

# 1315 Palmer Street

## Houston, TX 77003



Artistic rendering of property

±24,200 SF Available For Lease – Great Site for Food and Beverage Users or Creative Office in the Heart of EaDo

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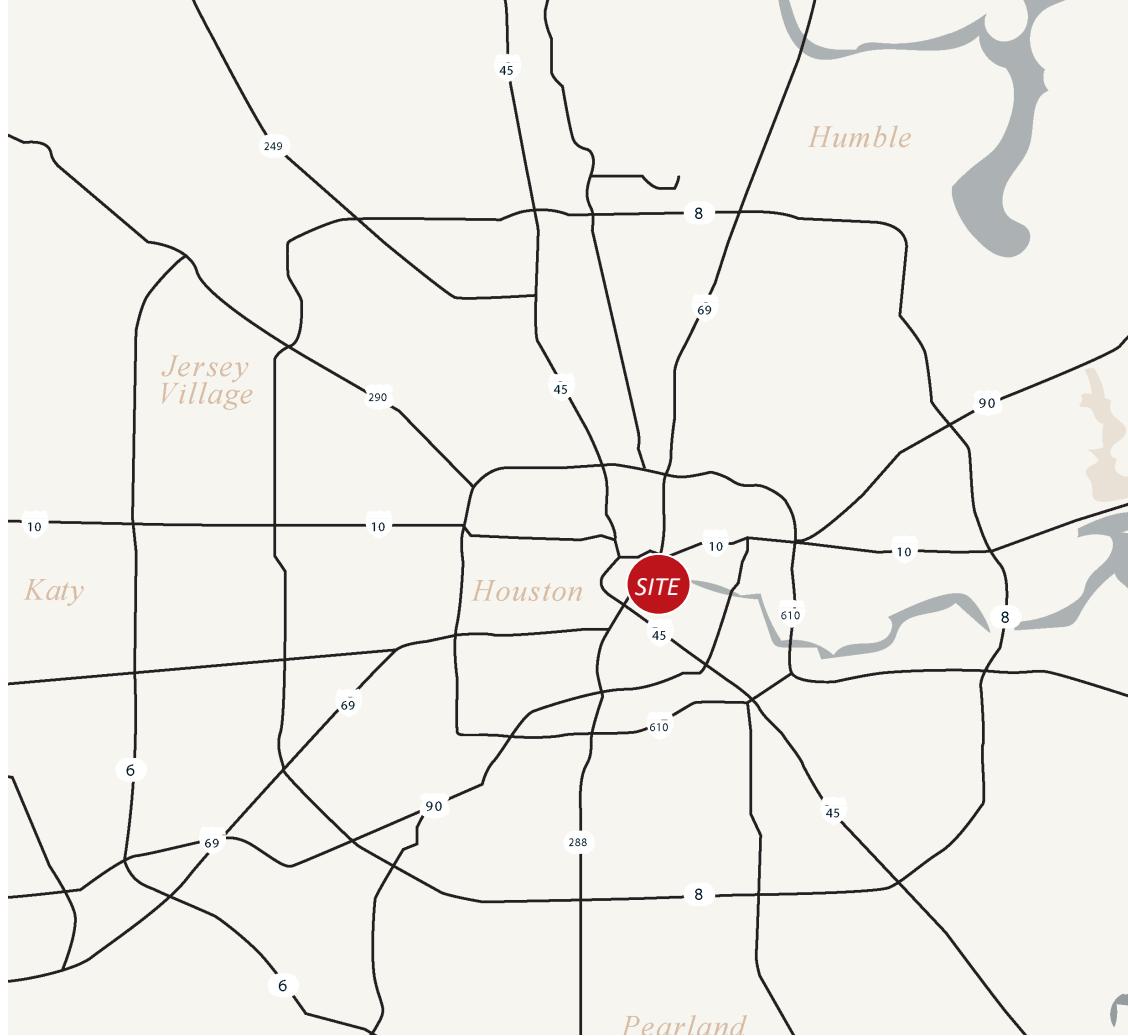
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Jones Lang LaSalle Brokerage, Inc.

