

Qualified Opportunity Zone

Proposed Multi-Family

MCGOWEN ST

Austin Park

Midtown Lofts



DENNIS ST

±0.68 ACRES AVAILABLE

TAUM ST



ALSO AVAILABLE 15,000 SF

Baldwin Square



SAN JACINTO ST

LA BRANCH ST

FANNIN ST

AUSTIN ST

CAROLINE ST

ELGIN ST

METRO RAIL

NewQuest

0.68 ACRES - SEC OF CAROLINE ST. & DENNIS ST.

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SEC of Caroline St. & Dennis St. | Houston, Texas
±0.68 Acres Available for Sale

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Project Highlights

±0.68 Acres Available for Sale in Houston, Texas

- The property is approximately 30,820 SF of land
- 15,000 SF adjacent lot also available
- The property is located within a qualified opportunity zone
- Site is outside of both the 100 & 500 year flood plain
- Easy access to US-59, I-45 and SH 288
- Located 3 blocks from the light rail on Main Street
- Located in a Zero Parking Required zone

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10%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023

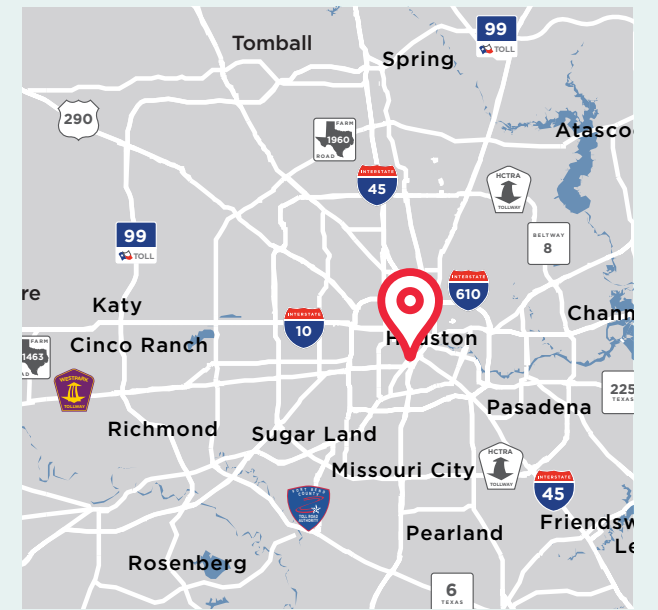


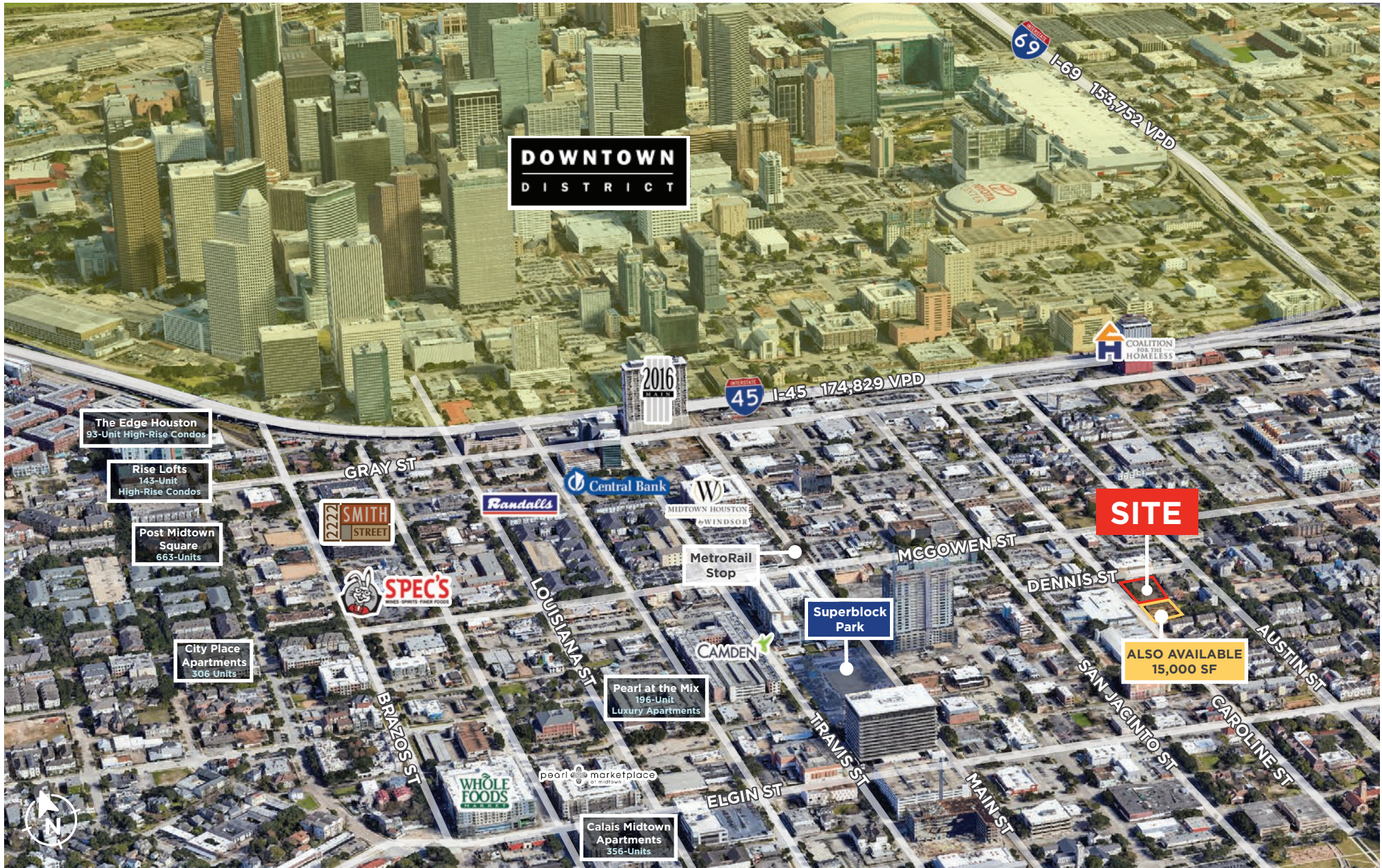
502K
CURRENT POPULATION
WITHIN 5 MILES



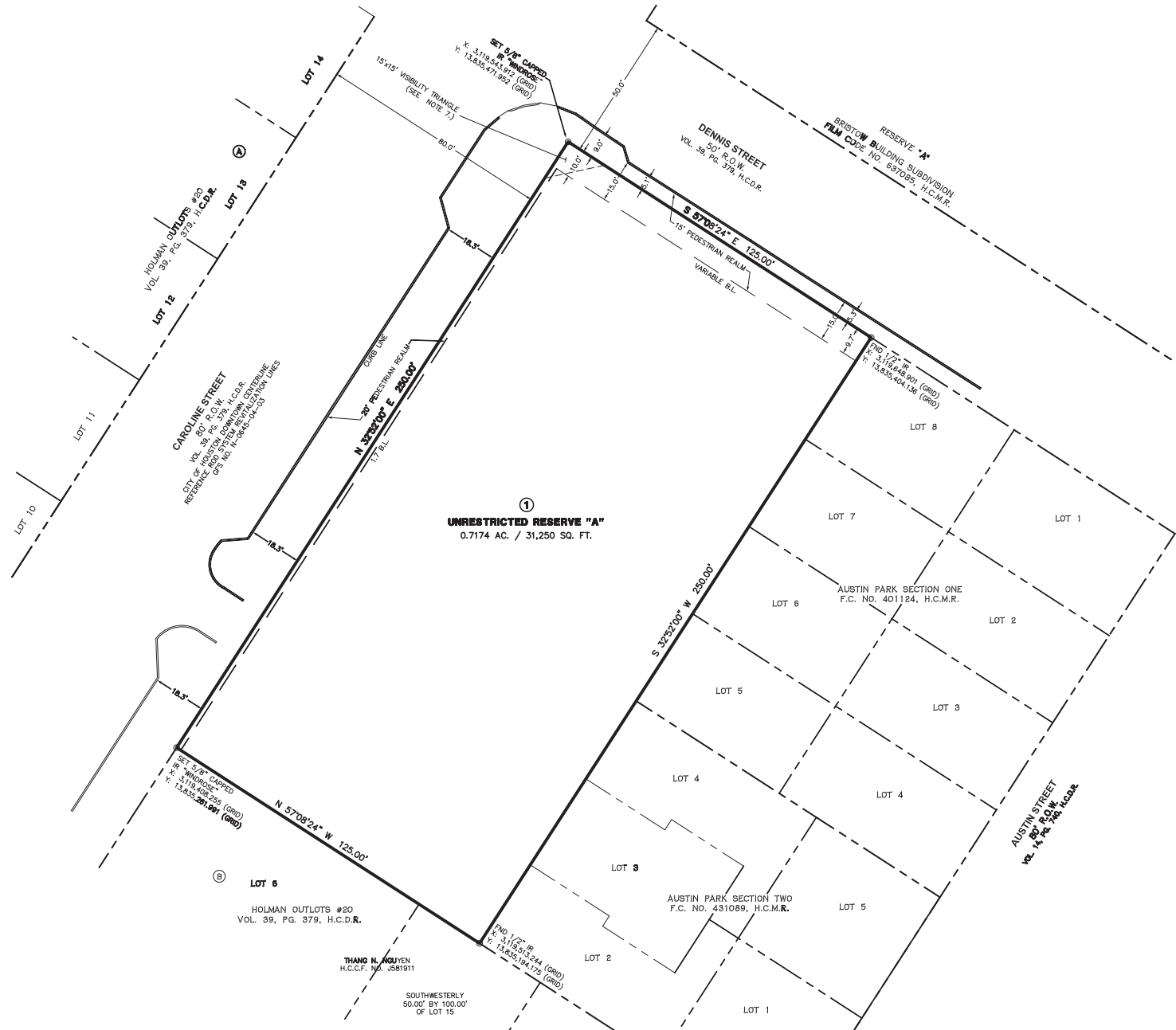
\$144K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
±0.68 acres / 30,820 sf
15,000 sf Adjacent Lot Also Available
- **Price:**
\$160.00 psf
- **Utilities:**
City of Houston
- **School District:**
Houston ISD
- **Frontage:**
Approx. 250 ft. on Caroline St.
Approx. 123 ft. on Dennis St.
- **Traffic Counts:**
Approx. 4,517 vpd on Caroline St.





