

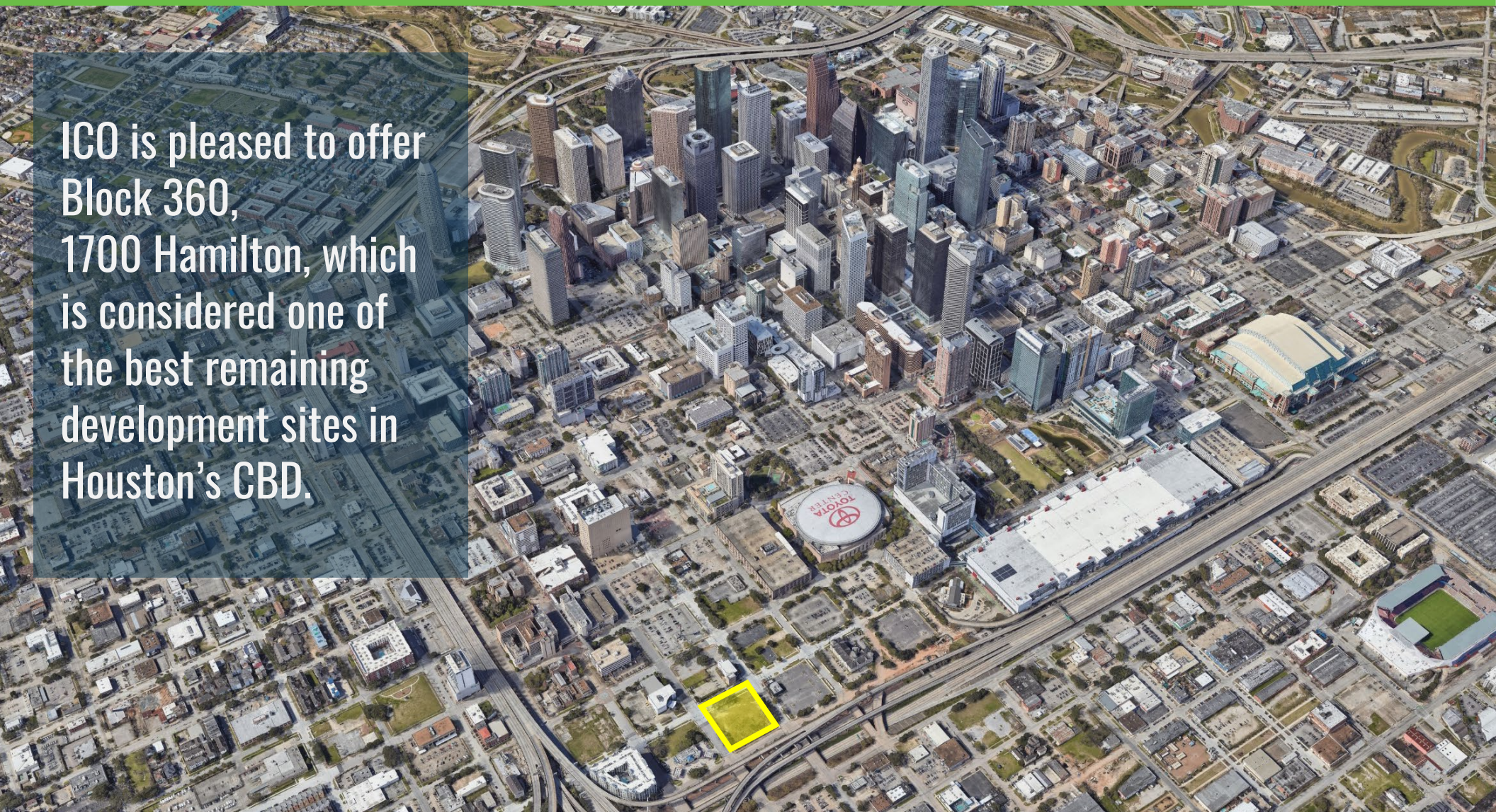
FOR SALE

63,000 SF LAND SITE AVAILABLE

1700 HAMILTON STREET – BLOCK 360, HOUSTON, TX 77003

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ICO is pleased to offer Block 360, 1700 Hamilton, which is considered one of the best remaining development sites in Houston's CBD.



