

3333 FANNIN ST

PRIME COMMERCIAL PROPERTY IN THE
HEART OF MIDTOWN HOUSTON



Aimee Namakarn

aimee@rockspring.com

832.725.2294

 **Rockspring**

Located in one of Houston's most rapidly transforming districts, 3333 Fannin Street presents a rare opportunity to own or lease a premier commercial asset in Midtown. This expansive two-story building offers approximately 62,634 square feet of space on a sizable 1.15-acre lot. Each floor spans just over 31,000 square feet, allowing for a wide range of uses including office, medical, creative, or mixed-use redevelopment. With no zoning restrictions in place, the flexibility of this property is unmatched.

The building features 45 dedicated parking spaces on its rooftop garage, providing a highly competitive parking ratio of approximately 1.4 spaces per 1,000 square feet leased—an exceptional offering in Midtown's dense urban environment.

Midtown Houston continues to see major investment and development, enhancing the area's appeal and long-term value. Just blocks away, the former Sears building—also known as the historic Houston Main Street Sears—is being transformed into a 200,000-square-foot innovation and technology hub as part of Rice University's Ion District. This ambitious project is drawing Fortune 500 companies, entrepreneurs, and cutting-edge startups, all contributing to the area's evolution as Houston's Innovation Corridor.

Additionally, other major developments nearby include the \$45 million RoseMary's Place, a supportive housing community; the Caroline Lofts, which are bringing 119 new apartments to the area; and several large-scale mixed-use residential projects such as McGowen Station, Mid Main, and Pearl Residences, which are adding hundreds of units and ground-floor retail to the neighborhood.

3333 Fannin St is ideally situated near Downtown Houston, the Museum District, and the Texas Medical Center, offering seamless access to transit, culture, and commerce. Whether you're an owner-user, investor, or developer, this property offers location, scale, and upside in one of Houston's most energized and evolving submarkets.



