

1.31 ACRES FOR SALE



Maxie St., Houston, TX 77007 | Redevelopment Opportunity

Nick Peterson, SIOR
President - Houston Industrial

📞 281.536.9972
✉ npeterson@nairl.com

Robert Graf
Executive Vice President

📞 512.585.4731
✉ rgraf@nairl.com

NAI Robert Lynn / Industrial

2550 N. Loop West, Suite 265
Houston, TX 77092
713 595 0123 | nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



- ±57,258 SF of land
- Washington Avenue Coalition/
Memorial Park Neighborhood
- Houston ISD
- Tax Rate 2.092362
- Frontage on all four sides
- Walkable area near various restaurants, shops, a park,
and public transit routes
- City of Houston Utilities

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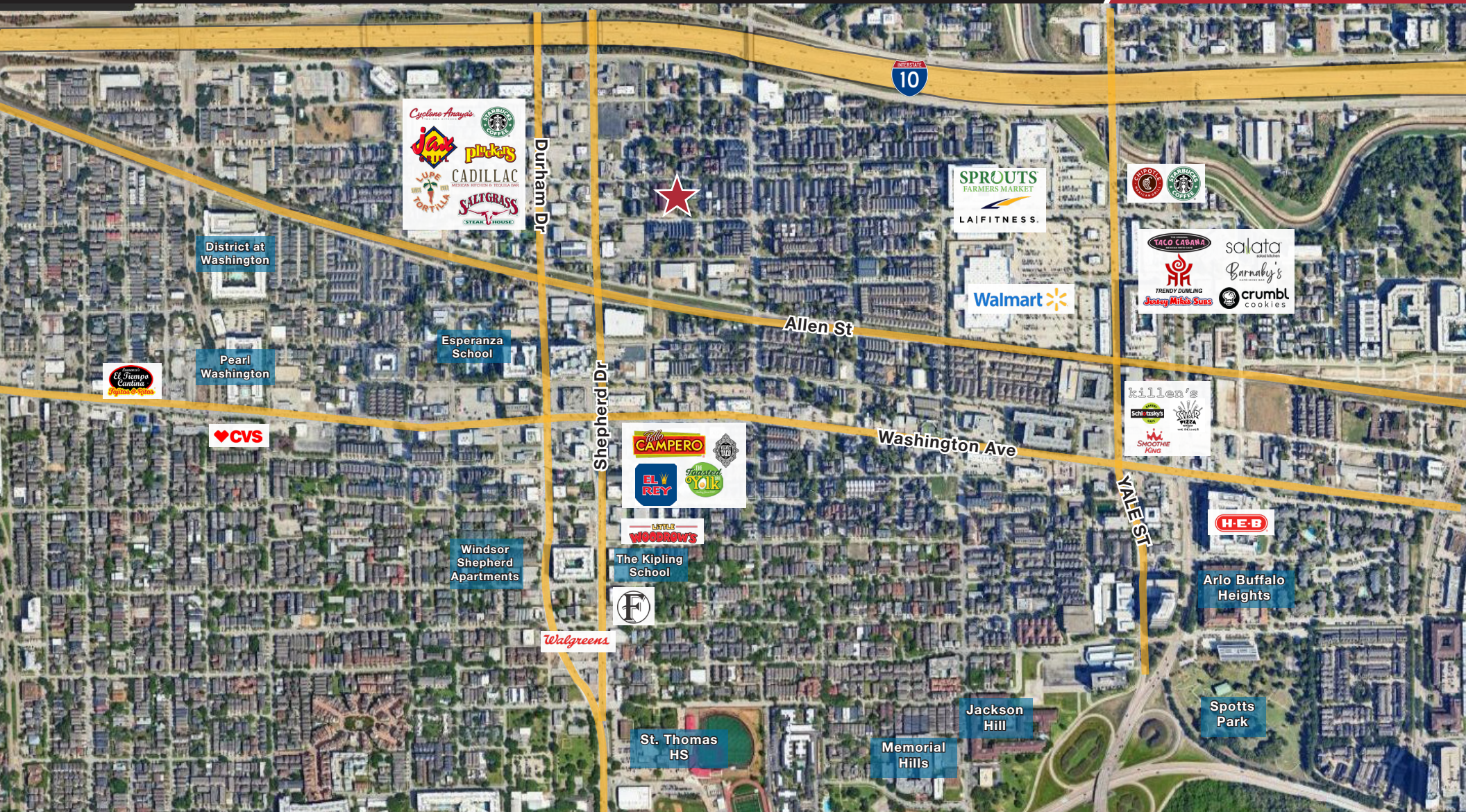
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SURROUNDING AREA



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The **Washington Corridor and Rice Military** neighborhoods in Houston, Texas, are among the city's most dynamic areas for commercial real estate. Strategically located just west of Downtown Houston, these districts offer exceptional access to major employment hubs, thriving nightlife, and high-end residential developments, making them prime locations for investment.



