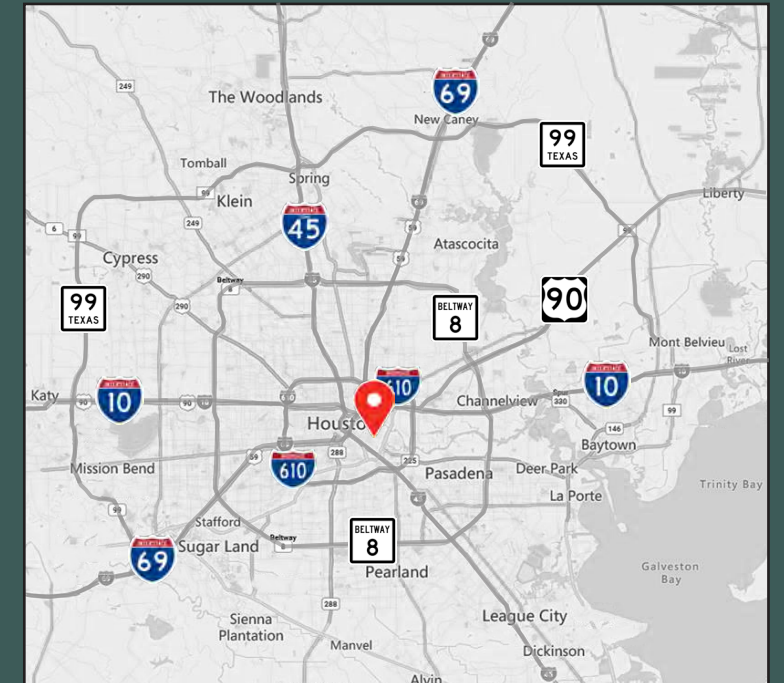


Land for Sale:
±2.05 AC
415 N Saint Charles Street
Houston, TX 77003



Contact

Tommy LeBlanc, Partner tleblanc@mlbcre.com
 John-Michael Kamel, Vice President jmkamel@mlbcre.com
mlbcre.com | (713) 622-1400

Property Features

- **PRICE:** Call for pricing
- **LOCATION:** 415 N Saint Charles St
Houston, TX 77003
- **SIZE:** ±2.05 AC
- **FRONTAGE:**
 - N Saint Charles St: 353'
 - Kennedy St: 264'
 - N Live Oak St: 163'
- **UTILITIES:** City of Houston
- **ZONING:** Unrestricted
- **ENCUMBRANCES:**
 - Floodplain: Minimal 500-yr
 - Pipelines: None
- **SCHOOL DISTRICT:** Houston ISD
- **TOTAL TAX RATE:** 2.351889

Population

2 Mile	5 Miles
84,753	447,166

Average Household Income

2 Mile	5 Miles
\$85,958	\$100,668

Traffic Counts

Navigation Blvd	8,240 CPD
N Saint Charles St	661 CPD

Source: CoStar



Area Profile

Situated in East Downton Houston ("EaDo") making it convenient for residents/visitors to access the heart of the city.

Adjacent to Buffalo Bayou East Master Plan that will create walking/biking trails, parks, ball fields, and entertainment venues.

