

LAND FOR SALE

FULL CITY BLOCK

1215 WALKER ST. BLOCK 95, S.S.B.B.

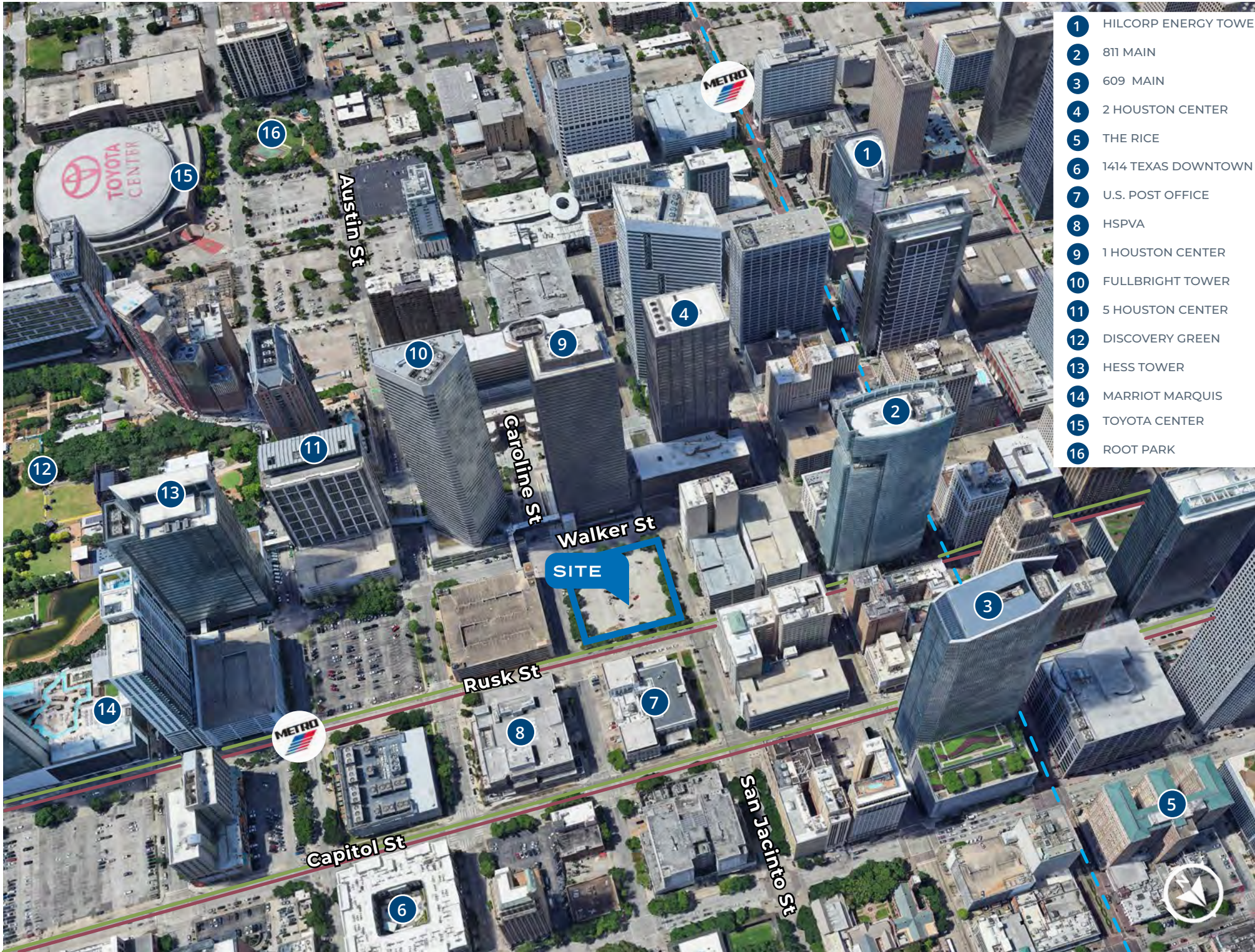
JEFF G. PEDEN, SIOR

Executive Managing Director
713.231.1640
Jeff.Peden@transwestern.com

SCOTT E. MILLER

Senior Director
713.231.1637
Scott.Miller@transwestern.com





- 1 HILCORP ENERGY TOWER
- 2 811 MAIN
- 3 609 MAIN
- 4 2 HOUSTON CENTER
- 5 THE RICE
- 6 1414 TEXAS DOWNTOWN
- 7 U.S. POST OFFICE
- 8 HSPVA
- 9 1 HOUSTON CENTER
- 10 FULLBRIGHT TOWER
- 11 5 HOUSTON CENTER
- 12 DISCOVERY GREEN
- 13 HESS TOWER
- 14 MARRIOT MARQUIS
- 15 TOYOTA CENTER
- 16 ROOT PARK

PROPERTY HIGHLIGHTS

Submarket : CBD

Frontage : ±254.7 ft - San Jacinto St
±255.8 ft - Rusk St
±254.7 ft - Caroline St
±250 ft - Walker St

