

For Sale 2001 Hermann Drive

±3.39 acres

2001 Hermann Drive Houston, TX 77004

EXECUTE CONFIDENTIALITY AGREEMENT



DOWNTOWN
168,000+ employees

MIDTOWN
home values \$175K-\$3M

45
188,945 VPD

TEXAS SOUTHERN UNIVERSITY
4,877 undergraduate students

BOONE MANOR APARTMENTS
Built 2021 | 248 Units

59
165,223 VPD

MUSEUM PARK
home values \$275K-\$1.9M

174,328 VPD

X HOUSTON
Under Construction | 475 Units

Southmore Blvd
8,856 VPD

288 TEXAS

BARNABY'S CAFE

Binz St
8,497 VPD

ONE HERMANN PLACE
Built 2016 | 224 Units

5755 HERMANN PARK
Built 2015 | 193 Units

± 3.39 AC

CIRCLE AT HERMANN PARK
Built 2004 | 795 Units

ALLURE HERMANN PARK
Built 2009 | 396 Units

Hermann Dr
4,282 VPD

Almeda Rd
10,792 VPD

Hermann Park Golf Course



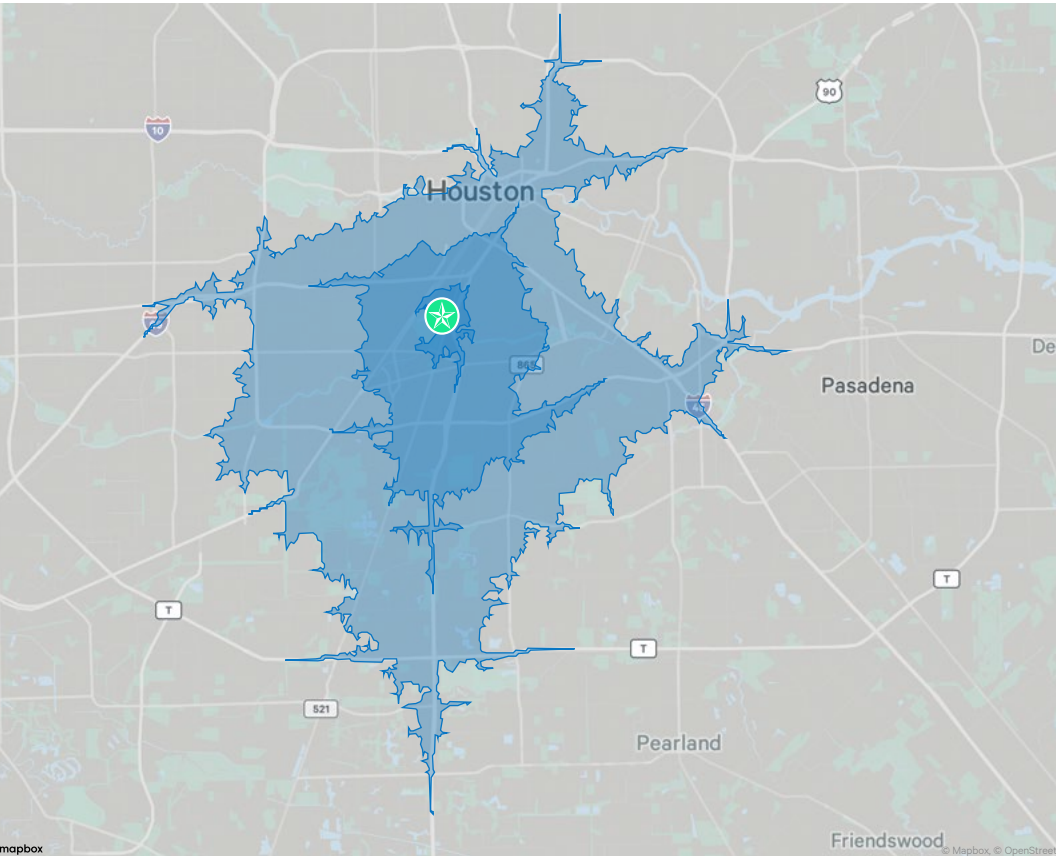
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CAPITAL MARKETS | LAND SERVICES

Commute & Demographics



Property Information

Location

- 2001 Hermann Drive, Houston, TX 77004
- Located in the highly sought-after Museum District with an unobstructed view of Hermann Park and the Med Center

Property Information

- ± 3.39 acres
- Hermann Park frontage
- Quick access to Highway 288 and Highway 59
- ARC in place with flexible CC&R's
- Outside floodplain
- Utilities through City of Houston
- Tax Rate: \$2.316889 (2023)
- Zoned to HISD School (Poe Elementary, Cullen Middle School, Lamar High School)