Commercial Real Estate Overview

Diverse Property Options:

The area features a mix of office spaces, retail storefronts, and mixed-use developments, catering to a wide range of business needs.

Strong Market Growth:

Increasing demand for commercial and residential spaces continues to drive property values and attract investors looking for long-term appreciation.



Why Redevelopment Make Sense

High Demand for Housing:

With a growing population of young professionals and urban dwellers, the demand for luxury apartments and townhomes is steadily rising.

Strong Rental Market:

The area's proximity to business districts and entertainment hubs supports high occupancy rates and rental yields.

Ongoing Development:

Continued investment in infrastructure, parks, and amenities enhances the appeal of the neighborhood, making it an ideal environment for multifamily developments.



Community & Economic Highlights

Affluent Resident Base:

Average individual income stands at \$95,082, supporting a strong local economy.

Vibrant Lifestyle:

With access to Memorial Park, Buffalo Bayou Park, and Washington Avenue's bustling entertainment scene, the area attracts high-income renters and buyers.

Source: <https://chrisandcab.happenhouston.com/neighborhoods/rice-military-or-washington-corridor>

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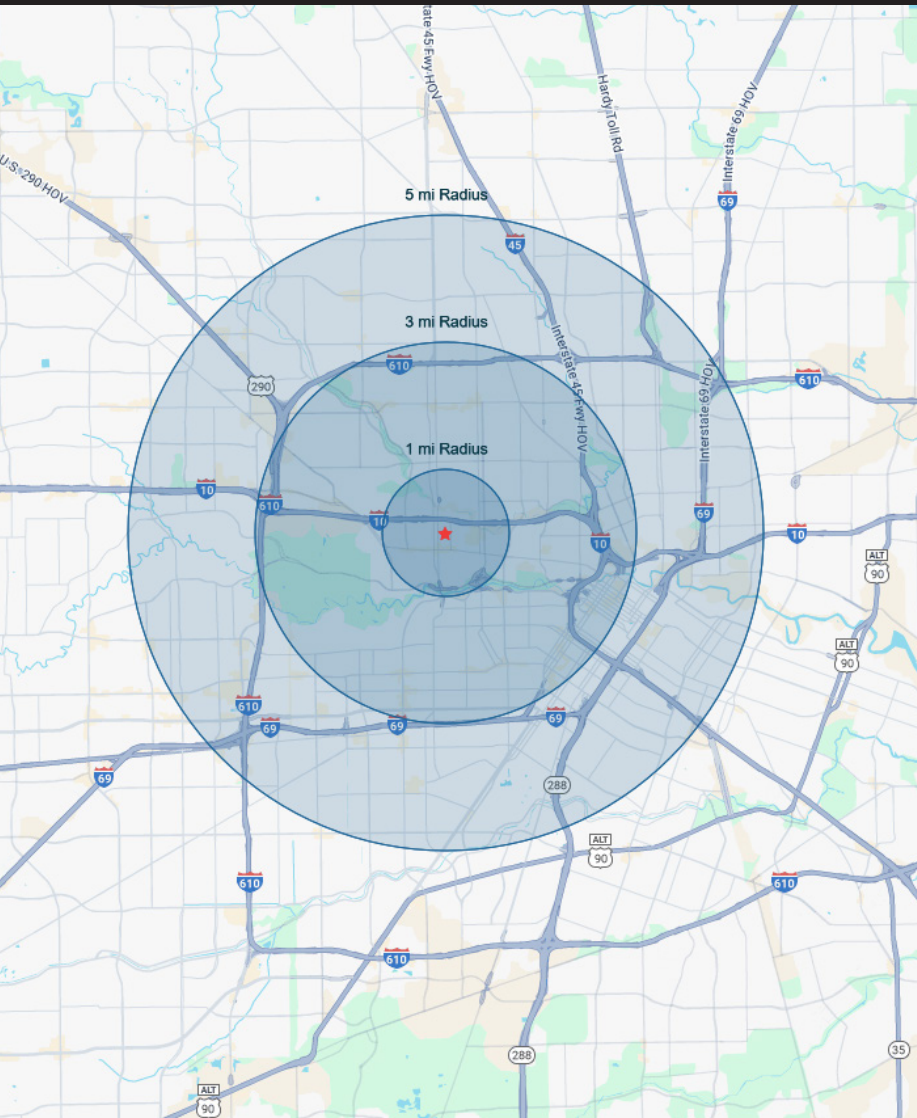
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DEMOGRAPHICS



