

For Sale 2509 Dunlavy Street

±10,001 SF

NEQ of Dunlavy Street and Westheimer Road Houston, TX 77006

EXECUTE CONFIDENTIALITY AGREEMENT



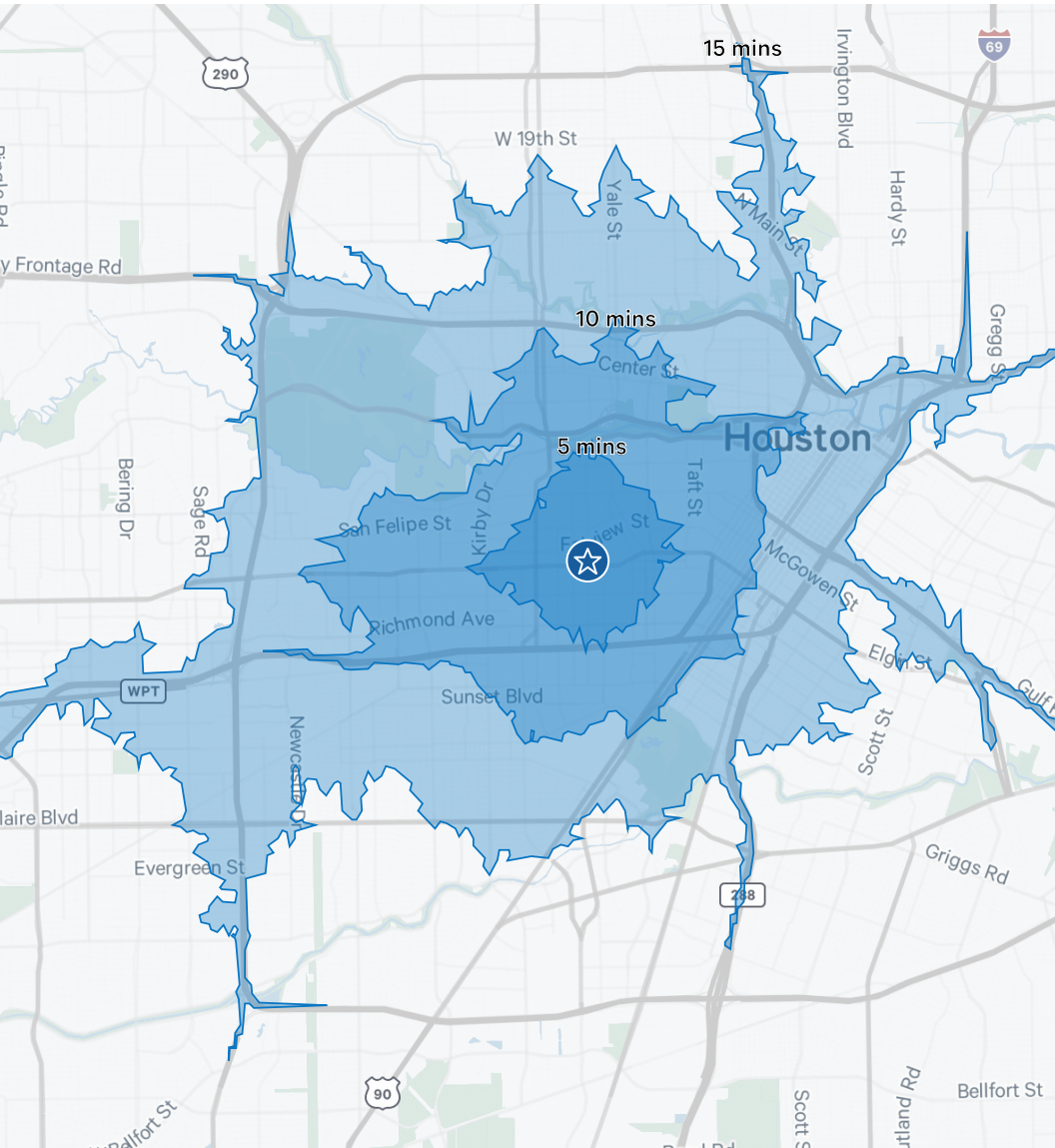
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Commute & Demographics



Drive Times	Minutes
Montrose Collective	4
Downtown Houston	10
West U	12
Galleria	14

Property Information

Location

- 2509 Dunlavy Street Houston, TX 77006

Property Information

- ±10,001 SF or 0.23 acres
- 100' x 100'
- No restrictions
- Utilities via City of Houston
- Outside of floodplain
- Access via Dunlavy
- On-site detention required
- Tax rate \$2.014811 (2023)
- HISD (Wilson Montessori, Lanier Middle School, Lamar High School)