# Attributes

## Property description

- Divisible to  $\pm 11,420$  SF,  $\pm 8,405$  SF,  $\pm 4,229$  SF
- Office: BTS (Plumbing in place)
- $\pm 25,783$  SF Lot
- Built 1928
- 12' - 16' Clear Height
- (4) Dock High Doors
- Site sits on Hike & Bike Trail
- Est. Operating Expenses: \$0.15/SF ( 2022 Taxes: \$33,158)
- Great site for Food and Beverage Users and Creative Office
- **Call broker for pricing**



## Opportunity highlights

	Estimated population		
	1-miles	3-miles	5-miles
	14,794	169,203	435,017

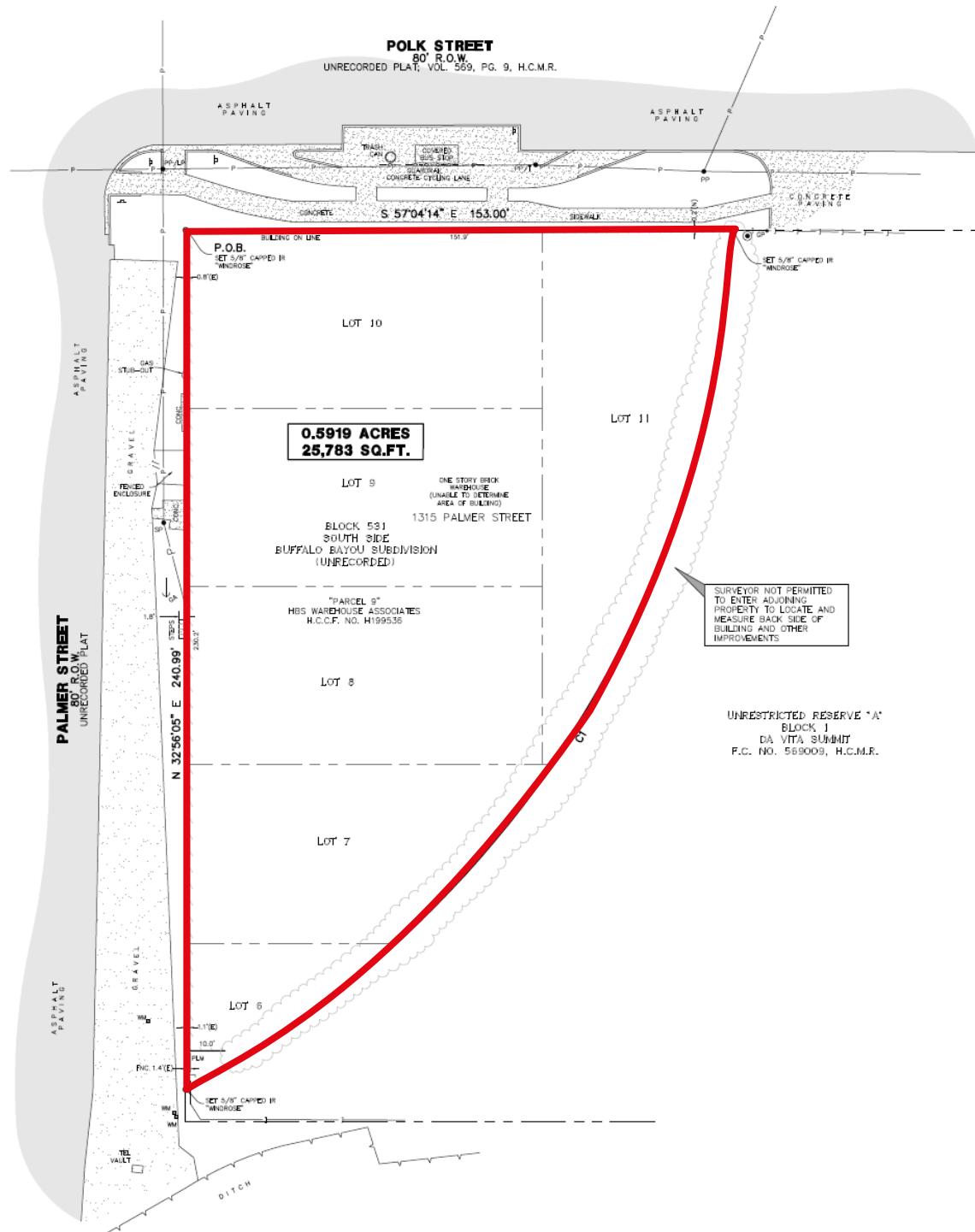
	Number of households		
	1-miles	3-miles	5-miles
	7,255	72,128	187,074

