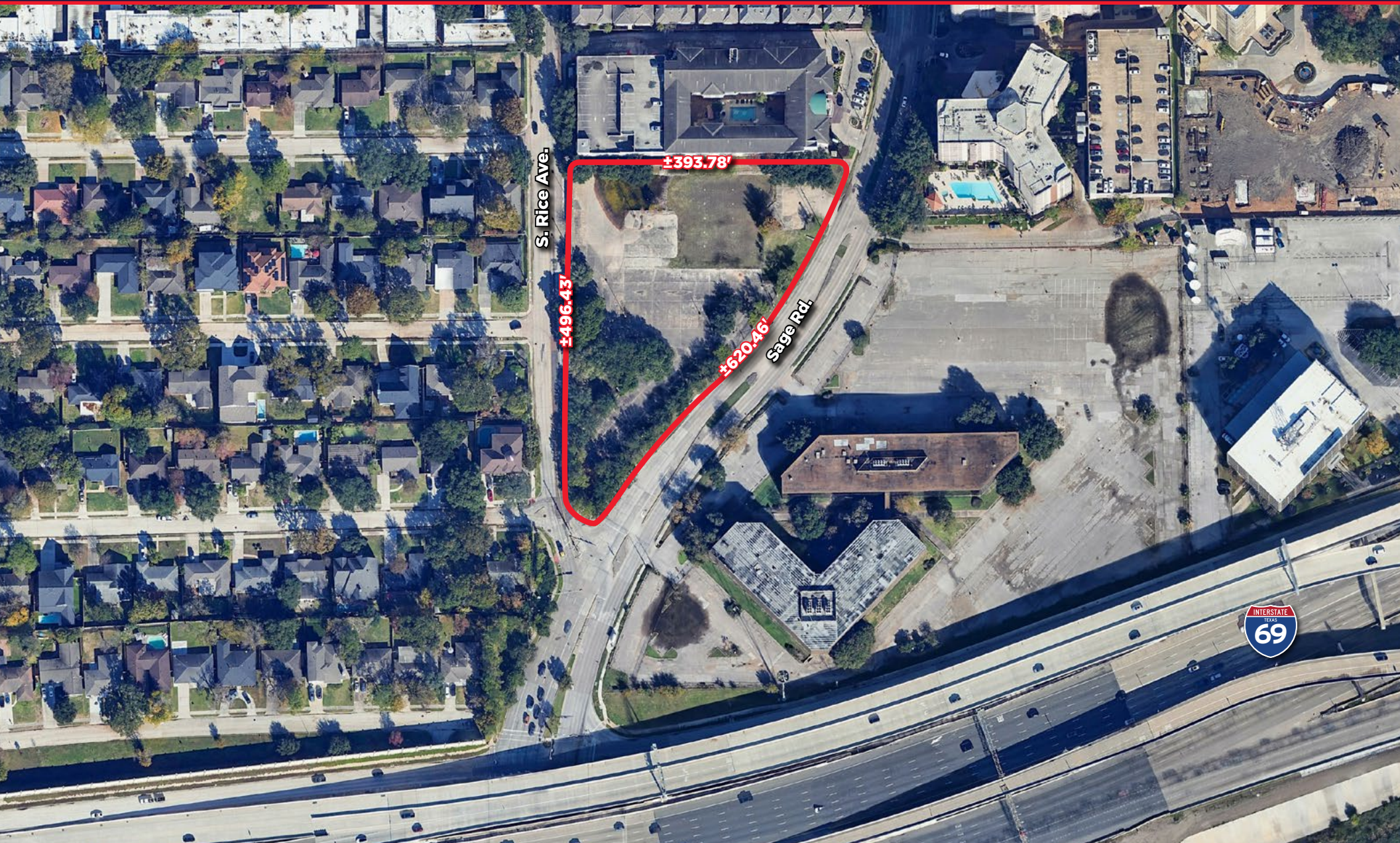


3500 SAGE ROAD

HOUSTON, TX 77056



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DEMOGRAPHICS

3 MILE RADIUS



221,935

2024 Total Population



102,027

2024 Total Households



2.17

2024 Average Household Size



\$139,043

2024 Average Household Income



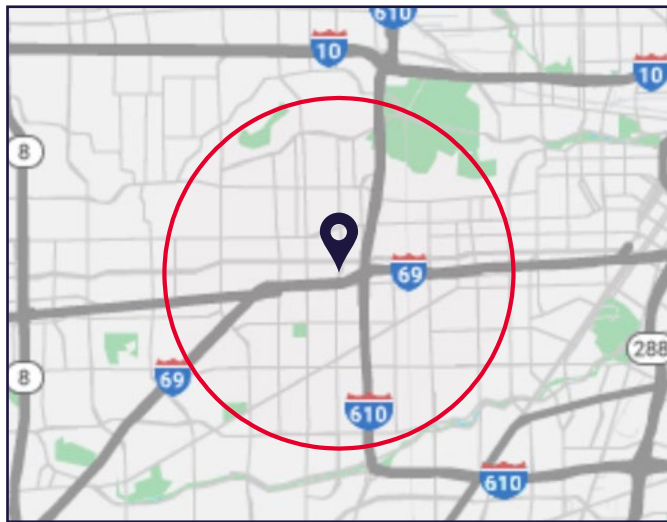
36.2

2024 Median Age



\$883,651

2024 Average Home Value



EMPLOYMENT



367,686

2024 Total Daytime Population



73%

2024 Daytime Population: Workers



27%

2024 Daytime Population: Residents



13,007.2

2024 Daytime Population Density (Pop/sq mi)



23,111

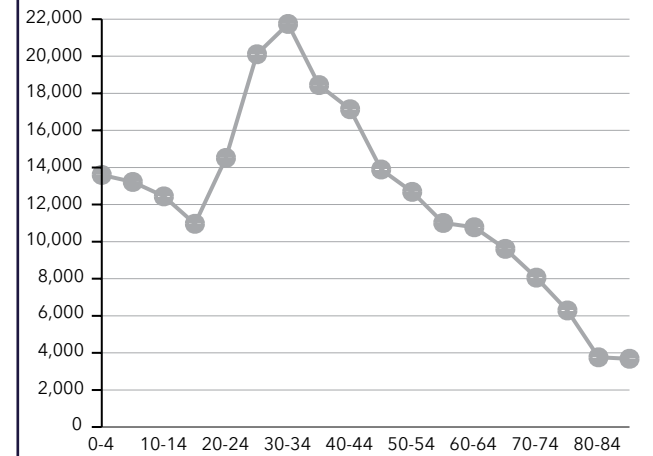
2024 Total Businesses (SIC01-99)



241,797

2024 Total Employees (SIC01-99)

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

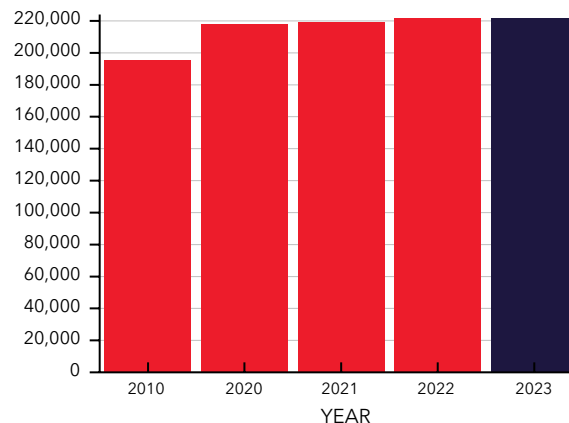
32%

Bachelor's Degree

29%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2023



51%

Male Population (%)



49%

Female Population (%)



0.16%

2023-2028 Population: Compound Annual Growth Rate

This premier location offers both convenience and opportunity, making it an exceptional investment for those seeking a prestigious address in the Galleria/Uptown area. It provides easy access to the area's most sought-after restaurants, retail shops, neighborhoods, and more.

- ±2.62 acres (±114,461 SF), per survey
- Easy access to US-59/ I-69 via Sage Rd
- Prime location at the southern end of the Galleria submarket