Surrounding Area

- Located in Houston's vibrant Montrose neighborhood walking distance to Common Bond Bistro, Cafe Brasil, Empire Cafe, Jeni's Splendid Ice Creams, Barcelona Wine Bar
- Explosion of retail and mixed use projects less than 1-mile (Montrose Collective, Skanska)

Price

Call Broker for Pricing



Commute

Traffic Counts	Vehicles Per Day
Dunlavy St	8,931
Westheimer Rd	25,955
Montrose Blvd	25,341



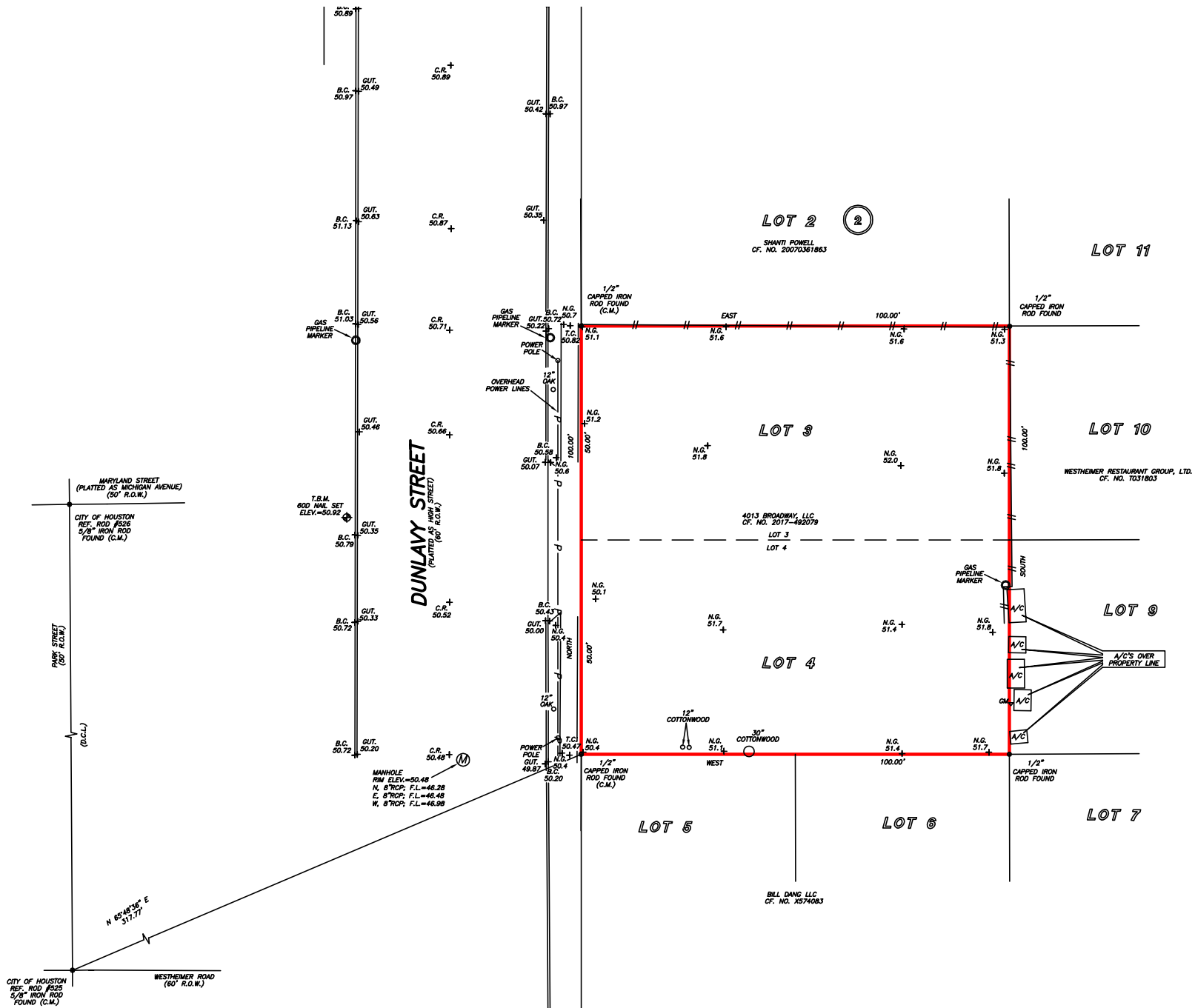
2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	34,143	208,419	501,845
Median Age	39.7	37.3	36.5
Average Household Income	\$169,618	\$168,600	\$147,691
Average Home Value	\$675,884	\$687,009	\$611,443
College Degree or Higher	81%	78.8%	68%

Property Aerial



Property Survey



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Contact Us

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