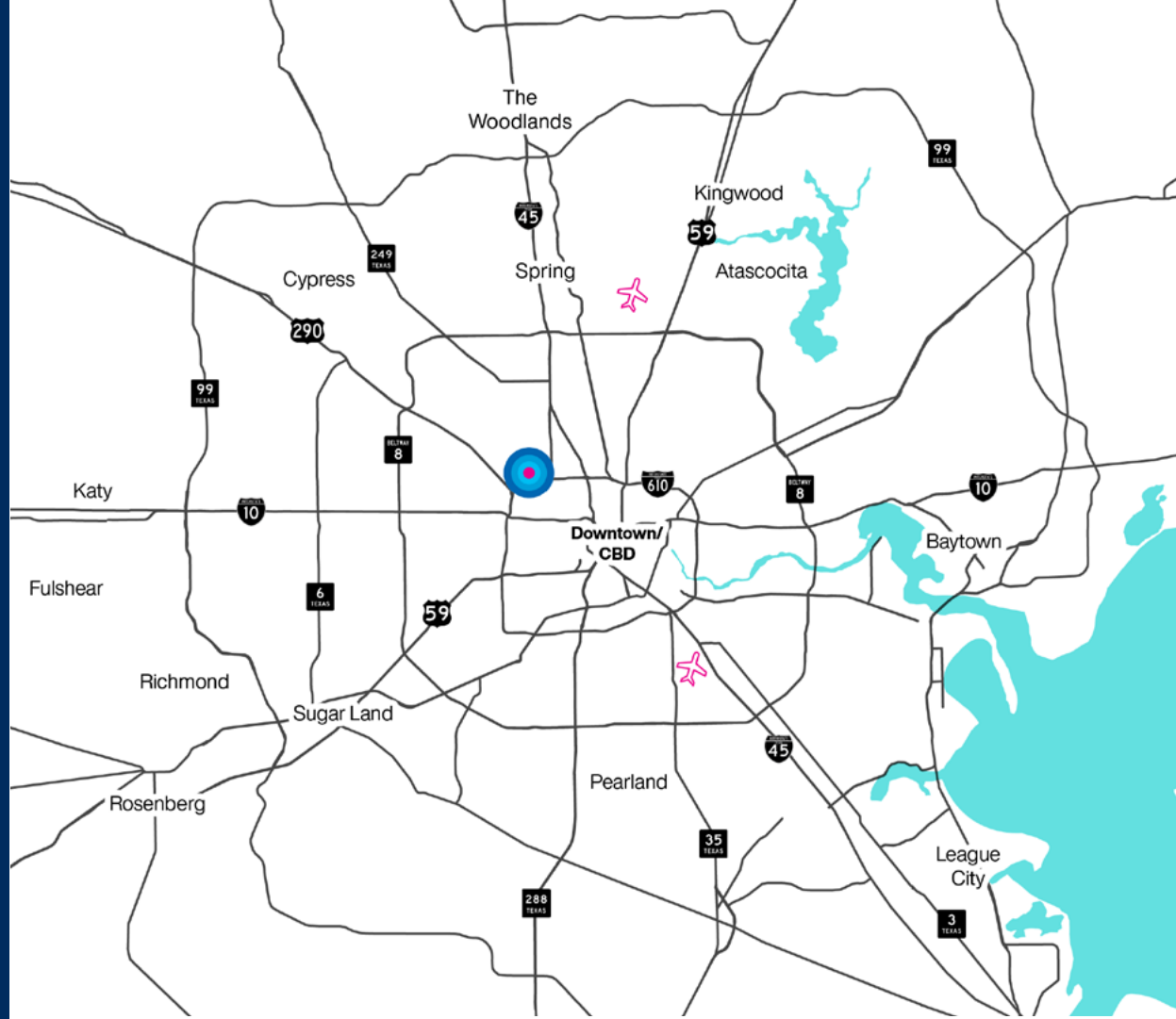
W 34th St: 14,245 CPD '22

Ella Blvd: 31,544 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	17,123	146,196	431,456
Daytime Pop.	16,090	124,368	367,277
Avg HH Income	\$208,848	\$174,598	\$152,918

*Per Seller



Oak Forest Park

Judiway St

Judiway St

Millie's
KITCHEN & COCKTAILS

GoldenWok

Masco's

Jellyfish
SUSHI | GRILL

GATLIN'S BBQ

PRIVATE MINI STORAGE

WILLIAM PRICE
DISTILLING

GREAT HEIGHTS
BEERWORKS COMPANY

FUSION CONFUSION
ON WHEELS

WALKING STICK
BREWERY

COMING SOON:
The Market at
Oak Forest

Avenue
on 34th

Oak Forest Dr

Waltrip
High School

GRAVITY ONE
MULTIFAMILY

Big Tex
Self Storage

GOSWAMI
ACADEMY

SITE

COCO'S
BREADS & COFFEE

DW

Paw's
Pet Resort

SUNBELT
S&B
PAWN

Couch St

34th St

14,245 CPD (22)

34th St

11,924 CPD (22)

±2.45 AC
ADDITIONAL LAND
FOR SALE

K

HAND-STONE

TEX-MEX
Local TABLE

FAS

CENTRAL PHARMACY

DaVita

oak forest
pet hospital

NDX | Stern Empire

WHITEWATER
CAR WASH

jiffy lube

SAIGON HUSTLE

POPEYES

Local Peñe

Sp

CREAMERY

McDonald's

BR

Cane's

31,544 CPD (22)

Papa John's

BURGER KING

UPS

GYRO HUT

KFC

ups

LES BAGET
vietnamese cafe

COFFEE HOUSE

tropical CAFE

BUBBLE EGG

213,684 CPD (24)

610

CVS

KIRBY

1624 W 34TH ST | 4

2025 TAX RATES:

HOUSTON ISD	0.87
HARRIS COUNTY	0.380
HARRIS CO FLOOD CNTRL	0.049
PORT OF HOUSTON AUTHY	0.005
HARRIS CO HOSP DIST	0.187
HARRIS CO EDUC DEPT	0.004
HOUSTON CITY COLLEGE	0.098
CITY OF HOUSTON	0.519
TOTAL TAX RATE	2.125



COMING SOON:
TARGET

SITE

TJ-maxx **ROSS**
Burlington **Bath & Body Works**
ULTA **MOD**
FLOOR DECOR **five BELOW**

PET SMART
ROSS **MARSHALL'S FIRM**

USA
McKILLICAN
FedEx
WURTH
SUBWAY

214,687 CPD (22)

21,627 CPD (21)

6,331 CPD (21)

32,859 CPD (22)



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

9009549-BB

jj@blueoxgroup.com

713.804.7777

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Joshua Jacobs

448255-B

jj@blueoxgroup.com

713.230.8882

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Kellie Keller

711230-SA

kk@blueoxgroup.com

713.437.3979

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

±1.94 ACRES (DIVISIBLE) LAND AVAILABLE FOR SALE

NEC W 34th St & Couch St | Houston, TX 77018

Josh Jacobs | 713.230.8882
jj@blueoxgroup.com

Kellie Keller | 713.437.3979
kk@blueoxgroup.com



WWW.BLUEOXGROUP.COM