

LAND/LOT FOR SALE

# 2009 N MAIN ST

2009 N MAIN ST, HOUSTON, TX 77009



## DEVELOPMENT OPPORTUNITY

KW COMMERCIAL, HOUSTON

PRESENTED BY:

**MANUEL CHAVEZ**

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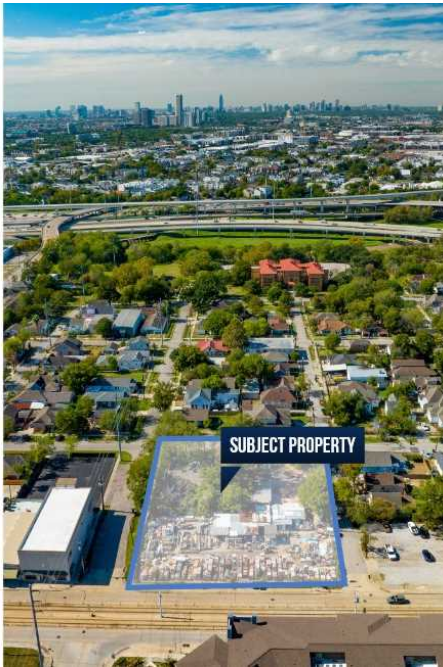


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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

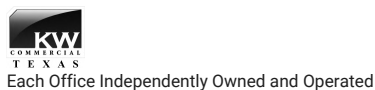
<b>PRICE:</b>	\$6,500,000.00
<b>LOT SIZE:</b>	37,800 sq.ft. / .87 Acres
<b>PRICE / SQ.FT.:</b>	\$171.95/Sq.Ft.-
<b>ACCESS:</b>	4
<b>ZONING:</b>	Commercial
<b>PERMITTED USES:</b>	Retail Stores (Personal Services, Photography, Travel)
<b>FRONTAGE:</b>	180 Ft. North Main
<b>TRAFFIC COUNT:</b>	11,096
<b>DRAINAGE:</b>	Yes
<b>SIGNAL INTERSECTION:</b>	Hogan St.
<b>UTILITIES:</b>	Yes/ALL
<b>APN:</b>	3216000029+3

## PROPERTY OVERVIEW

- \* Proximate to downtown Houston and the University of Houston-Downtown
- \* Full suite of utilities accessible
- \* Exempt from the 100-year floodplain designation
- \* Approximately 180 feet of frontage on North Main St.
- \* Approximately 210 feet of frontage on Bishop St. & James St.
- \* Approximately 0.5 miles west of Highway 45
- \* Approximately 2 miles east of Highway 59
- \* Optimal for commercial or residential development



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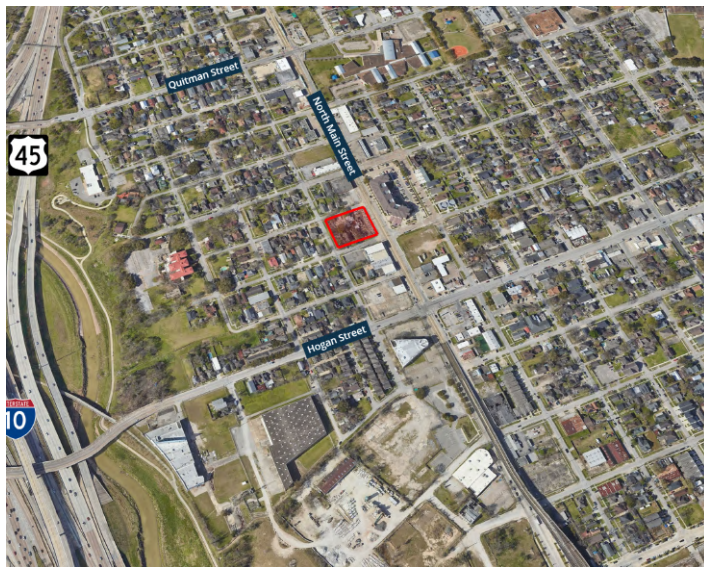
# LOCATION & HIGHLIGHTS

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- **\*\*LAND INFORMATION:\*\*** This expansive ±1.00-acre lot boasts unrestricted zoning, offering boundless development potential.

- **\*\*LOCATION:\*\*** Nestled in the vibrant Northside Village enclave of Downtown Houston, this property enjoys prime positioning. Just a stone's throw away lies the Houston Dart Rails station, merely 2 blocks distant, while the thriving entertainment hub of White Oak Music Hall beckons a mere 4-5 blocks down the street. Within a 5-10 minute radius, one finds Minute Maid Park and the University of Houston Downtown. Moreover, the locale is surrounded by densely populated areas, promising a bustling environment ripe for development.