Address : Block 95, S.S.B.B.
1215 Walker St. Houston,
TX 77002

Lot Size : ±1.486 AC (±64,707 SF)
Full City Block

Utilities : City of Houston

Floodplain : None

Parking \$887,000
Income : Unaudited 9/23 - 8/24

NOI before property taxes

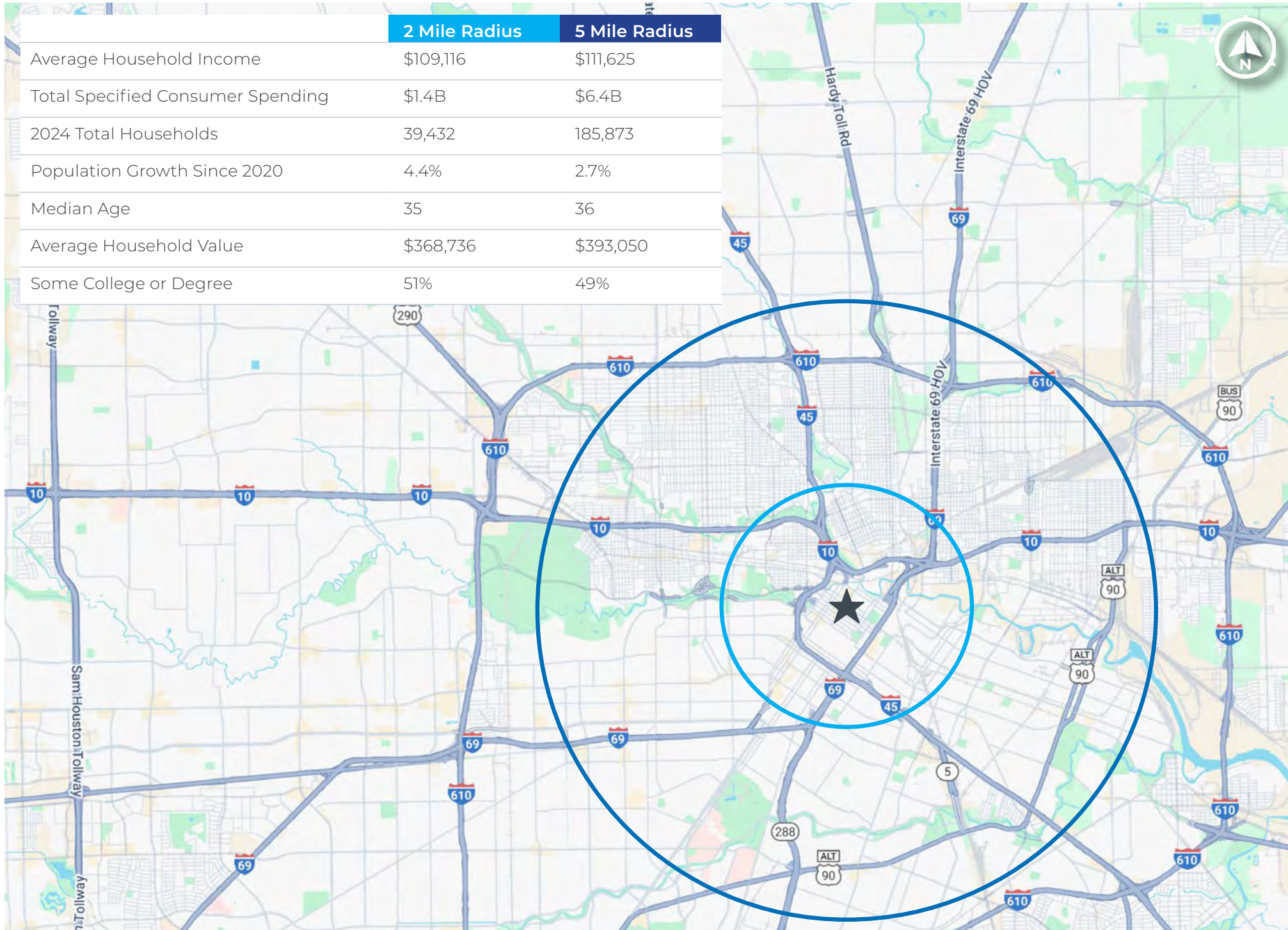
Asking
Price : Call Broker



DEMOGRAPHICS

2 Mile Radius **5 Mile Radius**

Average Household Income	\$109,116	\$111,625
Total Specified Consumer Spending	\$1.4B	\$6.4B
2024 Total Households	39,432	185,873
Population Growth Since 2020	4.4%	2.7%
Median Age	35	36
Average Household Value	\$368,736	\$393,050
Some College or Degree	51%	49%



CONVENIENT ACCESS & TRANSPORTATION

Situated in the heart of Downtown, Block 95 provides easy access to all major freeways and arteries serving the downtown area.

● ● ● ● INGRESS

● ● ● ● EGRESS

- 1 REGENCY PARK
- 2 HOUSTON CENTER GARAGE
- 3 2 HOUSTON CENTER
- 4 1 HOUSTON CENTER
- 5 3 HOUSTON CENTER
- 6 5 HOUSTON CENTER
- 7 4 HOUSTON CENTER
- 8 FIRST CITY TOWER

