

# 2003 UNION STREET WASHINGTON CORRIDOR FOR SALE or LEASE

HOUSTON TX 77007





# PROPERTY HIGHLIGHTS

## Size

±5,000 SF space available for sale or lease, can be demised to 2,500 SF

## Features

Fire sprinkler and grease trap in place  
Existing parking variance for neighborhood restaurant

## Additional info

Surrounded by art studios, galleries, restaurants, fitness concepts, breweries and public art

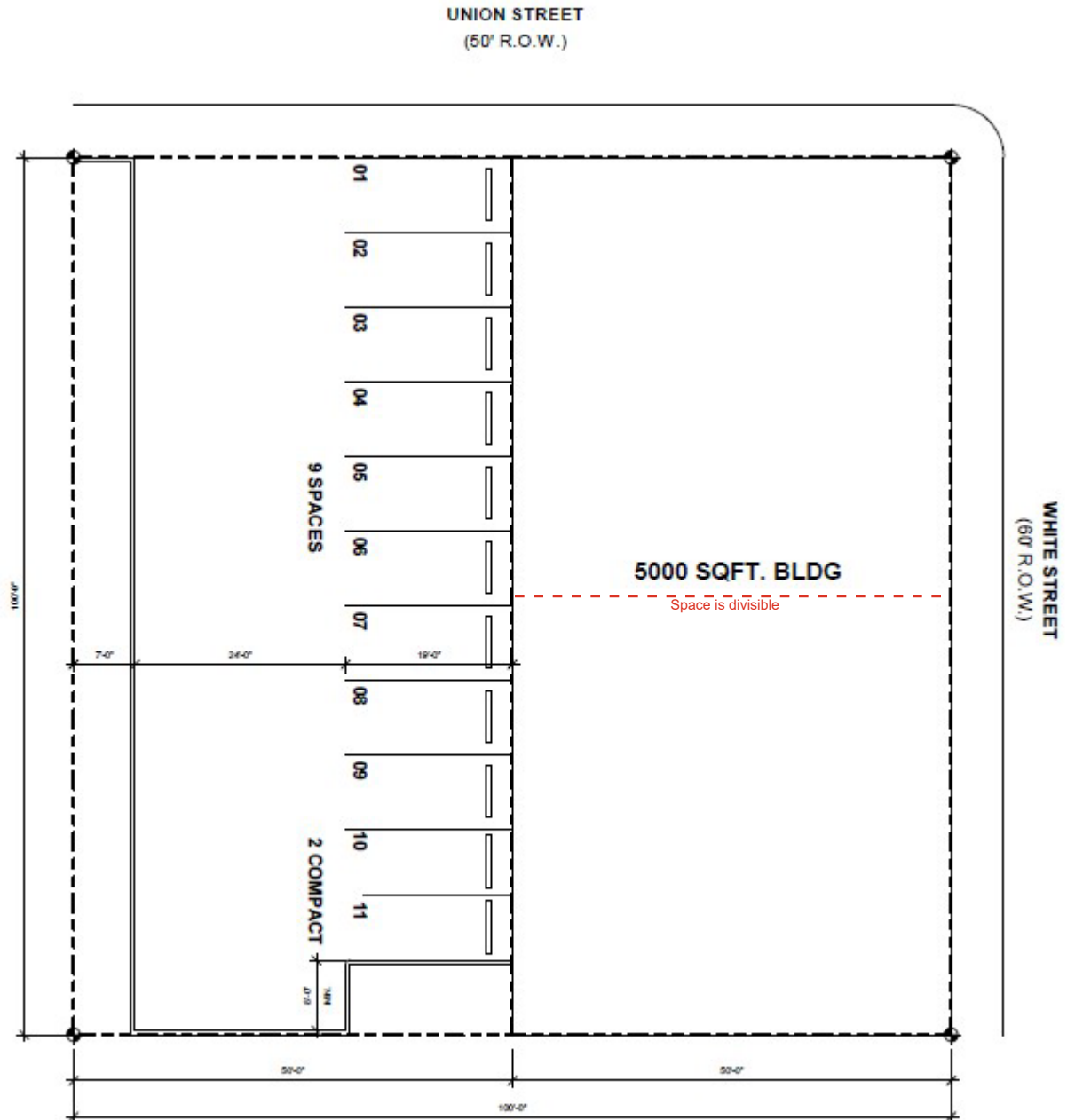
## Pricing

Please contact brokers for pricing

[CLICK FOR DRONE VIDEO](#)



