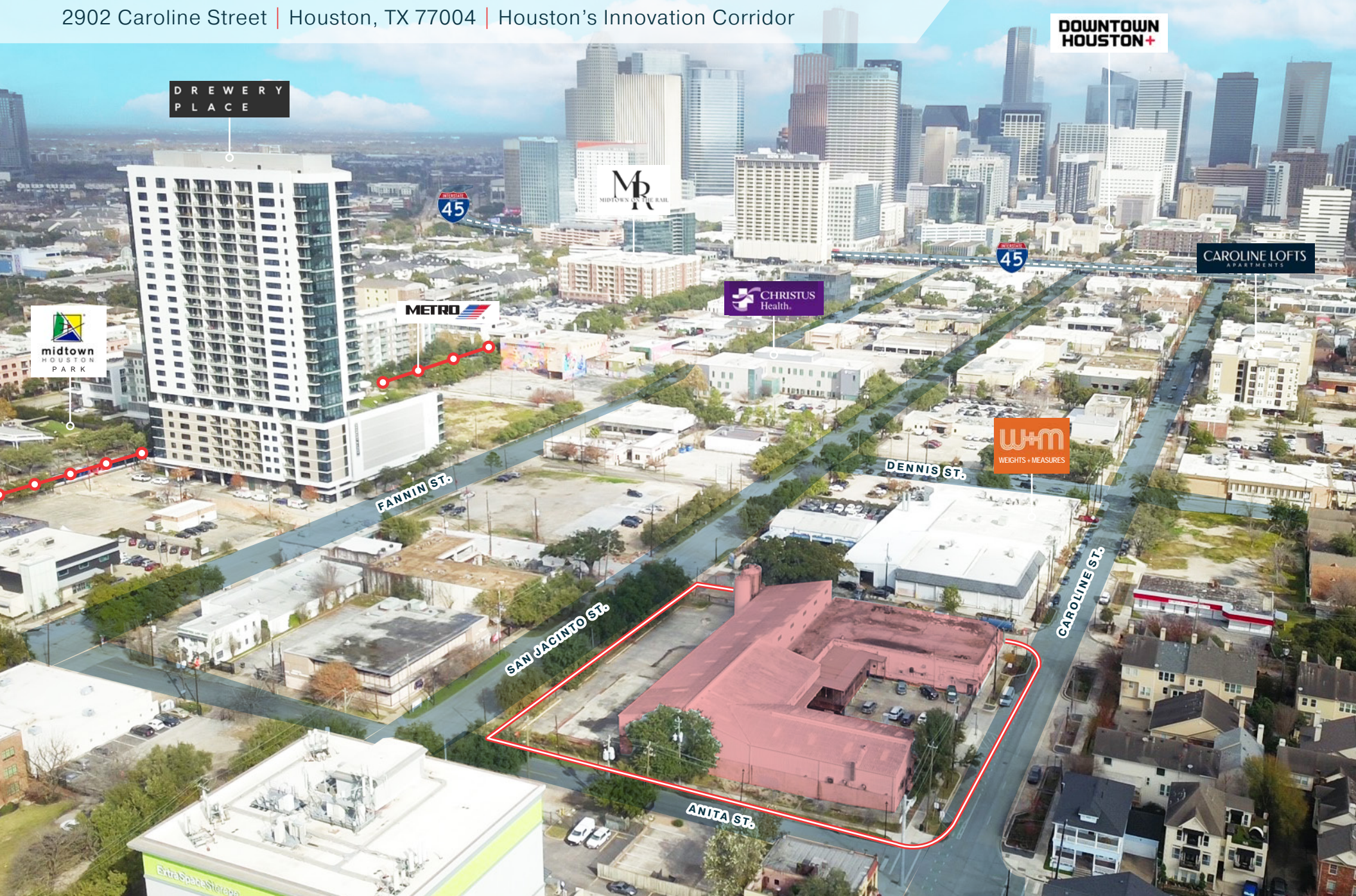


FOR SALE: Infill Midtown Redevelopment Site

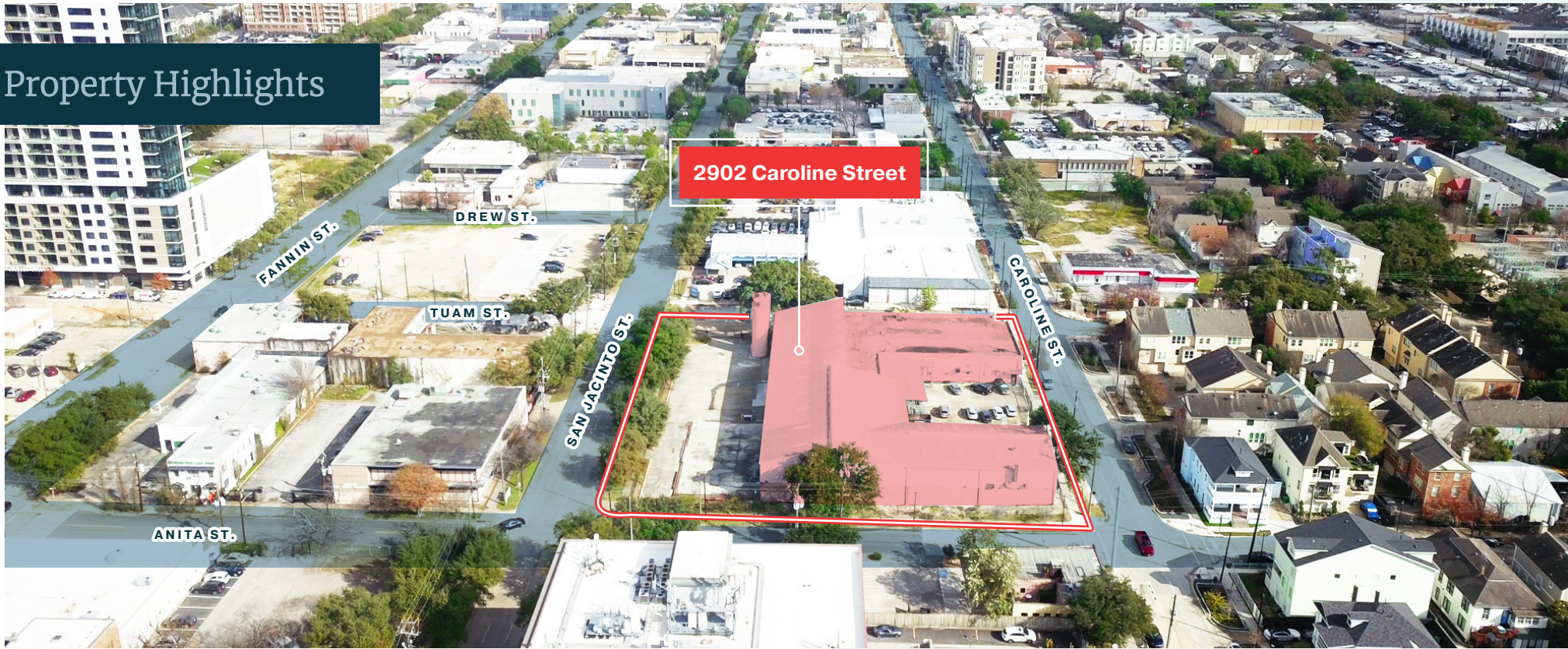
±1.43 Acre Infill Site with Existing Improvements

partners

2902 Caroline Street | Houston, TX 77004 | Houston's Innovation Corridor



Property Highlights



± 1.43 Acres (Total)

