

# LAND FOR SALE

## 2311 CANAL ST



 **TRANSWESTERN** REAL ESTATE SERVICES

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# PROPERTY INFORMATION

**Submarket :** Second Ward

**Type :** Land for Sale

**Address :** 2311 Canal St. Houston, TX 77003

**Land Size :** ±2.02 AC (±88,105 SF)

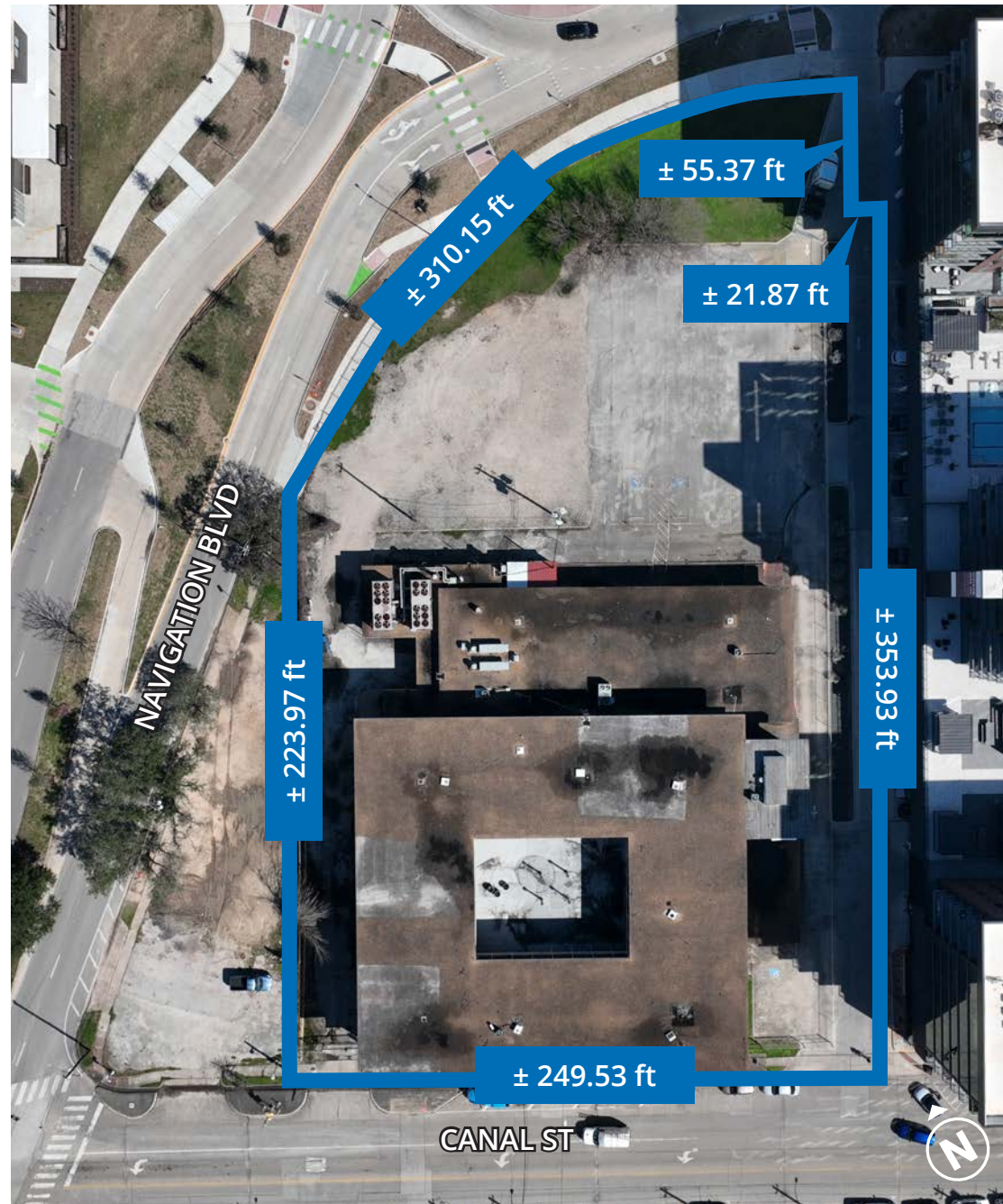
**Building Size :** ±49,700 SF (Former  
Houston Maritime Center & Museum)

