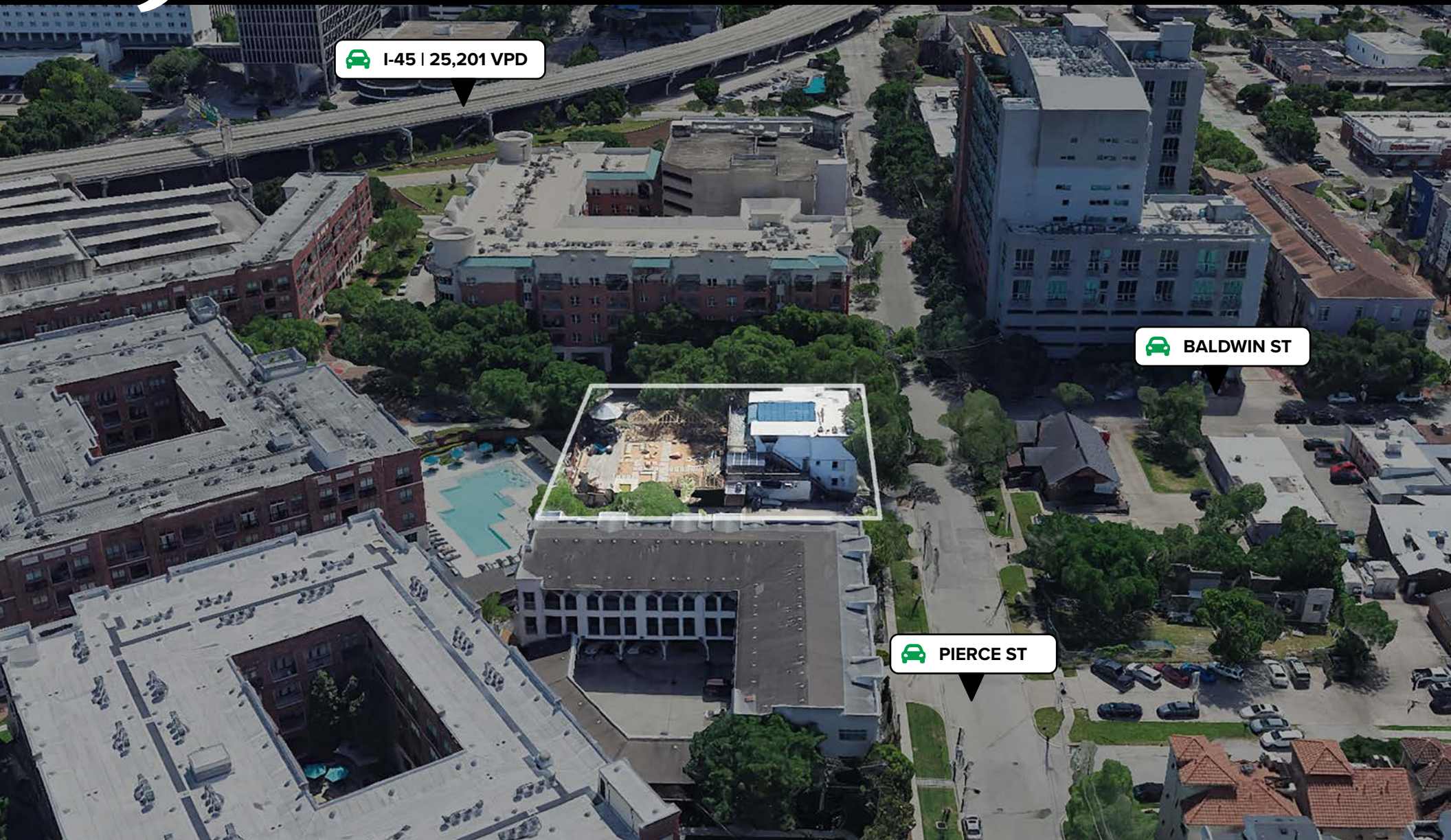


# 1916 BALDWIN ST

PRIME MIDTOWN PROPERTY  
WITH STRONG UPSIDE



I-45 | 25,201 VPD

BALDWIN ST

PIERCE ST

Charlie Wyatt  
charlie@rockspring.com  
713.535.2216





# 1916

## EXECUTIVE SUMMARY

**Rockspring Properties is pleased to present 1916 Baldwin Street, a premier three-story bar and restaurant venue encompassing 9,672 square feet on a 22,500 square foot lot in the heart of Houston's Midtown district.**