- **\*\*FUTURE EXPANSION:\*\*** Anticipate further growth with the extension of the Red Line northwestward to the upcoming multimodal center at North Shepherd Park & Ride. This expansion will seamlessly integrate with METRORapid, the Regional Express Network, and local bus routes. Additionally, the last 5 years have witnessed the emergence of 3 million square feet of multi-family developments, underscoring the area's dynamic evolution.

- **\*\*DEVELOPMENT SUGGESTIONS:\*\*** This versatile site presents a myriad of development prospects. It could serve as a strategically located parking garage, catering to the nearby sports and entertainment venues. Alternatively, envision the creation of townhomes, tapping into the burgeoning market demand and bolstered by the area's upward trajectory in market rents and property values towards downtown Houston. Furthermore, consider the potential for retail development, capitalizing on the locale's thriving commercial landscape.



- **\*\*OPPORTUNITY ZONE:\*\*** Positioned within an Opportunity Zone, ownership of this property unlocks access to special tax incentives and benefits, further enhancing its investment appeal.

Near downtown Houston & University of Houston-Downtown. All utilities available. Not in 100-year floodplain. ~180 ft. frontage on North Main St. ~210 ft. frontage on Bishop St. & James St. Ideal for commercial or residential development.

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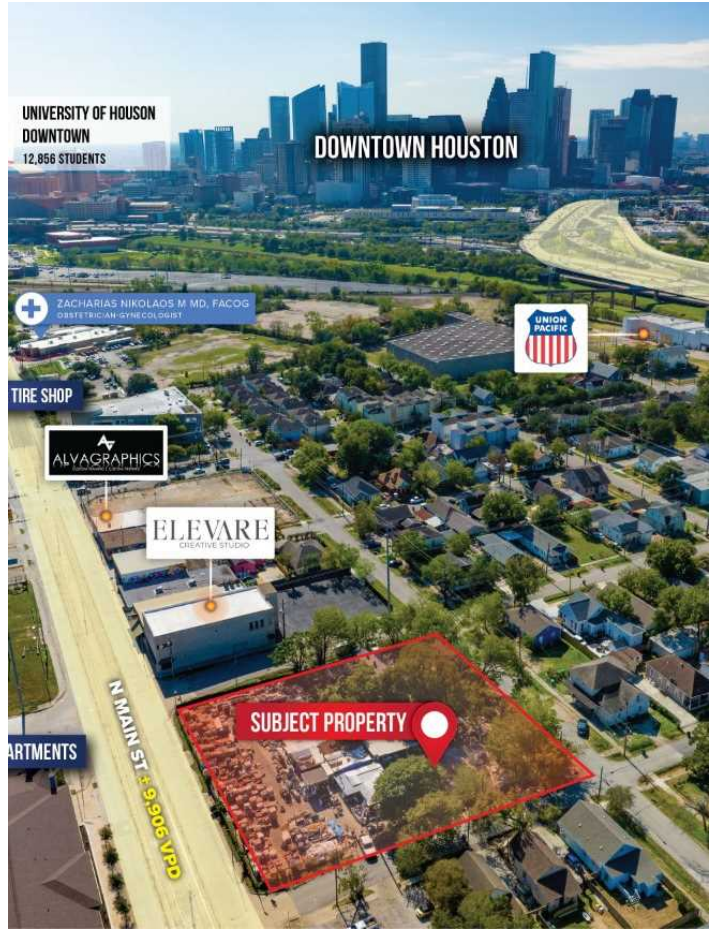
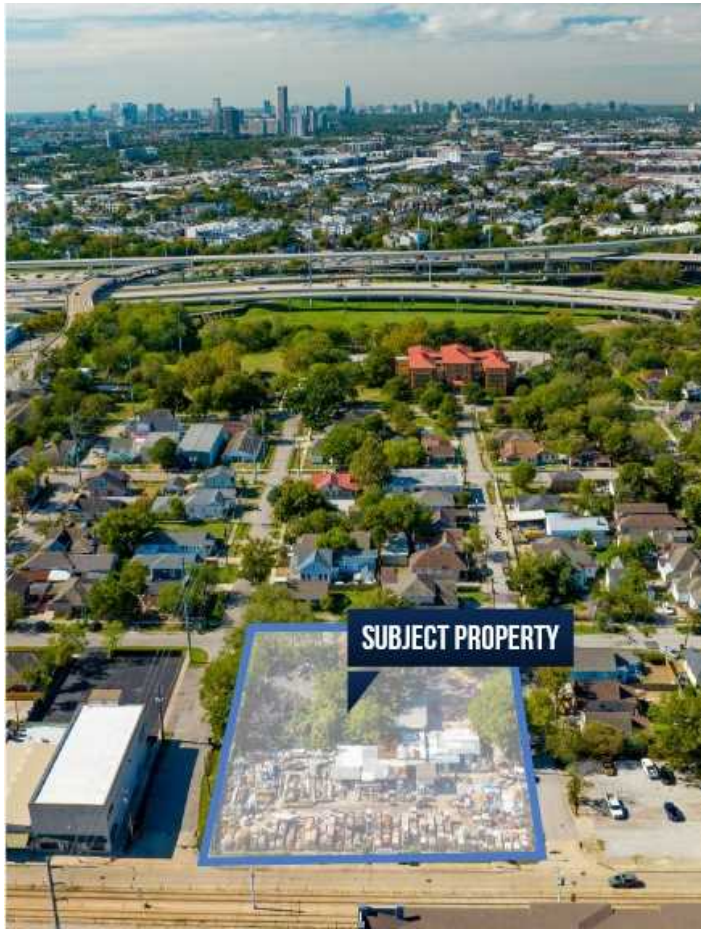
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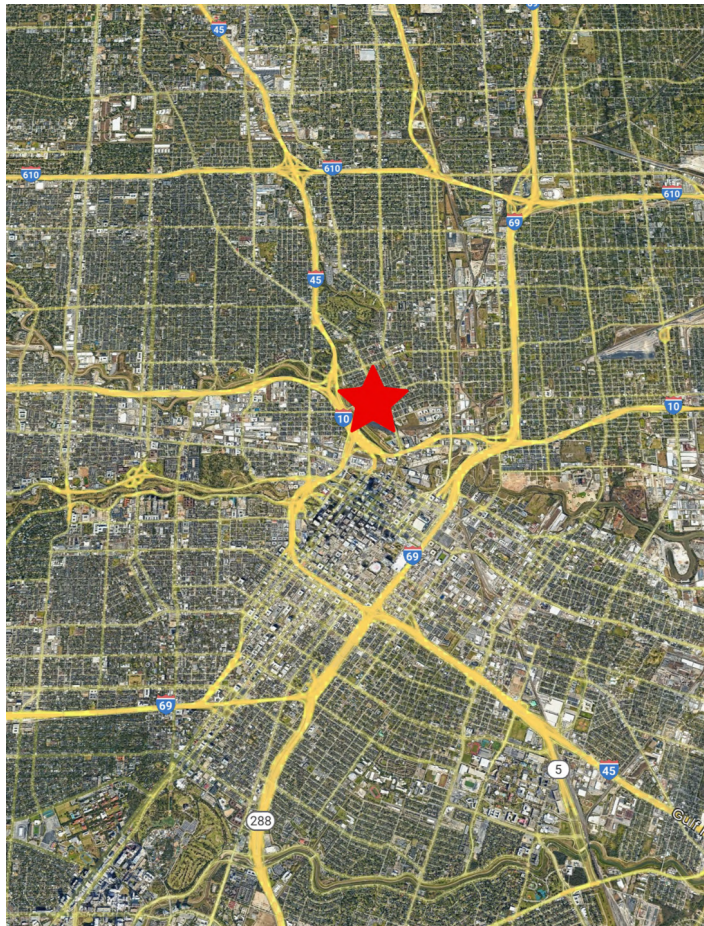
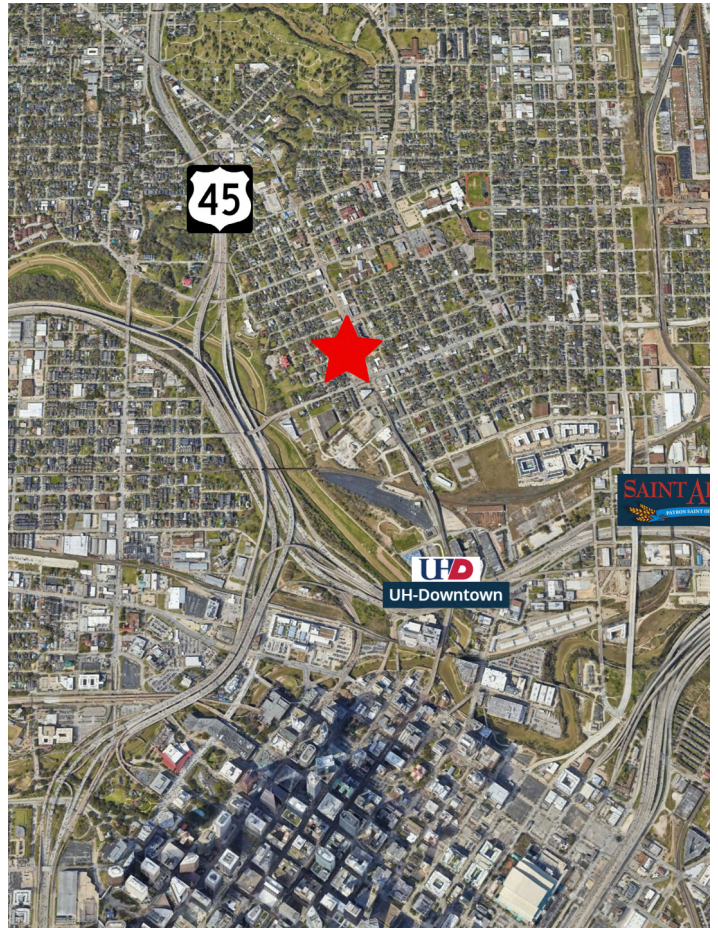
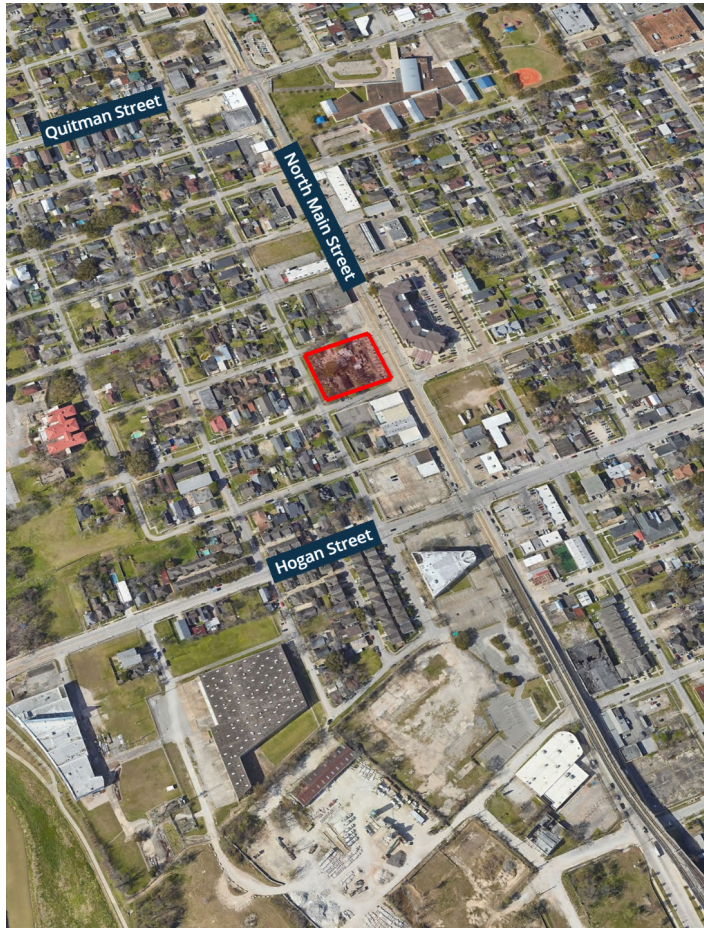
# PROPERTY PHOTOS

