

LAND FOR SALE

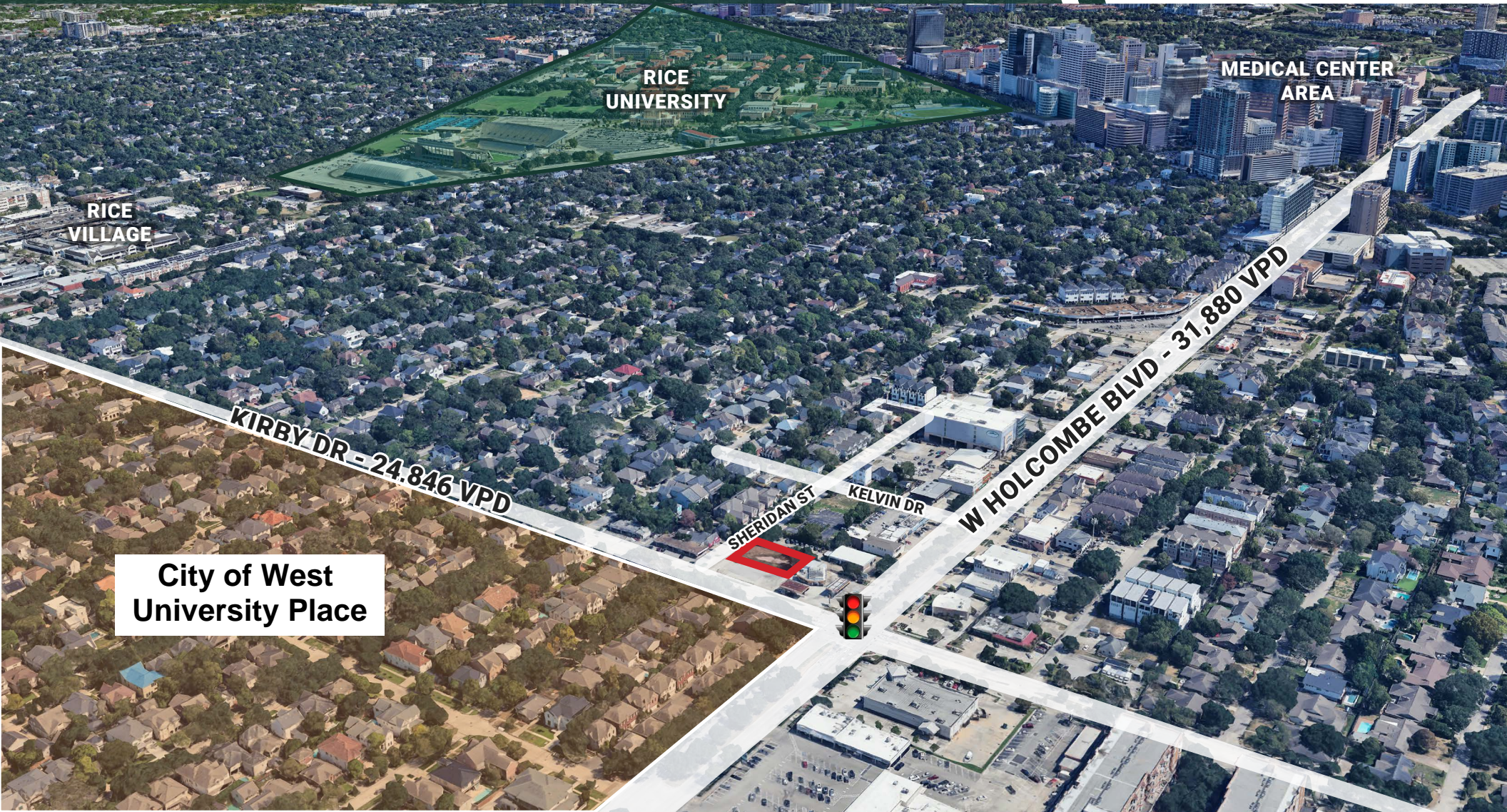
2525 SHERIDAN ST. HOUSTON, TX 77030

ASKING PRICE:

