

LAND FOR SALE AT THE CENTER OF DOWNTOWN HOUSTON

814 LA BRANCH ST
HOUSTON, TX 77010

BLOCK 97, S.S.B.B



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PROPERTY HIGHLIGHTS

Submarket : Central Business District

Frontage :
±249.69 ft - Austin St
±249.95 ft - Rusk St
±249.69 ft - LaBranch
±249.95 ft - Walker St

Address : 814 La Branch St Houston, Harris County, TX 77010

Lot Size : ±1.43 AC (±62,410 SF)

Utilities : City of Houston

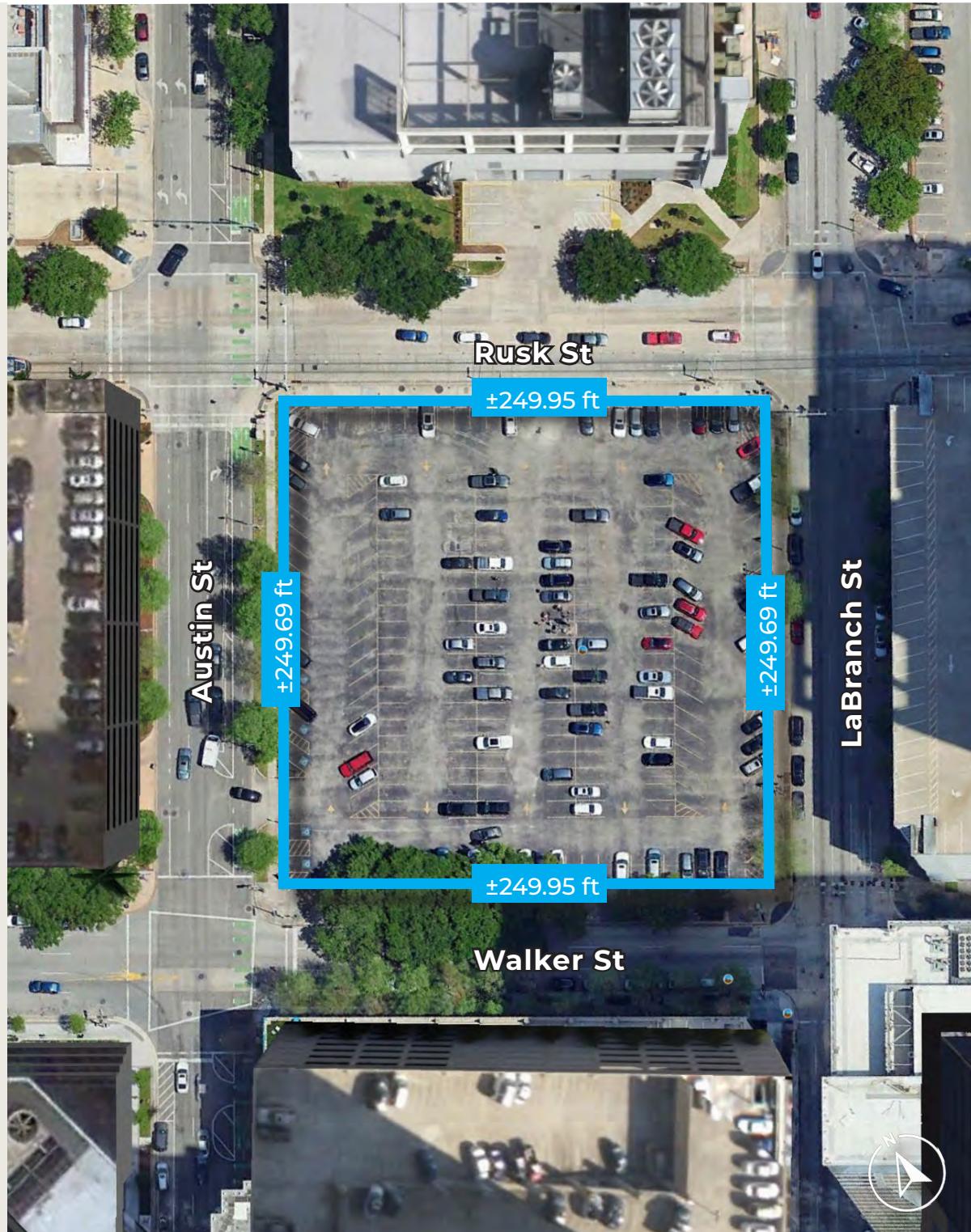
Floodplain : None