05.23 | 05.23



Caroline Street Reconstruction:

Caroline Street is one of the roadways most relied upon by pedestrians, bicyclists and motorists traveling to Houston Community College. With this in mind, the Caroline Street Reconstruction Project allowed for the redesign of the area to add enhancements for safety and convenience.

The Caroline Street Reconstruction project includes complete roadway reconstruction with new concrete pavement and public utility upgrades from

Pierce Street to Holman Street. In addition, the project includes sidewalk improvements with landscape and pedestrian amenity enhancements as well as improvements to the city's designated bicycle route along Caroline Street.

New design elements for Caroline Street include rain gardens filled with cypress trees and irises that create a stunning seasonal display, a dedicated bicycle lane, signage and way finding, and custom furnishings.



*These drawings, renderings, and photographs are conceptual only. These drawings, renderings, and photographs should not be relied upon as representations, express or implied, of the final detail of the capital improvement. Drawings, Courtesy of Midtown Houston renderings and photographs by Design Workshop.

Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	15,997	107,620	236,826
Current Population	25,296	199,573	502,012
2020 Census Average Persons per Household	1.58	1.85	2.12
2020 Census Population	23,866	192,257	457,218
Population Growth 2020 to 2023	5.99%	3.81%	9.80%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	60.49%	49.88%	44.30%
2 Person Households	29.06%	31.68%	31.01%
3+ Person Households	10.45%	18.44%	24.69%
Owner-Occupied Housing Units	47.57%	50.26%	51.10%
Renter-Occupied Housing Units	52.43%	49.74%	48.90%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	49.51%	40.84%	39.79%
Black or African American	21.03%	22.91%	21.11%
Asian or Pacific Islander	8.10%	13.55%	10.14%
Other Races	20.61%	22.01%	28.08%
Hispanic	27.83%	29.33%	37.09%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$114,887	\$133,894	\$144,531
Median Household Income	\$93,943	\$103,599	\$103,936
Per Capita Income	\$77,274	\$67,620	\$66,910
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	9.88%	13.43%	15.73%
Estimated Bachelor's Degree	38.20%	31.32%	28.12%
Estimated Graduate Degree	31.00%	29.10%	26.59%
AGE	1 MILE	3 MILES	5 MILES
Median Age	36.3	35.2	36.1

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	717220	aazizi@newquest.com	281.955.3888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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