**Utilities :** Available

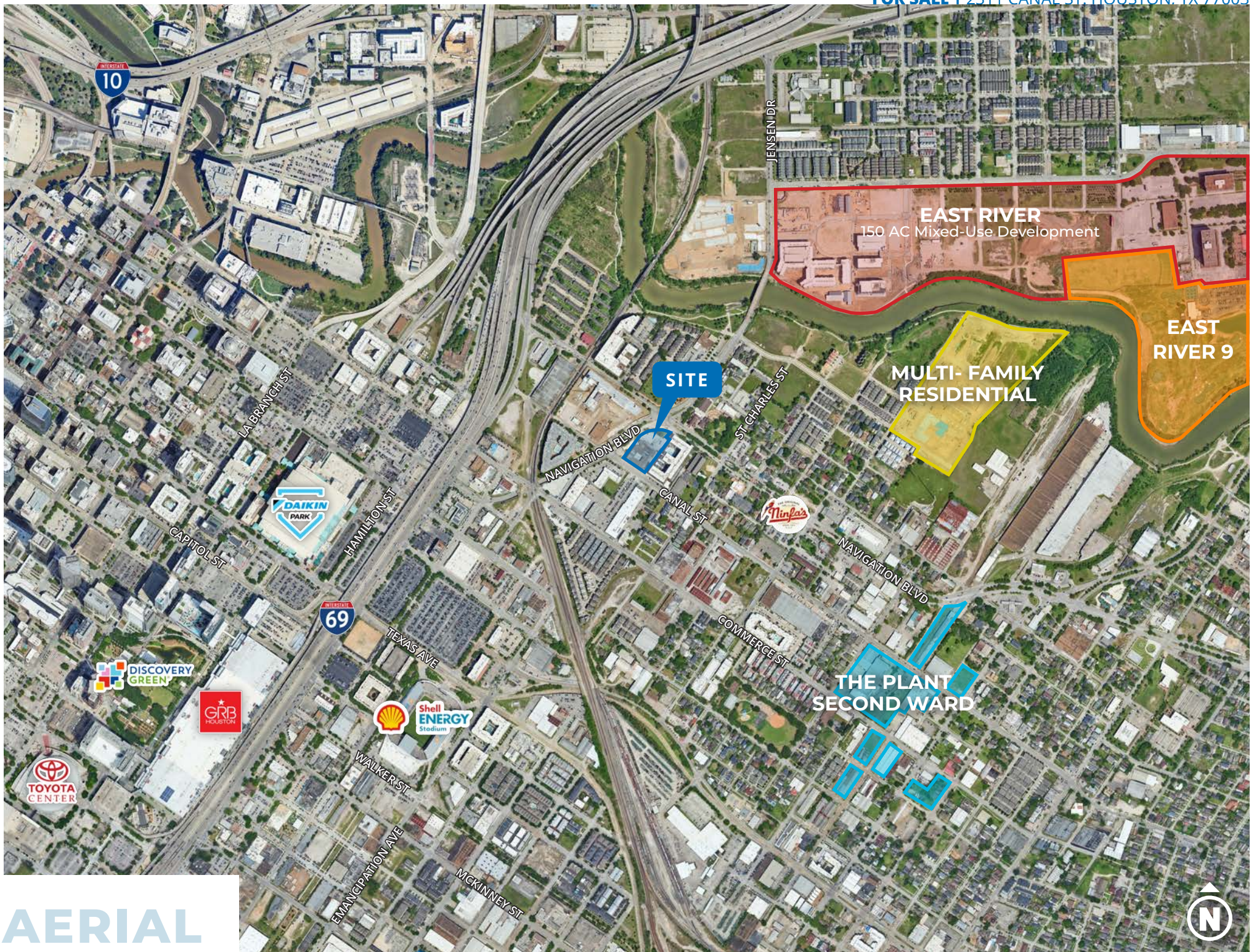
**Flood Zone :** None

**Tax ID :** 037 123 000 00005  
037 123 000 00023  
037 123 000 00001

**Asking Price :** Contact Broker





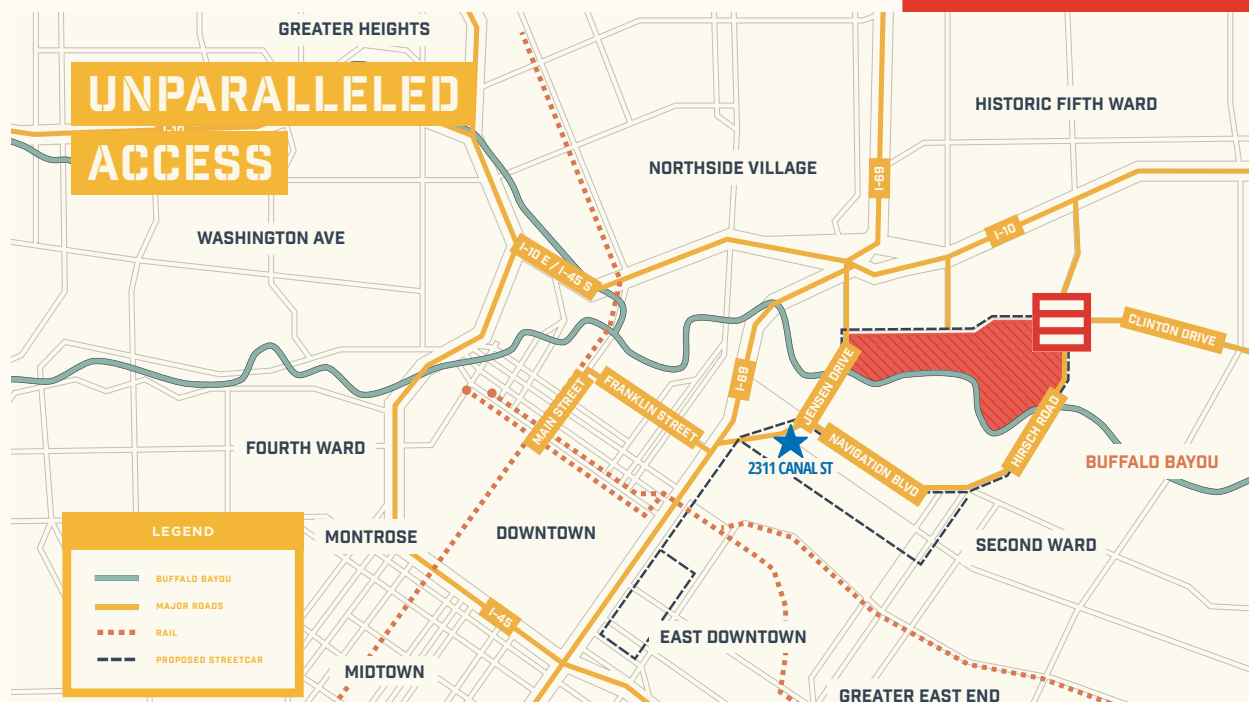


AERIAL

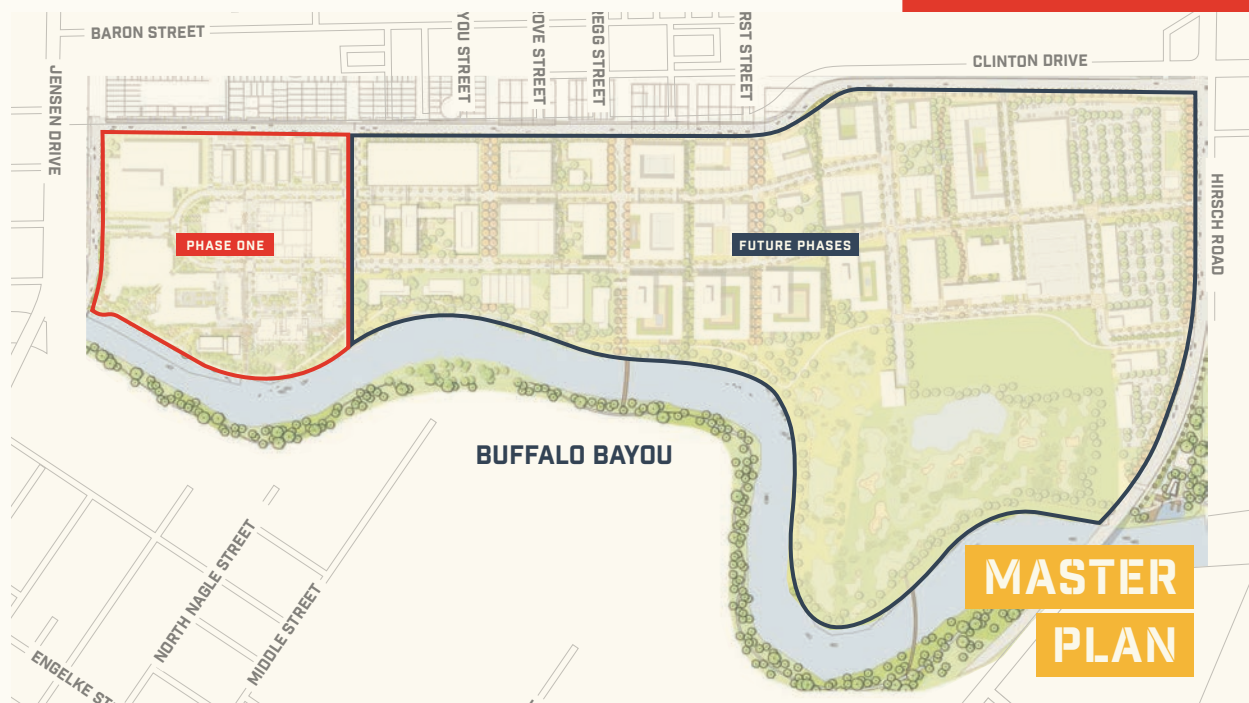




**EAST RIVER** is Houston's largest redevelopment site in the urban core exceeding 60 city blocks (150 acres)



East River offers a unique opportunity to be part of a vibrant, mixed-use community blending residential, commercial, and recreational spaces. The development promises a dynamic lifestyle with easy access to entertainment, including restaurants, shops, cultural venues, and outdoor activities along Buffalo Bayou, such as biking, hiking, and kayaking. With its focus on sustainability, green spaces, and modern urban living, the area provides a balanced environment of city convenience and natural beauty. Additionally, as the area undergoes revitalization, land value is expected to rise, making it an appealing investment in a rapidly growing neighborhood.