- Per the The National Flood Hazard Map (NFHL) published by FEMA, this site is not located in the 100 or 50 year floodplain
- HCAD Account No.: 1410400010001
- No restrictions



CONCEPTUAL RENDERINGS

This tract is well-suited for a high-rise development. The adjacent renderings show a conceptual hotel use, offering select views toward downtown and the Galleria.



This unrestricted land site offers a multitude of development possibilities.



LOCATION OVERVIEW

Ideally situated at the southern gateway to Houston's prestigious Galleria/Uptown area, this multi-use site is well-positioned for a variety of future developments.

Once home to a United States Post Office, this ±2.62 acre tract is seated at the crossroads of S. Rice Ave & Sage Rd., slightly north of I-69 which is travelled by more than 288,000 VPD (TXDOT AADT 2023).

Further, this site is just northwest of the I-610 W. Loop/I-69 SW freeway interchange, a highly trafficked major connection point currently undergoing significant reconstruction improvements.

Uptown is considered one of Houston's finest districts featuring upscale living, shopping, dining and hospitality. This retail and business district uniquely accommodates transit and traffic while maintaining walkability.

The Galleria, a landmark destination shopping center with over 400 stores and 60 restaurants, is visited by an estimated 30 million annual visitors.



3500 SAGE ROAD | 2.62 ACRES



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