

1915 University Blvd. – Houston, Texas



HighStreet
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1915 University Blvd. – Houston, Texas

Investment Summary

OFFERING SUMMARY

PRICE	\$1,495,000
COST/ BUILDING SF	\$441
COST/ LOT SF	\$150



PROPERTY SUMMARY

ADDRESS	1915 University Blvd. Houston, Texas 77030
COUNTY	Harris
BUILDING AREA	3,388 – Four 1 BR Units
LAND AREA	9,968
BUILT	1938



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Investment Overview

- **9,968 SF land parcel on University Blvd. in highly desirable Southgate Neighborhood.**
- **1 block west of Texas Medical Center, across the street from Rice University, $\frac{3}{4}$ mile from Rice Village, $\frac{1}{2}$ mile from Hermann Park, and 1 mile from Houston Museum District.**
- **Redevelopment opportunity in area that has seen population increase over 21% since 2010, with average household income of \$144K+ within 1-mile radius.**
- **Existing 4-plex can be used as a cash flow vehicle until site development ready to commence.**
- **Very limited purchase opportunities along this stretch of University Blvd.**



DEMOGRAPHICS	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	15,368	187,016	462,696
AVERAGE H.H. INCOME	\$144,268	\$114,142	\$111,659



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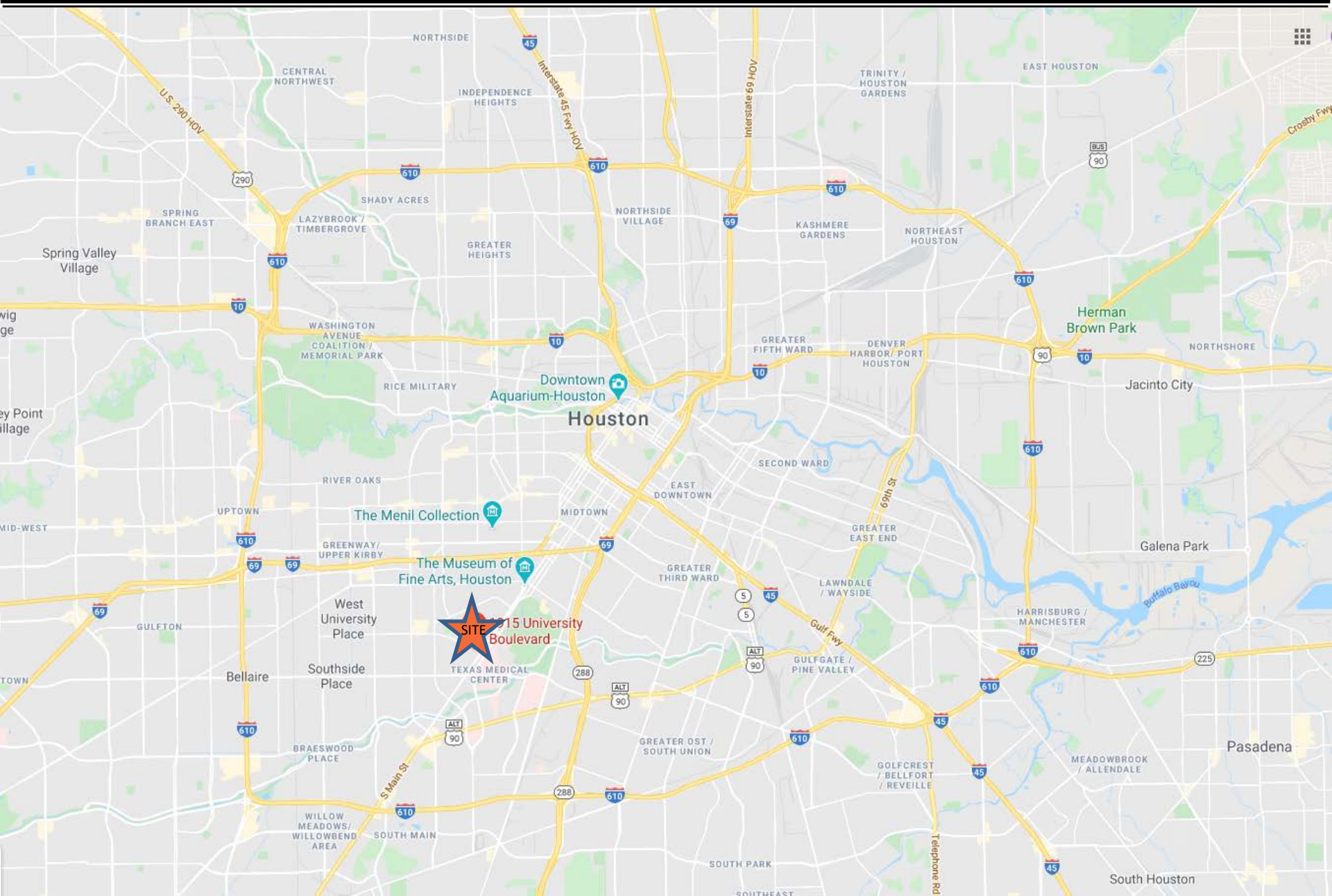
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Aerial Photo



