



For Sale

±0.52 acres available at 1411 Jefferson Street
Houston, TX 77002

Simmi Jaggi
Managing Director
+1 713 888 4098
simmi.jaggi@am.jll.com

Chris Bergmann Jr.
Vice President
+1 713 425 5868
chris.bergmann@am.jll.com



1411 Jefferson Street



Location

Located on NWC of La Branch Street and Jefferson Street in the heart of Houston CBD

Size

±0.52 acres of land

Tax Rate (2018)

\$2.647943

Access & Visibility

Frontage on both La Branch Street and Jefferson Street which are major arteries through the Houston CBD

Surrounding Area

2 blocks from Toyota Center
 GRB Convention Center – 5 minute walk
 Minute Maid Park - 4 minute drive
 Theater District - 5 minute drive

Utilities

Utilities to site

Highest & Best Use

Office, retail, multi-family

Price

Call broker for pricing



1411 Jefferson Street



Estimated Population

1-mile	3-miles	5-miles
23,036	198,436	480,776



Average Household Income

1-mile	3-miles	5-miles
\$115,886	\$102,751	\$102,426



Traffic Counts

19,161 VPD
Jefferson St east of La Branch
12,953 VPD
Jefferson St west of La Branch
9,410 VPD
La Branch St north of Jefferson
7,986 VPD
La Branch St south of Jefferson



Number of Households

1-mile	3-miles	5-miles
23,036	198,436	480,776



Median Age

1-mile	3-miles	5-miles
35.6	34.5	34.7