SETH GREEN

281.207.3717 | sgreen@icocommercial.com

LANG MOTES, CCIM

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Overview

- Excellent access to Highway 59
- 63,000 SF available, full city block downtown
- Situated near Houston's largest employment centers:
Downtown, the Texas Medical Center and the Houston Ship Channel
- 4 blocks to Toyota Center
- 5 blocks to George R. Brown Convention Center
- Walking distance to restaurants and entertainment
- Easy access to Houston airports: 19 miles to George Bush International and 10 miles to William P. Hobby
- Sale Price: call for pricing



KEY FACTS: 3 MILE RADIUS

190,188

Population



1.9

Average
Household Size

34.1

Median Age

\$79,462

Median Household
Income

BUSINESS



13,996

Total Businesses



279,873

Total Employees

EMPLOYMENT



White Collar

74.9%



Blue Collar

13.2%



Services

12.0%

Unemployment
Rate

4.6%

INCOME



\$79,462

Median Household
Income



\$57,095

Per Capita
Income



\$58,461

Median
Net Worth

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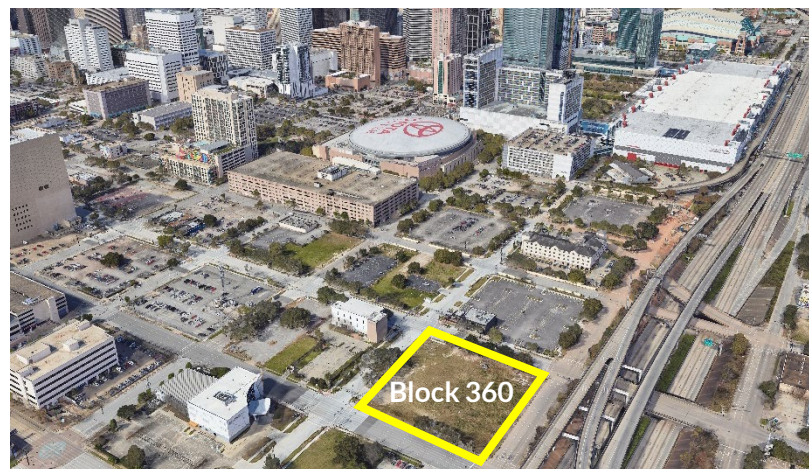
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Investment Highlights

ICO is pleased to offer Block 360, 1700 Hamilton, which is considered one of the best remaining development site in Houston's CBD. Consisting of a full city block, this property is in an Opportunity Zone at the south end of Houston's Central Business District with unobstructed views across north, west, and east Houston. The property is a premier CBD development opportunity with excellent ingress/egress. Its irreplaceable location will allow the future development on the site to be highly visible and a prominent addition to the downtown skyline.



Downtown Houston has emerged as a 24/7 pedestrian-friendly CBD with a variety of world class amenities including:

- Class A Office
- Hotels
- Theater District
- Convention Center
- Light Rail
- Restaurants
- Residential
- Professional Sports
- Entertainment
- Parks



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DOWNTOWN HOUSTON

DOWNTOWN
OFFICE DISTRICT



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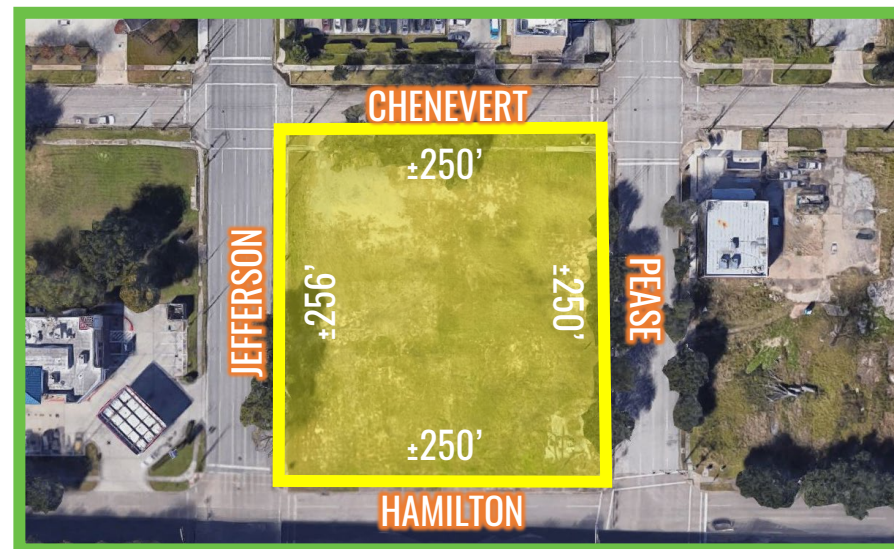
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Development Opportunity

This 63,000 square foot, full city block is prime for development as hospitality, multi-family, high-rise residential or mixed-use office and retail. Located just blocks from Toyota Center and George R. Brown Convention Center and close to Minute Maid Park, Shell Energy Stadium and downtown office towers strategically positions this site for development.