# PROPOSED SITE PLAN





Building Exterior













# LOCATION OVERVIEW

## DEMOGRAPHICS

Population

1 mi. -	23,009
3 mi. -	215,169
5 mi. -	459,805

Average HH Income

1 mi. -	\$158,671
3 mi. -	\$160,740
5 mi. -	\$146,056

Traffic Counts

Washington Ave	<b>17,000 VPD</b>
Houston Ave	<b>20,000 VPD</b>

Site

Tacodeli



GUS'S FRIED CHICKEN  
WORLD FAMOUS

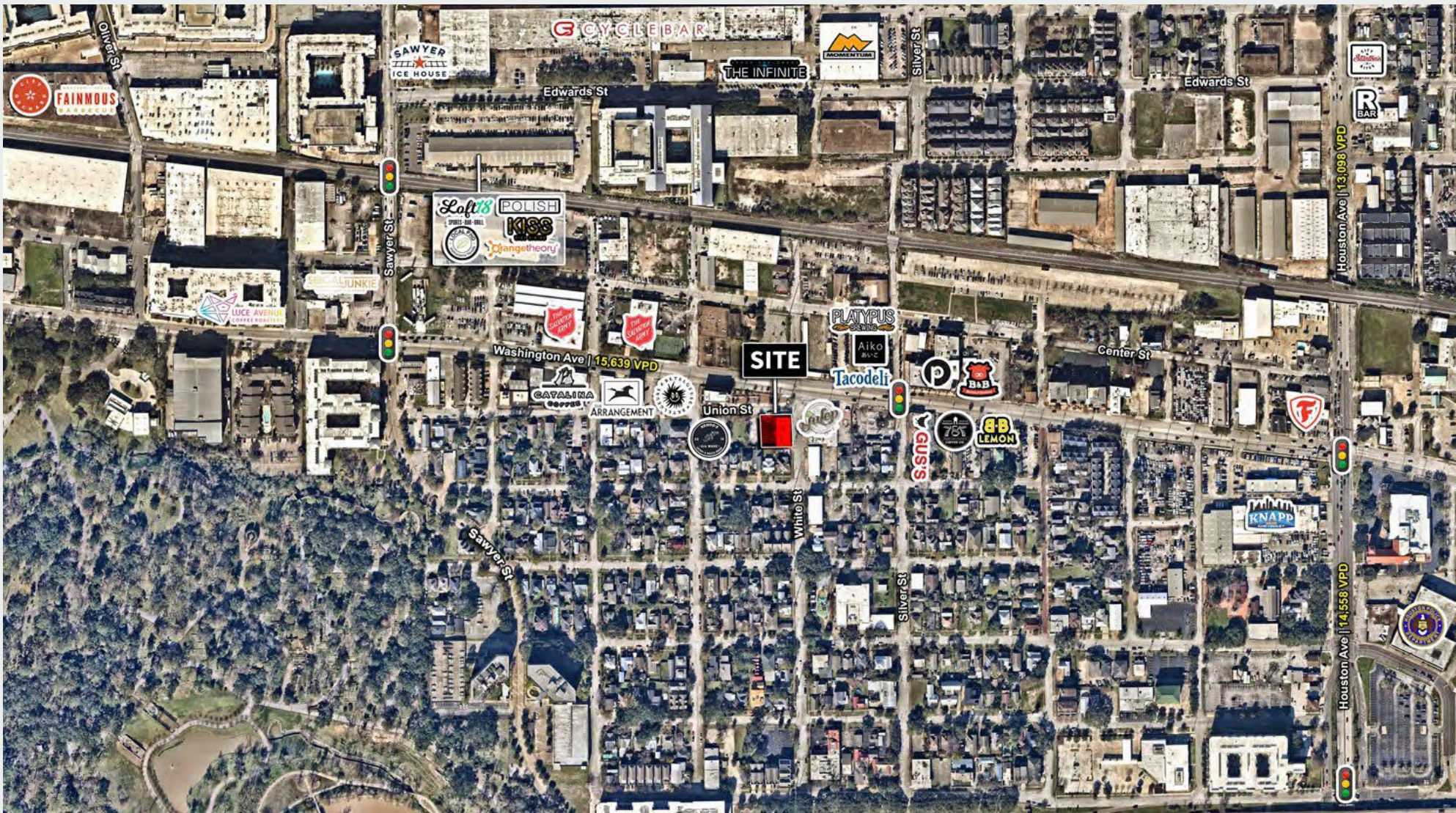
8-B  
LEMON

B&B  
Bakery & Butchery



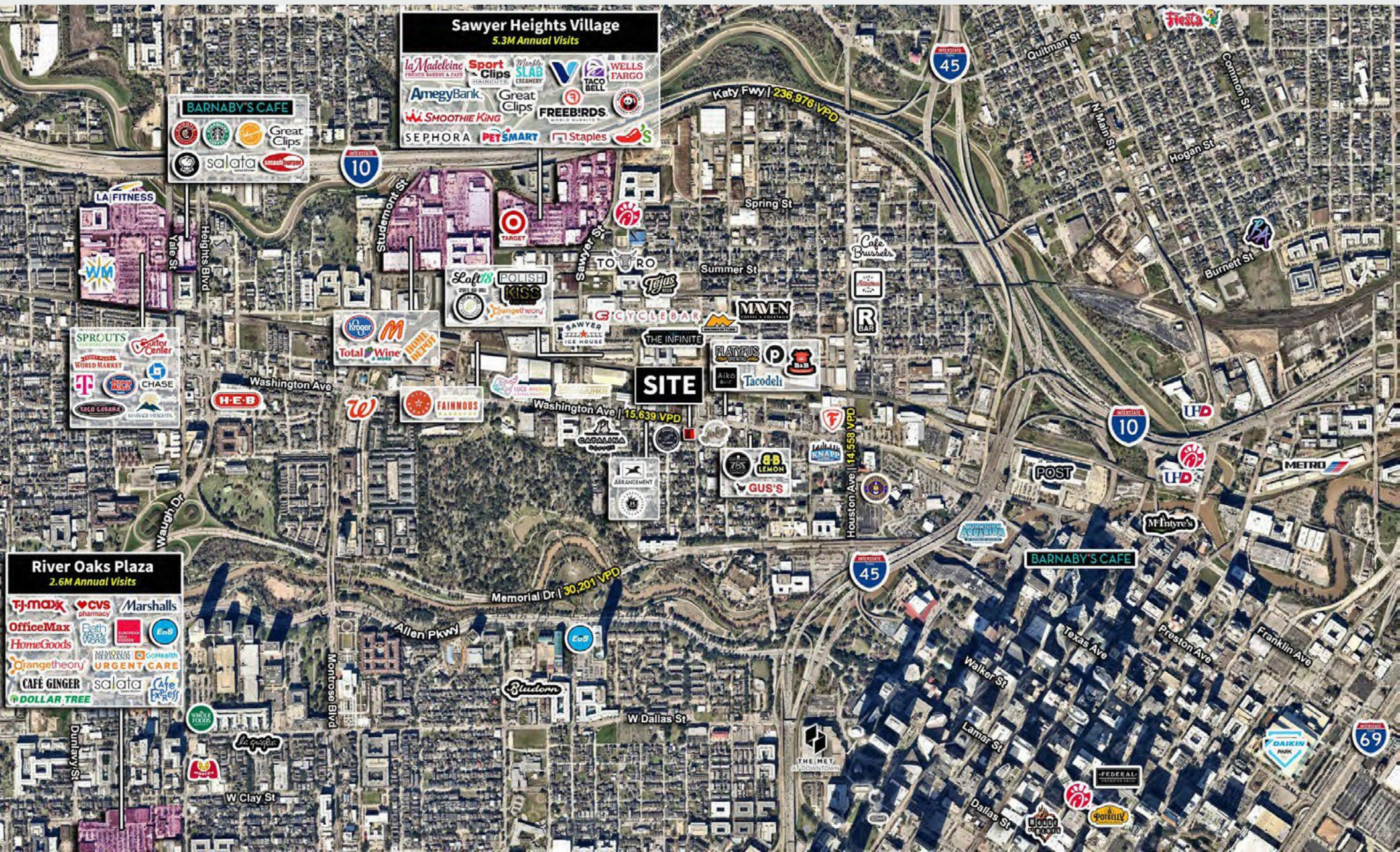
# Surrounding Area

Located in Houston's vibrant Rice Military neighborhood, 2003 Union Street presents a prime opportunity for restaurants and hospitality concepts aiming to thrive in a high-growth, high-visibility area. Just minutes from downtown and surrounded by lively nightlife, dining, and entertainment options, the site offers immediate access to a strong, diverse customer base. Blending urban energy with neighborhood charm, it's an ideal setting for businesses looking to establish a standout presence in one of Houston's most dynamic districts.





In the core of a high-density residential & retail zone





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CONTACT US FOR MORE INFORMATION:

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