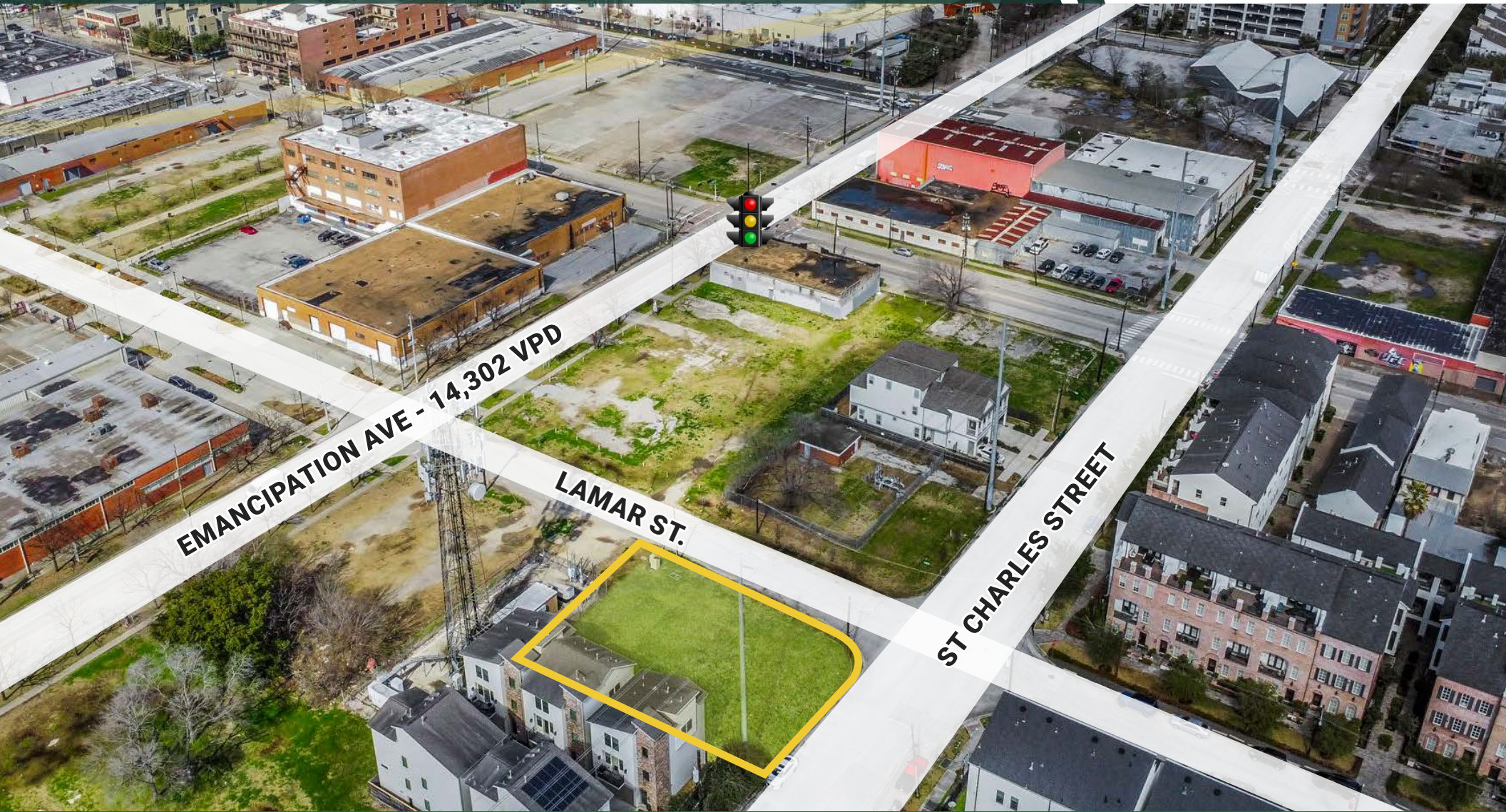


6,500 SF OF LAND FOR SALE IN EADO

2416 LAMAR STREET, HOUSTON, TEXAS 77003
SWC OF LAMAR AND ST. CHARLES



D. J. HALE
Member Associate SIOR
832-752-6155
dhale@oxfordcres.com

CALL BROKER
FOR PRICING



GOOGLE MAP

6,500 SF OF LAND FOR SALE IN EADO

2416 LAMAR STREET, HOUSTON, TEXAS 77003
SWC OF LAMAR AND ST. CHARLES



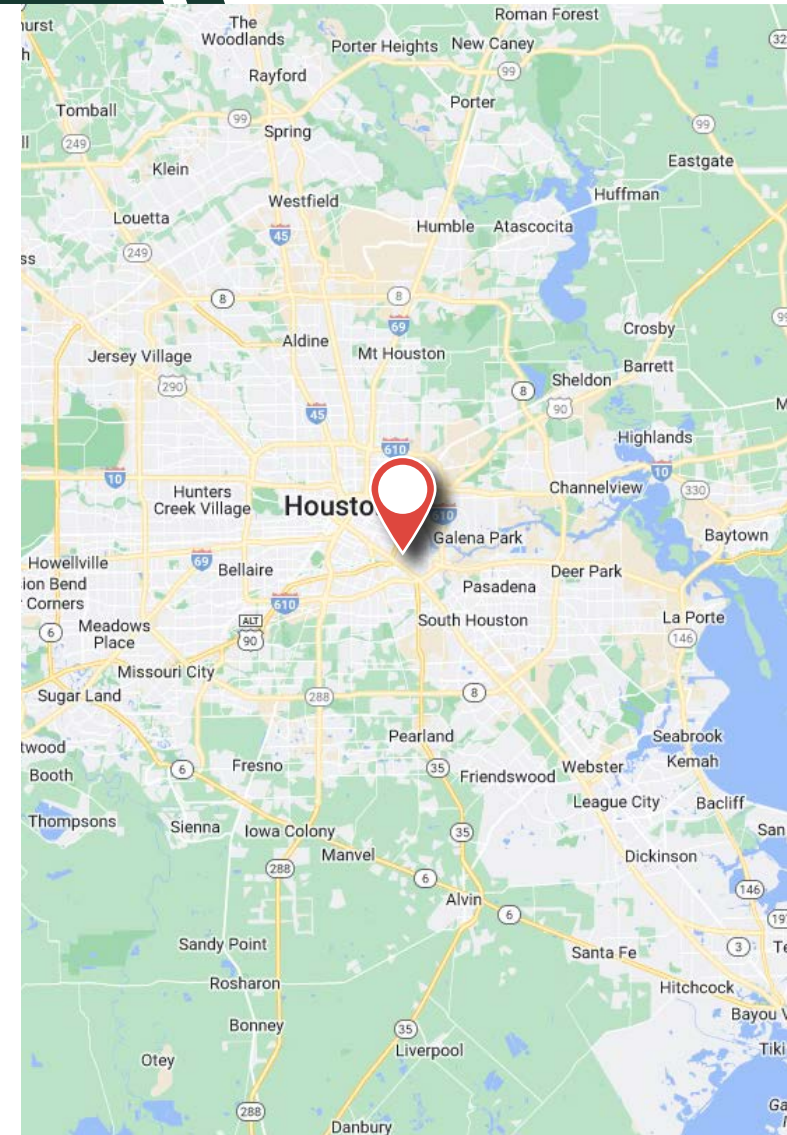
PROPERTY FEATURES

VACANT CORNER TRACT OF LAND FOR SALE | SWC OF LAMAR AND ST. CHARLES

6,500 SF OR 0.149 ACRES | HCAD # 134-189-001-0001

OUTSIDE THE 100 & 500-YEAR FLOOD ZONES

- Located within 1.0 Mile of Toyota Center, Shell Energy Stadium, Discovery Green and the CBD of Houston
- The land is located in the Midtown area, a vibrant neighborhood known for its mix of residential, commercial, and cultural spaces. Midtown has experienced significant development in recent years, attracting both residents and businesses seeking proximity to downtown Houston.
- **Tax Increment Reinvestment Zone (TIRZ):** This property falls within the boundaries of Tax Increment Reinvestment Zone (TIRZ) No. 2, commonly known as the Midtown TIRZ. Established to stimulate economic development, TIRZs are special zones where incremental tax revenues from increased property values are reinvested into the area to fund public improvements and infrastructure projects.
- **Impact on Land Pricing:** The presence of a TIRZ often leads to enhanced infrastructure and public amenities, which can increase property values over time. In Midtown, the TIRZ has facilitated various projects aimed at revitalizing the area, including improvements to roads, utilities, parks, and public spaces.
- These enhancements make the neighborhood more attractive to residents and businesses, potentially driving up land prices.
- **Real Estate Activity:** Midtown Houston has experienced significant real estate activity in recent years, characterized by:
 - **Residential Development:** An influx of new apartment complexes and townhomes catering to young professionals and families seeking proximity to downtown amenities.
 - **Commercial Growth:** An increase in retail spaces, restaurants, and entertainment venues, contributing to a vibrant mixed-use environment.
 - **Infrastructure Projects:** Ongoing improvements to transportation networks, including enhancements to pedestrian pathways and public transit options, further boosting the area's appeal.
- These developments have collectively contributed to a dynamic real estate market in Midtown, with rising property values and increased demand for both residential and commercial spaces.