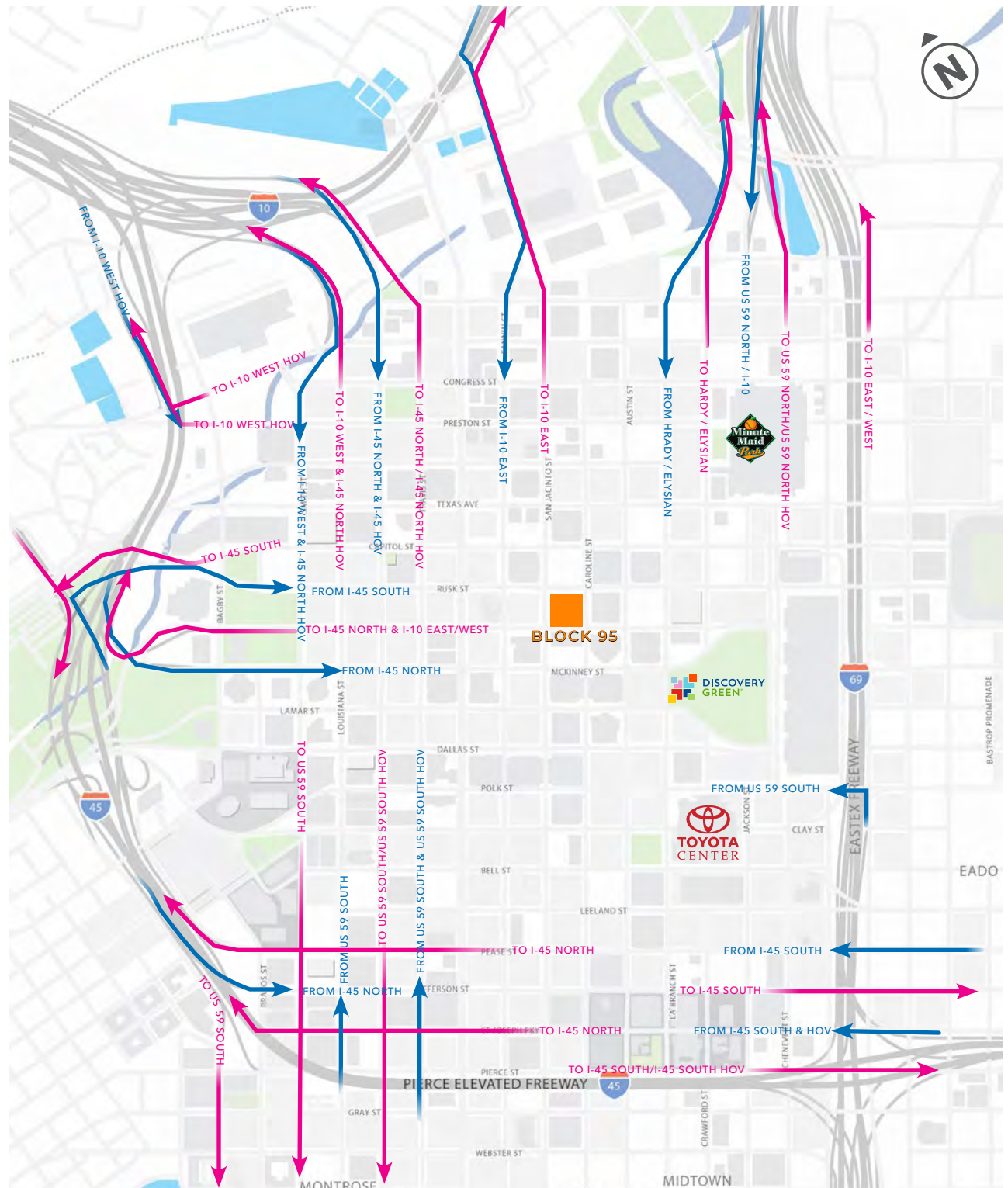


INGRESS & EGRESS FROM MAJOR ROADS

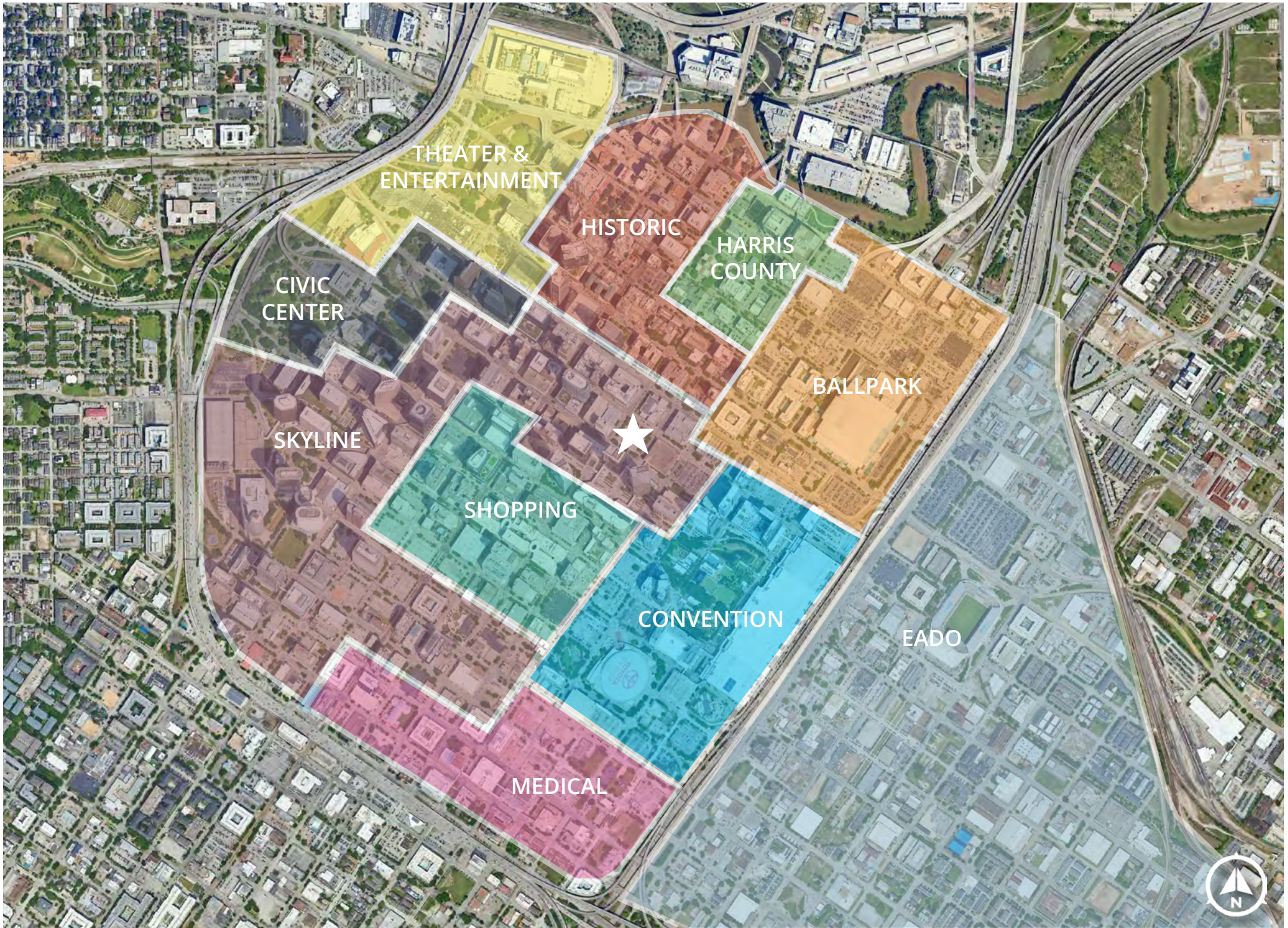
Less than 1 Mile

Hwy 59, Hwy 45, Memorial Pkwy

1215 Walker St., Block 95, offers convenient access to major highways, making it easy to navigate the city and beyond. Just a short drive away, I-45 and I-10 connect you to key destinations, whether you're heading downtown, to the suburbs, or traveling out of state. The well-planned road network ensures a smooth commute, enhancing both convenience and connectivity for residents and visitors alike.



DOWNTOWN DISTRICTS





The place for decision makers

Second to none with a dynamic entertainment and business district, downtown has the largest concentration of employment in the region.