**ADDRESS:**

3333 FANNIN ST.
HOUSTON, TX 77004

**PRICE:**

CALL BROKER

**BUILT:**

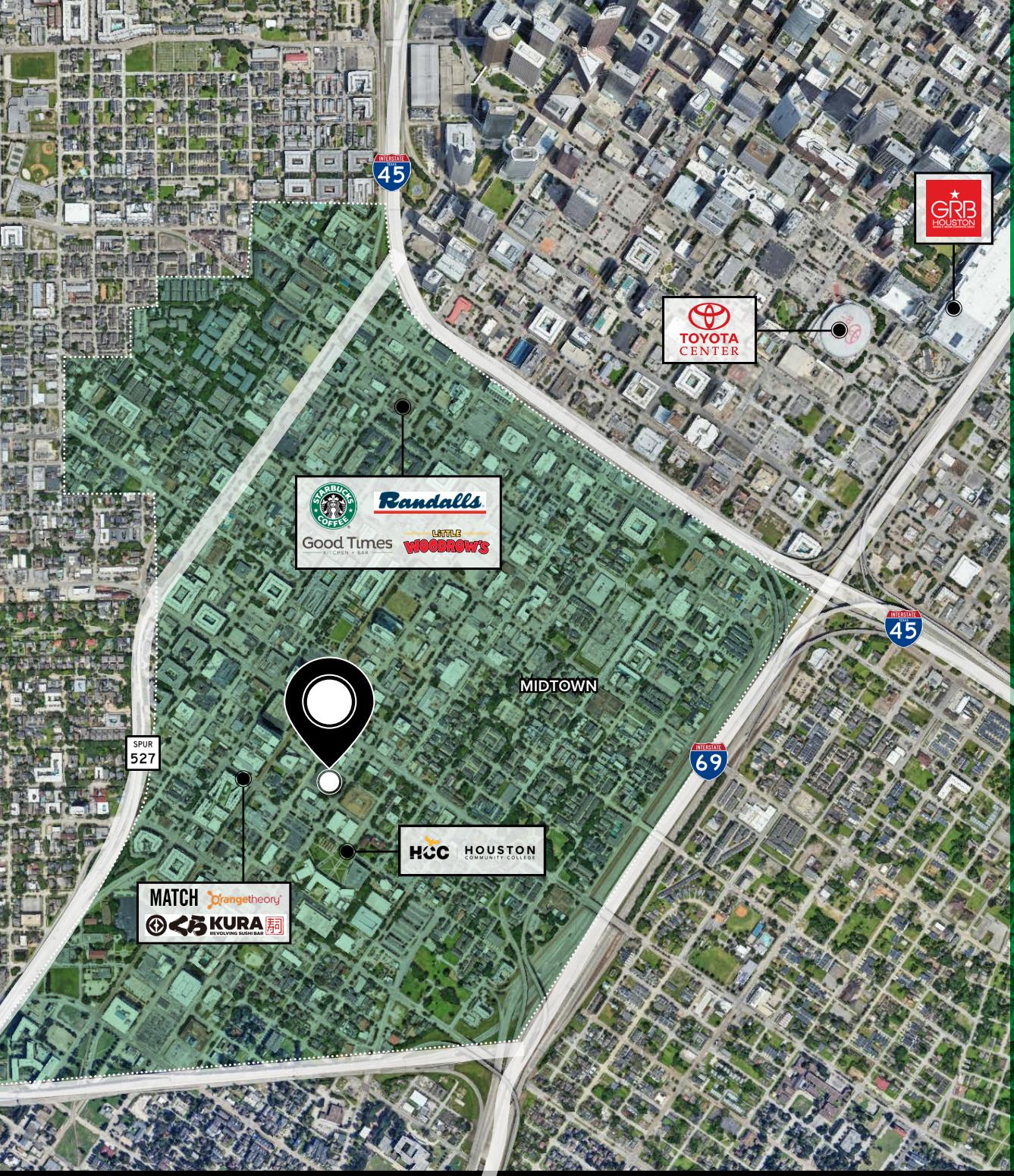
1960

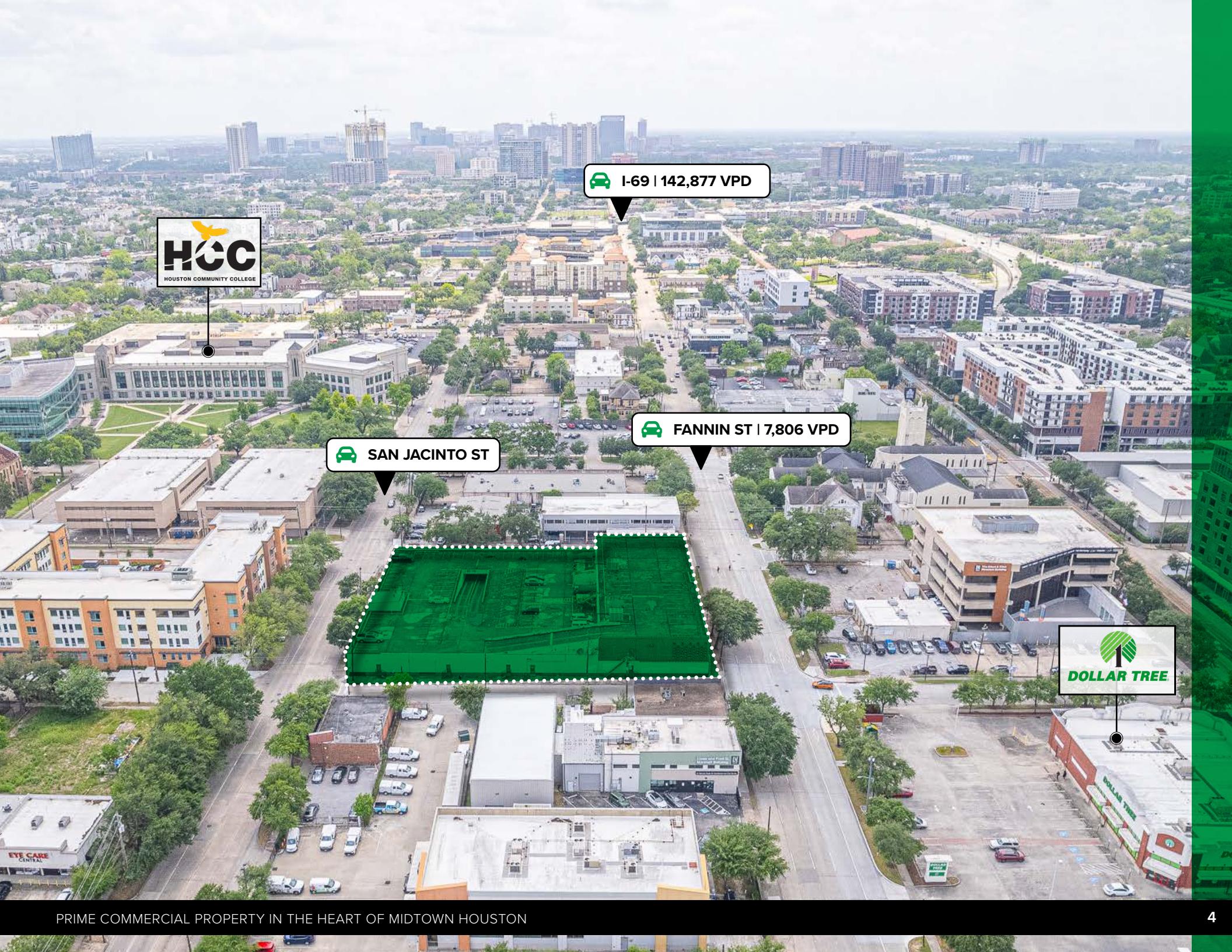
**SIZE:**

62,634 SF

**LOT SIZE:**

1.15AC
49,998 SF





I-69 | 142,877 VPD

SAN JACINTO ST

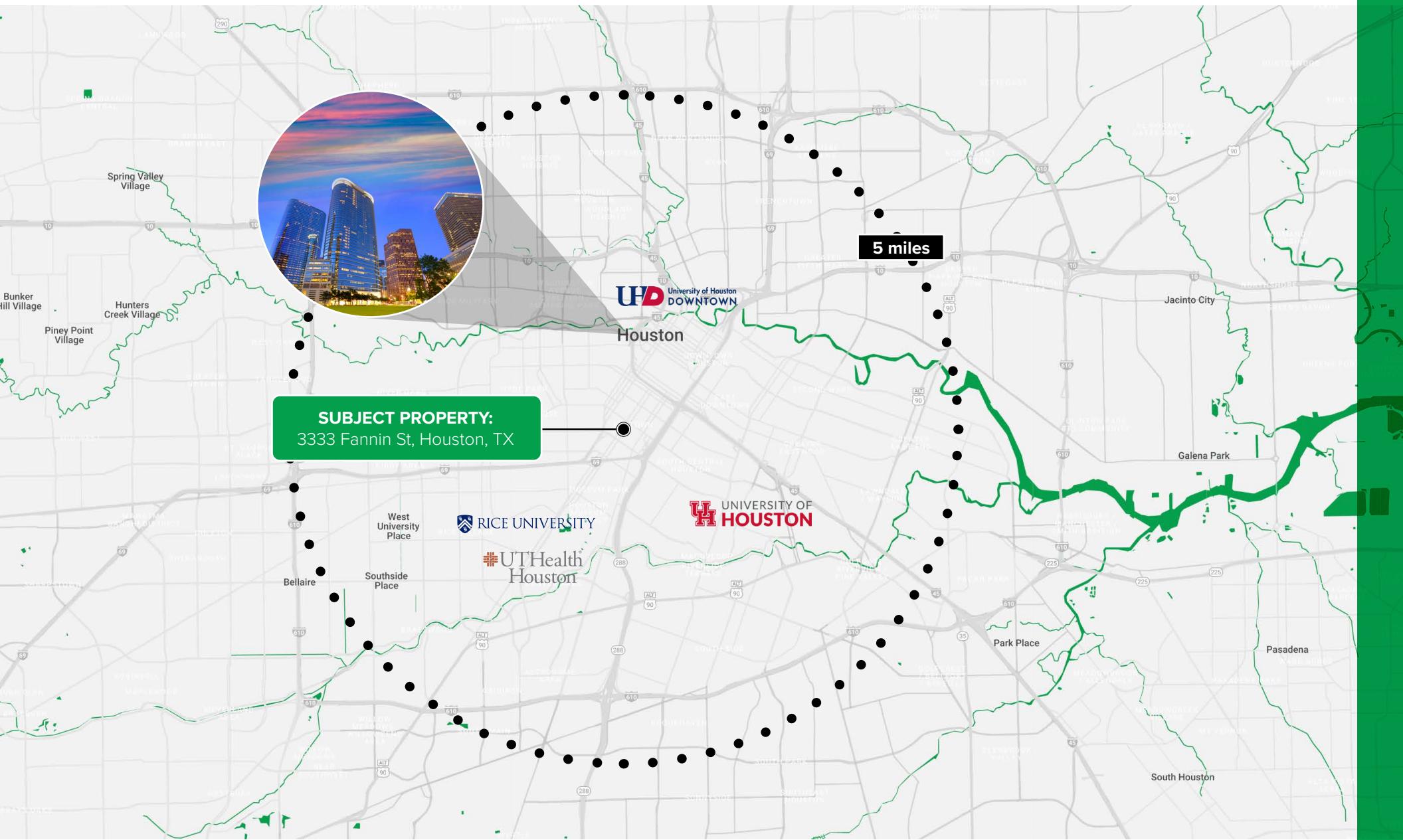
FANNIN ST | 7,806 VPD



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PROPERTY PHOTOS





PRIME COMMERCIAL PROPERTY IN THE HEART OF MIDTOWN HOUSTON

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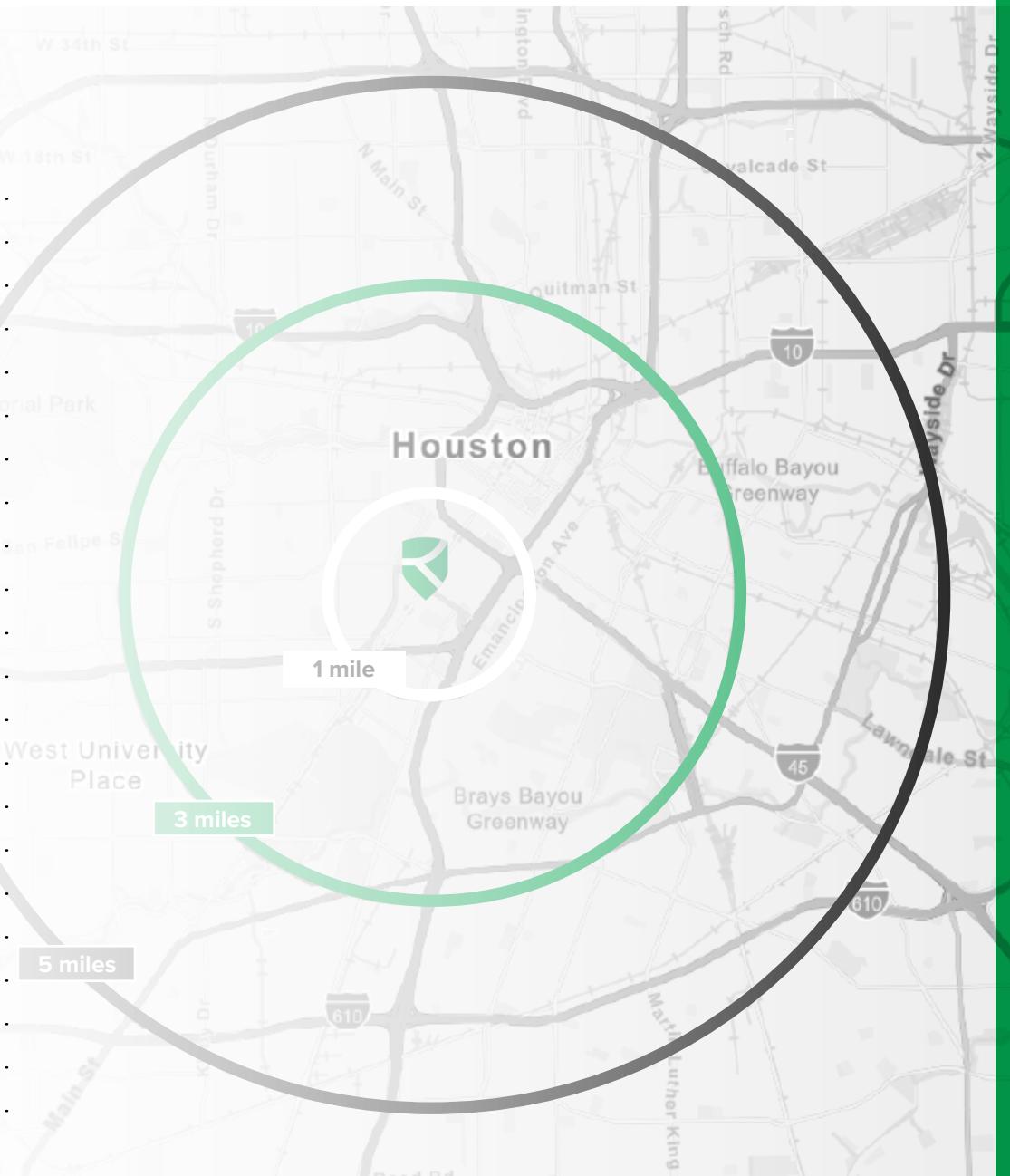
\$141,636 average household income within 5 miles

Employees within 5 miles total **582,557**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	29,874	207,249	477,258
Households	17,400	98,990	219,435
Families	4,818	35,911	97,001
Average Household Size	1.62	1.81	2.04
Owner Occupied Housing Units	4,899	32,256	84,688
Renter Occupied Housing Units	12,501	66,734	134,747
Median Age	34.1	33.9	34.7
Median Household Income	\$92,436	\$99,102	\$87,437
Average Household Income	\$137,038	\$149,561	\$141,636

2029 Summary	1 Mile	3 Miles	5 Miles
Population	31,653	220,326	495,831
Households	18,771	107,798	232,842
Families	5,127	38,378	101,027
Average Household Size	1.60	1.78	2.00
Owner Occupied Housing Units	5,240	34,531	90,493
Renter Occupied Housing Units	13,531	73,267	142,349
Median Age	34.9	35.5	36.3
Median Household Income	\$105,434	\$110,016	\$100,358
Average Household Income	\$155,633	\$167,721	\$159,305



PRESENTED BY

Aimee Namakarn
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3200 Southwest Fwy, Suite 3000
Houston, TX
www.rockspring.com