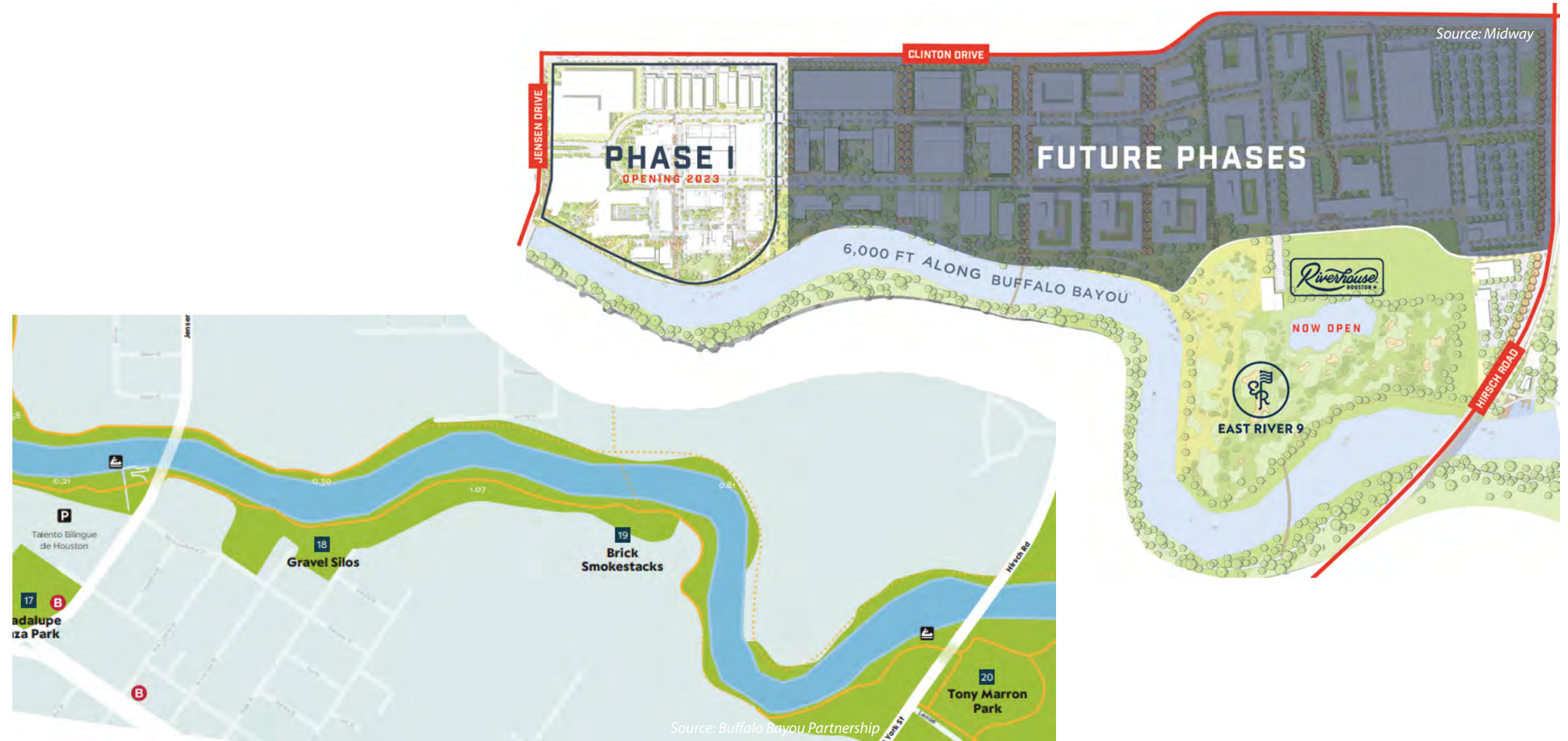
Approximately 500 feet away is The Esplanade at Navigation Blvd, a vibrant park filled with outdoor activities, cultural experiences, and community events.

Less than half a mile from the subject property, The Block is a 42,000 SF mixed-use redevelopment that includes coworking space and two retail/restaurant concepts.

Just a few blocks west of the new mixed-use redevelopment, The Mill, which will include 840,000 SF of multi-family, retail, and office.

Adjacent to Midway's East River, a 150 AC mixed-use development that will integrate a diverse range of housing options, retail, commercial, and recreational spaces.

