

## **5909 England Street, Houston, TX 77021**



### **Headline:**

The property is a vacant HISD public school building with a total of 48,537 square feet of gross building area on 171,380 square feet (+/- 3.93 acres) of land. The property occupies two city blocks including the city street bisecting the property.

Potential uses of the property include charter school(s), community outreach center, light manufacturing and assembly, and fulfillment center – among others. Ample parking and development potential included. Located within a City of Houston Opportunity Zone.

### **Overview:**

The neighborhood includes a mixture of retail/ commercial, industrial, and residential development. It also includes tracts of vacant land. Retail/ commercial development in the neighborhood includes hotels, retail centers, restaurants, and freestanding retail buildings, concentrated along primary roadways.

Residential development is scattered throughout the neighborhood, predominantly along secondary thoroughfares. Industrial development is located along primary and secondary roadways, in freestanding sites and industrial parks. The neighborhood is established, with ongoing new development and redevelopment.

The University of Houston is in the eastern portion of the neighborhood, contributing significantly to the local economy and employment. It is a state research university with a 667-acre campus, nearly 44,000 students, and 12 academic colleges offering over 300 degree programs.

### **Accessibility:**

The neighborhood has good accessibility with primary north/ south and east/ west roadways, including major highways and streets such as IH-45, IH-69/59, and State Highway 288.

## **5909 England Street, Houston, TX 77021**



### **Location/ Size/ Shape:**

The site is bound by England Street, Du Pont Street, Goforth Street, and Dixie Drive in Houston, Harris County, Texas.

The site contains 3.934 acres (171,380 square feet) and is rectangular in shape. Approximate dimensions are 380 feet by 451 feet as shown in the aerial view.

Specifically, the site has 380 feet of frontage along England Street, 451 feet along Dixie Drive, 380 feet along Goforth Street, and 451 feet along Du Pont Street. All adjacent roads are two-lane asphalt paved secondary roadways.

The site is level and at the grade of adjacent roadways.

### **Utilities:**

Utilities such as water, sewer, natural gas, and electricity are available at the site.

### **Disclaimer:**

Property information is based on owner-provided and publicly available information. Prospective tenants and buyers are encouraged to independently verify details and conduct their own survey and due diligence.