



# 6300 NAVIGATION BOULEVARD

MULTIFAMILY OR  
SINGLE FAMILY  
OPPORTUNITY

Qualified Opportunity Zone: Greater East End Development Site





# Project Highlights

## Tracts are Available Separately or Together:

- Qualified opportunity zone
- All utilities available
- Clean phase 1 & 2
- 100% impervious coverage
- **Tract 1:**
  - ▶ ±4.56 Acres
  - ▶ Buildings totaling ±50,000 SF
  - ▶ Fully paved
  - ▶ Navigation frontage
- **Tract 2:**
  - ▶ ±9.93 Acres
  - ▶ Vacant land
  - ▶ Previously demolished

## Notable Nearby Projects:

- ▶ East River
- ▶ Buffalo Bayou Partnership-Turkey Bend
- ▶ Concept Neighborhood / The Plant
- ▶ East End Maker Hub
- ▶ East Blocks
- ▶ Lovett commercial, mixed-use development
- ▶ Attracting new private development every day
- Houston's Greater East End is a thriving area blending cultural heritage with modern growth. Located near downtown, it boasts strong connectivity, businesses, and a vibrant community. With increasing interest in urban revitalization, it's a hotspot for redevelopment, drawing projects like Buffalo Bayou Partnership and East River.

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**Approximate Size:** ±14.49 Acres  
Tract 1: 4.56 acres - Buildings Totaling ±50,000 SF  
Tract 2: 9.93 Acres - Vacant Land

**Price:** Contact Broker For Pricing

**Utilities:** All utilities available

**School District:** HISD

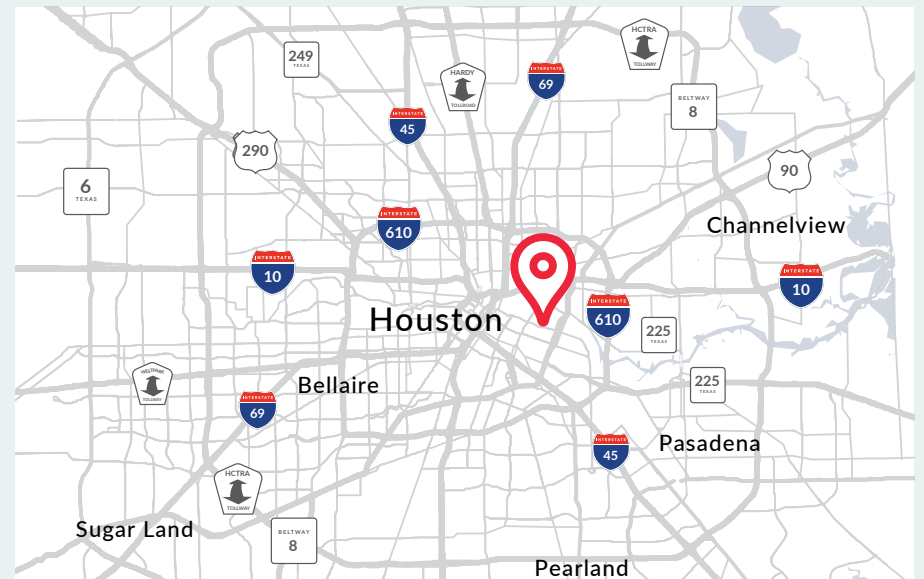
**Frontage:** Approx. ±445 ft on Navigation Blvd.  
Approx. ±1,300 ft on Esperson St.