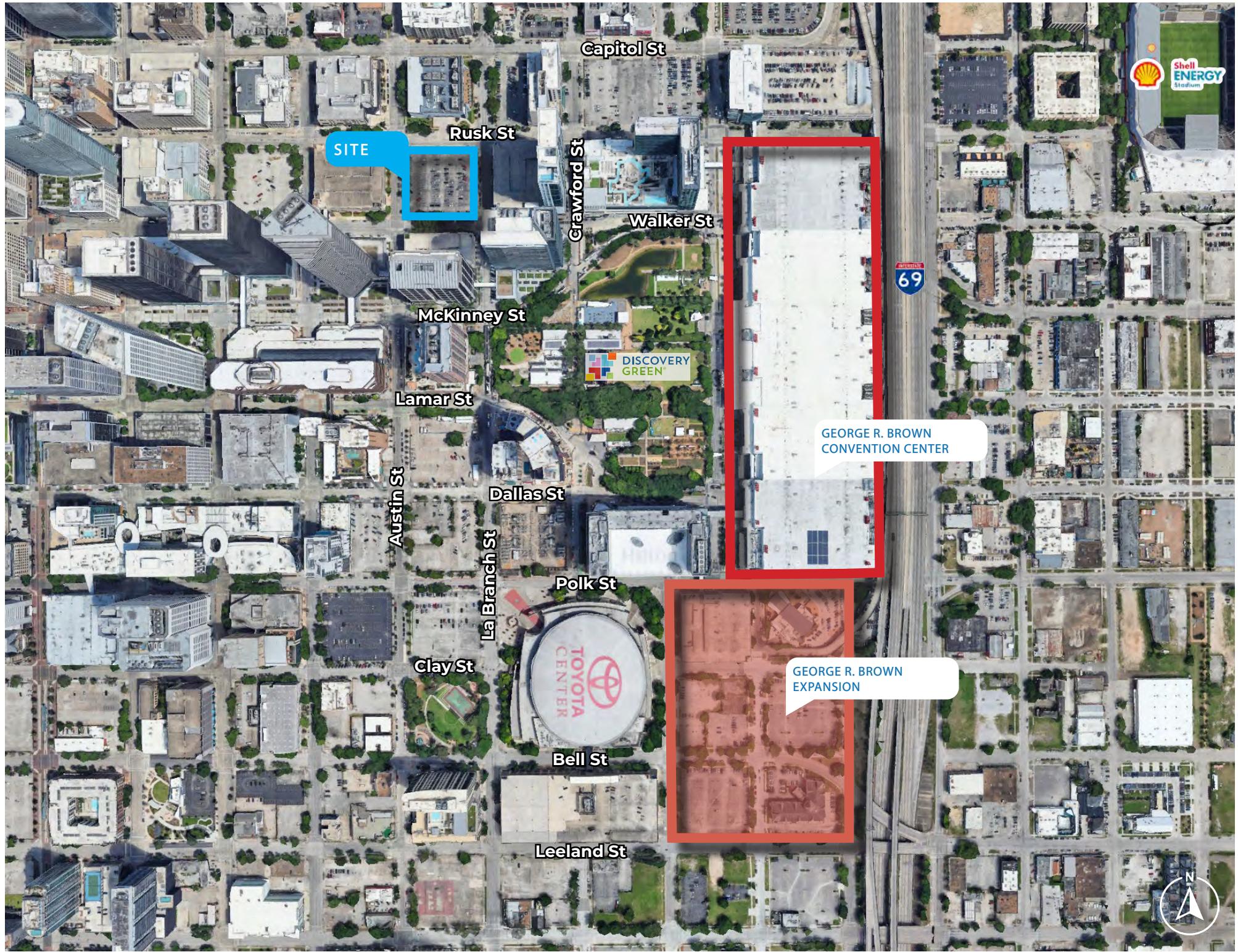
HCAD Value : \$18,850,916

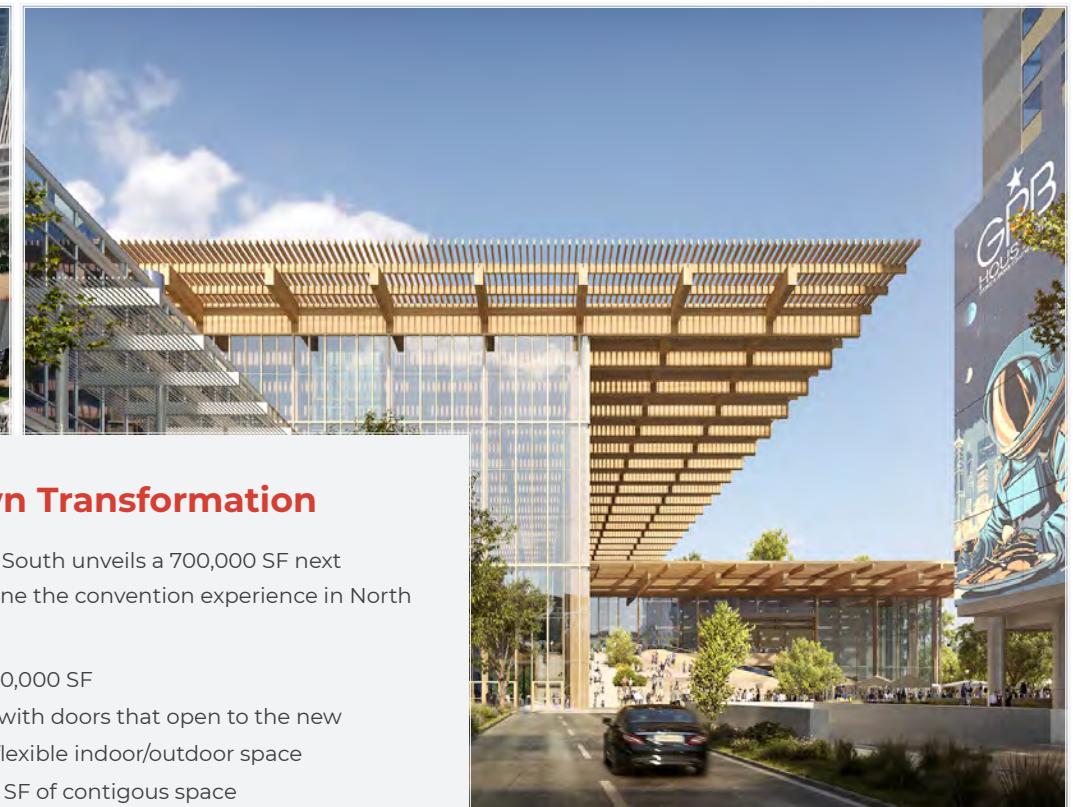
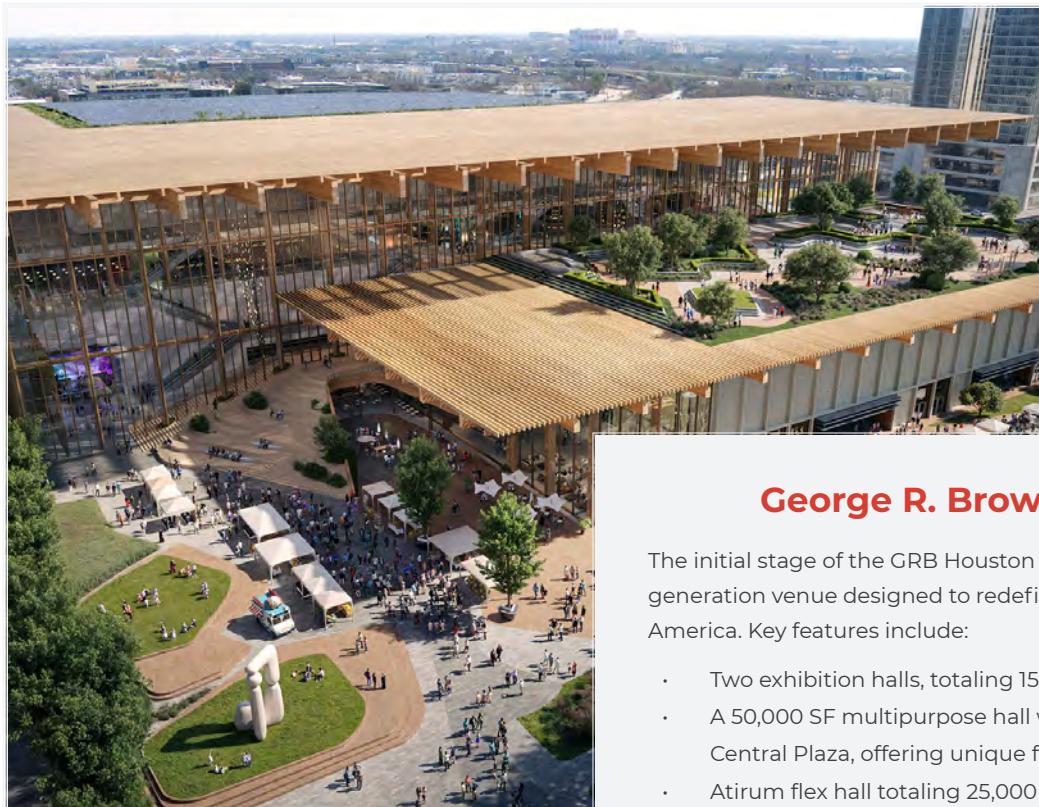
2024 Property Taxes : \$361,813.12 - Under Protest

Trailing 12 Parking Revenue : \$923,730 before property taxes (10/24 - 9/25)

