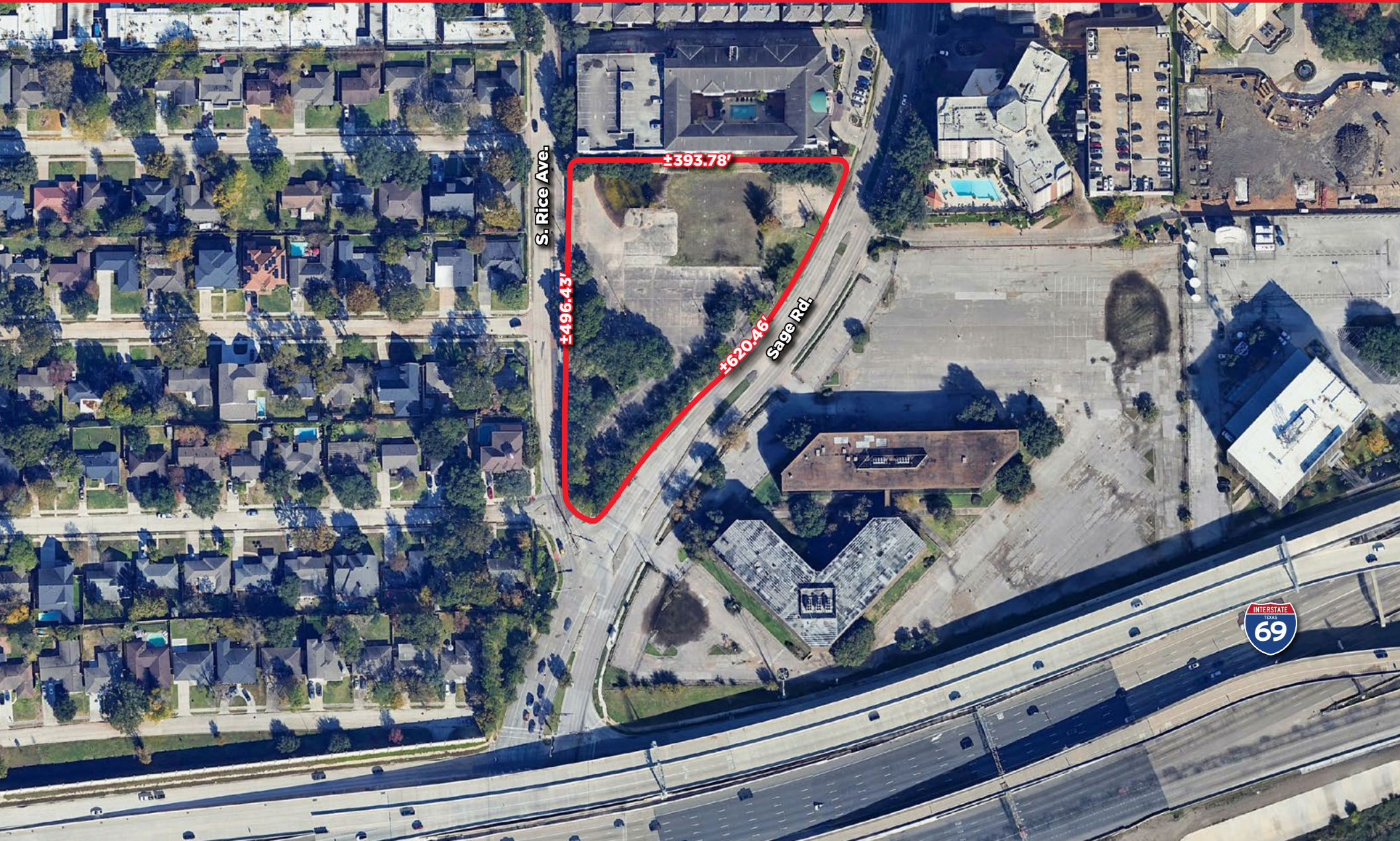


# 3500 SAGE ROAD

# HOUSTON, TX 77056



S. Rice Ave.

±496.43'

±393.78'

±620.46'

Sage Rd.



