

±1.86 AC

HARRISBURG HOUSTON, TEXAS



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HARRISBURG

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THE OFFERING



INVESTMENT HIGHLIGHTS

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PREMIER PORT OF HOUSTON LOCATION

Employs 57,000+ people

Highest growth in TEU volume of any port in the US (2021-2024)

PART OF THE BOOMING EADO + EAST END NEIGHBORHOOD

\$918M in private investments recently delivered or ongoing

\$3.8B in public investments over the next 10 years

GREAT LOCAL CONNECTIVITY

The Property sits on the Green Line of the MetroRail system that connects to the Houston CBD.

The connectivity between the Green Line and other routes results in a strong transit score

DENSE WORKING POPULATION

The Property is located in an Opportunity Zone just 2 miles from Downtown Houston

The CBD employs over 150,000 people



PROPERTY DESCRIPTION



SITE SIZE

±1.86 Acres

ADDRESS

304 N Super Street, Houston, TX 77011

SCHOOLS

Houston Independent School District

- Burnet Elementary
- Navarro Middle School
- Austin High School

OPPORTUNITY ZONE

Yes

UTILITIES

City of Houston

ZONING & DENSITY

There are no zoning or density restrictions within the City of Houston

FLOOD PLAIN

The Property is not located in the 100-Yr or 500-Yr floodplain



SURROUNDED BY TRENDING RETAIL AND ENTERTAINMENT



EADO APPEAL

A BOOMING NEIGHBORHOOD IN THE HEART OF THE CITY.

The area surrounding ±1.86 Acres Harrisburg has blossomed into a vibrant entertainment district, offering a diverse array of attractions and amenities. Within a short distance, visitors can explore over 30 restaurants and choose from more than 10 hotels, catering to a wide range of tastes and accommodation needs. The district's appeal is further enhanced by the presence of three major sporting venues: Daikin Park, home to the Houston Astros; Toyota Center, hosting the Houston Rockets and major concerts; and Shell Energy Stadium, home to Houston's professional soccer teams.

The combination of diverse dining options, convenient lodging, major sports venues, and superior transportation scores creates a distinctive and energetic urban atmosphere. This area presents a stark contrast to Houston's more typical sprawling neighborhoods, providing residents and visitors alike with an opportunity to experience a more connected and entertainment-rich slice of the city. The EaDo district's unique blend of amenities and accessibility makes it a standout destination within Houston, offering a glimpse of a more walkable and vibrant urban lifestyle.

30+
Dining Options
(Within <10 Minutes)



3
Sporting Venues



4+
Miles of
Connected
Bike Trails

10+
Hotels

THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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