Asking Price : Call Broker



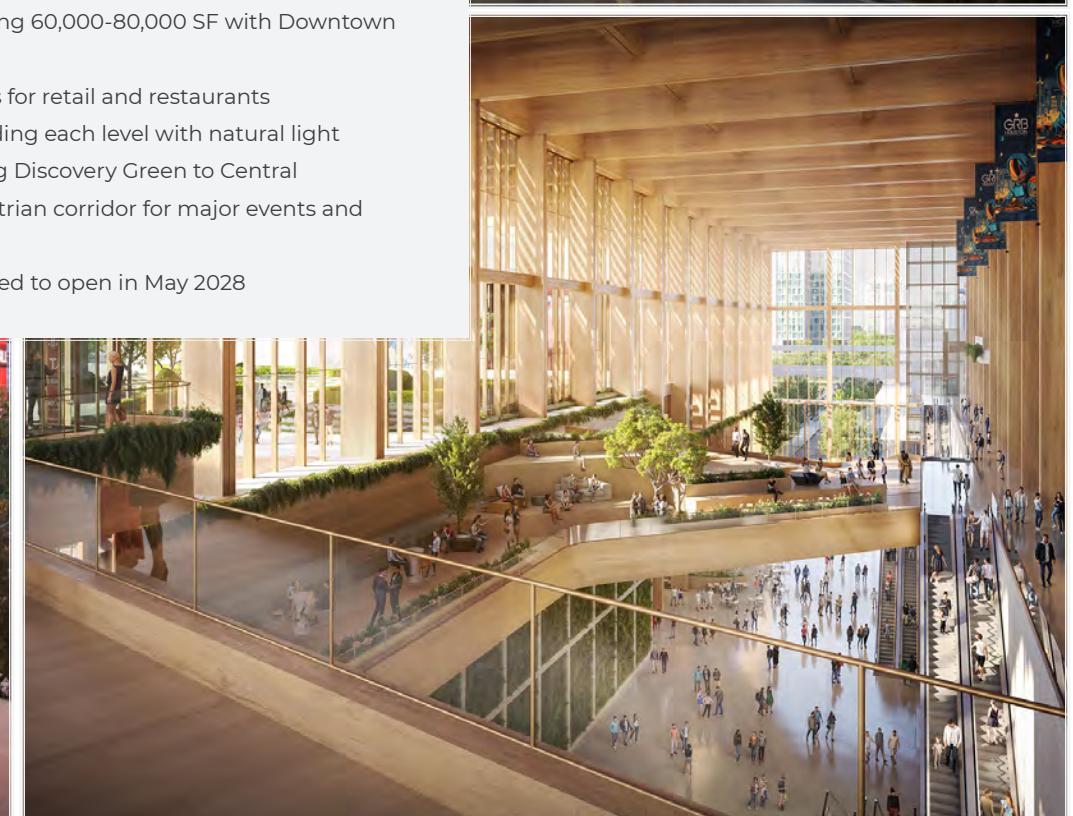
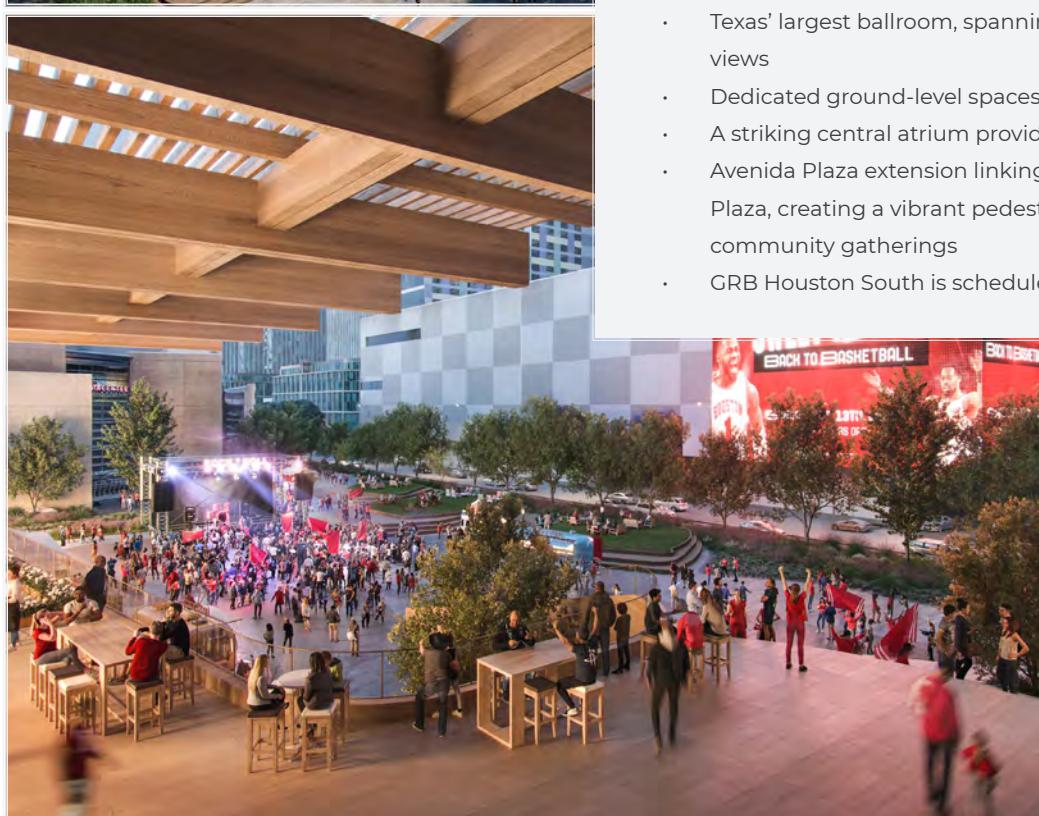




George R. Brown Transformation

The initial stage of the GRB Houston South unveils a 700,000 SF next generation venue designed to redefine the convention experience in North America. Key features include:

- Two exhibition halls, totaling 150,000 SF
- A 50,000 SF multipurpose hall with doors that open to the new Central Plaza, offering unique flexible indoor/outdoor space
- Atrium flex hall totaling 25,000 SF of contiguous space
- Texas' largest ballroom, spanning 60,000-80,000 SF with Downtown views
- Dedicated ground-level spaces for retail and restaurants
- A striking central atrium providing each level with natural light
- Avenida Plaza extension linking Discovery Green to Central Plaza, creating a vibrant pedestrian corridor for major events and community gatherings
- GRB Houston South is scheduled to open in May 2028



