

+/-20,000SF LOT FOR SALE

1200 N Durham Drive, Houston, Tx 77007



BELVOIR

REAL ESTATE GROUP, LLC

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- 20,000sf total lot size
- Traffic Count: +36,000 vehicles per day
- +120 ft of frontage to Durham Drive
- Adjacent to Azure Apartments, a high-end multifamily apartment complex
- Directly across the street from The Interpose, a mixed-use residential & retail development
- Massive 25.6% growth in population within 1mi radius over past 8 years
- Immediate access to City of Houston utilities
- 2018 average household income within 1 mile radius: \$150,521
- Located in the heart of rapidly developing Rice Military & Washington Heights neighborhood
- Call for price
- Latitude: 29.7721036
- Longitude: -95.410469

PROPERTY OVERVIEW

20,000sf lot available directly in the center of the rapidly developing Washington Heights neighborhood. Current structures on the site include a 4,000sf restaurant, and a 7,000sf flex warehouse used for retail. Property features direct access and frontage to heavily trafficked Durham Drive, and is conveniently located one block away from the lively Washington Corridor, a rapidly expanding restaurant, bar, and retail district.



For More Information Please Contact:

Sean Harman
713.332.8213
seanh@belvoir.net

Kyle Fischer
713.332.8215
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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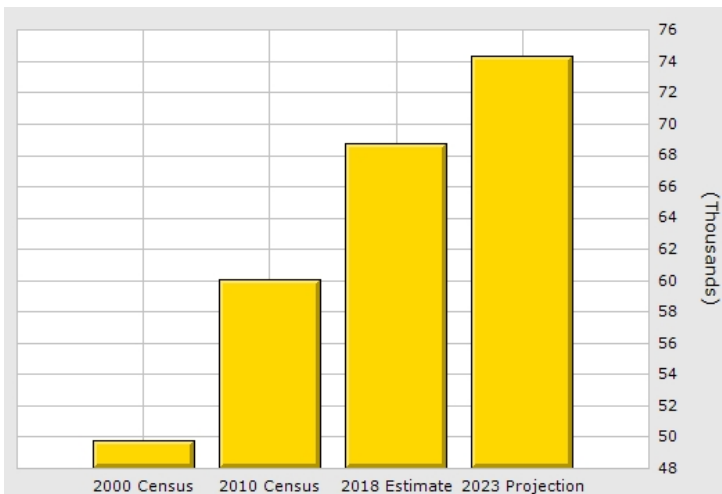
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ADDITIONAL PHOTOS



Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	24,673	68,727	158,642
2023 Population:	27,027	74,363	171,745
Pop Growth 2018-2023:	9.54%	8.20%	8.26%
Average Age:	37.00	38.00	38.30
Households			
2018 Total Households:	12,650	35,466	82,664
HH Growth 2018-2023:	9.30%	7.98%	8.18%
Median Household Inc:	\$124,034	\$111,886	\$96,691
Avg Household Size:	1.90	1.90	1.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$377,475	\$406,057	\$396,049
Median Year Built:	1997	1979	1973

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LOCATION MAPS



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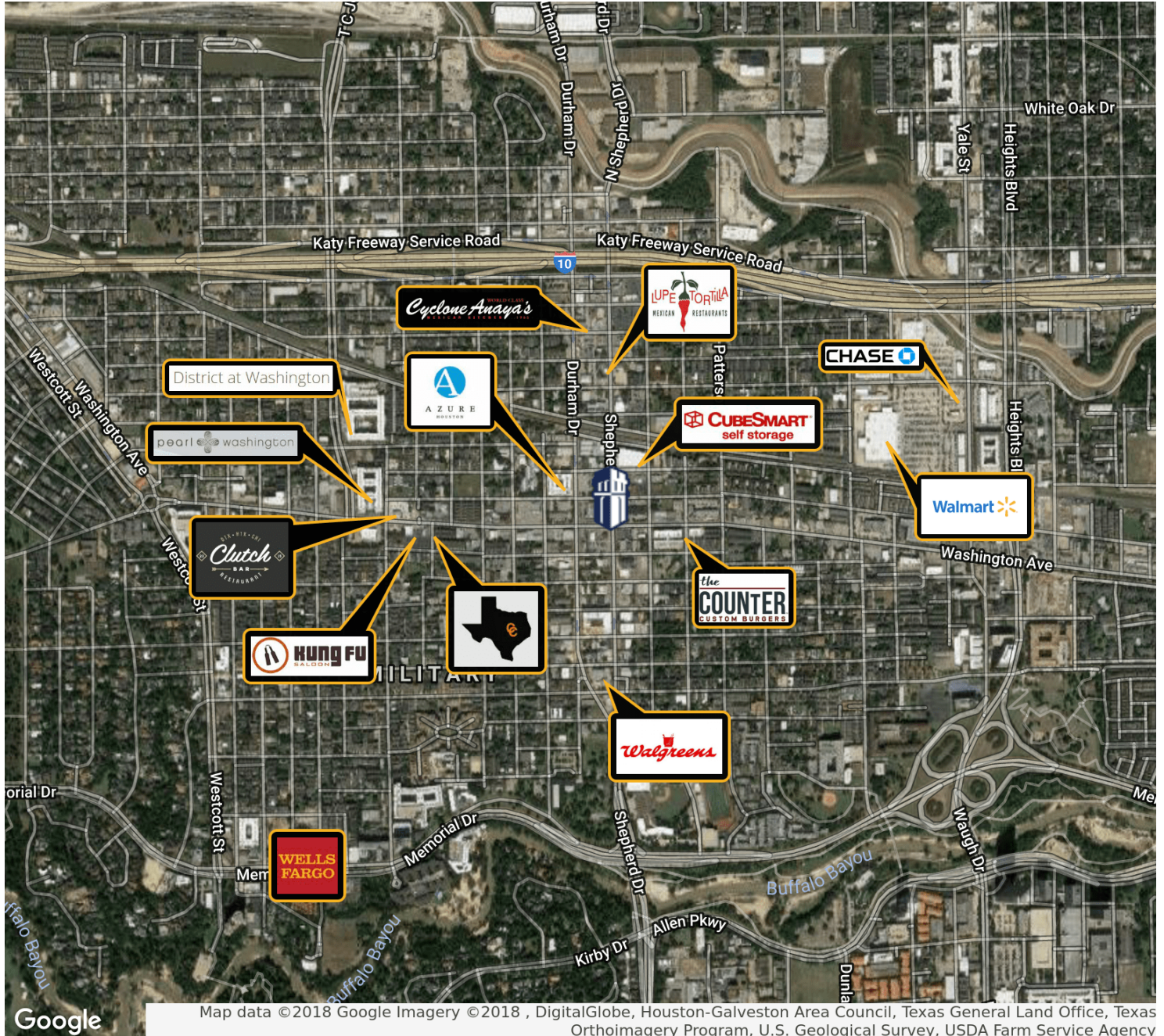
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RETAILER MAP



Google

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