Positioned in one of the city's most active and walkable neighborhoods, the property enjoys excellent visibility, strong foot traffic, and immediate access to major highways and transit corridors. Midtown continues to see steady population and commercial growth, making this a prime location for both operators and investors alike.

The property is fully leased to a long-term tenant through 2030 under a Triple Net (NNN) structure, providing passive income with minimal landlord responsibilities. With a 7% capitalization rate, this offering represents a compelling opportunity to acquire a stabilized asset in a highly desirable submarket with strong long-term fundamentals..

- Prime Midtown Houston location with exceptional visibility
- 9,672 SF building on a 22,500 SF lot
- Three-story bar and restaurant venue
- Long-term NNN lease through 2030
- 7% capitalization rate
- Minutes from Downtown Houston, Museum District & major highways





**ADDRESS:**

1916 BALDWIN ST  
HOUSTON, TX 77002

**PRICE:**

CONTACT FOR DETAILS

**BUILT:**

1930

**SIZE:**

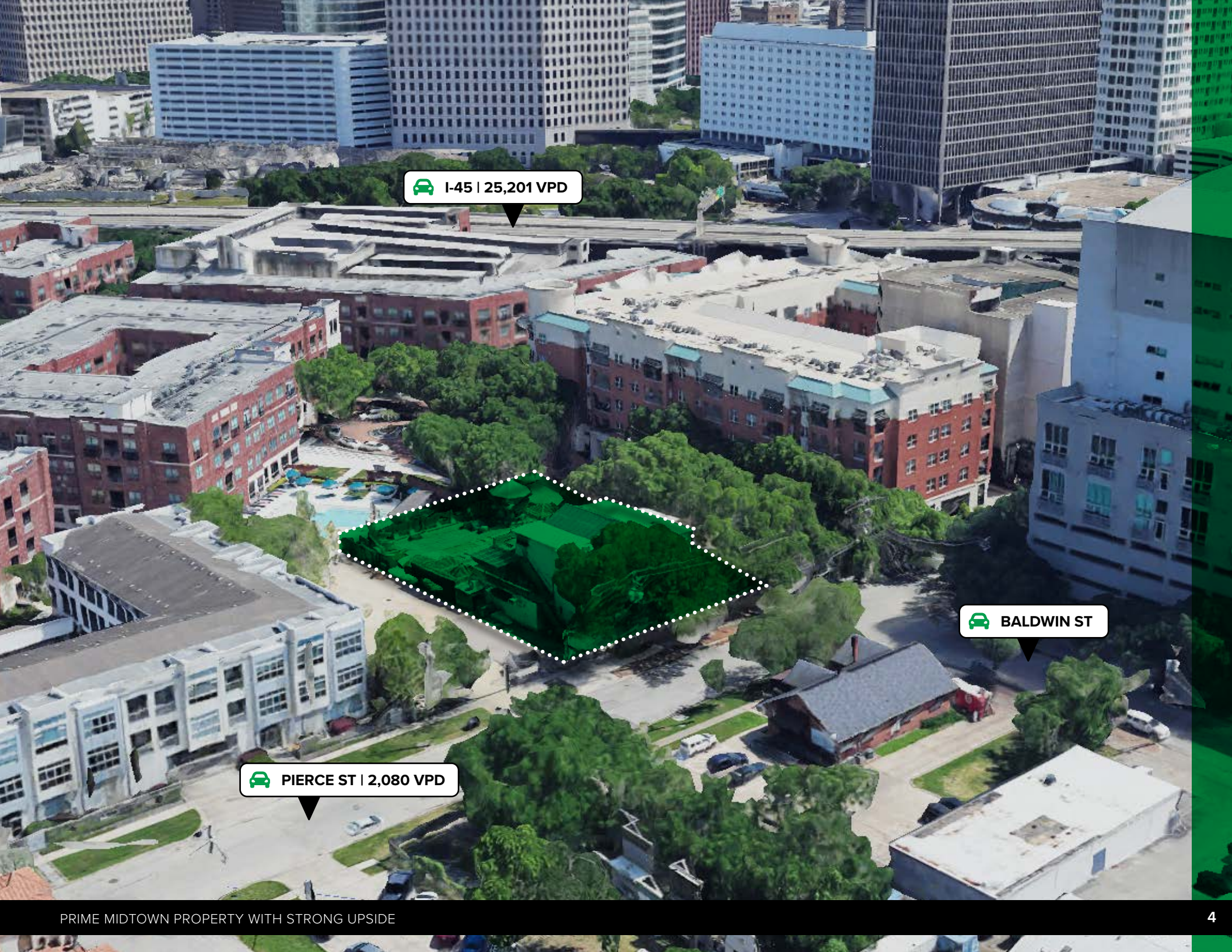
9,672 SF


**HIGHWAYS:**

5 MINUTES TO I-45  
8 MINUTES TO I-69





An aerial photograph of a city block. In the center, a large, irregularly shaped area is highlighted in green and outlined with a white dotted line. This area appears to be a mix of trees and some buildings. Surrounding this central area are various urban structures: multi-story brick and concrete buildings, some with flat roofs and others with more complex designs. There are also green spaces with trees and a small swimming pool area to the left of the highlighted property. In the background, taller skyscrapers are visible, suggesting a downtown or midtown setting. Three callout boxes with car icons and text are overlaid on the image: one at the top center pointing to a highway, one at the bottom left pointing to a street, and one on the right side pointing to another street.