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# DEMOGRAPHICS 3 MILE RADIUS



**221,935**

2024 Total Population



**102,027**

2024 Total Households



**2.17**

2024 Average Household Size



**\$139,043**

2024 Average Household Income



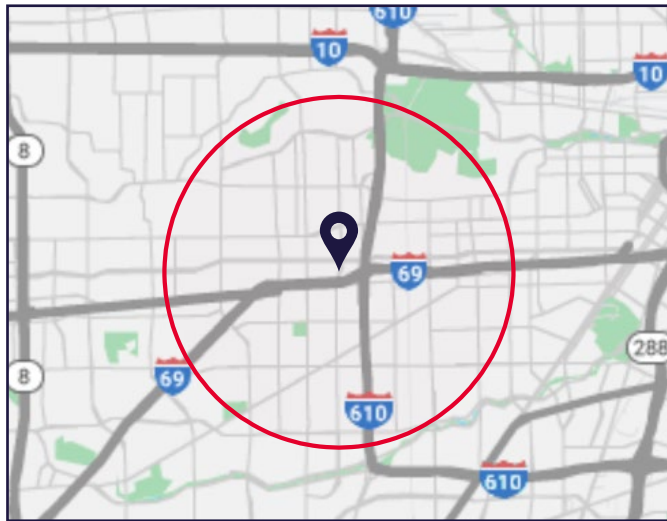
**36.2**

2024 Median Age



**\$883,651**

2024 Average Home Value



## EMPLOYMENT



**367,686**

2024 Total Daytime Population



**73%**

2024 Daytime Population: Workers



**27%**

2024 Daytime Population: Residents



**13,007.2**

2024 Daytime Population Density (Pop/sq mi)



**23,111**

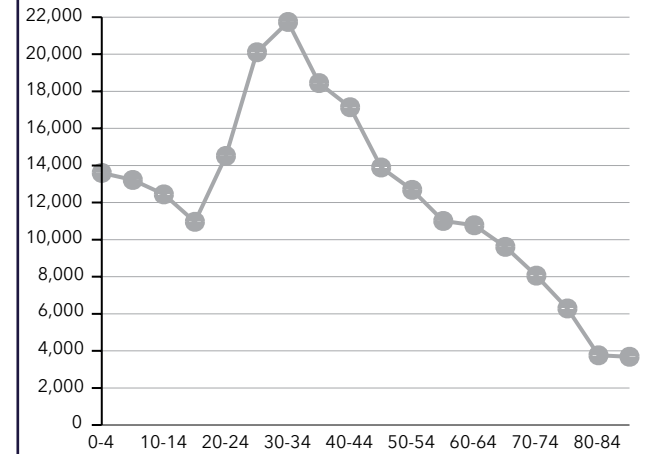
2024 Total Businesses (SIC01-99)



**241,797**

2024 Total Employees (SIC01-99)

## POPULATION BY AGE GROUP



## EDUCATIONAL ATTAINMENT

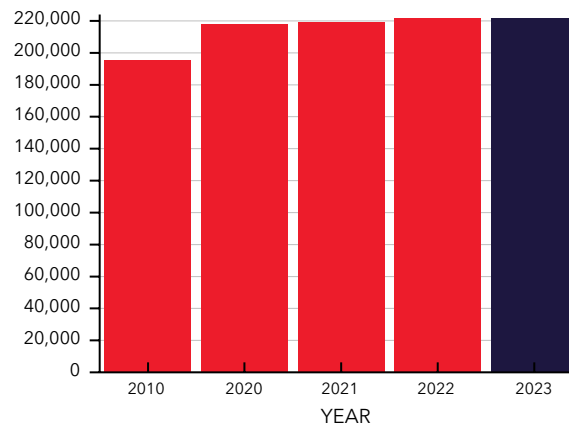
**32%**

Bachelor's Degree

**29%**

Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2023



**51%**

Male Population (%)