Downtown Houston is home to over 50 million square feet of office space, 10 Fortune 500 companies and over 170,000 employees. Houston's Theater District covers over 15 blocks of entertainment area, is home to 9 performing arts organizations and hosts over 2 million visitors every year.



Utilities:	City of Houston
School District:	HISD
Tax Rate:	\$2.329389
Zoning:	C2, Opportunity Zone

Availability

For Sale

Available Land	Total Land	County	Asking Price	Price per Acre / SF
Block 360	63,000 SF	Harris	Call for Pricing	

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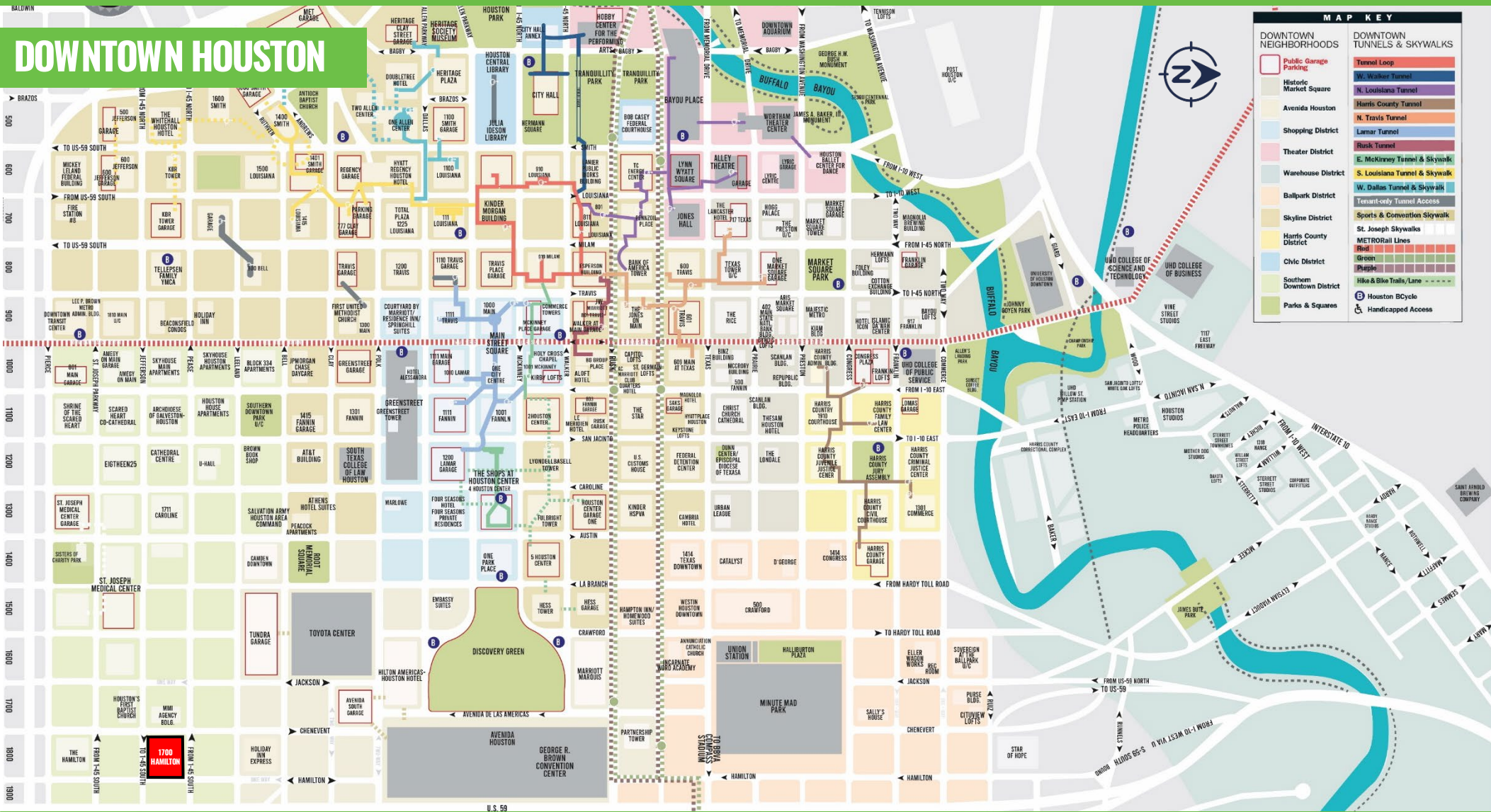
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INFORMATION ABOUT BROKERAGE SERVICES

2-10-2025

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. An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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ICO COMMERCIAL - CORPORATE OFFICE

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