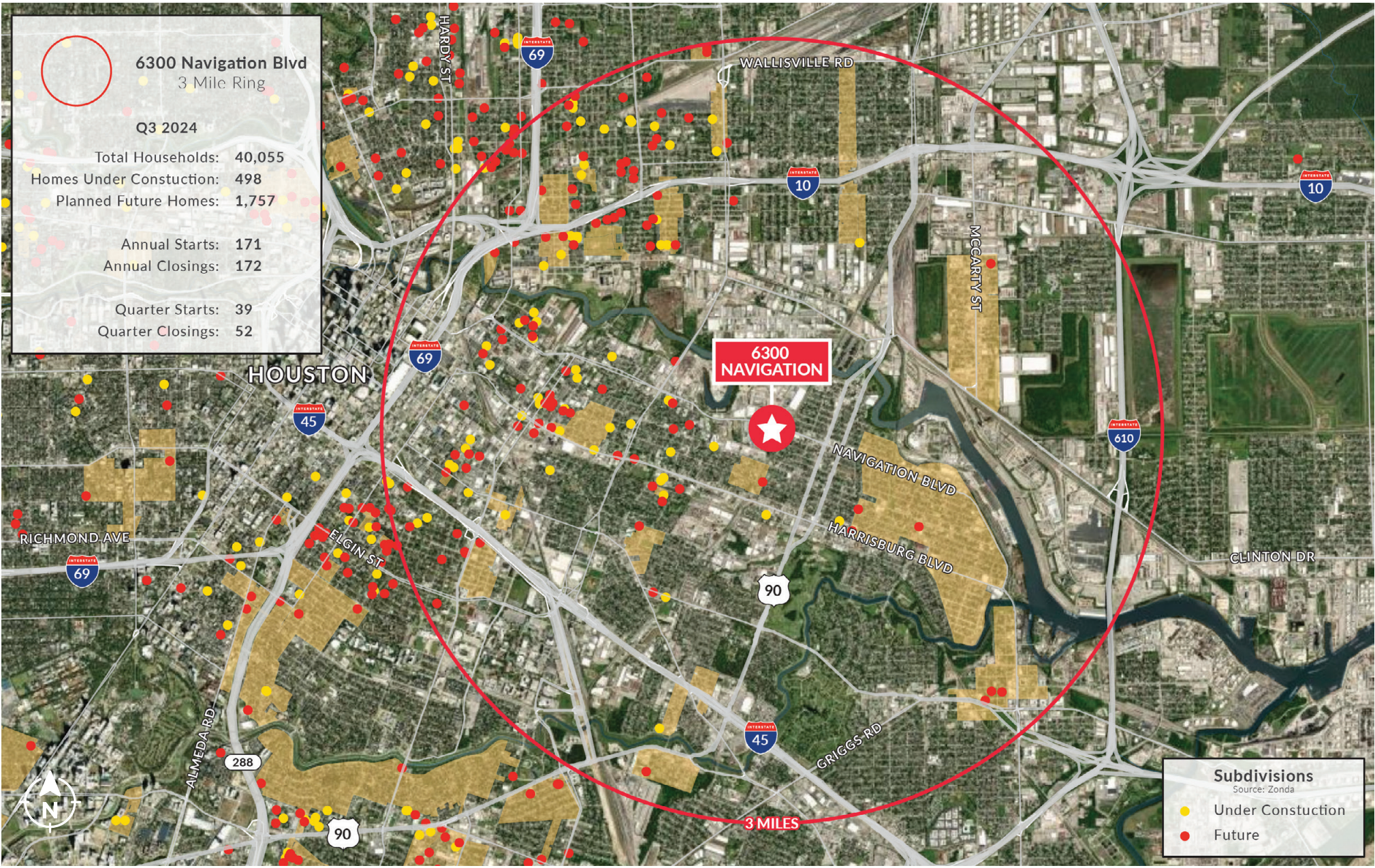
**\$96K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**351,439 POPULATION**  
within 5 miles











**East River** - Phase 1 will include 26 acres of innovative design that will open up more than 150 acres of waterfront property and bring together dynamic mixed-use spaces and more than a mile of bayou trails and natural areas. Working closely with the Buffalo Bayou Partnership, a non-profit organization working to revitalize and transform Buffalo Bayou.