	Average household income		
	1-miles	3-miles	5-miles
	\$70,814	\$66,755	\$67,315

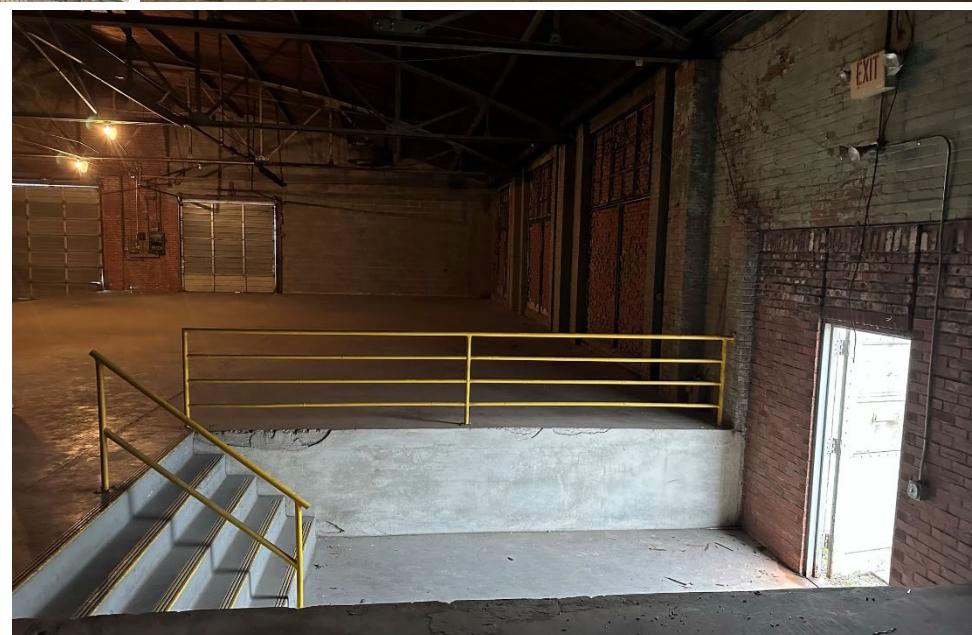
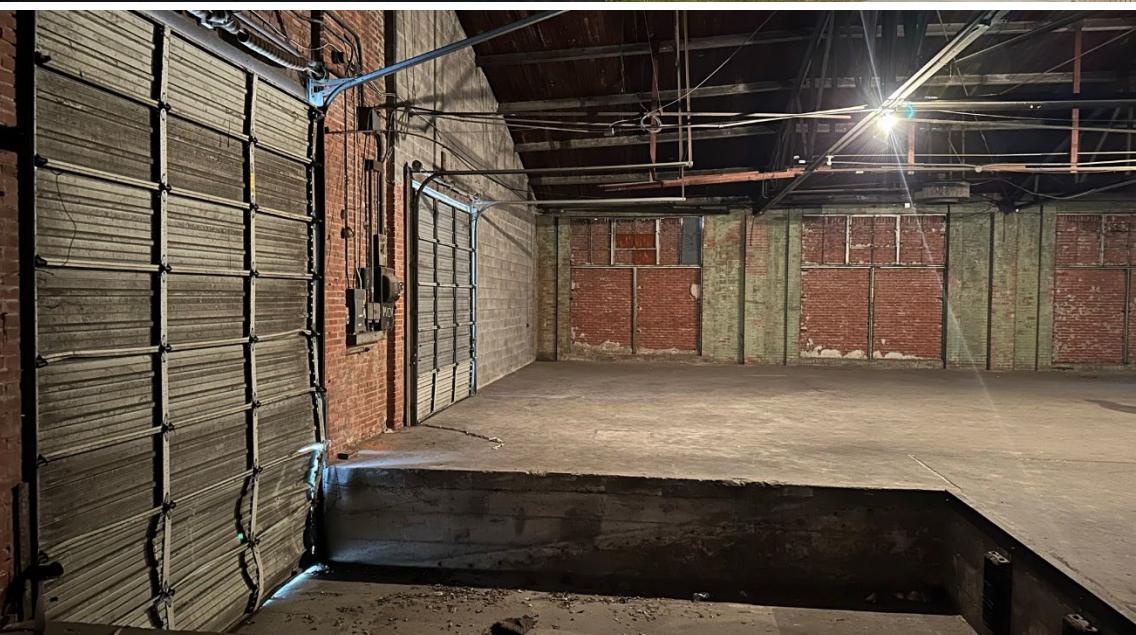
	Median age		
	1-miles	3-miles	5-miles
	36.2	33.6	34.4