2009 N MAIN ST



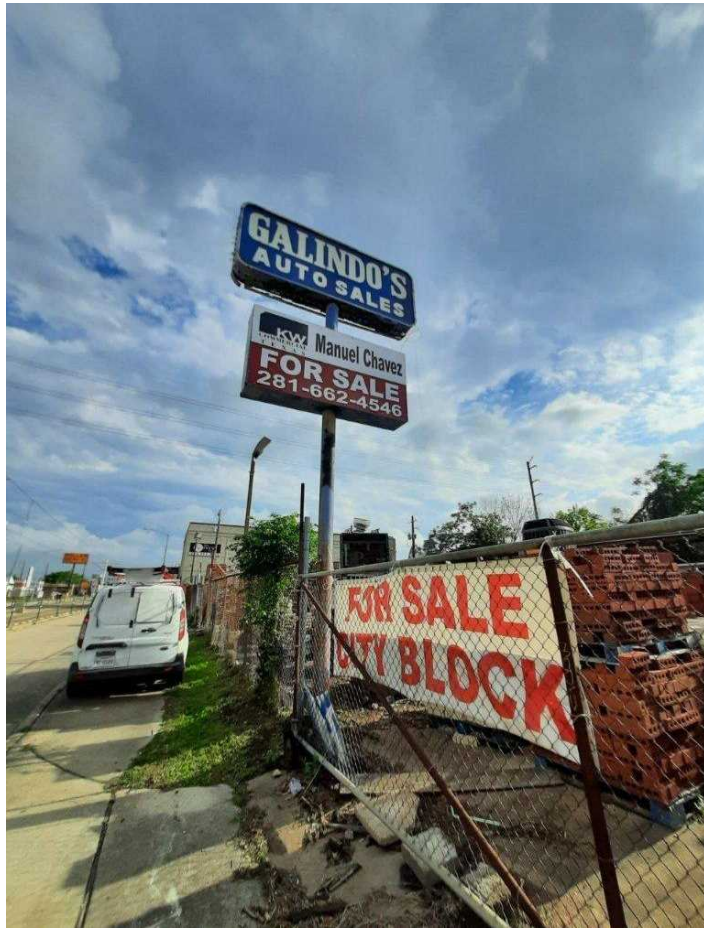
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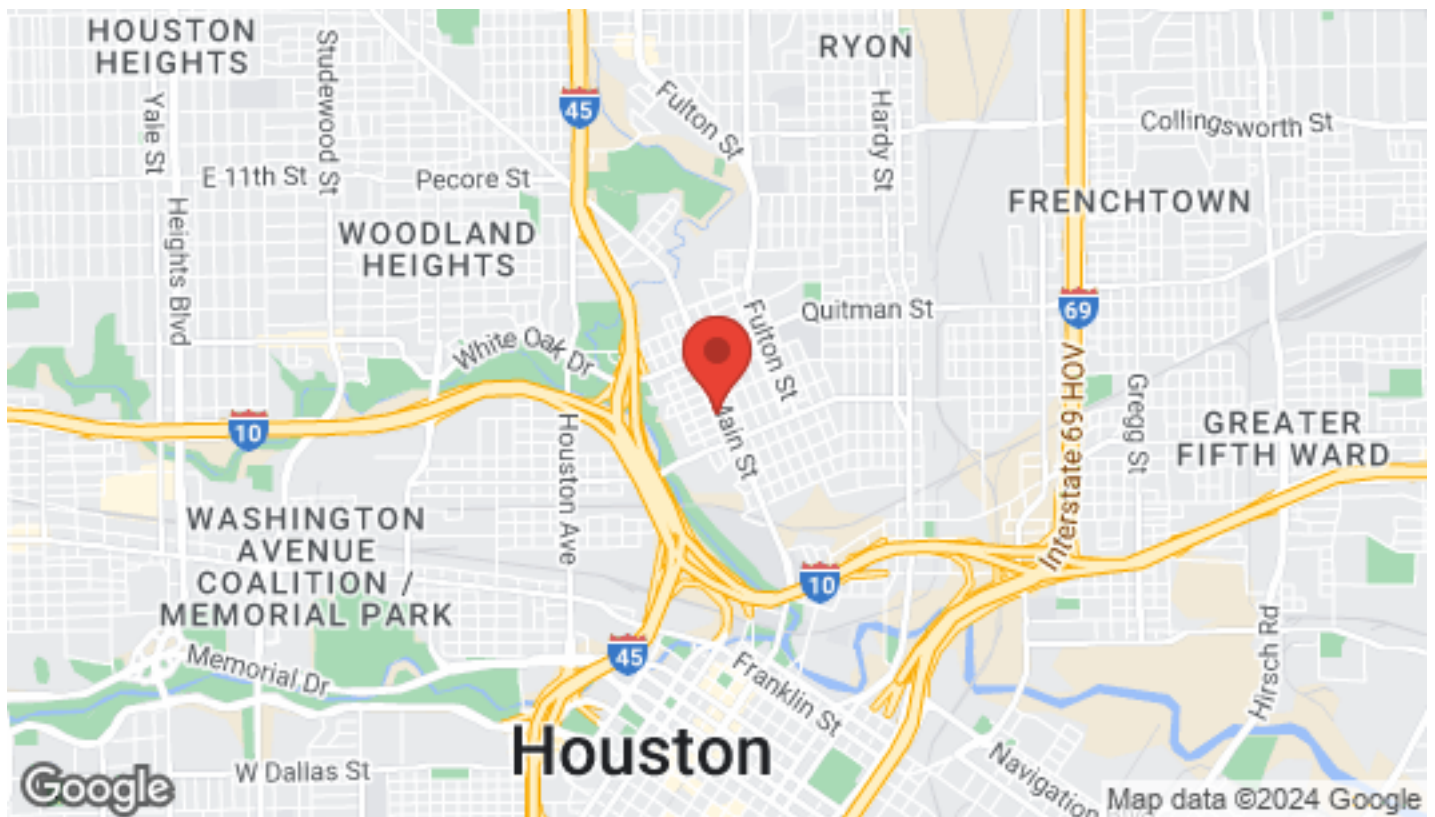
# PROPERTY PHOTOS

