

2305

SAN FELIPE

HOUSTON, TX 77019

FOR SALE

An exceptional offering featuring three existing structures that open the door to endless redevelopment potential.



San Felipe St.



PROPERTY OVERVIEW

Set in one of Houston's highest income corridors, 2305 San Felipe provides an unmatched combination of scale, accessibility, and prestige. This **±32,748 SF** land parcel offers a compelling opportunity for investors, developers, and visionaries looking to create value in the heart of the city.

Whether you're considering repurposing the existing buildings or envisioning a ground-up redevelopment, the site is perfectly positioned with frontage on two parallel streets—San Felipe and Welch St.—for medical, office, luxury residential, or boutique commercial concepts.

EXISTING IMPROVEMENTS

This offering includes three well-maintained structures totaling **±10,121 SF**, enabling immediate use or adaptive reuse:



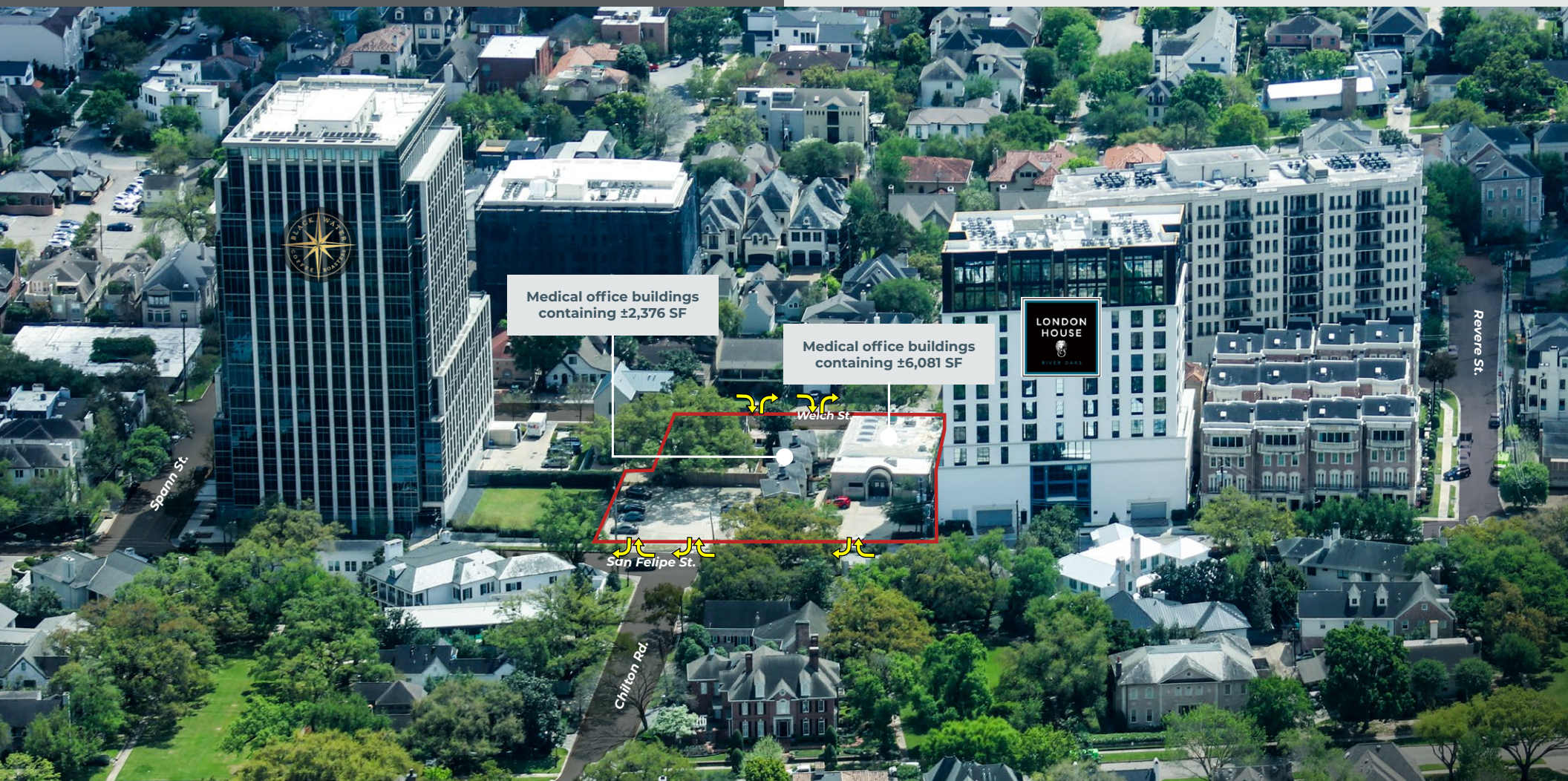
±6,081 SF
Medical Office



±1,664 SF
Commercial Building/
Home



±2,376 SF
Medical Office

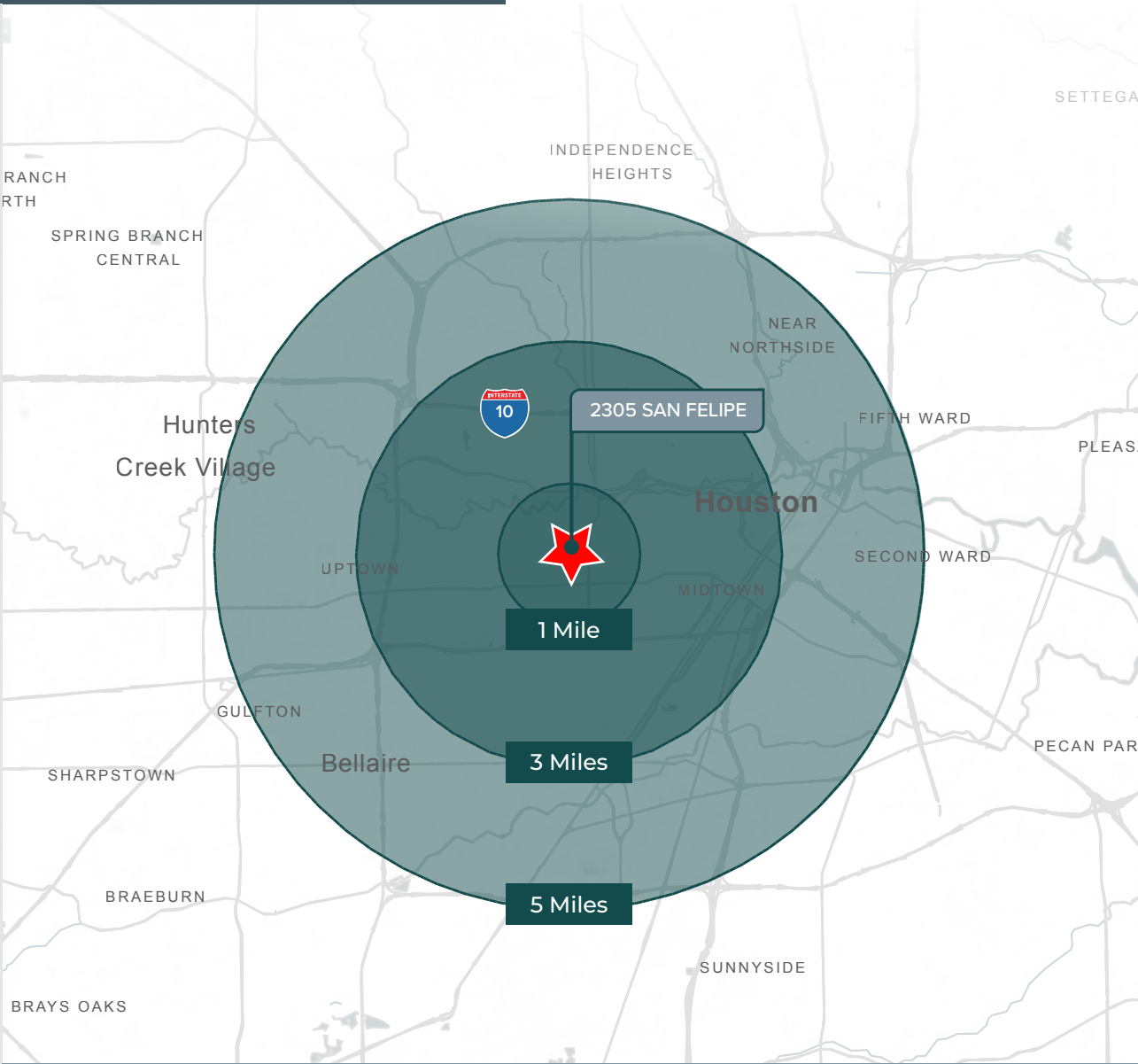


A MAGNET FOR AFFLUENT CONSUMERS

The River Oaks–Upper Kirby trade area draws some of Houston’s strongest demographic profiles—underscoring the property’s potential to serve high-end residential or commercial demand.