Source: SitesUSA

	1 MILE	3 MILE	5 MILE
Estimated Population (2024)	29,419	194,399	493,010
Projected Population (2029)	33,301	220,364	538,754
Projected Annual Growth (2024-2029)	3,882	25,965	45,745
Estimated Households (2024)	16,017	102,958	235,215
Projected Households (2029)	18,228	116,986	259,470
Estimated Average Household Income (2024)	\$201,933	\$195,706	\$172,149
Projected Annual Change (2024-2029)	0.7%	0.7%	0.7%
Estimated Median Household Income (2024)	\$148,448	\$132,748	\$114,453
Projected Median Household Income (2029)	\$149,937	\$133,251	\$114,777

36.2
Median Age

1.91
Avg. Household Size

\$103,726
Avg. Household Size

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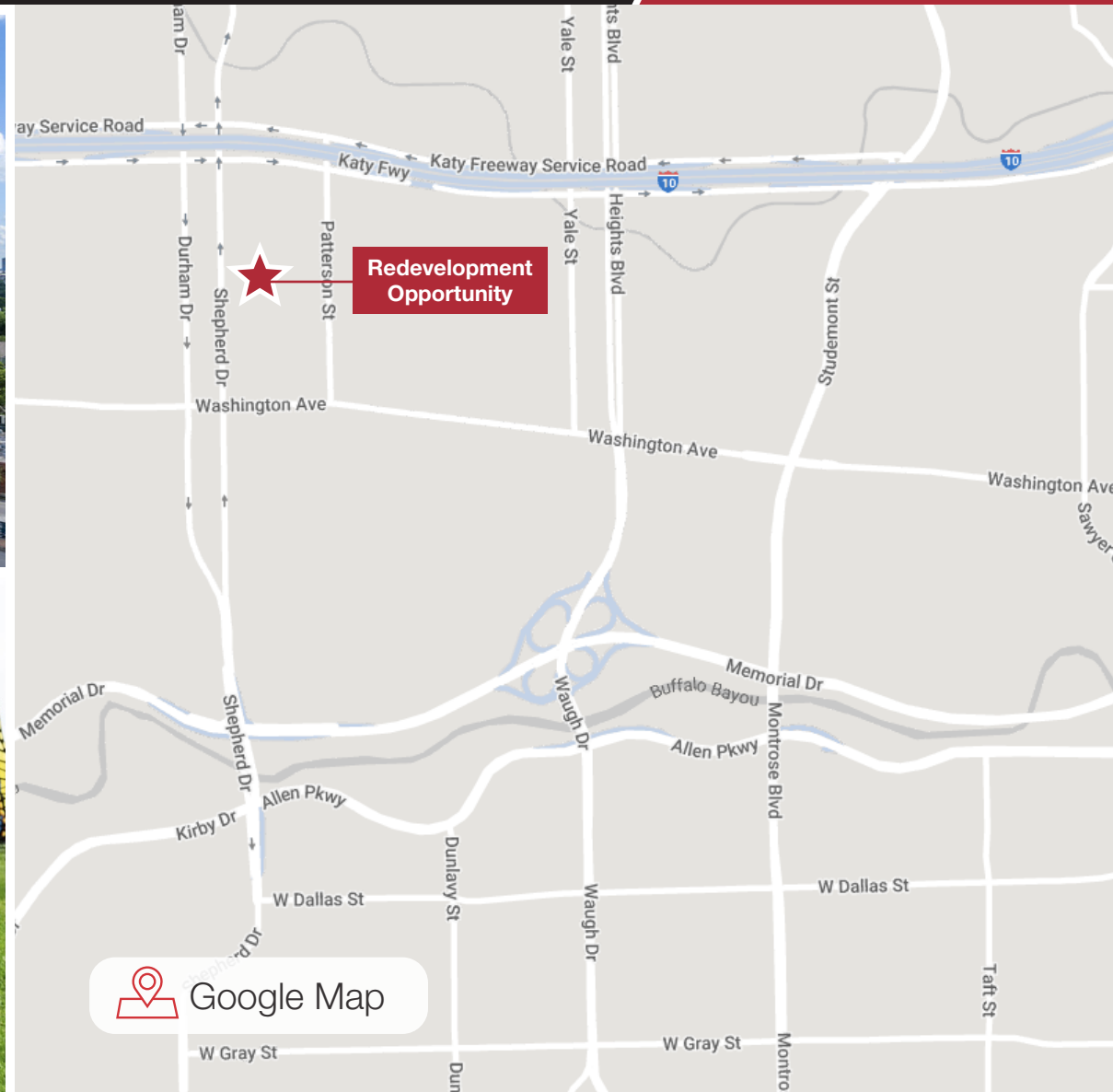
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LOCATION



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Nick Peterson, SIOR	606463	npeterson@nairl.com	281-595-0123
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
C.E. "Trey" Erwin, III, SIOR	611573	treyerwin@nairl.com	281-595-0123
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date