

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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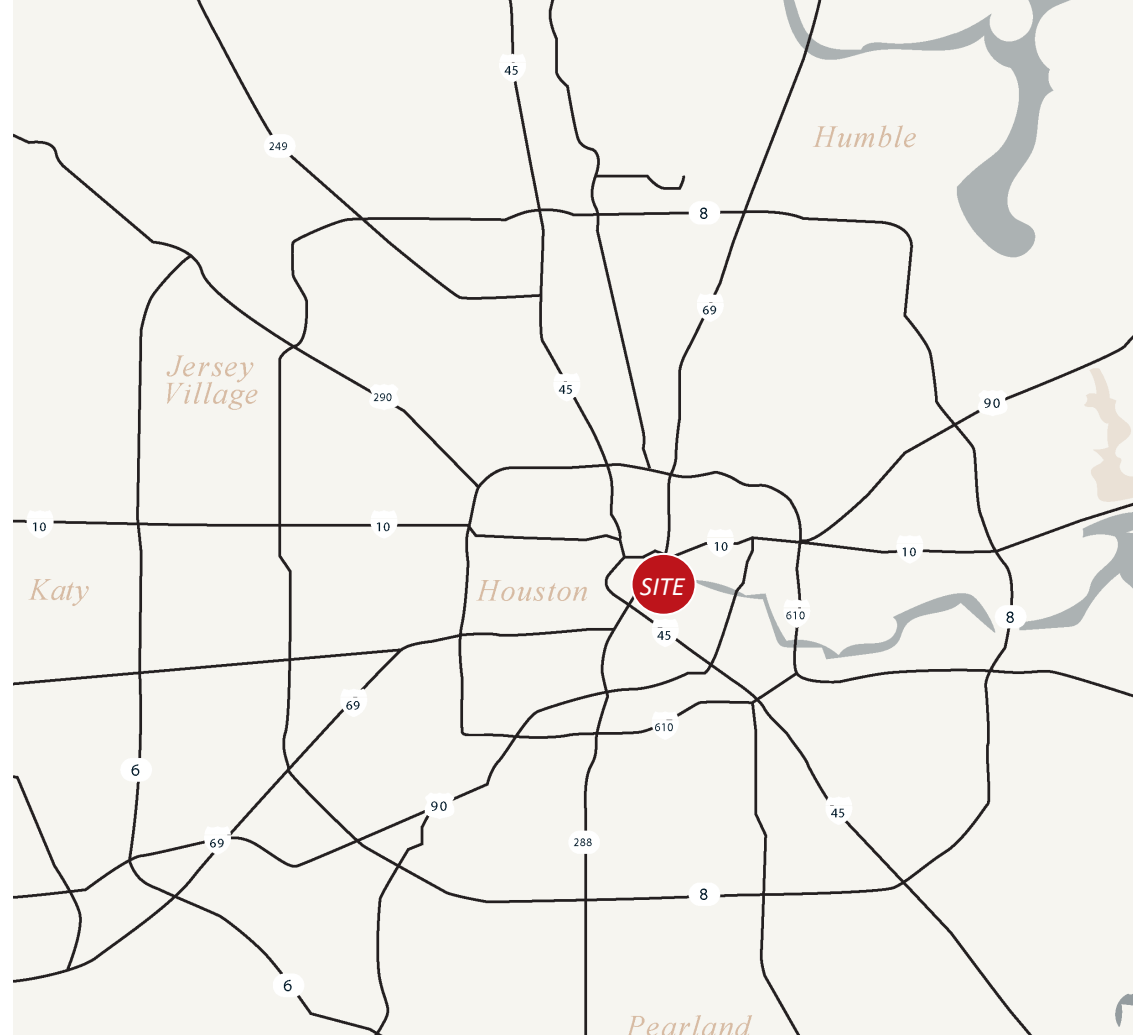
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Attributes

Property description

- Divisible to ±11,420 SF, ±8,405 SF, ±4,229 SF
- Office: BTS (Plumbing in place)
- ±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