Metric	1 Mile	3 Miles	5 Miles
2025 Total Population	25,805	205,216	528,063
2025 Median Age	40.0	35.7	35.5
Avg Household Income	\$209,140	\$192,899	\$165,875
Avg Home Value	\$963,836	\$839,920	\$737,459



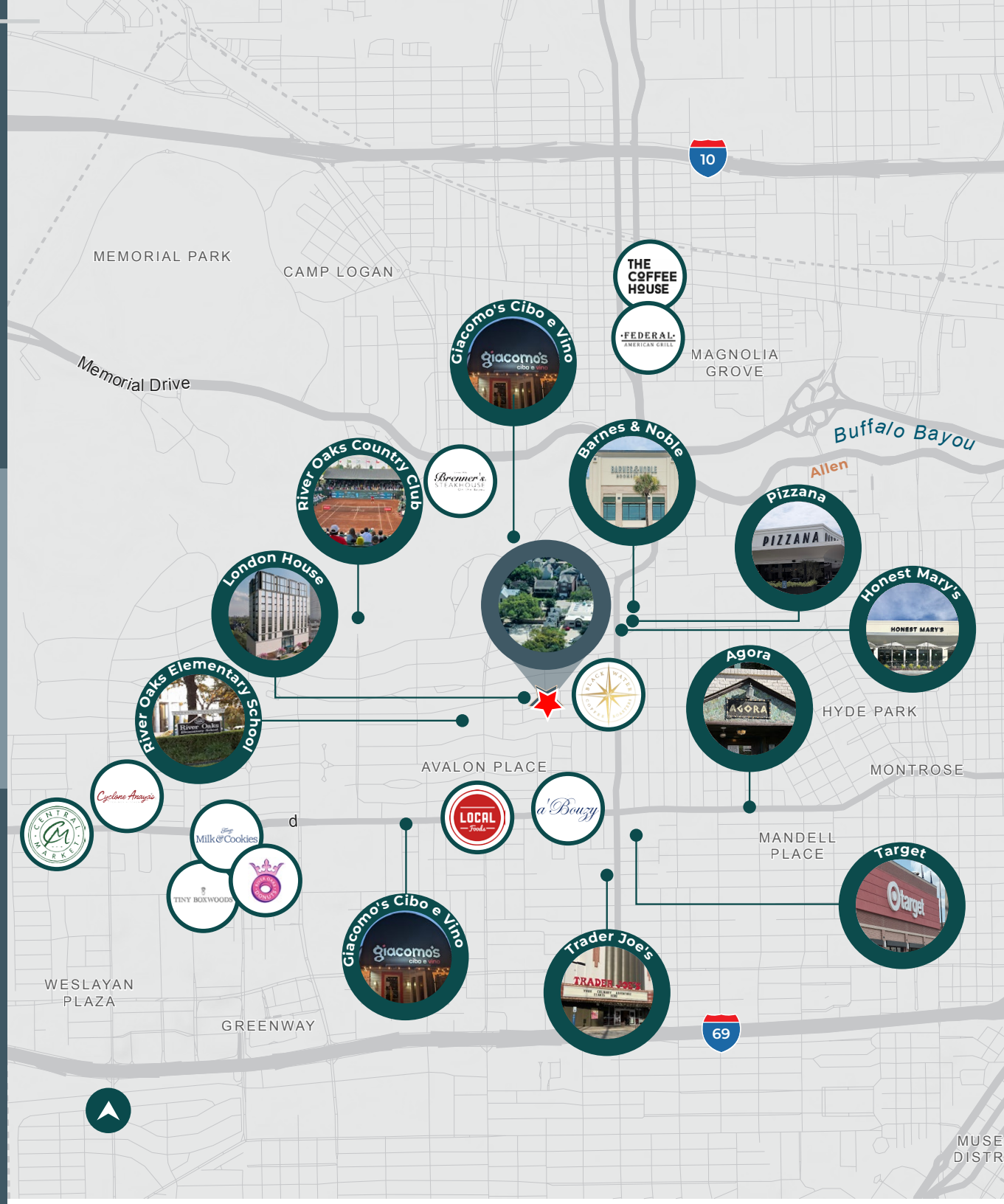
These figures highlight an area with high purchasing power, stable population growth, and a consistently premium housing market—ideal for upscale development.

HOUSTON HOT SPOTS

Positioned at the center of Houston's most dynamic Inner-Loop districts, **2305 San Felipe** benefits from unparalleled connectivity and visibility. The surrounding trade area includes luxury residential enclaves, thriving retail corridors, and some of the city's highest-performing commercial nodes.

This is a **true core Houston location**, offering both long-term security and exceptional demand drivers.

- 0.8 miles to Upper Kirby District
- 3.5 miles to The Galleria
- 3.6 miles to Texas Medical Center
- 5.1 miles to Downtown Houston
- 13.5 miles to Hobby Airport
- 22.6 miles to George Bush Intercontinental Airport



PROXIMITY & CONNECTIVITY

The aerial perspective showcases immediate proximity to:

- River Oaks
- Upper Kirby
- Greenway Plaza
- Montrose

This unrivaled proximity to major Houston hubs strengthens the site's appeal for any future project—from luxury multifamily to medical, boutique office, or mixed-use concepts.





CONTACT TEAM

Simmi Jaggi
Executive Managing Director
+1 713 888 4098
simmi.jaggi@jll.com

Tim Gregory
Executive Vice President
+1 713 888 4061
tim.gregory@jll.com

Kendall Kerr
Senior Associate
+1 713 243 3306
kendall.kerr@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