Neighborhood Amenities

- Trails & Parks: Hermann Park, Museum Park, Hermann Park Golf Course, Rice University Running Trails
- Top ranked restaurants nearby: Lucille's, Bodegas, Monarch, The Park Grill, Barnaby's Cafe Museum District, Raven Grill, Tiny Boxwoods, Hungry's, Houston's
- Popular neighborhood venues: Children's Museum, Miller Outdoor Theatre, Museum of Natural Science, Museum of Fine Arts, Houston Zoo, Rice University

Rate

- Call broker for pricing

Drive Times	Minutes
Texas Medical Center	5
Downtown	10
Galleria/Uptown	15

Traffic

Traffic Counts	Vehicles Per Day
Highway 288	174,328
Highway 59	165,223
Almeda Rd	10,792
Southmore Blvd	8,856

2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	20,047	197,449	459,215
Median Age	35.6	34.5	35.3
Average Household Income	\$133,275	\$132,828	\$134,724
Average Home Value	\$502,122	\$574,020	\$553,221
College Degree or Higher	72.2%	71%	61.3%



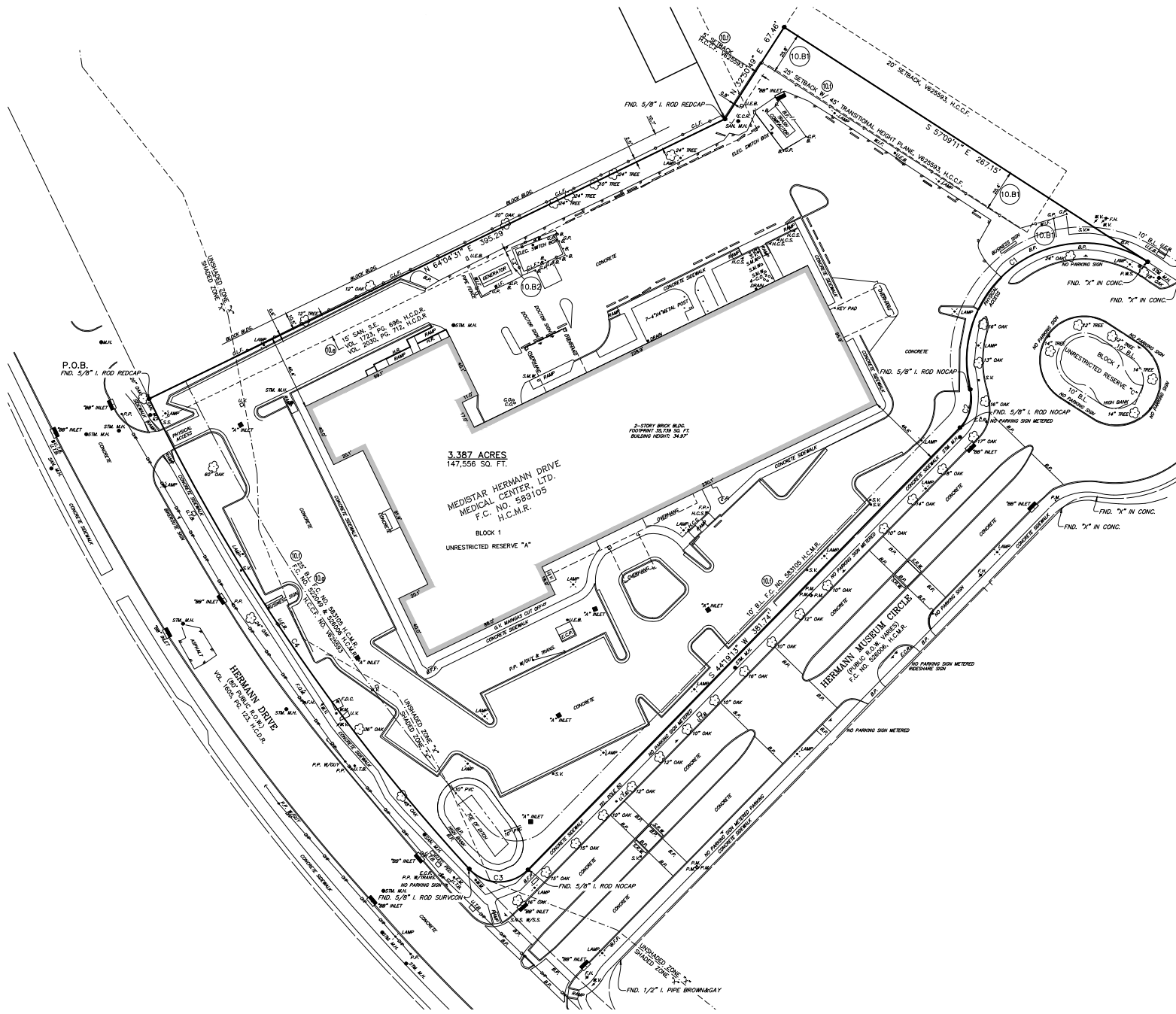
Property Aerial



Property Aerial



Property Survey



For Sale

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Contact Us

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