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# LOCATION MAPS

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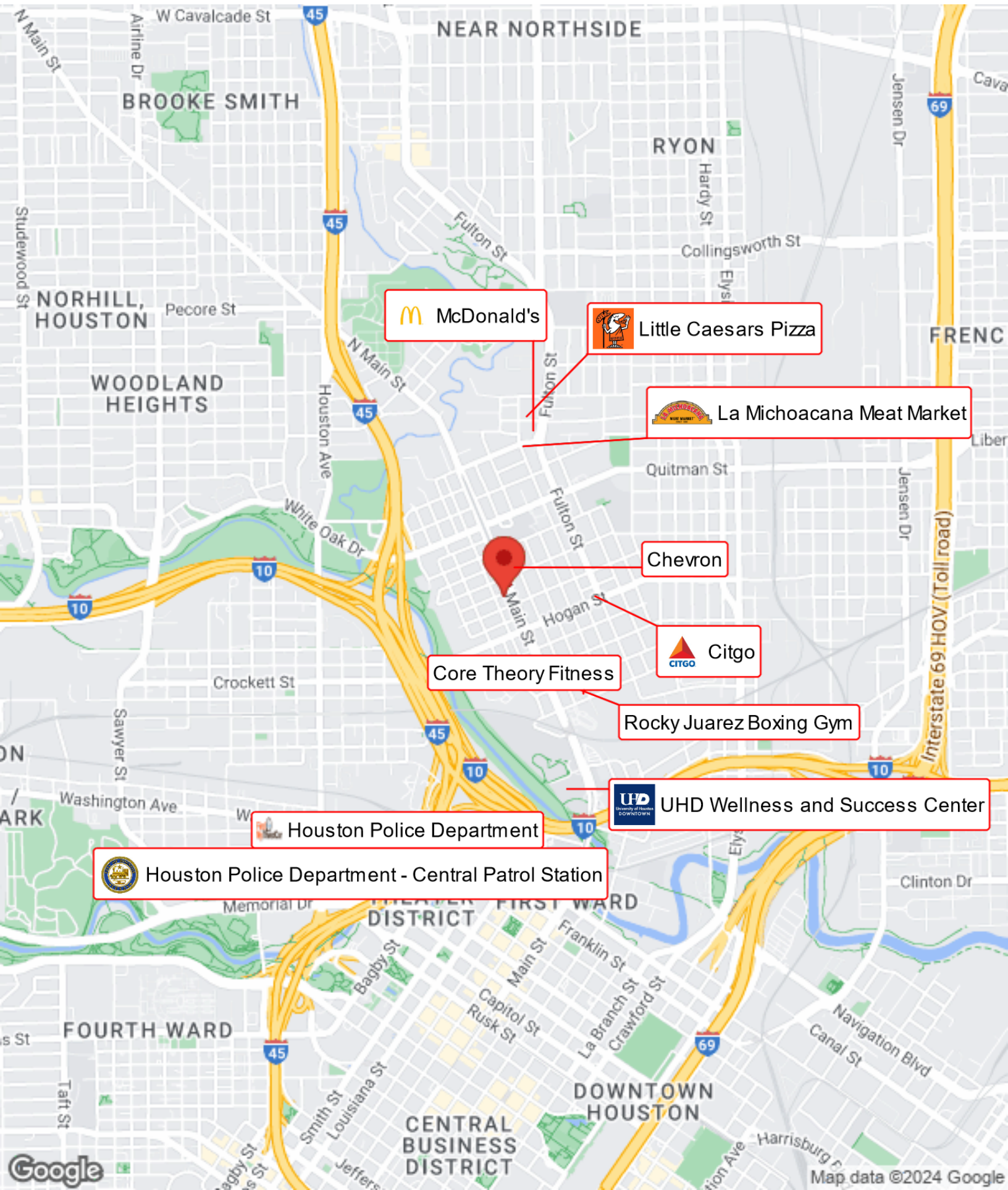
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# BUSINESS MAP