\$595,000

7,440 SF

Oxford
partners



**City of West
University Place**

STEPHEN HAZEN CCIM

Director

713-878-7502

shazen@oxfordcres.com

BRITNEY BARCUS

Broker

281-802-5668

bbarcus@oxfordcres.com



GOOGLE MAP

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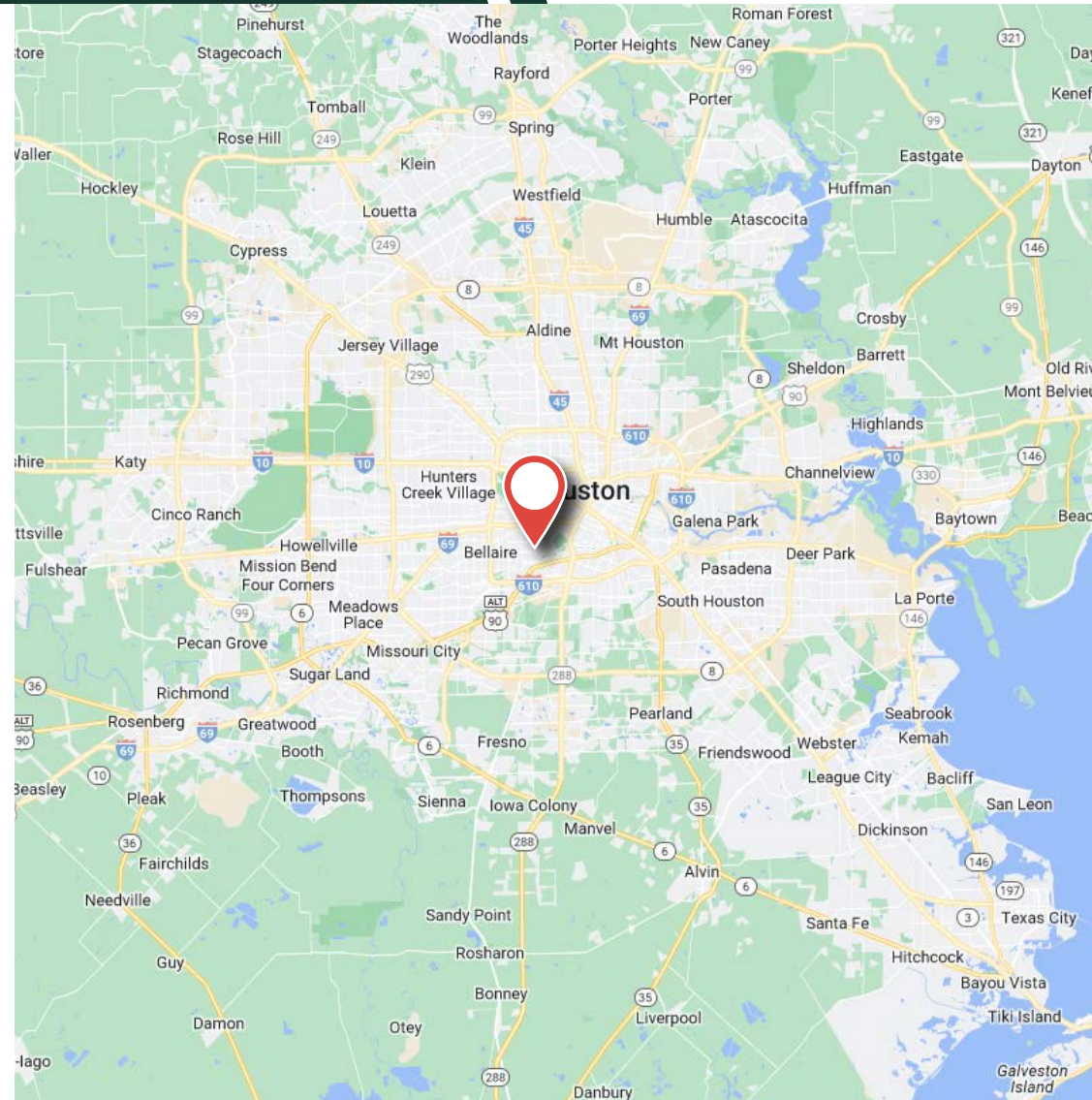
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PROPERTY FEATURES

- **Size** 7,440 SF per HCAD
- **Price** \$595,000
- **Dimensions** 60' x 124'
- **Utilities** City of Houston
- **Location** Located Inside of 610 Loop
North of Holcomb Boulevard
East of Kirby Drive

Located approximately 1 mile from
the Texas Medical Center, Rice
University and Rice Village

Sheridan St. dead ends at
Morningside Dr. to the east.



