

For Sale 2020 Lawrence Street

Houston, TX 77008

±0.60 acres
±0.30 acres

EXECUTE CONFIDENTIALITY AGREEMENT



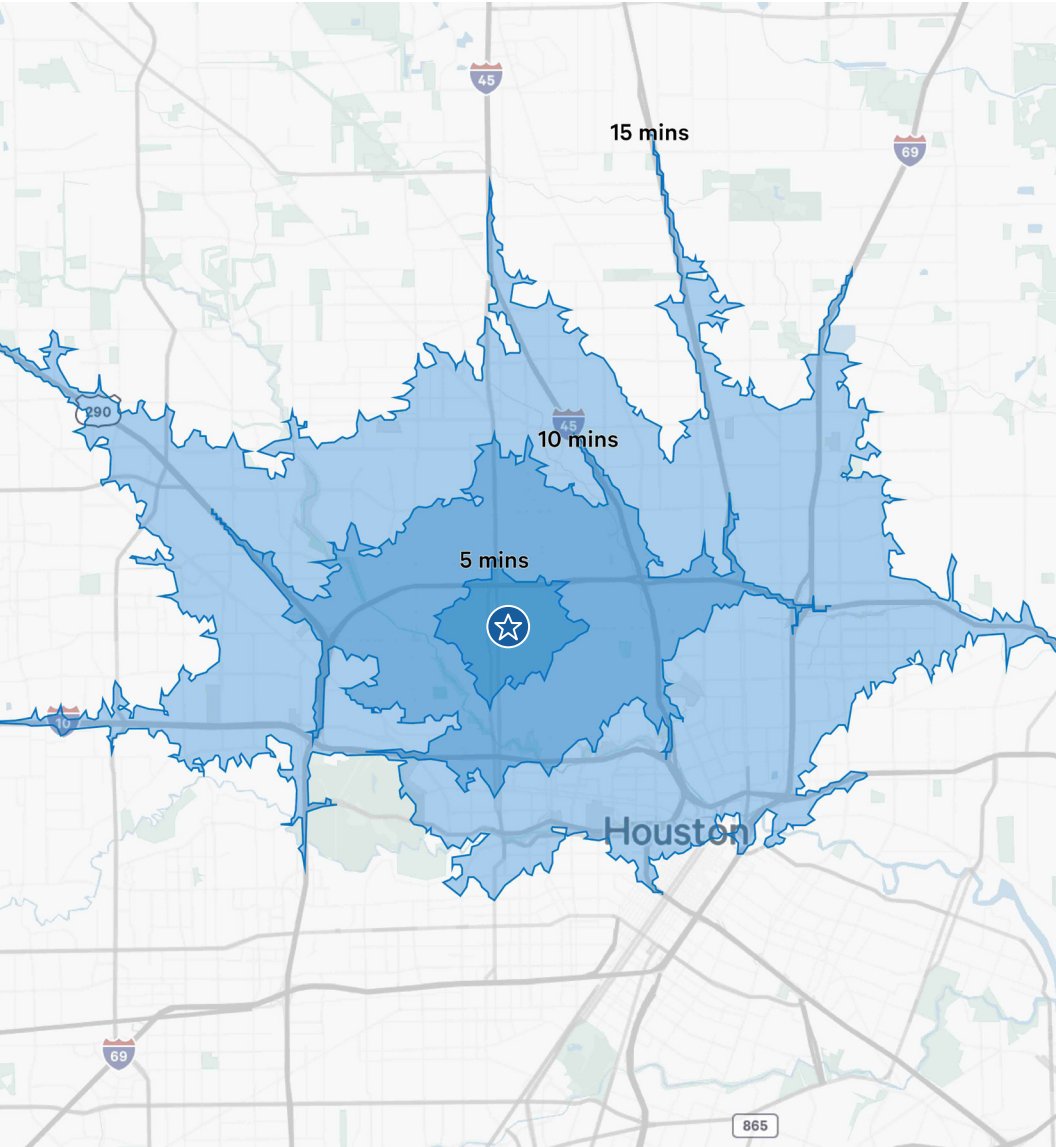
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CBRE