**1+ Miles** of Water Frontage

**1.4 K+** Planned Multi-Family Units

**89%** Buildable Area

**8.9 M** Planned SF Class-A Office Space

**500 K** Planned SF Retail Space

**390** Planned Hotel Rooms

**475+** Planned Single-Family Residences



**THE LAURA**  
359 units

**FORTH AT  
NAVIGATION**  
299 units

**THE MILL  
RESIDENCES**  
342 units

NAVIGATION BLVD

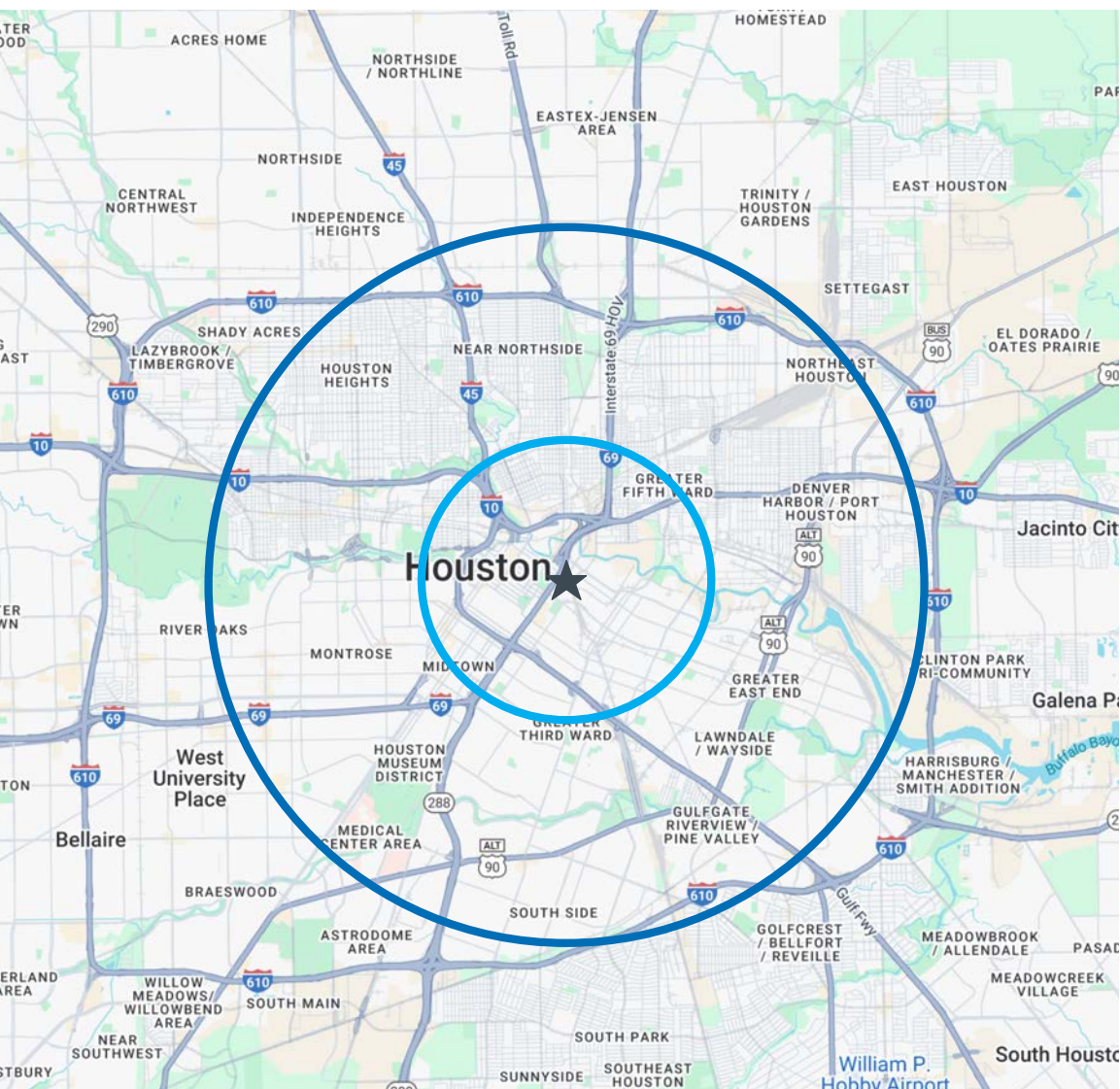
CANAL ST



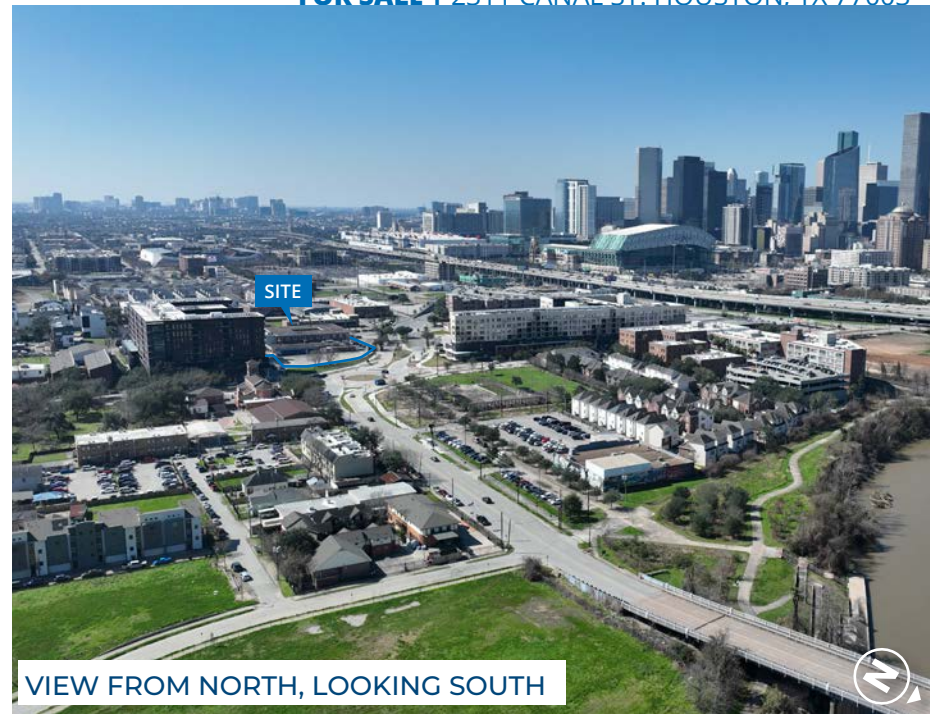


## DEMOGRAPHICS

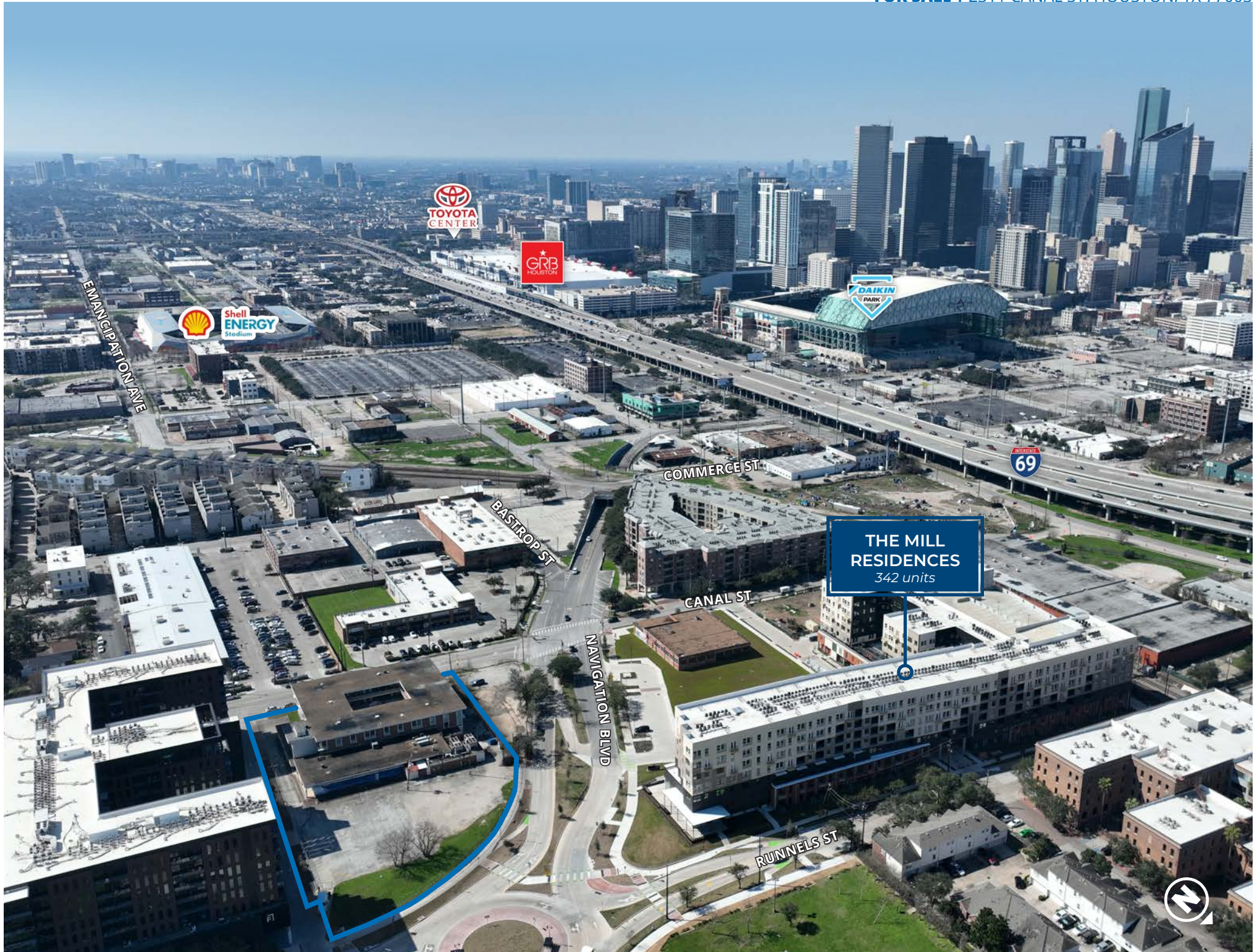
	2 Mile Radius	5 Mile Radius
Average Household Income	\$88,938	\$105,955
Total Specified Consumer Spending	\$885.2M	\$5.6B
2024 Total Households	33,784	188,683
Renter to Homeowner Ratio	2:1	1:1
Median Age	36	35
Median Household Value	\$315,720	\$362,503
Some College or Degree	37%	44%



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**FOR MORE INFORMATION:**

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