10

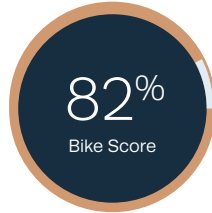
Fortune 500 HQ's

166,000

Total Employment

\$4B

Construction Projects



WALKABLE EATERIES



DOWNTOWN HOUSTON

66,838

RESIDENTS CURRENTLY
LIVING DOWNTOWN

1,779

NEW RESIDENTIAL UNITS
UNDER CONSTRUCTION

220,000

PEOPLE VISIT DOWNTOWN
ON A DAILY BASIS

11 Million

PEOPLE ATTEND
ENTERTAINMENT
ATTRACTIONS ANNUALLY

8

SCHOOLS & UNIVERSITIES

1.2 Million

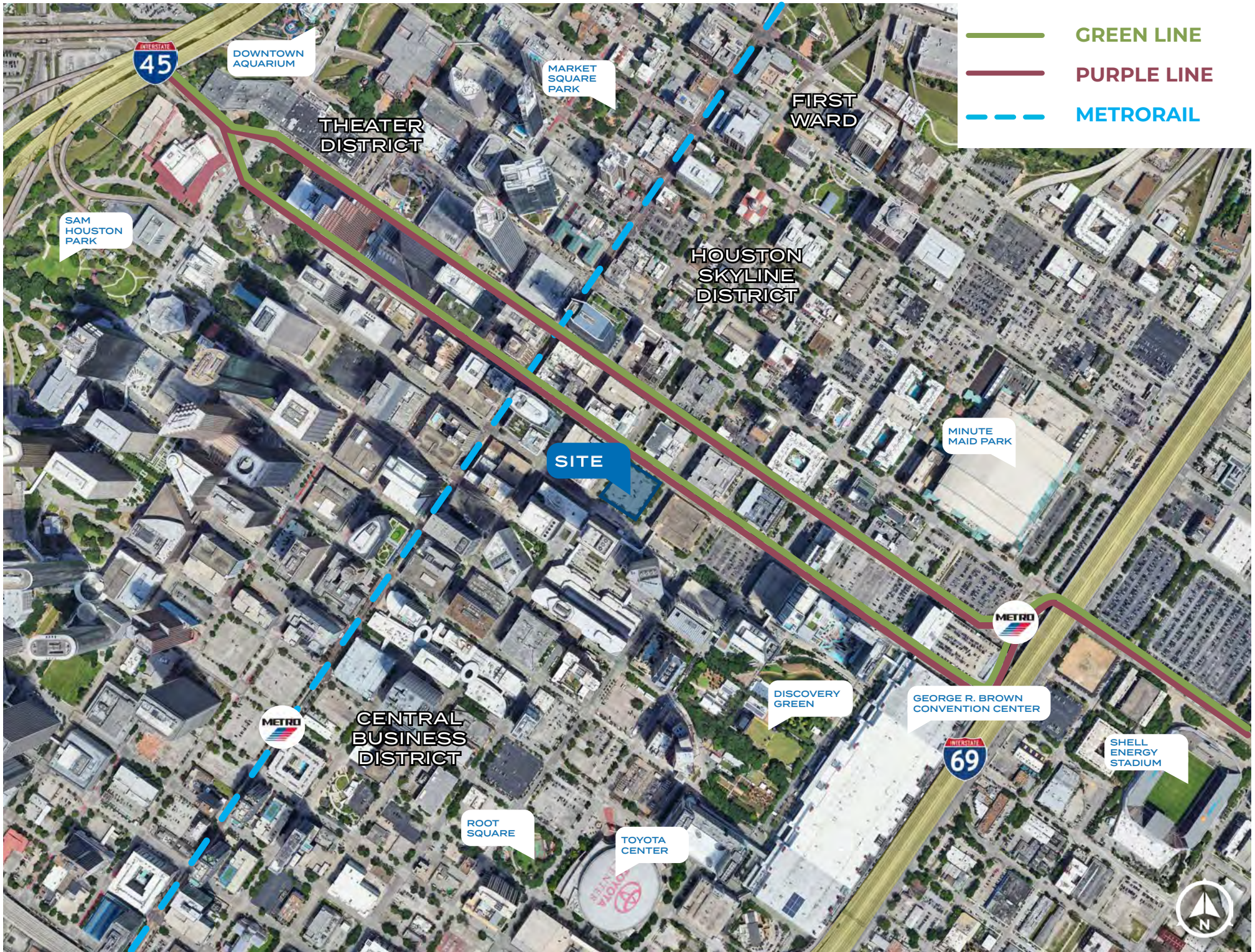
PEOPLE STAY IN IN
DOWNTOWN HOTELS
ANNUALLY

7,803

HOTEL ROOMS

25

HOTELS



LAND FOR SALE

1215 WALKER ST. HOUSTON, TX 77003

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

JEFF G. PEDEN, SIOR

Executive Managing Director

713.231.1640

Jeff.Peden@transwestern.com

SCOTT E. MILLER

Senior Director

713.231.1637

Scott.Miller@transwestern.com



 **TRANSWESTERN** REAL ESTATE SERVICES

1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | www.transwestern.com

DISCLAIMER

TRANSWESTERN makes no representations or warranties as to the accuracy or completeness of the information contained in this Confidential Offering Memorandum (the "Offering Information") or that actual results will conform to any projections contained therein. The information used to prepare the Offering Information was furnished to Transwestern by others and has not been independently verified by Transwestern. The Offering Information does not purport to be all inclusive or to contain all the information a potential investor may desire. Transwestern expressly disclaims any and all liability for representations or warranties, express or implied, contained in the Offering Information. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Copyright © 2024 Transwestern.