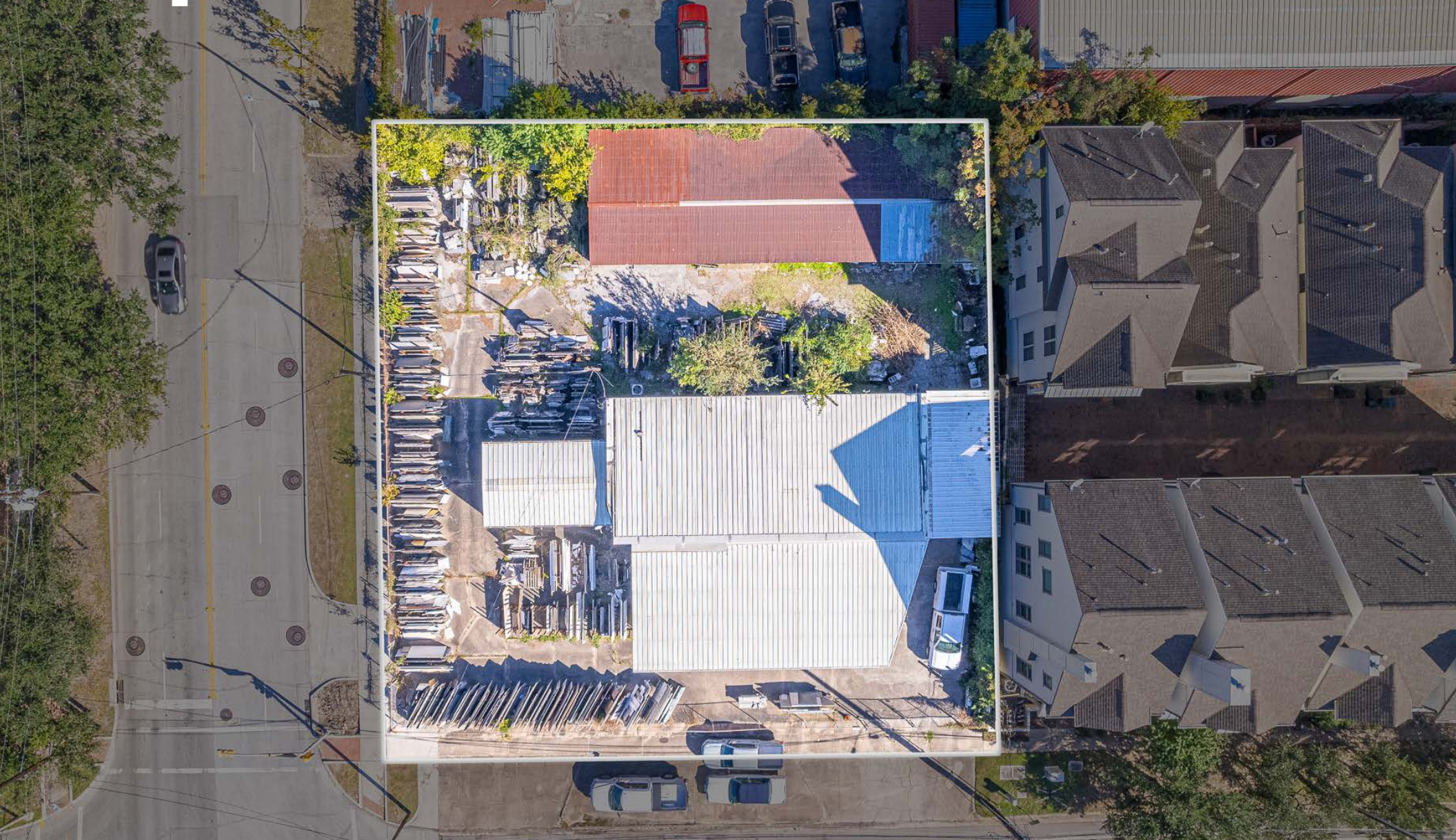


2401 POLK ST

RETAIL OR TOWNHOME REDEVELOPMENT
OPPORTUNITY IN DOWNTOWN HOUSTON



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2401

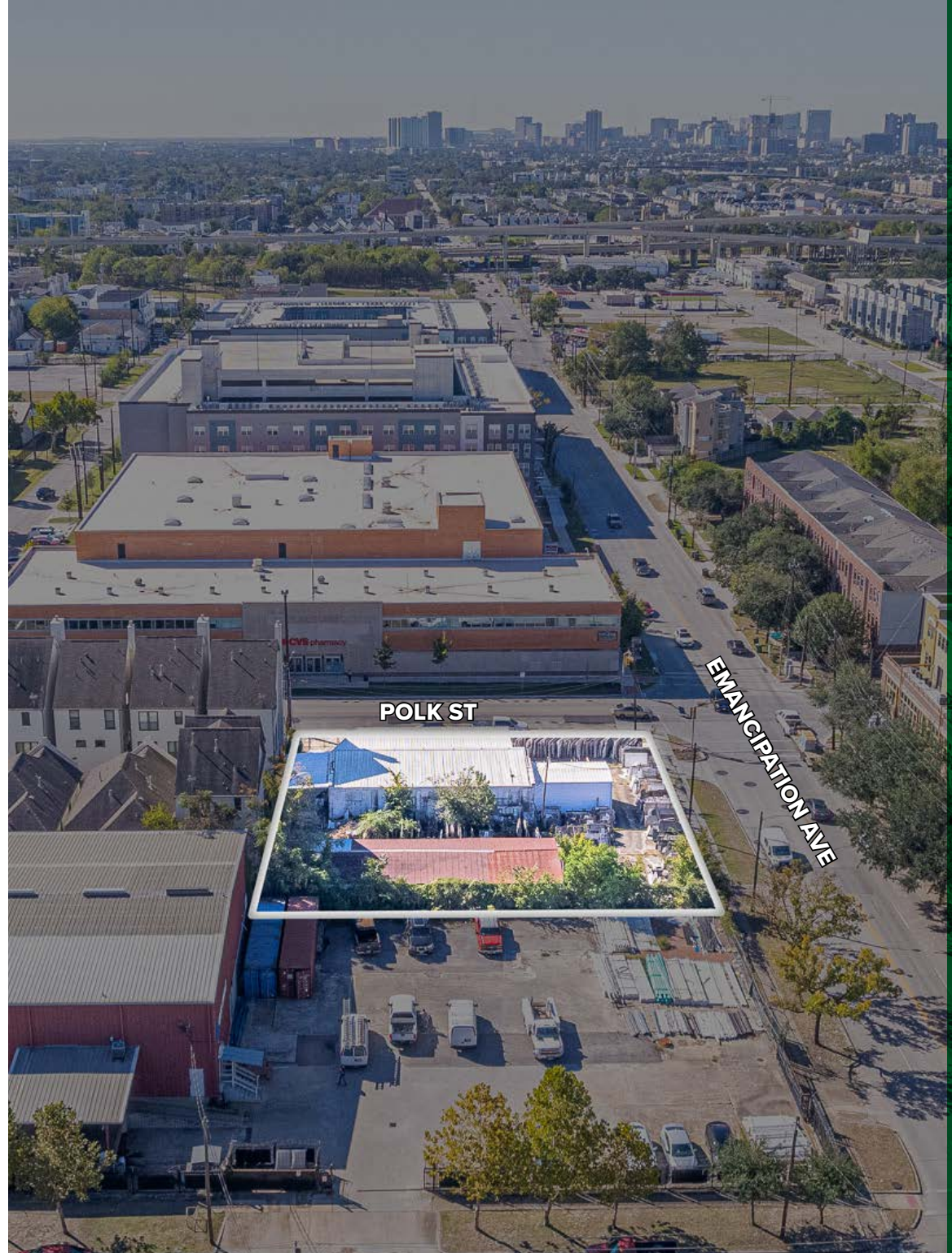
EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 2401 Polk St, Houston, TX 77003, an exceptional redevelopment opportunity located in the heart of East Downtown (EaDo), one of Houston's most vibrant and rapidly growing neighborhoods. This 0.36-acre site offers immense potential for retail or townhome development.

Positioned just minutes from premier attractions such as Shell Energy Stadium, the George R. Brown Convention Center, and Discovery Green, the property benefits from unparalleled access to EaDo's cultural, entertainment, and economic hubs. The site's proximity to major thoroughfares ensures excellent visibility and connectivity, providing an ideal platform for developers and investors to bring their vision to life.