2902 Caroline Street

± 62,492 Sq. Ft. Land Area

INCLUDES 30,124 SQ. FT. OF BUILDING IMPROVEMENTS

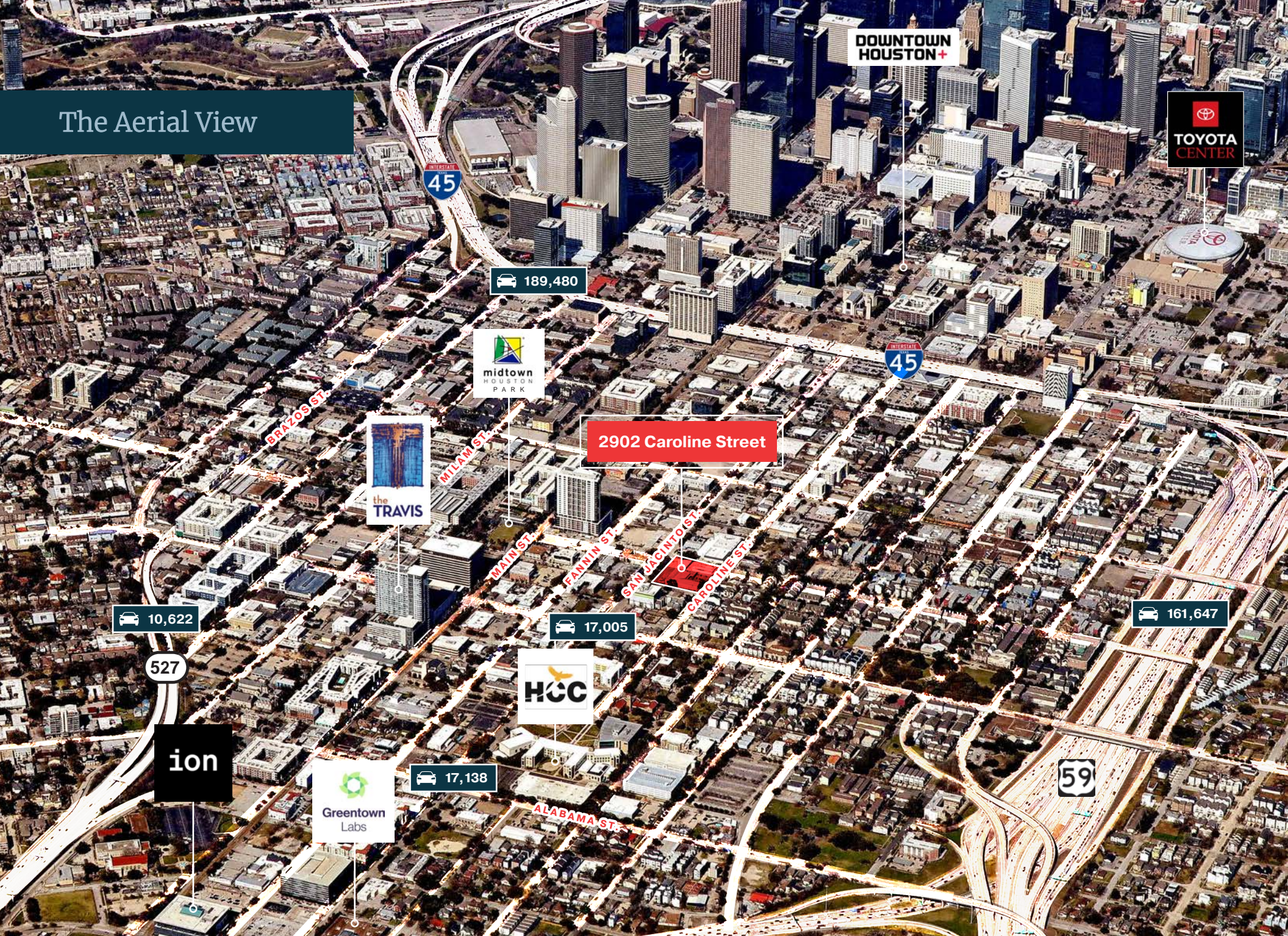
Asking Price

\$7,811,500 (\$125 Per Land SF)

Site Features

- » No Zoning (Located within City of Houston)
- » Midtown is Exempt from Minimum Parking Regulations
- » Located Outside the 100 Yr. & 500 Yr. Floodplain
- » Located within a Qualified Opportunity Zone (QOZ)
- » All Utilities Existing to Site (City of Houston)
- » Frontage on Recently Completed Caroline Street Reconstruction
- » Located Along Houston's Rapidly Growing Innovation Corridor
- » Two Blocks from Metro Rail Red-Line

The Aerial View



Strategic Location



MEMORIAL PARK

WASHINGTON AVE.

