

# 3115 Polk Street Houston, TX 77003



*±16,194 SF Available For Lease - Great Site for Food and Beverage Users or Creative Office in the Heart of EaDo*

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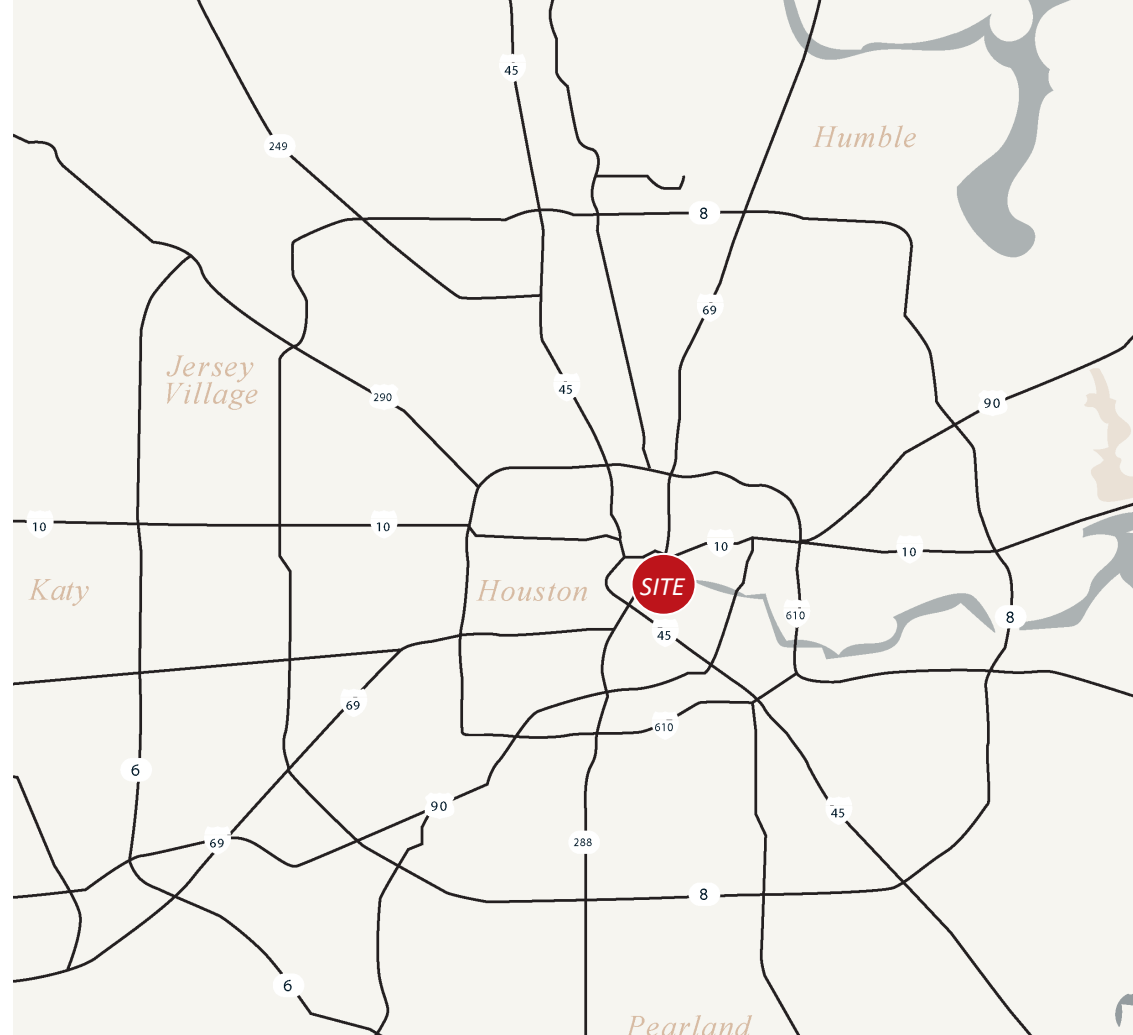


# Attributes

## Property description

- ±16,194 SF Available
- Office: ±2,000 SF
- ±0.57 AC Total
- Built 1975
- 16' - 18' Clear Height
- White Walled Interior
- Heavy Power: 800 Amp, 480V, 3Phase Power
- (4) Dock High Doors
- (1) Interior Ramp
- Additional ±4,900 SF raw land adjacent to building for Outdoor Storage or Parking
- Site sits on Hike & Bike Trail
- Est. Operating Expenses: \$0.20/SF ( 2022 Taxes: \$32,772)
- Great site for Food and Beverage Users and Creative Office
- **Call broker for pricing**

## Opportunity highlights



Estimated population

1-miles	3-miles	5-miles
14,794	169,203	435,017



Number of households

1-miles	3-miles	5-miles
7,255	72,128	187,074



Average household income

1-miles	3-miles	5-miles
\$70,814	\$66,755	\$67,315



Median age

1-miles	3-miles	5-miles
36.2	33.6	34.4



Area traffic counts

**190,854 VPD**  
I-45, West of Property

**184,218 VPD**  
US-59, North of Property

# Survey





# Interior Pictures





# Aerial





# Aerial





# Aerial





# East Downtown, Houston



Within Houston's most walkable neighborhood, EaDo is an extremely popular location for young professionals and cutting-edge, unique businesses. EaDo extends 300 square city blocks and is home to over 15,000 residents.

This property sits directly on Hike and Bike trail to downtown Houston. In close proximity to numerous popular restaurants and bars and many more coming. Very walkable area.

Direct access to George R Brown, Toyota Center, Minute Maid Park, PNC Stadium and University of Houston.

**Great site for Food and Beverage Users and Creative Office.**





# Houston at a Glance

## Geography

**9**

**Counties**

in the Houston MSA

**10,000**

**Square miles**

larger than the state of NJ

## Population & Demos

**7.2**

**Million**

residents in the Houston MSA

**2.3**

**Million**

residents in the city of Houston



**1 in 4 Houstonians are foreign-born**

**5th most populous MSA in the nation**

**4th most populous city in the nation**

## Clutch City



## International Hub

**6th largest**

Multi-Airport System in the U.S. (2020)

**42.9 million**

Passengers

Global Hub for Healthcare Innovation Advanced Technology

## Economy



**26th largest**

economy in the world if Houston were an independent nation



**7th largest**

U.S. metro economy in the nation



**\$488.1 Billion** GDP[2020]

## Employment

**3.1 Million** Jobs in the Houston MSA more than 35 states and nearly a quarter of Texas' entire employment base

**316,700 (87.6%)** Jobs recovered as of December

**151,800**

New jobs created Year-Over-Year (Dec 2021)

**75,000**

New jobs forecasted in 2022

## Corporate Headquarters

**25**

**Fortune 500**

companies call Houston home

**3rd largest**

number of Fortune 500 companies in the nation

**5th largest**

number of Fortune 1000 companies in the nation

## Global Trade City



**1,700**

Foreign-Owned Firms

**1st in U.S. Export**

**1st Gulf Coast Container Port**

**Houston Ship Channel Ranks #1 in Nation**

**1st**

In Domestic & Foreign Waterborne Tonnage

## Texas Medical Center

**Largest Medical Complex in the World**



**\$25 billion**

in Local Gdp

**8th largest**

Business District in the U.S.

**10 million**

Patient Encounters per Year

**106,000+**

Employees at TMC



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