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W HOLCOMBE BLVD - 31,880 VPD

PROP. RETAIL/OFFICE
2,440 SF

61.0'
40.0'

6 Parking Spaces

KIRBY DR - 24,846 VPD

SHERIDAN ST

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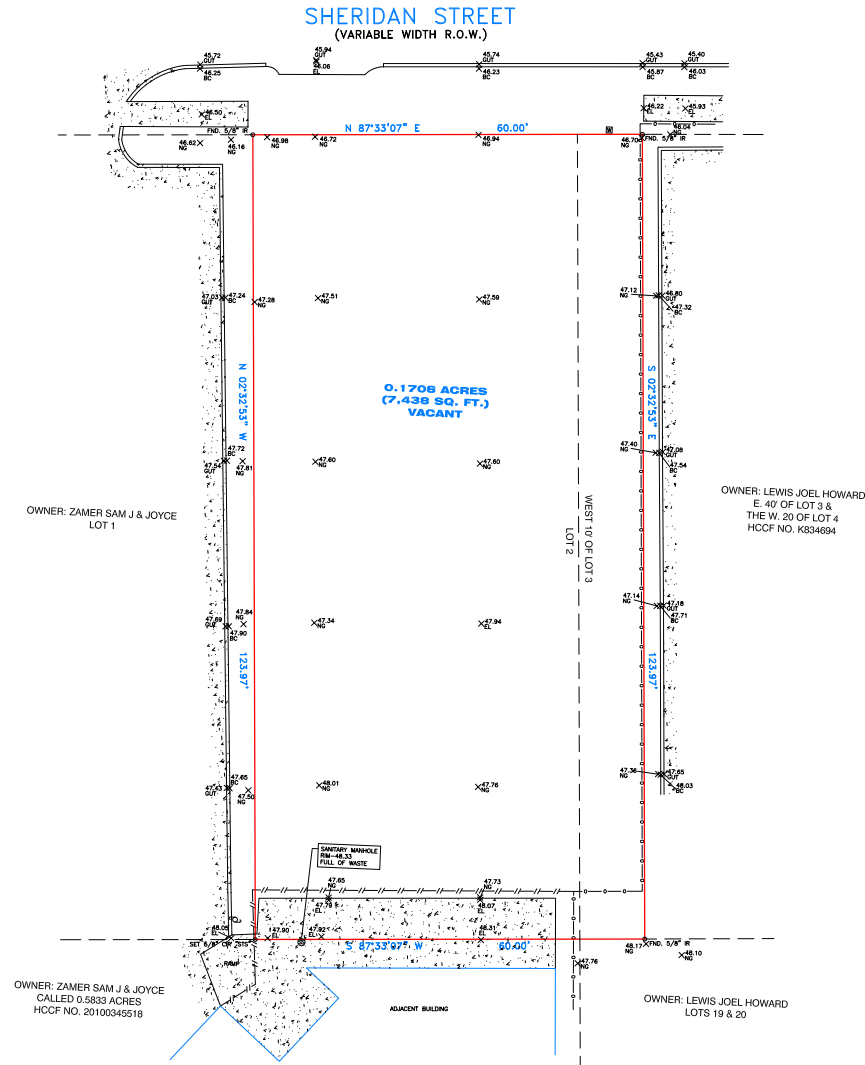
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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	25,205	182,158	488,877
Households	12,083	89,784	228,914
Families	5,801	39,137	102,648
Average Household Size	2.07	1.96	2.05
Owner Occupied Housing Units	5,115	32,805	79,406
Renter Occupied Housing Units	6,968	56,979	149,508
Median Age	34.7	35.0	34.4
Median Household Income	\$103,202	\$93,229	\$83,431
Average Household Income	\$174,801	\$154,155	\$138,888

