

An aerial photograph of a residential neighborhood in Houston, Texas. The image shows a grid of streets with various houses, some with large backyards and others with smaller lots. There are trees scattered throughout the area. In the background, a large industrial facility with tall chimneys is visible. A large white text overlay is centered over the image.

1714 Hussion St, Houston, TX 77003

NEW DEVELOPMENT OPPORTUNITY



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PROPERTY HIGHLIGHTS

Located in the heart of East Downtown Houston, this ±40,000-sqft assemblage of six parcels offers an exceptional townhouse redevelopment opportunity in one of the city's fastest-growing infill markets. With existing water, sewer and electrical infrastructure at the site, the property is primed for immediate entitlement under East Downtown's mixed-use zoning overlay. Just 1.5 miles from Downtown's employment core and surrounded by a neighborhood whose median household income exceeds \$88,000 and median townhouse sale price approaches \$395,000, the site promises attractive rental and owner-occupant demand. Institutional-quality layout and location make this a turnkey play for capitalizing on Houston's robust residential infill trends.



INVESTOR CONSIDERATIONS

HOUSING & HOME VALUES

- MEDIAN VALUE OF OWNER-OCCUPIED UNITS: \$363,000 (±\$18,248) CENSUS REPORTER
- MEDIAN SALE PRICE (ALL HOME TYPES, JUNE 2025): \$372,500
- PRICE PER SQ FT: \$220 REDFIN
- WALKABILITY: WALK SCORE OF 67 (“MODERATELY WALKABLE”) REDFIN

TOWNHOUSE MARKET (77003)

- INVENTORY: 25 ACTIVE TOWNHOUSE LISTINGS; 16 SOLD IN THE PAST MONTH REDFIN
- MEDIAN LISTING PRICE: \$395,000 REDFIN
- MEDIAN DAYS ON MARKET: 88 DAYS REDFIN

MARKET DYNAMICS & INVESTOR CONSIDERATIONS

- RECENT SALES VOLUME: 44 TOTAL HOME SALES IN JUNE 2025 REDFIN
- COMPETITIVE SCORE: 42/100 ON REDFIN’S COMPETE SCORE (MODERATELY COMPETITIVE) REDFIN
- MIXED-USE INTEREST: PROXIMITY TO DOWNTOWN (APPROX. 1.5 MILES); STRONG DEMAND FOR INFILL RESIDENTIAL DEVELOPMENT
- ZONING CONTEXT: AREA HISTORICALLY INDUSTRIAL BUT NOW PERMITTING TOWNHOUSE/LOFT CONVERSIONS UNDER EAST DOWNTOWN ZONING OVERLAYS
- INFRASTRUCTURE: SEWER, WATER, AND ELECTRICITY ALREADY IN PLACE ON-SITE

PROPERTY PHOTOS



Laydown Yard

- Current lay-down yard
- Consists of 3 separate lots
- Totaling ~15,000 SqFt



Warehouse & Office

- Continuation of the warehouse
- Downtown in the background
- Shows the number of townhouses in the immediate area



WareHouse

- Current Warehouse
- Consisting of three separate lots
- Totaling ~20,000 SqFt



Rear Warehouse

- Rear warehouse
- Consists of one of lot
- Totaling ~5,000 SqFt

PROPERTY PHOTOS (CONT.)





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