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Commute & Demographics



Drive Times	Minutes
Downtown Houston	15
Uptown/Galleria	20
Texas Medical Center	28

Property Information

Location

- 2020 Lawrence St/ 538-536-532 W 21st St Houston, TX 77008
- 539 W 20th St Houston, TX 77008

Property Information

- Combined Land Size: ±0.90 Acres
 - 2020 Lawrence/538-536-532 W 21st St: ±0.60 Acres
 - 539 W 20th St: ±0.30 Acres
- Total Building Size: ±13,162 SF
 - 2020 Lawrence St/538 W 21st St: ±11,160 SF
 - 536 W 21st: ±1,012 SF (home 1)
 - 532 W 21st: ±990 SF (home 2)
- Public alley bisects property
- Outside of floodplain
- No pipelines through tract
- Utilities via City of Houston
- Total tax rate: \$2.014811 (2023)
- HISD (Helms Elementary School, Hamilton Middle School, Heights High School)

Surrounding Area

- Located in the Houston Heights, this charming and historic neighborhood has undergone significant growth and revitalization in recent years, with the emergence of new businesses, trendy restaurants, and modern residential developments, all while maintaining its unique character and historic charm.

Price

Call Broker for Pricing



Commute

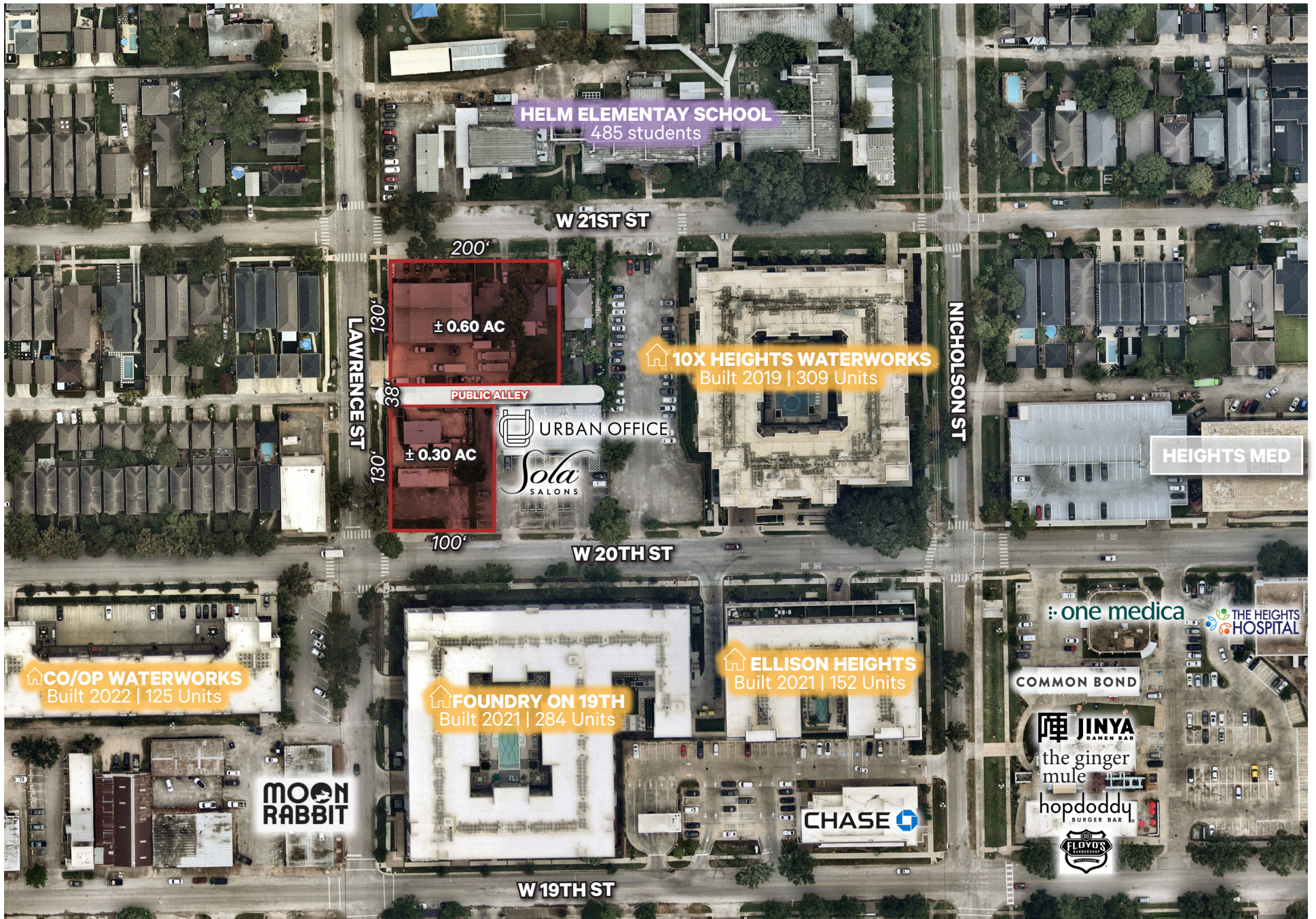
Traffic Counts	Vehicles Per Day
W. 20th	7,189
N Shepherd Dr	21,492
N Durham Dr	19,250
610 (The Loop)	200,207