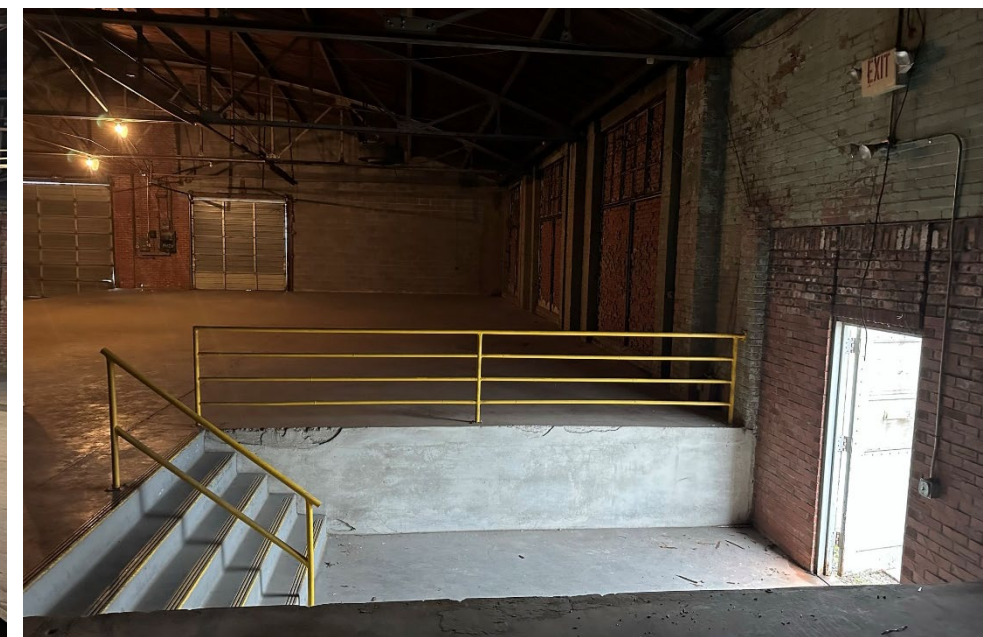
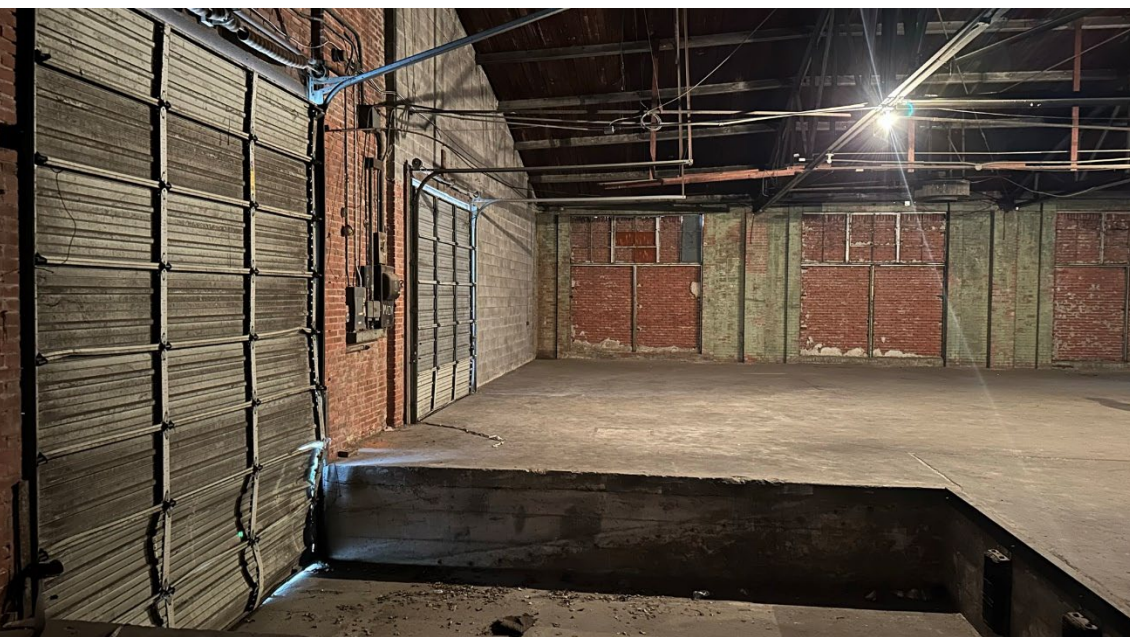
190,854 VPD
I-45, West of Property

184,218 VPD
US-59, North of Property

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Interior Pictures



Aerial



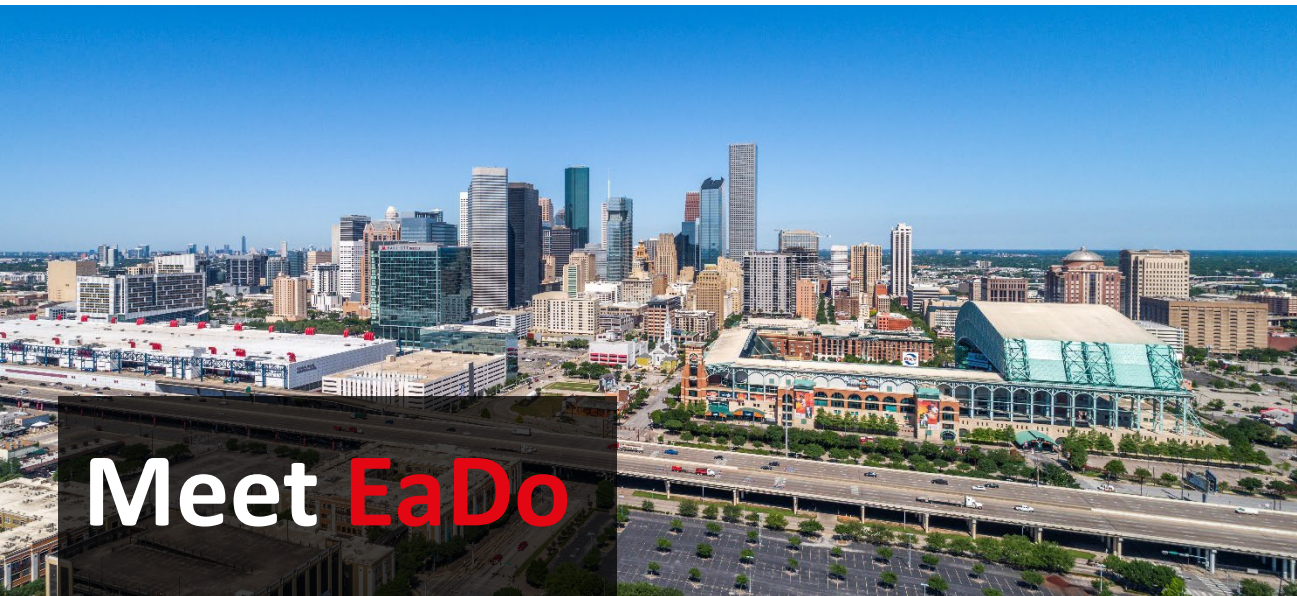
Aerial



Aerial



East Downtown, Houston



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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