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# REGIONAL MAP

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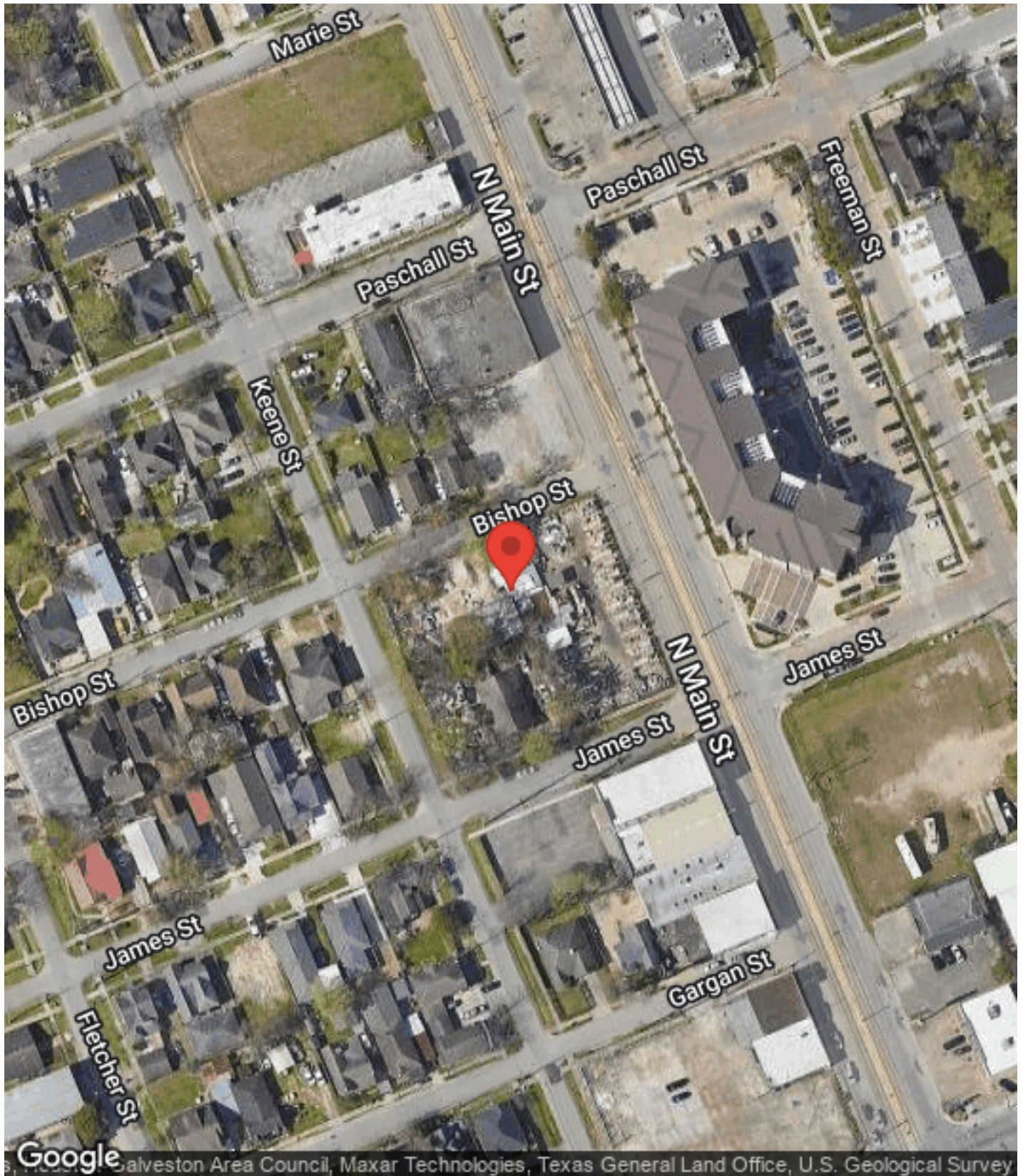
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# AERIAL MAP