**49%**

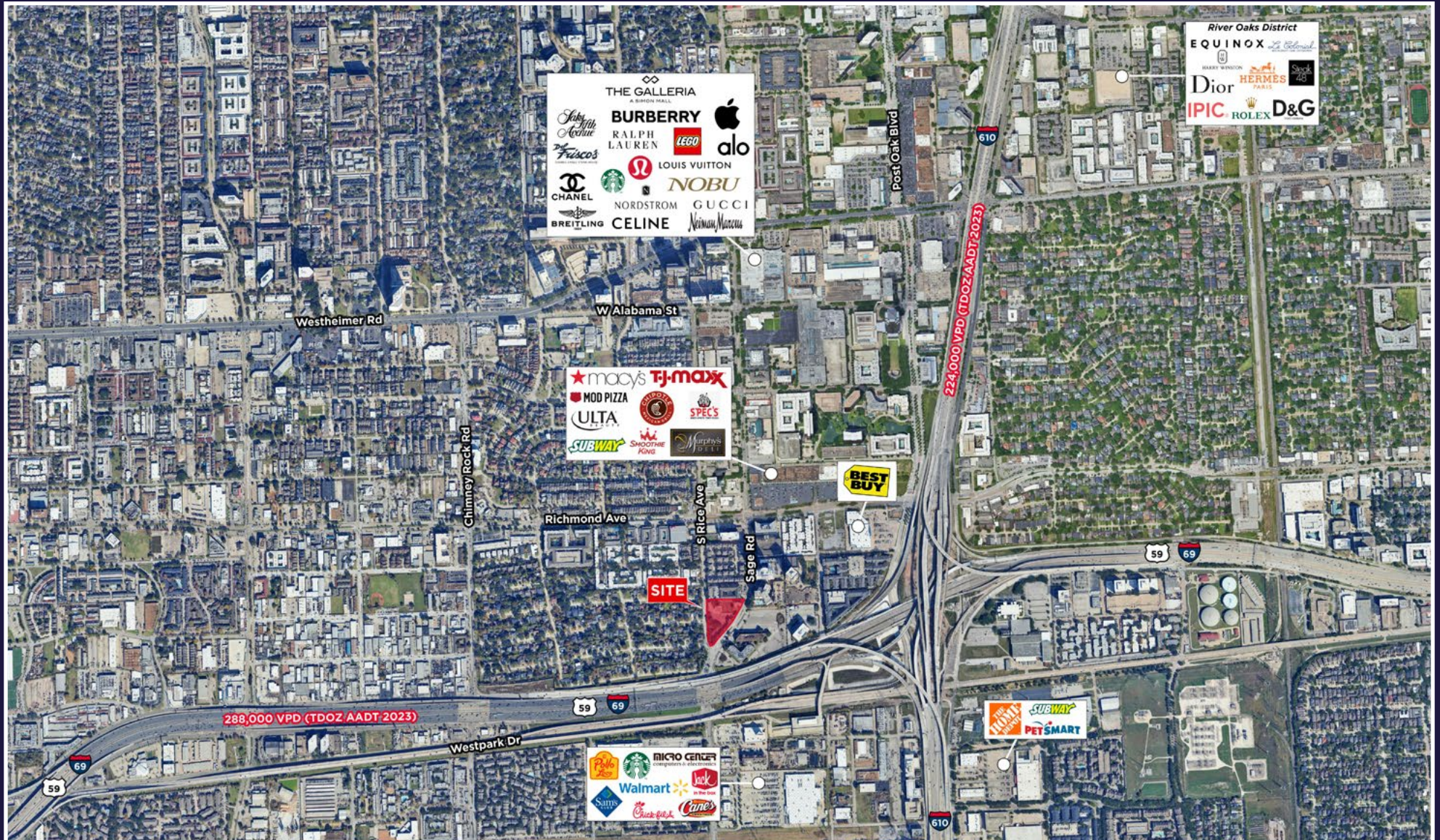
Female Population (%)

**0.16%**

2023-2028 Population: Compound Annual Growth Rate

**This premier location** offers both convenience and opportunity, making it an exceptional investment for those seeking a prestigious address in the Galleria/Uptown area. It provides easy access to the area's most sought-after restaurants, retail shops, neighborhoods, and more.

- ±2.62 acres (±114,461 SF), per survey
- Easy access to US-59/ I-69 via Sage Rd
- Prime location at the southern end of the Galleria submarket
- Per the The National Flood Hazard Map (NFHL) published by FEMA, this site is not located in the 100 or 50 year floodplain
- HCAD Account No.: 1410400010001
- No restrictions



# CONCEPTUAL RENDERINGS

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This tract is well-suited for a high-rise development. The adjacent renderings show a conceptual hotel use, offering select views toward downtown and the Galleria.



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This unrestricted land site offers a multitude of development possibilities.



# LOCATION OVERVIEW

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Ideally situated at the southern gateway to Houston's prestigious Galleria/Uptown area, this multi-use site is well-positioned for a variety of future developments.

Once home to a United States Post Office, this ±2.62 acre tract is seated at the crossroads of S. Rice Ave & Sage Rd., slightly north of I-69 which is travelled by more than 288,000 VPD (TXDOT AADT 2023).

Further, this site is just northwest of the I-610 W. Loop/I-69 SW freeway interchange, a highly trafficked major connection point currently undergoing significant reconstruction improvements.

Uptown is considered one of Houston's finest districts featuring upscale living, shopping, dining and hospitality. This retail and business district uniquely accommodates transit and traffic while maintaining walkability.

The Galleria, a landmark destination shopping center with over 400 stores and 60 restaurants, is visited by an estimated 30 million annual visitors.



# 3500 SAGE ROAD

2.62 ACRES



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