1915 University Blvd. – Houston, Texas

Location Map



1915 University Blvd. – Houston, Texas

Aerial Photo Looking Northeast



Downtown
Houston

Museum
District

Hermann
Park

Texas Medical
Center



MEMORIAL
HERMANN
Texas Medical Center

UTHealth
The University of Texas
Health Science Center at Houston

HOUSTON
Methodist
LEADING MEDICINE

brc
BioScience Research Collaborative

Main St.

1915 University Blvd.

University Blvd.

Travis St.

Dryden Rd.

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Aerial Photo Looking Northwest

Greenway
Plaza

West University
Place Neighborhood

Southampton
Neighborhood

RICE
VILLAGE
EST. 1936
¾ Mile



1915 University Blvd.

University Blvd.

+/-1.41 Acre Site
Owned by Rice
University

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Aerial Photo Looking Southwest



nrg park

LATITUDE
MED CENTER

Old Braeswood
Neighborhood

INTERCONTINENTAL

life science
plaza

Texas Medical
Center

Southgate
Neighborhood

Travis St.

1915 University Blvd.

+/-1.41 Acre Site
Owned by Rice
University

University Blvd.



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Aerial Photo Looking West

Old Braeswood
Neighborhood

Braes Heights
Neighborhood

West University
Place Neighborhood



Southgate
Neighborhood

Dryden Rd.

1915 University Blvd.

University Blvd.

+/-1.41 Acre Site
Owned by Rice
University

Travis St.



RICE

1915 University Blvd. – Houston, Texas

Aerial Photo Looking East



Texas Medical
Center

THE UNIVERSITY OF TEXAS
MDAnderson
Cancer Center

HOUSTON
Methodist
LEADING MEDICINE

CHI
St. Luke's
Health

THE WESTIN
HOUSTON
MEDICAL CENTER

brc
BioScience Research Collaborative

Travis St.

1915 University Blvd.

Dryden Rd.

University Blvd.