D. J. HALE

Member Associate SIOR

832-752-6155

dhale@oxfordcres.com

CALL BROKER
FOR PRICING



GOOGLE MAP

6,500 SF OF LAND FOR SALE IN EADO

2416 LAMAR STREET, HOUSTON, TEXAS 77003
SWC OF LAMAR AND ST. CHARLES



D. J. HALE
Member Associate SIOR
832-752-6155
dhale@oxfordcres.com

CALL BROKER
FOR PRICING



6,500 SF OF LAND FOR SALE IN EADO

2416 LAMAR STREET, HOUSTON, TEXAS 77003
SWC OF LAMAR AND ST. CHARLES



DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	19,855	86,193	184,870
Households	10,327	37,188	82,880
Families	3,329	13,156	32,374
Average Household Size	1.70	1.85	1.94
Owner Occupied Housing Units	2,889	10,935	26,850
Renter Occupied Housing Units	7,438	26,253	56,030
Median Age	34.9	33.5	33.7
Median Household Income	\$98,930	\$76,460	\$79,262
Average Household Income	\$138,928	\$115,527	\$124,129

BUSINESSES - 5 MILES

13,560
TOTAL
BUSINESSES

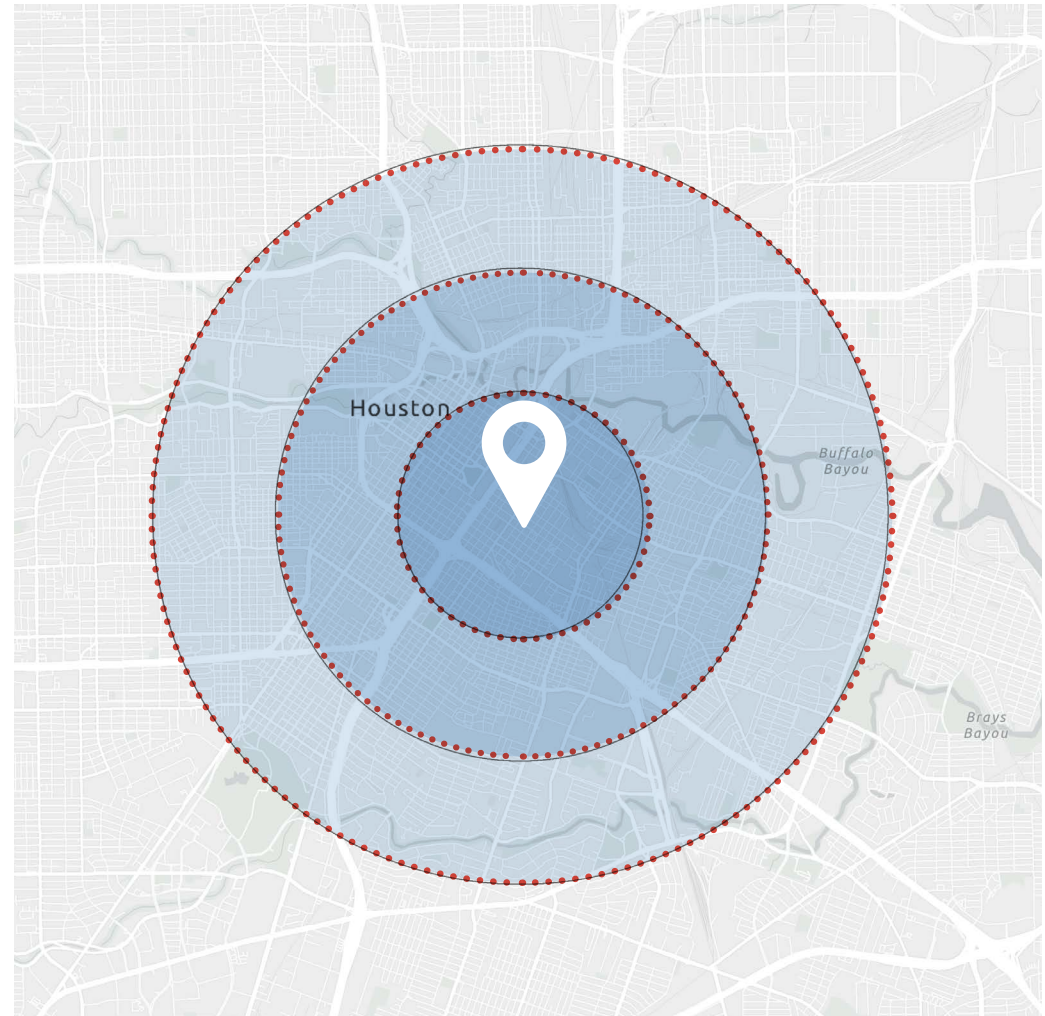
291,256
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$124,129
AVERAGE HH
INCOME

\$56,312
PER CAPITA
INCOME

\$69,495
MEDIAN
NET WORTH



D. J. HALE
Member Associate SIOR
832-752-6155
dhale@oxfordcres.com

**CALL BROKER
FOR PRICING**



GOOGLE MAP