2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	24,640	167,576	443,143
Median Age	37.0	36.1	35.8
Average Household Income	\$218,460	\$169,011	\$141,232
Average Home Value	\$592,617	\$556,071	\$549,269
College Degree or Higher	79.0%	64.6%	52.8%

Property Aerial



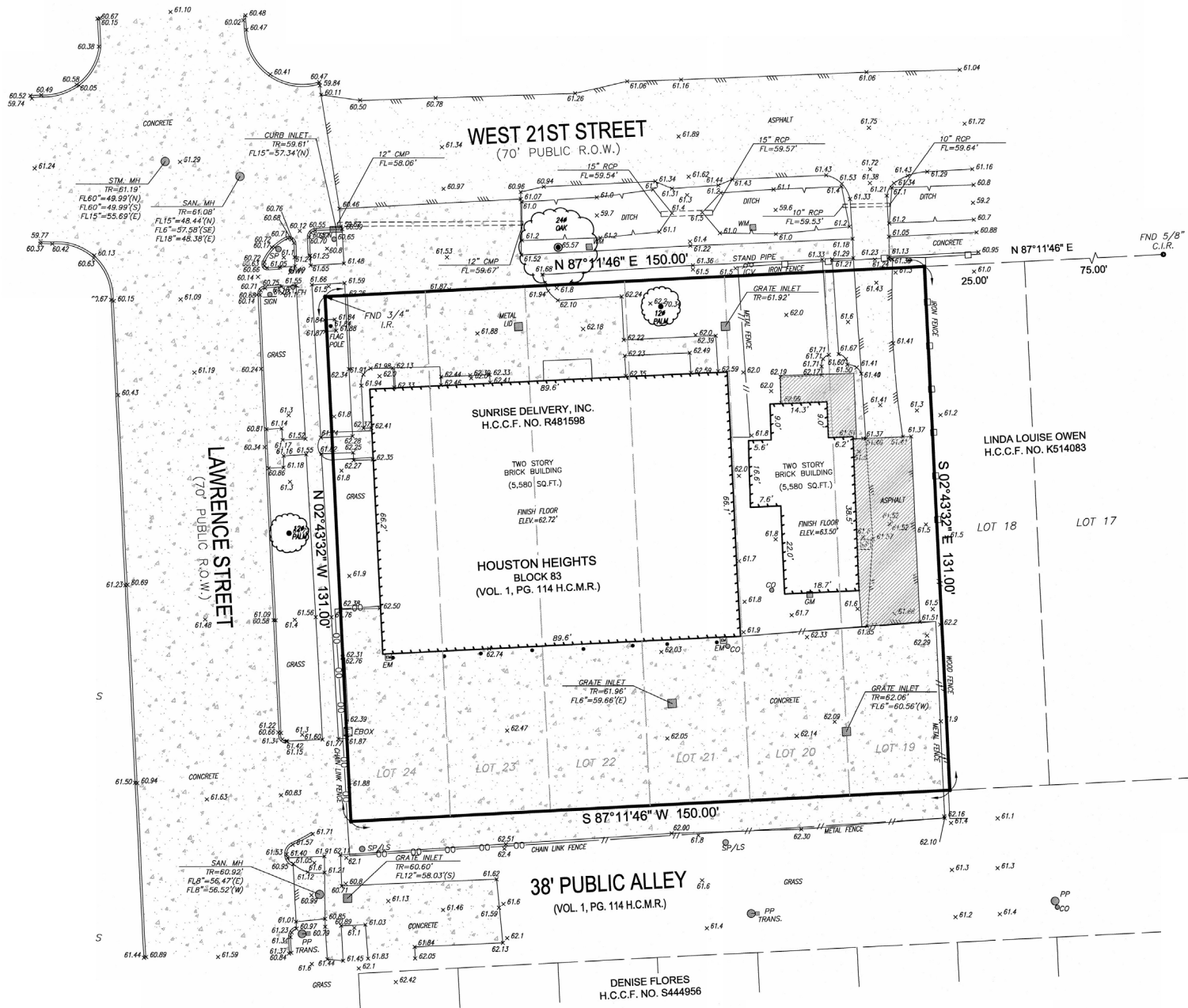
Property Aerial



Property Aerial



Property Survey (2020 Lawrence St. & 538 W 21st St.)





The Heights

The Heights is an eclectic, vibrant neighborhood near downtown Houston that effortlessly blends old-school charm and contemporary cool. The area has become a hotspot for young professionals, long-time residents, and families—all attracted by the unique character and convenient urban location.

Experience The Heights

The Heights Mercantile: A unique shopping and dining destination with a mix of boutiques, restaurants, and cafes.

19th Street Shopping District: Known for its antique shops, art galleries, and eclectic boutiques.

The Heights Theater: A historic venue that hosts concerts, movies, and live performances.

Donovan Park: A beautiful park with playgrounds, walking trails, and picnic areas.

White Linen Night: An annual event where residents and visitors dress in white and explore art galleries along White Oak Drive.

Houston Fringe Festival: A multi-day event showcasing innovative performing arts and theater productions.

The Heights Bike Trail: A scenic trail that runs through the neighborhood and connects to other popular trails in Houston.



WHY HOUSTON?

7th Largest U.S. metro economy