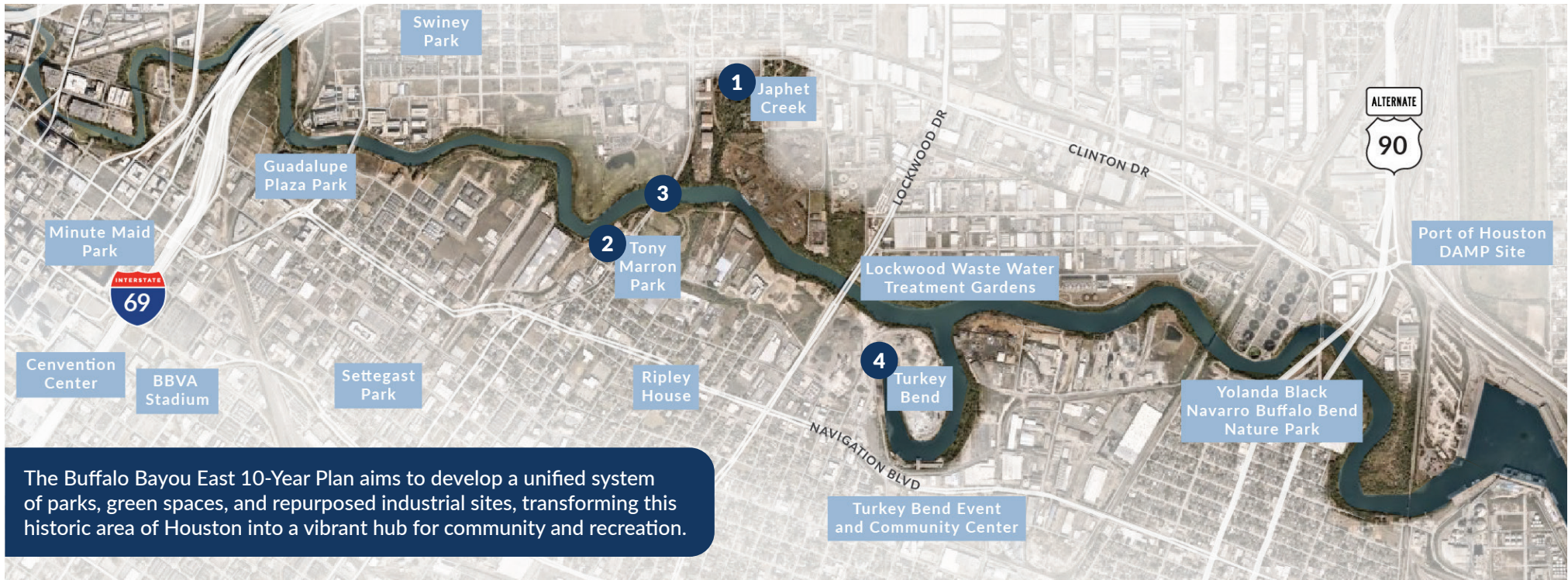
**East Blocks** - East Blocks is transforming 10 contiguous blocks in East Downtown Houston into a vibrant, walkable urban hub, blending retail, F+B, office spaces, and amenities. Set to break ground in Q2 2024 and open by 2026, the development aims to energize the area's unique culture and attract both locals and visitors.

**Concept Neighborhood / The Plant** - A walkable neighborhood in Houston's historic Second Ward, featuring James Beard Award-winning restaurants, retailers, and green spaces within converted historic buildings. Connected to the Harrisburg light rail and Buffalo Bayou Park, it offers an authentic retail experience in a prime location.

**Buffalo Bayou Partnership - Turkey Bend** - Turkey Bend will be transformed into a community hub with retail, the Hispanic History Research Center, a waterfront park, and a boating hub. An art tunnel will connect the site to the bayou, and Navigation Boulevard will be realigned for better pedestrian and bike access.



# Buffalo Bayou East Development



1  
Restoration of Japhet Creek to connect the Fifth Ward to Buffalo Bayou and beyond



2  
Expansion of the City's Tony Marron Park from 19 to 40 acres



3  
Extension of the bayou trail system from downtown into Buffalo Bayou East  
Addition of two bayou-crossing pedestrian bridge



4  
Transformation of Turkey Bend into a recreational and cultural destination







# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,567	41,967	136,681
Current Population	14,286	122,786	351,439
2020 Census Average Persons per Household	3.13	2.93	2.57
2020 Census Population	13,510	123,556	336,483
Population Growth 2020 to 2024	5.74%	0.62%	4.44%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	36.43%	37.04%	43.16%
2 Person Households	33.45%	34.24%	31.10%
3+ Person Households	30.13%	28.72%	25.74%
Owner-Occupied Housing Units	40.81%	45.34%	39.51%
Renter-Occupied Housing Units	59.19%	54.66%	60.49%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	29.38%	29.92%	31.00%
Black or African American	4.33%	18.90%	23.35%
Asian or Pacific Islander	1.38%	2.91%	4.79%
Other Races	63.24%	47.01%	39.78%
Hispanic	86.53%	64.91%	53.28%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$66,142	\$78,436	\$96,330
Median Household Income	\$45,752	\$55,717	\$65,568
Per Capita Income	\$24,523	\$27,250	\$38,075
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	29.86%	30.71%	26.42%
Estimated Bachelor's Degree	9.55%	12.77%	17.53%
Estimated Graduate Degree	3.33%	7.09%	12.57%
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.6	33.4	33.4



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Andre Azizi</b>	<b>420076</b>	<b>aazizi@newquest.com</b>	<b>281.955.3888</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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