DOWNTOWN

2902 Caroline Street

MONTROSE

MIDTOWN

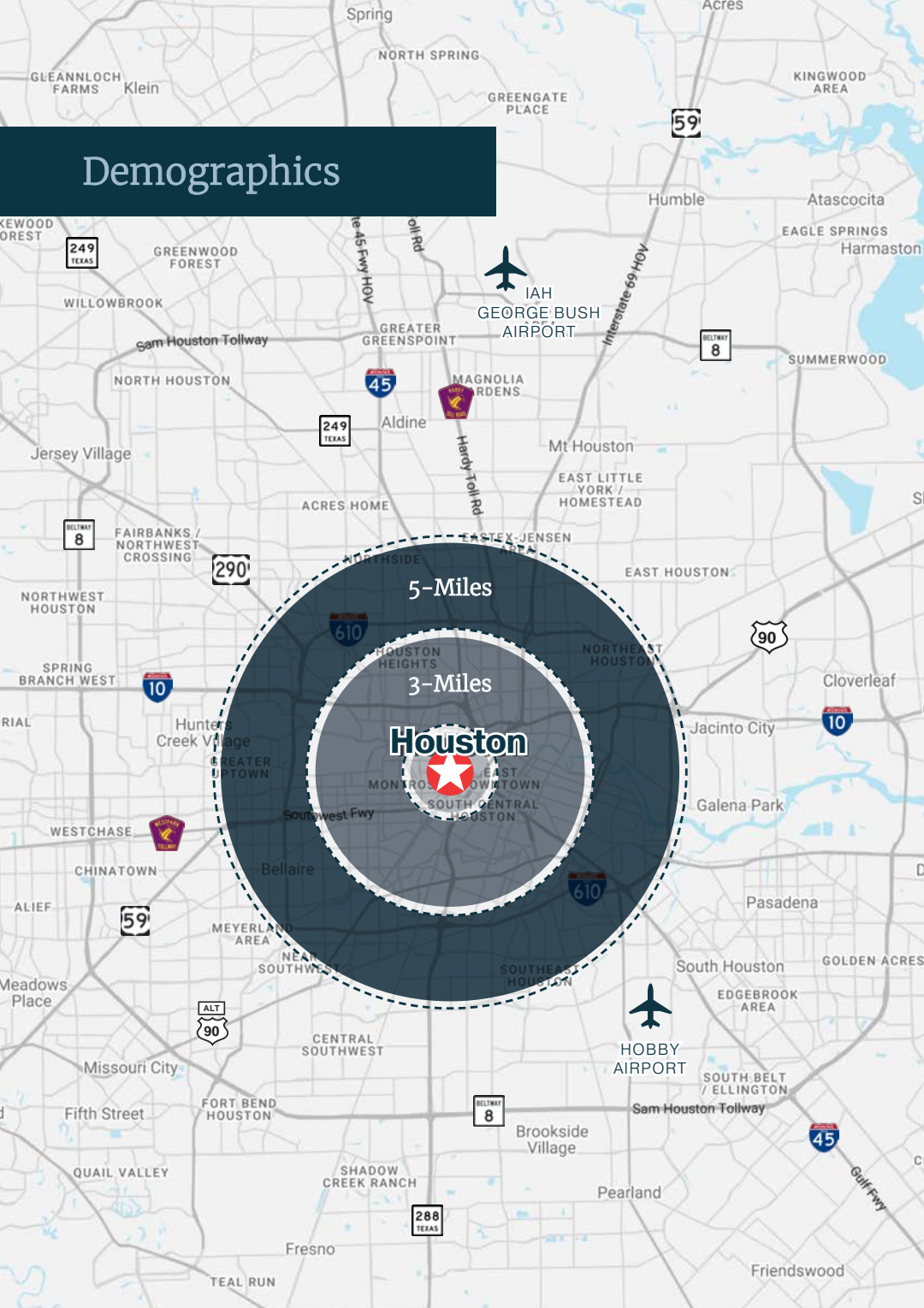
TEXAS
MEDICAL CENTER

HOUSTON
MUSEUM DISTRICT

Property Images



Demographics



ESTIMATED POPULATION 2024

1-MILE

31,349

3-MILE

214,929

5-MILE

494,676

ESTIMATED HOUSEHOLDS 2024

1-MILE

18,864

3-MILE

103,659

5-MILE

227,522

ESTIMATED AVERAGE HOUSEHOLD INCOME 2024

1-MILE

\$116K

3-MILE

\$137K

5-MILE

\$143K

MEDIAN AGE 2024

1-MILE

30.4

3-MILE

31.4

5-MILE

32.7

EDUCATIONAL ATTAINMENT | COLLEGE DEGREE + 2024

1-MILE

65.2%

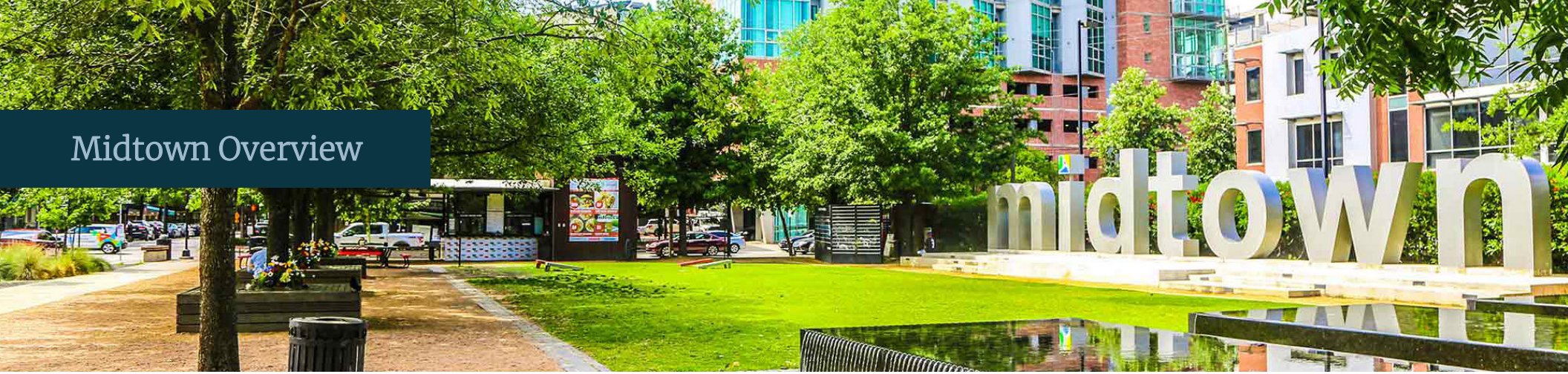
3-MILE

58.5%

5-MILE

52.8%

Midtown Overview



Over the past decade, Midtown has experienced an emergence as a residential neighborhood with its population experiencing over 50% population growth in that period of time. Midtown now ranks as the most walkable neighborhood in metro Houston with a designation score of 86 for “walk-ability” and 72 for “bike-ability”. The neighborhood is home to over 140 restaurants, bars, and shops increasing its attractiveness for future residential development.



Midtown sits within the center of Houston’s Innovation Corridor; a four-mile-long stretch of neighborhoods & districts starting at the Texas Medical Center and ending along East Downtown (EADO). The corridor is connected by light-rail, bike lanes, and pedestrian thoroughfares with unparalleled access to Houston’s growing ecosystem of start-ups looking to service industries of medical, biomedical, and tech.



Rice University’s renovation of a former Midtown Sears building into The Ion has been the catalyst needed for Midtown to grow into a key component of the Innovation Corridor. The Ion has now evolved into The Ion District, along with Greentown Labs, and seeks to be a home to Houston’s developing innovation community. The district’s growing list of strategic partners include NASA, Chevron, Microsoft, Aramco, and Exxon Mobil.

Houston Economic Overview

Houston continues to benefit from an inflow of both migration & immigration which has allowed it to grow & maintain its spot as the **4th largest metro** in the US. With one of the lowest costs of living among major US metros, Houston has positioned itself to sustain continued growth in population and economic development for the future.

With **twenty-six Fortune 500 companies** now calling Houston home, the city has continued to diversify beyond its traditional moniker of **'The Energy Capital of the World'**. Along with being home to the largest medical center complex in the world with the TMC, Houston has emerged as the leader in the energy transition capital of the world as the global economy continues to shift from fossil fuels to renewables.





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