INGRESS & EGRESS FROM MAJOR ROADS

Less than 1 Mile

Hwy 59, Hwy 45, Memorial Pkwy

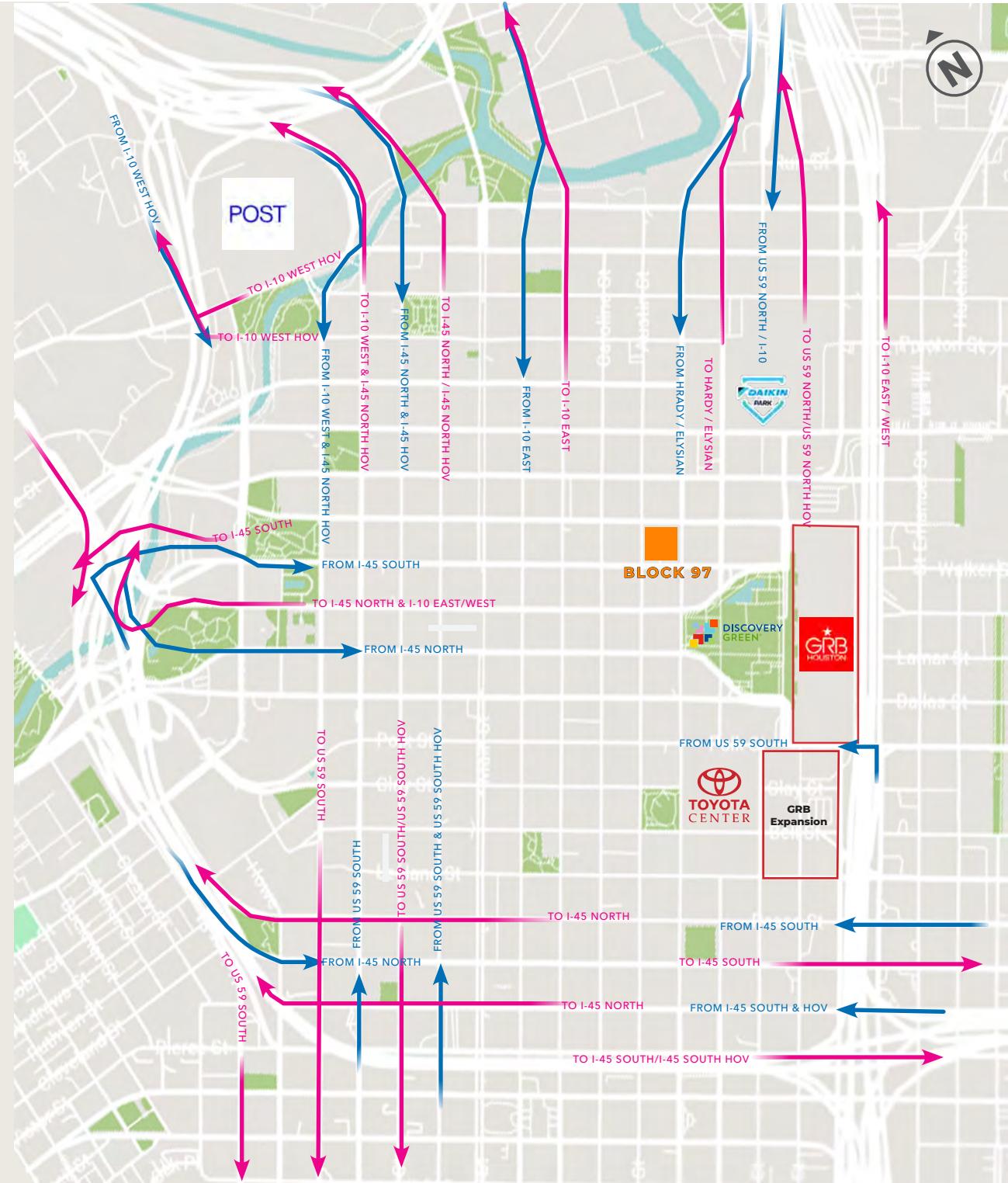
814 La Branch, Block 97, offers convenient access to major highways, making it easy to navigate the city and beyond. Just a short drive away, I-45 and I-10 connect you to key destinations, whether you're heading downtown, to the suburbs, or traveling out of state. The well-planned road network ensures a smooth commute, enhancing both convenience and connectivity for residents and visitors alike.