24th Largest economy in the world

3rd Lowest cost of living in the 20 most populous metros

Employment

3rd Largest number of Fortune 500 companies

3.4 Million jobs in the Houston MSA

7.5 Million residents in Houston MSA

Population

4th Largest U.S. City

#1 Metro for Projected Population Growth

3rd Largest Population gain of any U.S. metro area in 2024

Economy

#1 Export market in the U.S.

\$685 Billion Current GMP

2X GMP growth expected by 2042

Education

30+ 2-year community colleges and 4-year universities

3 Tier 1 research universities

INDUSTRIES



Healthcare & Life Sciences

TMC Texas Medical Center

- **World's Largest** medical complex
- **8th Largest** business district in the U.S.
- **120,000** workers employed at TMC
- **10 Million** patient encounters annually

13th in the nation for Life Sciences Research talent

15,400 Life sciences and Biotech Researchers

1,100 Life sciences and Biotech companies



Port of Houston

1st in U.S. port foreign and domestic waterborne tonnage

2nd U.S. port in terms of total foreign cargo value

Energy Sector

4,700+ Energy related firms

237,000 Energy-related employees



Aerospace

500+

Space, aviation and aerospace-related companies operate in Houston

60 Million

Passengers per year pass through the Houston Airport System

Sources: Greater Houston Partnership; EIA; Port of Houston; GHP; Grandview Research; CBRE Research, 2024.

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Contact Us

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