East River Site Plan



Buffalo Bayou East Hike & Bike Trail



The Mill



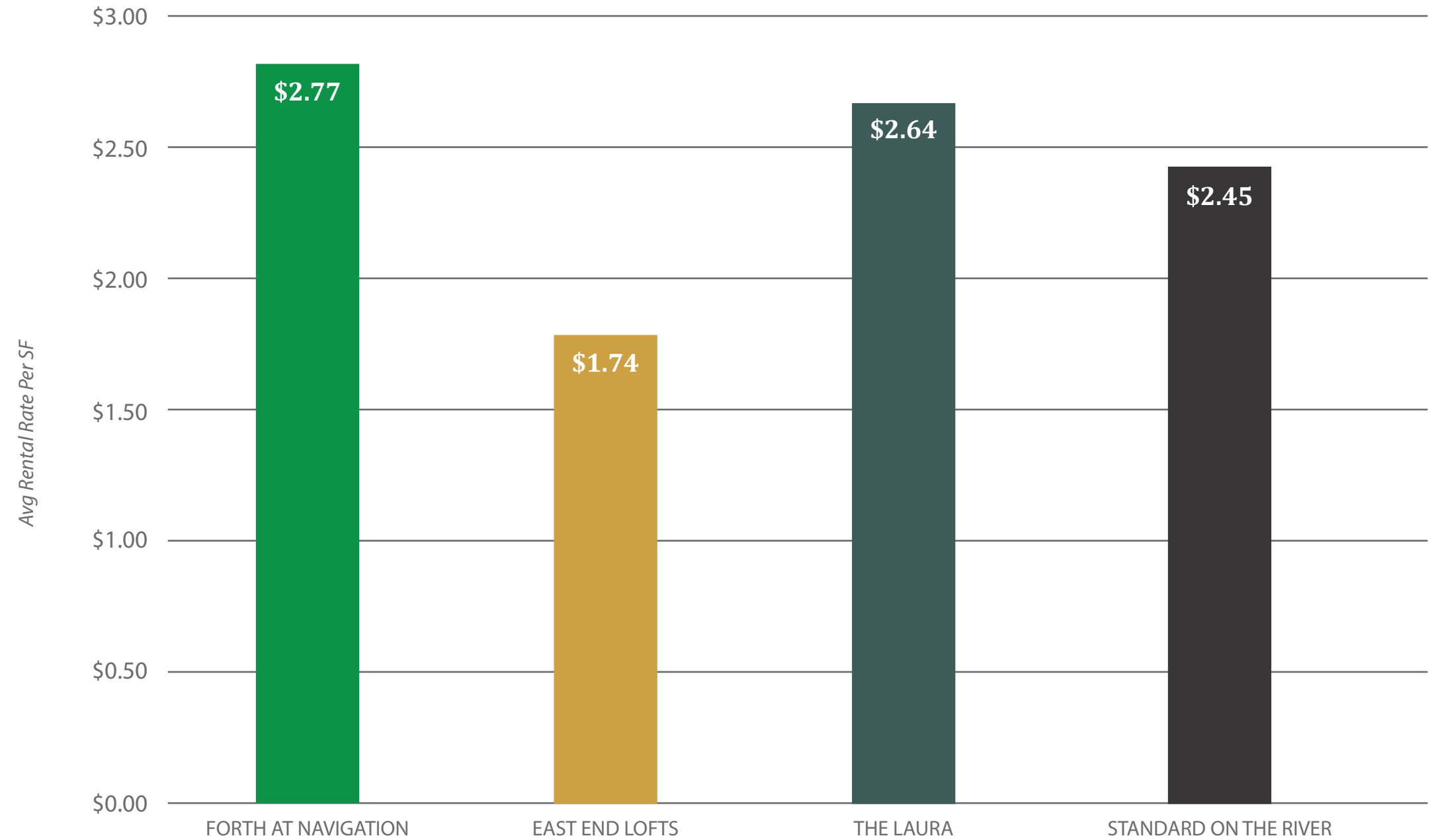
The Esplanade at Navigation Blvd



The Block

Houston East End Rental Market Trends

Average Rental Rates Per SF



*All rates are based upon a move-in date range of 03/12/24 - 04/30/24 with a 12 - 14 month lease
Sources: Yardi, Standardontheriver.com, thelauraeastriver.com

The Team



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