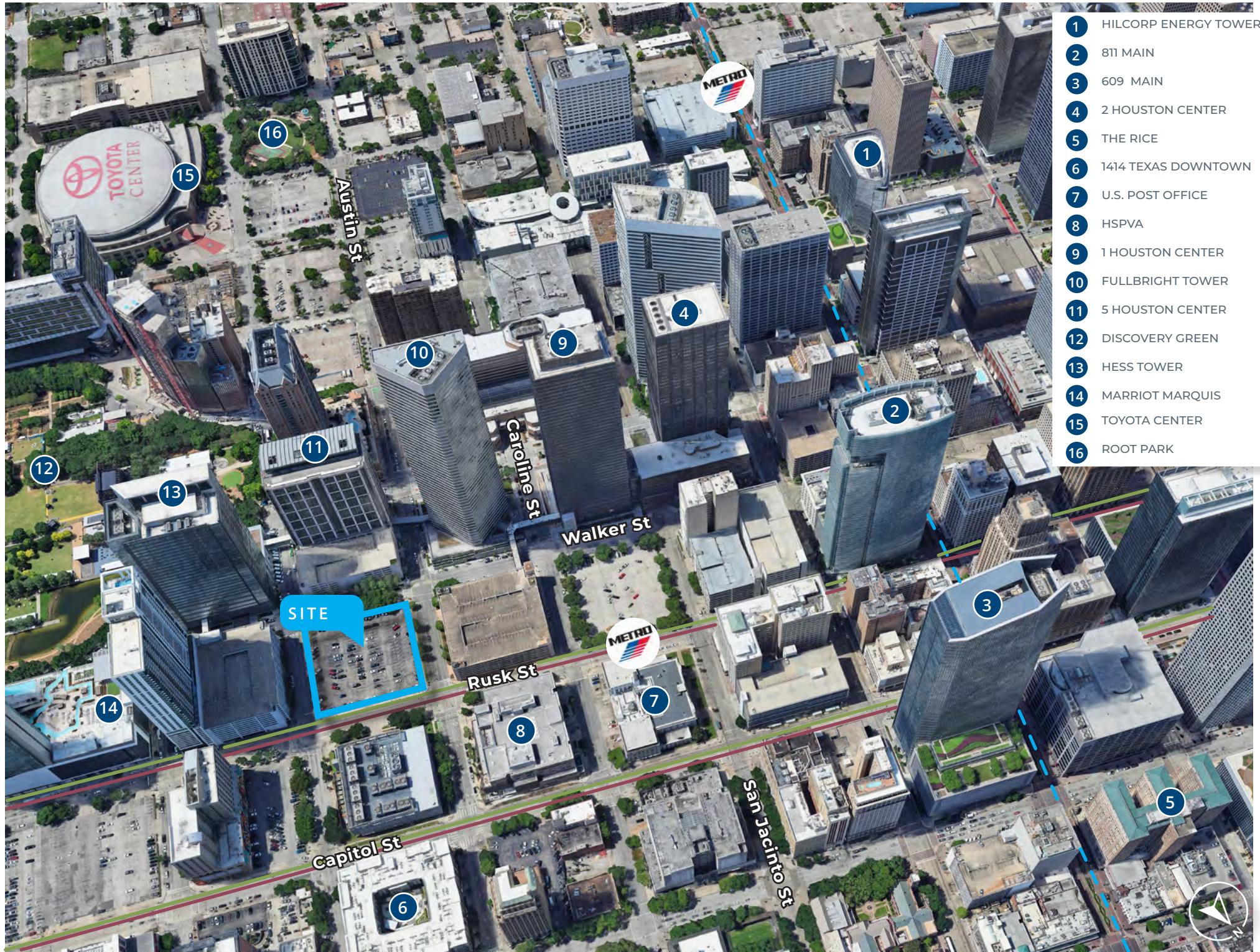


INGRESS

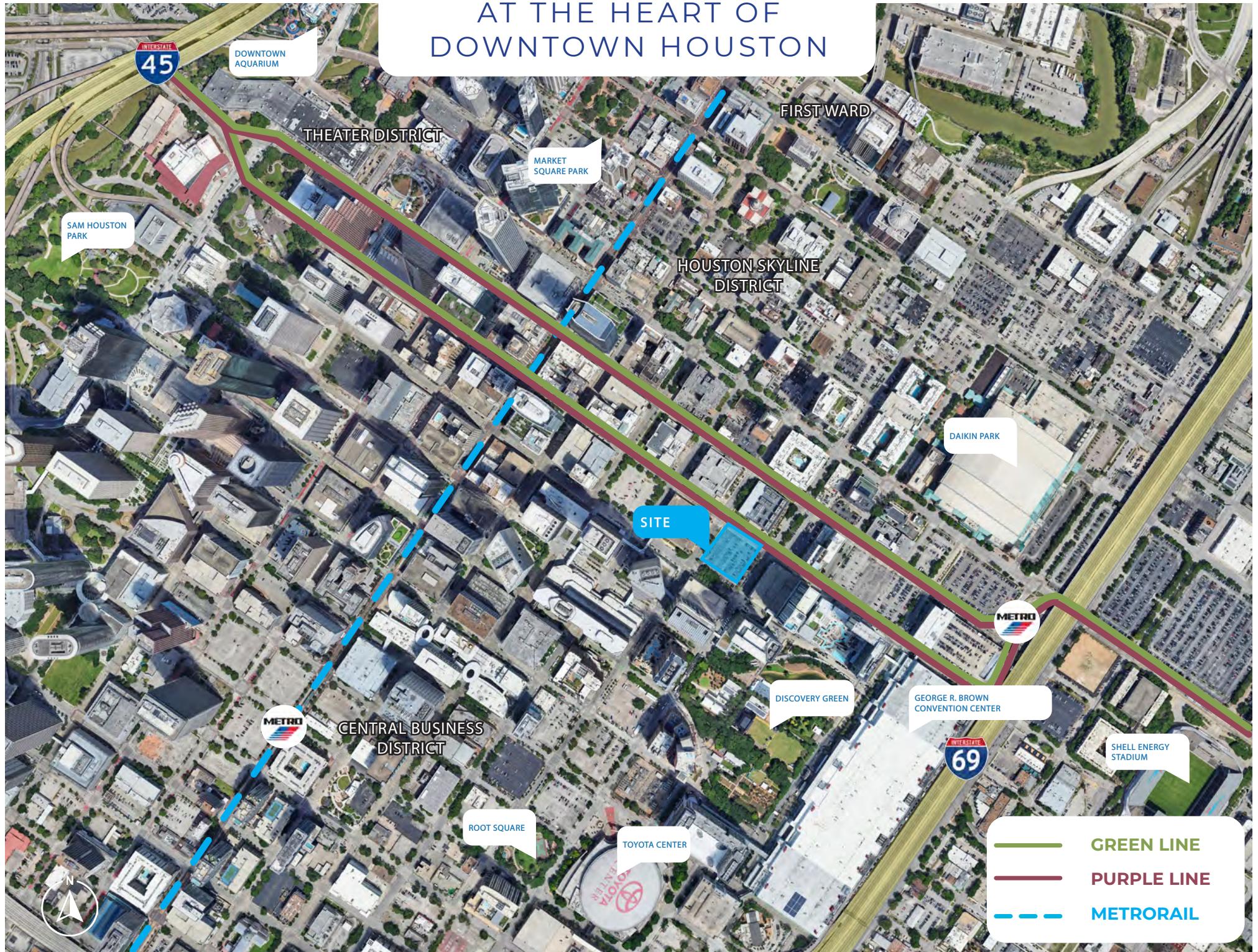


EGRESS

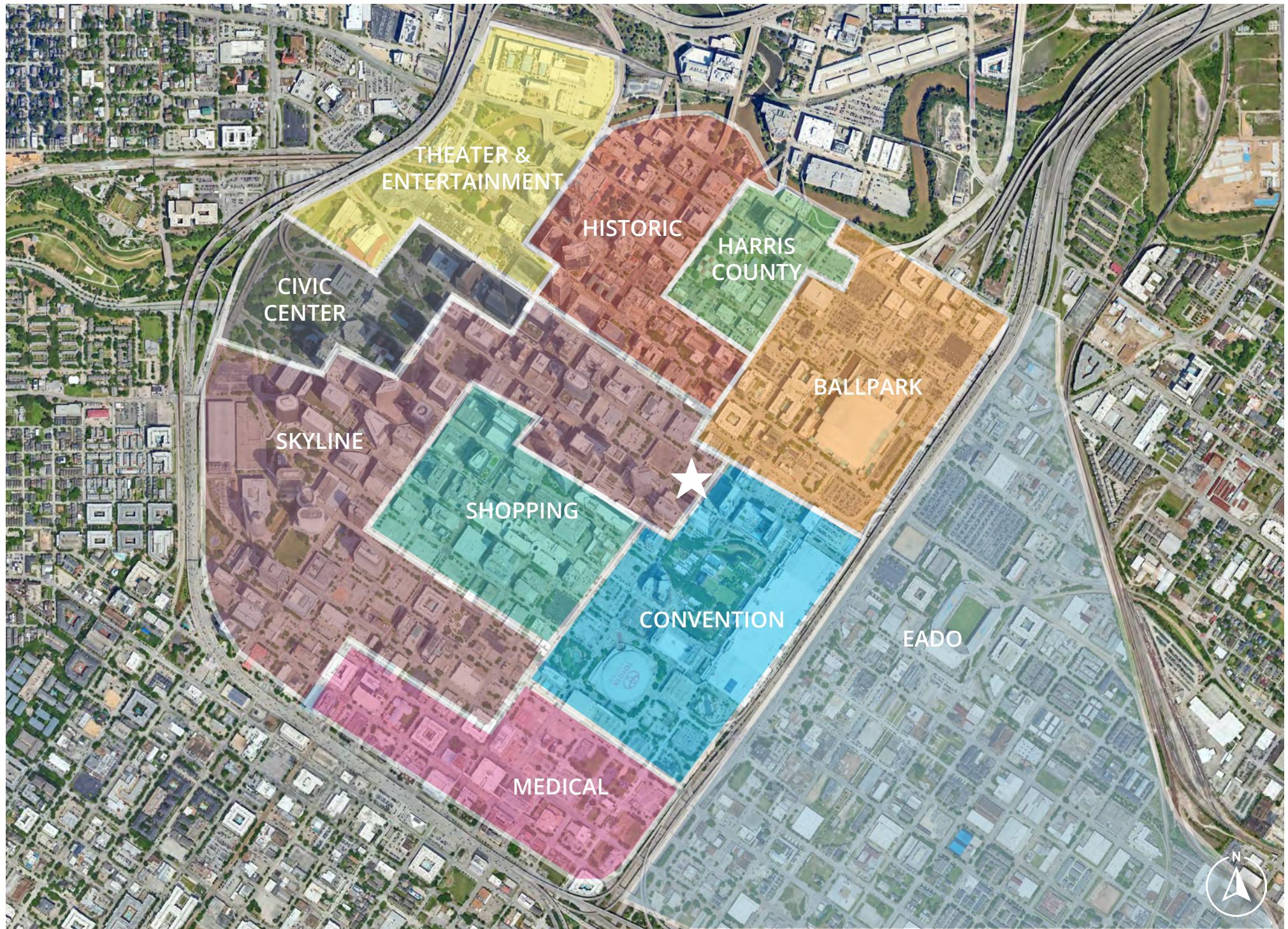




AT THE HEART OF DOWNTOWN HOUSTON



DOWNTOWN DISTRICTS





THE PLACE FOR DECISION MAKERS

Second to none with a dynamic entertainment and business district, downtown has the largest concentration of employment in the region.