 I-45 | 25,201 VPD

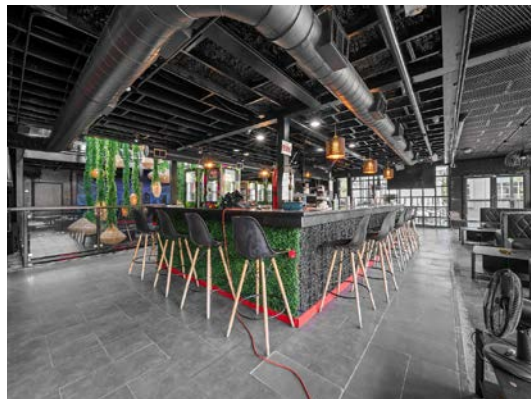
 BALDWIN ST

 PIERCE ST | 2,080 VPD



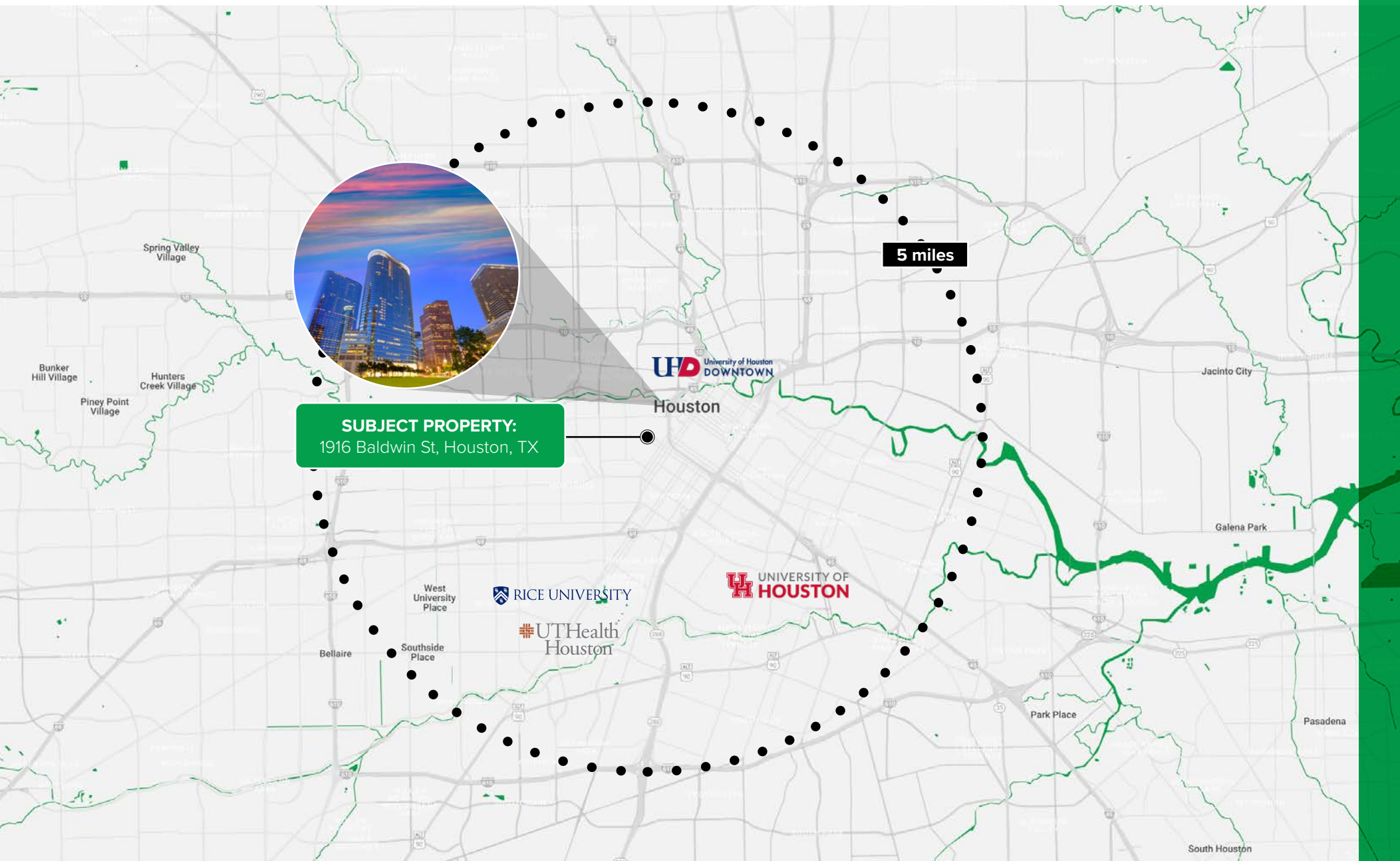
# 1916

## PROPERTY PHOTOS





# 1916



2024 Summary	1 Mile	3 Miles	5 Miles
Population	30,555	216,120	478,574
Households	18,870	107,470	225,833
Families	4,962	40,439	99,244
Average Household Size	1.58	1.81	1.99
Owner Occupied Housing Units	4,253	36,946	88,318
Renter Occupied Housing Units	14,617	70,524	137,515
Median Age	33.2	34.7	35.2
Median Household Income	\$97,266	\$100,947	\$90,585
Average Household Income	\$147,046	\$159,729	\$152,649

2029 Summary	1 Mile	3 Miles	5 Miles
Population	32,696	230,670	502,988
Households	20,640	117,888	243,703
Families	5,318	43,605	105,263
Average Household Size	1.55	1.77	1.94
Owner Occupied Housing Units	4,722	40,193	95,763
Renter Occupied Housing Units	15,918	77,695	147,940
Median Age	33.8	35.6	36.1
Median Household Income	\$102,944	\$107,582	\$99,570
Average Household Income	\$153,631	\$167,790	\$162,270



PRESENTED BY

**Charlie Wyatt**

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