	Area traffic counts		
	I-45, West of Property	US-59, North of Property	
	<b>190,854 VPD</b>	<b>184,218 VPD</b>	

# Survey



# Interior Pictures



## Aerial



# Aerial



# Aerial



# East Downtown, Houston



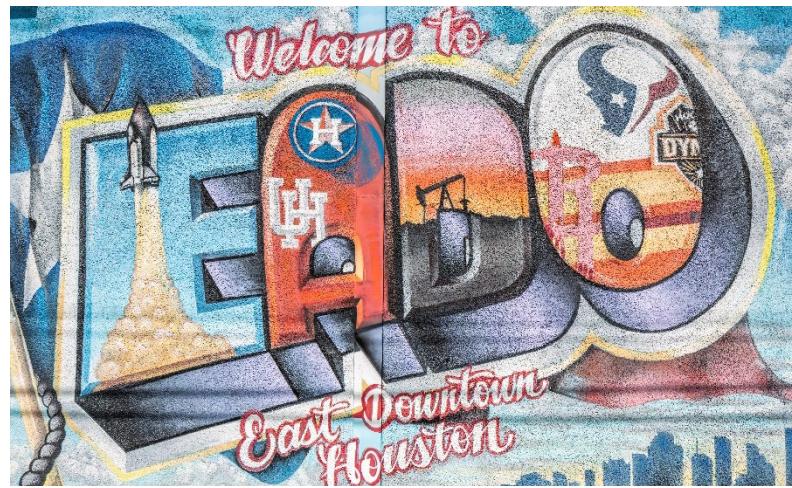
**Meet EaDo**

Within Houston's most walkable neighborhood, EaDo is an extremely popular location for young professionals and cutting-edge, unique businesses. EaDo extends 300 square city blocks and is home to over 15,000 residents.

This property sits directly on Hike and Bike trail to downtown Houston. In close proximity to numerous popular restaurants and bars and many more coming. Very walkable area.

Direct access to George R Brown, Toyota Center, Minute Maid Park, PNC Stadium and University of Houston.

**Great site for Food and Beverage Users and Creative Office.**



# Houston at a Glance

## Geography

**9**  
Counties  
in the Houston MSA

**10,000**  
Square miles  
larger than the state of NJ

## Population & Demos

**7.2**  
Million  
residents in the  
Houston MSA

**2.3**  
Million  
residents in the  
city of Houston

 **1 in 4 Houstonians are foreign-born**  
**5th most populous MSA in the nation**  
**4th most populous city in the nation**

## Clutch City



## International Hub

**6th largest**  
Multi-Airport System  
in the U.S. (2020)

**42.9 million**  
Passengers

Global Hub for  
Healthcare Innovation  
Advanced Technology

## Economy



**26th largest**  
economy in the world if Houston  
were an independent nation



**7th largest**  
U.S. metro economy in the nation



**\$488.1** Billion GDP [2020]

## Employment

**3.1 Million** Jobs in the Houston MSA  
more than 35 states and nearly a quarter of Texas'  
entire employment base

**316,700 (87.6%)** Jobs recovered as of December

**151,800**  
New jobs created Year-Over-Year (Dec 2021)

**75,000**  
New jobs forecasted in 2022

## Corporate Headquarters

**25**

Fortune 500

companies call Houston home

**3rd largest**

number of Fortune 500  
companies in the nation

**5th largest**

number of Fortune  
1000 companies in the  
nation

## Global Trade City



**1,700**  
Foreign-Owned Firms

**1st in U.S. Export**  
**1st Gulf Coast Container Port**

**Houston Ship Channel**  
Ranks #1 in Nation

**1st**  
In Domestic  
& Foreign  
Waterborne  
Tonnage

## Texas Medical Center

**Largest Medical Complex in the World**



**\$25 billion**  
in Local Gdp

**8th largest**  
Business District in the U.S.

**10 million**  
Patient Encounters per Year

**106,000+**  
Employees at TMC

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