BUSINESSES - 5 MILES

39,262
TOTAL
BUSINESSES

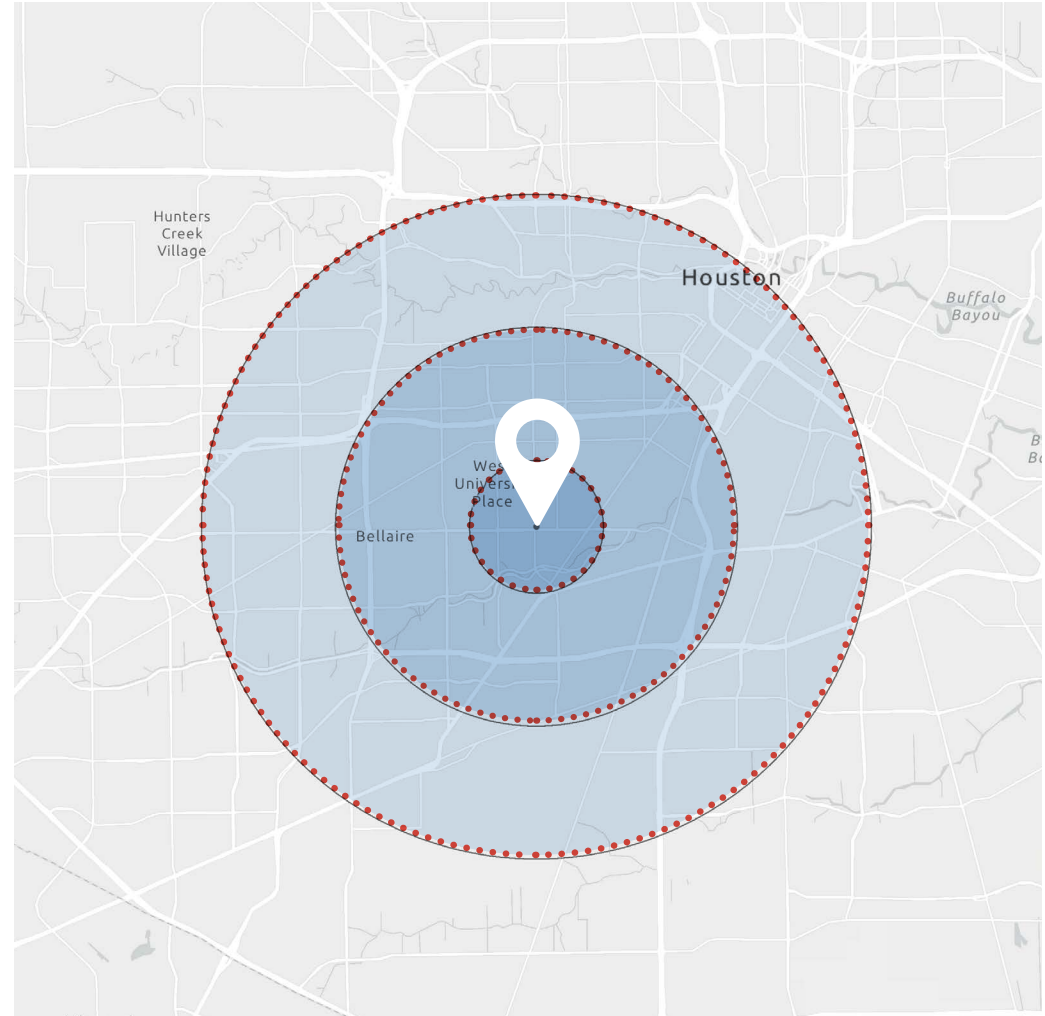
686,478
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$138,888
AVERAGE HH
INCOME

\$65,071
PER CAPITA
INCOME

\$80,755
MEDIAN
NET WORTH



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