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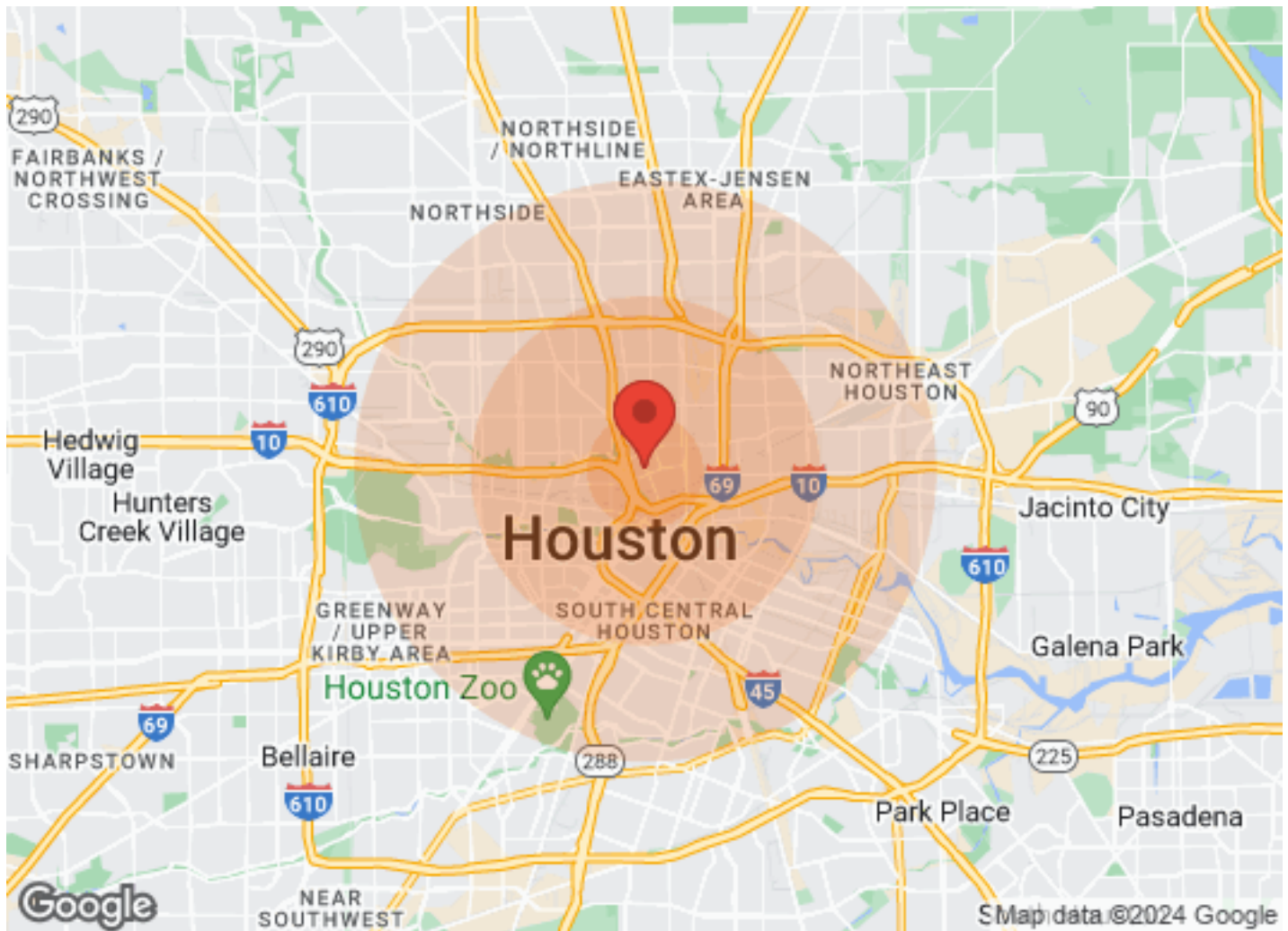
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	7,566	76,787	192,225	Median	\$24,299	\$38,632	\$38,043
Female	6,790	72,742	186,106	< \$15,000	1,307	11,471	27,518
Total Population	14,356	149,529	378,331	\$15,000-\$24,999	858	7,114	18,265
				\$25,000-\$34,999	703	6,390	17,337
<b>Age</b>				\$35,000-\$49,999	523	6,481	17,725
Ages 0-14	3,575	27,022	72,855	\$50,000-\$74,999	579	9,159	21,533
Ages 15-24	1,991	15,304	41,592	\$75,000-\$99,999	224	6,244	14,052
Ages 25-54	6,239	66,799	167,179	\$100,000-\$149,999	259	6,524	15,263
Ages 55-64	1,319	18,205	44,497	\$150,000-\$199,999	142	3,118	7,307
Ages 65+	1,232	22,199	52,208	> \$200,000	197	3,475	10,957
				<b>Housing</b>			
<b>Race</b>				Total Units	6,205	74,123	183,994
White	8,414	90,046	219,594	Occupied	5,285	64,286	158,586
Black	1,370	30,723	77,682	Owner Occupied	2,180	26,867	70,094
Am In/AK Nat	53	159	561	Renter Occupied	3,105	37,419	88,492
Hawaiian	N/A	9	11	Vacant	920	9,837	25,408
Hispanic	11,065	67,288	177,882				
Multi-Racial	8,914	52,438	143,596				

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# PROFESSIONAL BIO

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Manuel, a Houston native, transitioned into Commercial Real Estate, bringing 20+ years of diverse industry experiences. With a Business Management Education from the University of Houston, Texas Accredited Commercial Specialist 1, 2, 3 Certifications. Certified from the Commercial Real Estate Investit Academy and has Completed Advanced Courses in 1031 Exchange Education.

Known for his dedicated customer service, Manuel leverages his extensive background, including entrepreneurship, franchise ownership, construction and land development, to excel in Commercial Real Estate. His expertise includes navigating complex transactions, negotiating favorable deals, and offering strategic guidance to clients.

Beyond work, Manuel prioritizes personal growth, staying informed about industry trends, and maintaining physical fitness and spiritual well being. He believes these aspects, along with strong faith and family support, are vital for success in this demanding field.

With Manuel's experience, commitment, and dedication to delivering results, he's a valued partner for clients seeking commercial real estate expertise, providing insights and market savvy to achieve their objectives.