

# ±1.86 AC

## HARRISBURG

HOUSTON, TEXAS



HOUSTON CBD



EADO



Harrisburg Blvd (6,018 VPD)

±1.86 AC  
HARRISBURG



METRORail

METRORail Stop

South Lockwood Dr (11,760 VPD)





# THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present a premier ±1.86-acre development site in Houston’s booming East Downtown/East End submarket. This area is positioned to receive over \$4.6 billion in private and public investments over the next 10 years for highway expansions, Port of Houston improvements, and upgrades to the George R. Brown Convention Center. The Property offers frontage on three streets—Garrow St, Super St, and Harrisburg Blvd—and runs parallel to the MetroRail, providing exceptional development flexibility. Located in an Opportunity Zone proximate to the dense CBD, the Property represents an outstanding opportunity for investors to enter this undervalued market before it reaches its full potential.





# INVESTMENT HIGHLIGHTS



## 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

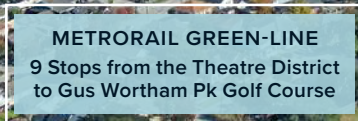
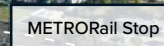
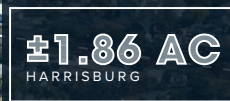
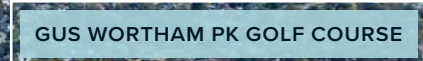
The Property sits on the Green Line of the MetroRail system that connects to the Houston CBD.

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



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	16,239	152,815	390,384
2010 Total Housing Units	7,056	54,230	153,688
% Change in Housing (2010-2025)	18.3%	31.9%	24.4%
2025 Total Housing Units	8,345	71,536	191,222
2025 Median Age	38.5	33.6	34.8
2025 Average Household Income	\$76,465	\$98,193	\$116,588



# 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

## FAVORABLE TAX CLIMATE

0% State & Local income tax

## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

## GLOBAL TRADE CITY

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

## 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





# CONTACTS

## DAVIS ADAMS

Managing Director

+1 713 852 3558

Davis.Adams@jll.com

## DAWSON HASTINGS

Analyst

+1 713 425 1801

Dawson.Hastings@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

*Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.*

*For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYS. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).*