10

Fortune 500 HQ's

166,000

Total Employment

\$4B

Construction Projects

100%

Transit Score

100%

Bike Score

100%

Walk Score

WALKABLE EATERIES



DOWNTOWN HOUSTON

66,838

RESIDENTS CURRENTLY
LIVING DOWNTOWN

1,779

NEW RESIDENTIAL UNITS
UNDER CONSTRUCTION

220,000

PEOPLE VISIT DOW-
NTOWN ON A DAILY BASIS

11 Million

PEOPLE ATTEND
ENTERTAINMENT
ATTRACTI0NS ANNUALLY

8

SCHOOLS & UNIVERSI-
TIES

1.2 Million

PEOPLE STAY IN IN
DOWNTOWN HOTELS
ANNUALLY

7,803

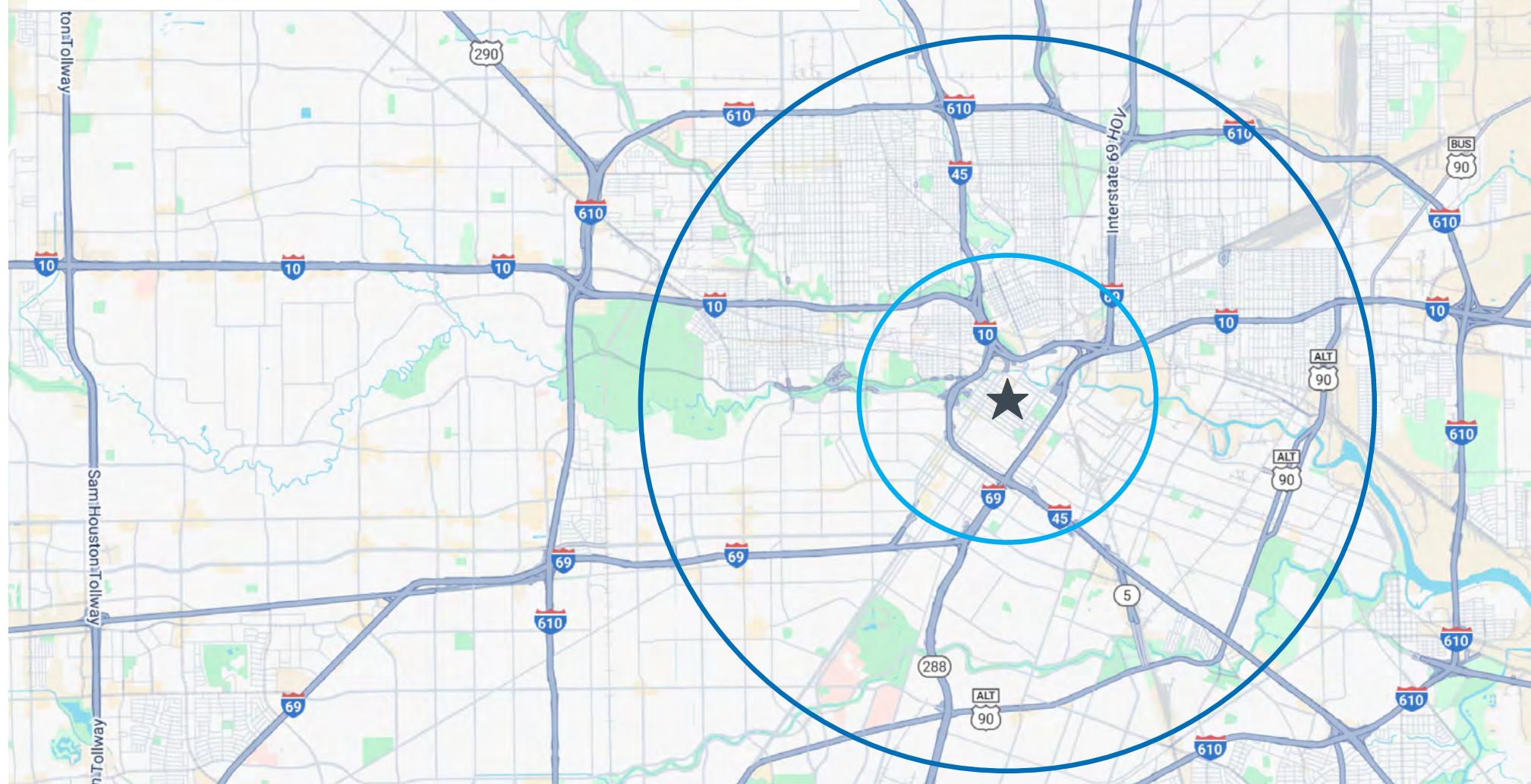
HOTEL ROOMS

25

HOTELS

DEMOGRAPHICS

	2 Mile Radius	5 Mile Radius
Average Household Income	\$114,646	\$131,361
Total Specified Consumer Spending	\$2.73B	\$13.4B
2025 Total Households	39,623	186,140
Population Growth Since 2024	.79%	.35%
Median Age	35	37
Some College or Degree	9,585	40,374



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FOR ADDITIONAL INFORMATION
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