Located in a thriving urban environment, 2401 Polk St is surrounded by ongoing residential and commercial developments, creating a dynamic and high-demand market. This rare redevelopment site offers the flexibility to cater to a variety of uses, perfectly suited to the area's exciting trajectory.

This is a prime opportunity to secure a property with extraordinary potential in one of Houston's most sought-after neighborhoods, just steps from the city's pulse.





ADDRESS:

2401 POLK ST,
HOUSTON, TX 77003



PRICE:

CALL BROKER



ENTRANCES:

1 ENTRANCE FROM
POLK ST



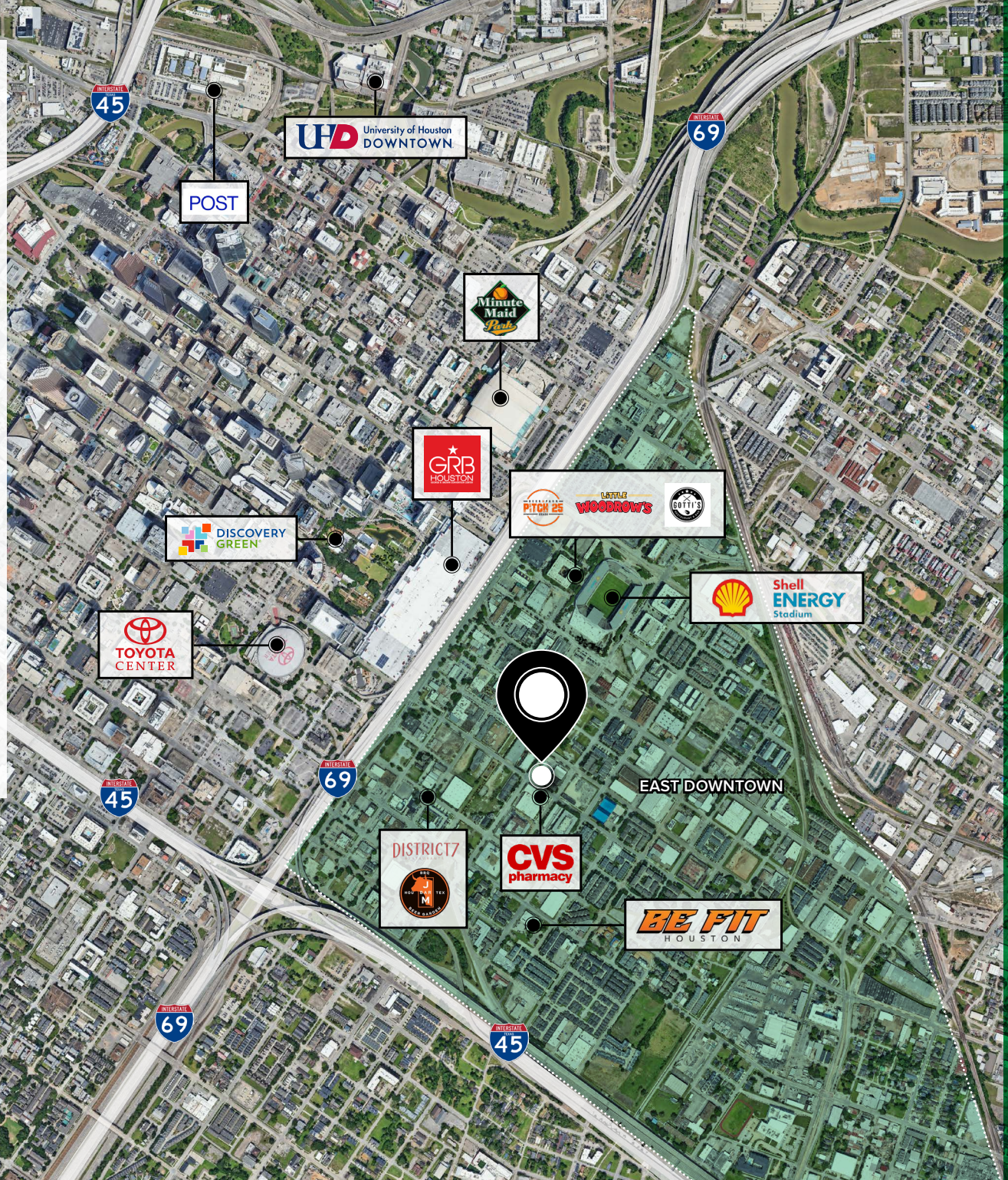
SIZE:

0.36 AC ON A HARD
CORNER



HIGHWAYS:

2 MINUTES TO I-45
3 MINUTES TO I-69





 I-69 | 170,413 VPD

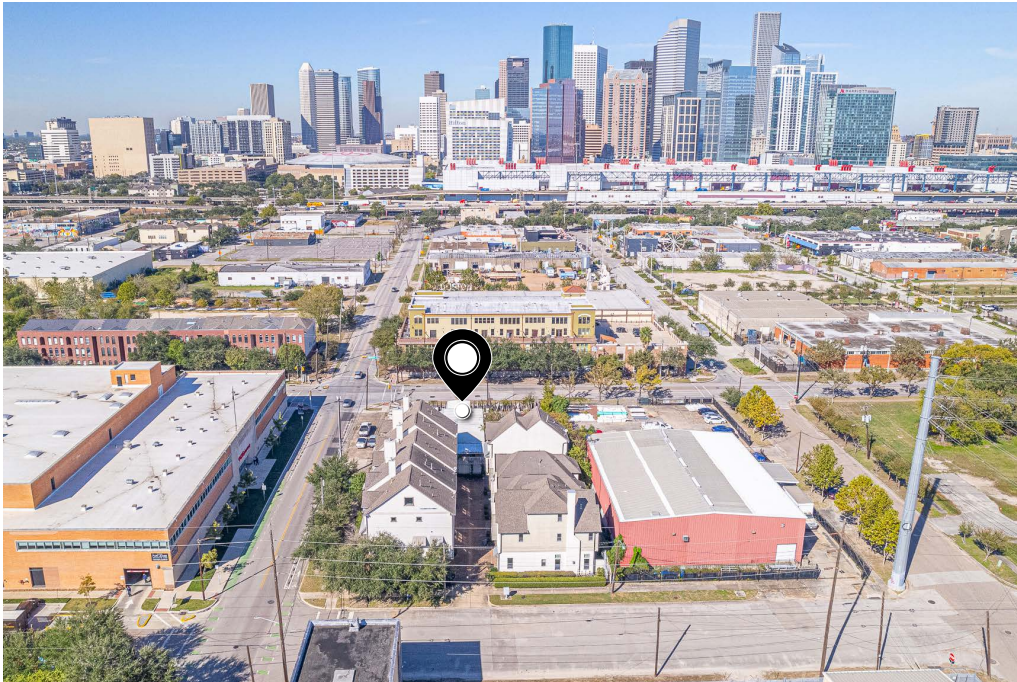


 EMANCIPATION AVE | 14,302 VPD

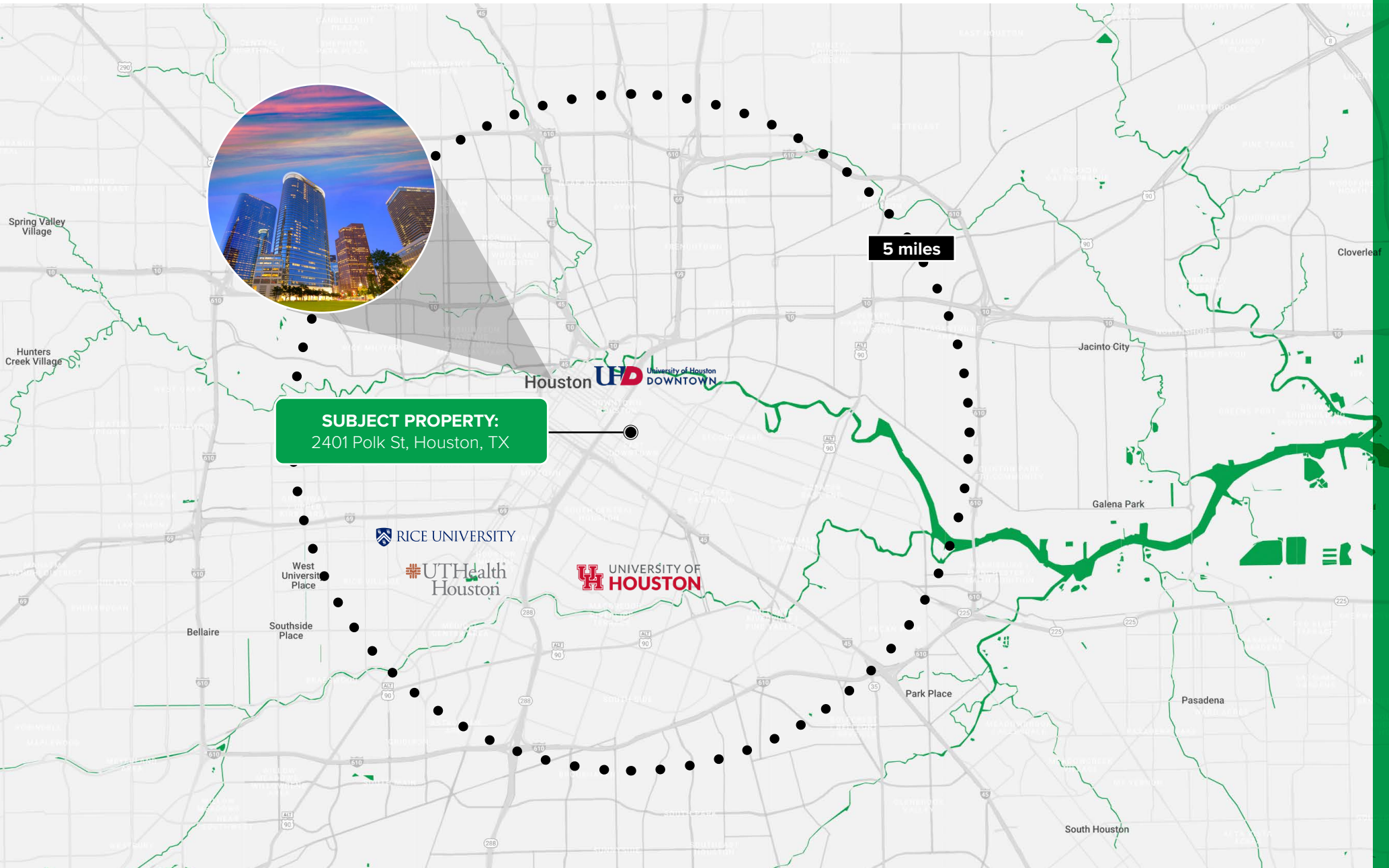


2401

PROPERTY PHOTOS



2401



\$131,615 average household income within 5 miles

Employees within 5 miles total **584,705**

DEMOGRAPHIC DATA

| 2024 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 19,714 | 185,624 | 452,633 |
| Households | 10,329 | 83,650 | 199,859 |
| Families | 3,307 | 32,465 | 91,689 |
| Average Household Size | 1.68 | 1.93 | 2.12 |
| Owner Occupied Housing Units | 2,955 | 26,968 | 79,172 |
| Renter Occupied Housing Units | 7,374 | 56,682 | 120,687 |
| Median Age | 35.0 | 33.7 | 34.7 |
| Median Household Income | \$100,274 | \$80,430 | \$79,939 |
| Average Household Income | \$140,166 | \$125,631 | \$131,615 |

| 2029 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 22,987 | 197,137 | 468,528 |
| Households | 12,438 | 91,365 | 211,801 |
| Families | 3,974 | 34,745 | 95,156 |
| Average Household Size | 1.66 | 1.89 | 2.07 |
| Owner Occupied Housing Units | 3,118 | 28,989 | 84,471 |
| Renter Occupied Housing Units | 9,320 | 62,376 | 127,330 |
| Median Age | 37.5 | 35.1 | 36.2 |
| Median Household Income | \$107,585 | \$92,303 | \$92,324 |
| Average Household Income | \$158,196 | \$143,216 | \$148,956 |



PRESENTED BY

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