RICE

1915 University Blvd. – Houston, Texas

Site Plan



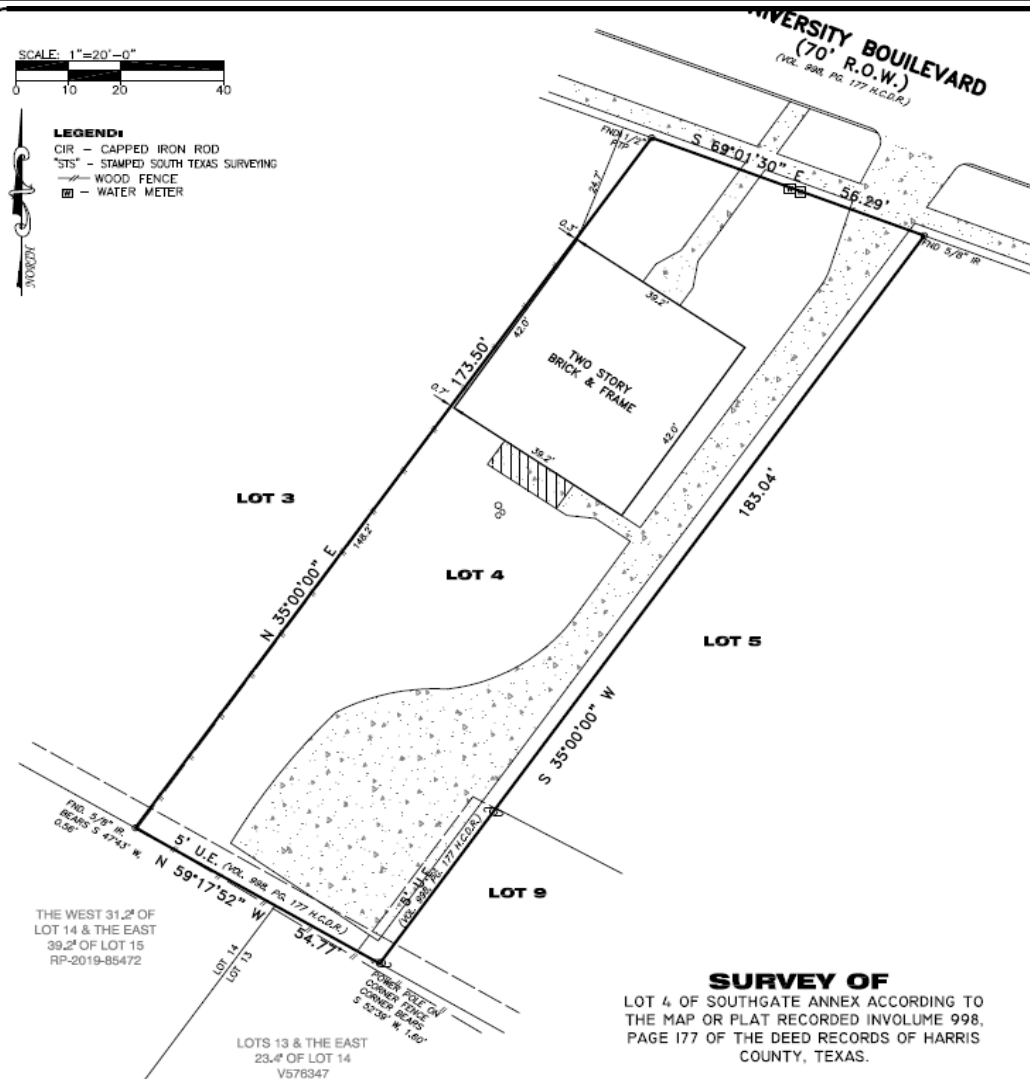
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Area Profile

Houston, Texas

Houston is the most populous city in Texas with more than 2.33 million people, and the 4th largest city in the United States, behind only New York, Los Angeles, and Chicago. Houston is home to the 2nd largest concentration of Fortune 1000 companies in the country with 49, behind only New York. Houston is recognized worldwide for its energy industry, which has helped the city top rankings for job creation in recent years, but the economy of the city has become widely diversified amongst healthcare, manufacturing, aeronautics, transportation, finance, information technology, and trade. The Port of Houston is the top ranked port in the U.S. for international tonnage and is the largest container port along the entire Gulf Coast, making it a major economic driver for Houston and the surrounding region.

Houston is the most diverse city in Texas and has been described as the most diverse city in the U.S., thanks to a large and growing international community. More than 145 different languages are spoken in Houston. The Museum District is home to a multitude of cultural institutions which attract over 8 million visitors annually.

Even with the adjustment in oil prices starting in late 2014, the Houston metro area added more jobs from July 2014 to July 2015 than any other metro area in America. The Houston population has grown by approximately 1,000,000 people since 2010, and projections indicate that Houston will overtake Chicago as the 3rd largest city in the U.S. within the next decade. Houston holds the top spot for the largest increase in population between 2010 – 2018, adding nearly 232,000 people.



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Confidentiality Agreement

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