

FOR SALE

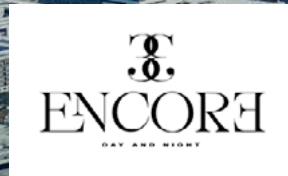
±3.73 TOTAL ACRES

WILL SUBDIVIDE

PRIME LOWER MONTROSE
DEVELOPMENT OPPORTUNITY

Execute Confidentiality Agreement

DOWNTOWN



D R E W E R Y
P L A C E



HIGH FASHION
HOME



LUMINARY
RESIDENCES



THE
HOPKINS





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**CUSHMAN &
WAKEFIELD**

CBRE

PROPERTY DESCRIPTION

THE PROPERTY CONSISTS OF TWO PARCELS TOTALING ±3.73 ACRES ON THE EDGE OF MONTROSE HOUSTON, TX, ONE OF THE CITY'S MOST VIBRANT AND RAPIDLY GROWING URBAN DISTRICTS.

The primary parcel is a ±2.58 acre super block, created through the successful abandonment of Rosalie Street. This rare super block spans the full block between Elgin Street and Anita Street, just south of Louisiana Street, providing exceptional scale and design flexibility for future development. Its location offers premier access and connectivity within Midtown's walkable, mixed use environment, as well as serving as the gateway to Houston's Midtown and Downtown from Montrose.

The second parcel, located at 3100 Travis Street, Houston, TX 77006, complements the super block and further enhances the assemblage's strategic positioning adjacent to Montrose. Together, the properties offer a unique opportunity for large scale mixed use, multifamily, or commercial development in one of Houston's most sought after urban submarkets.



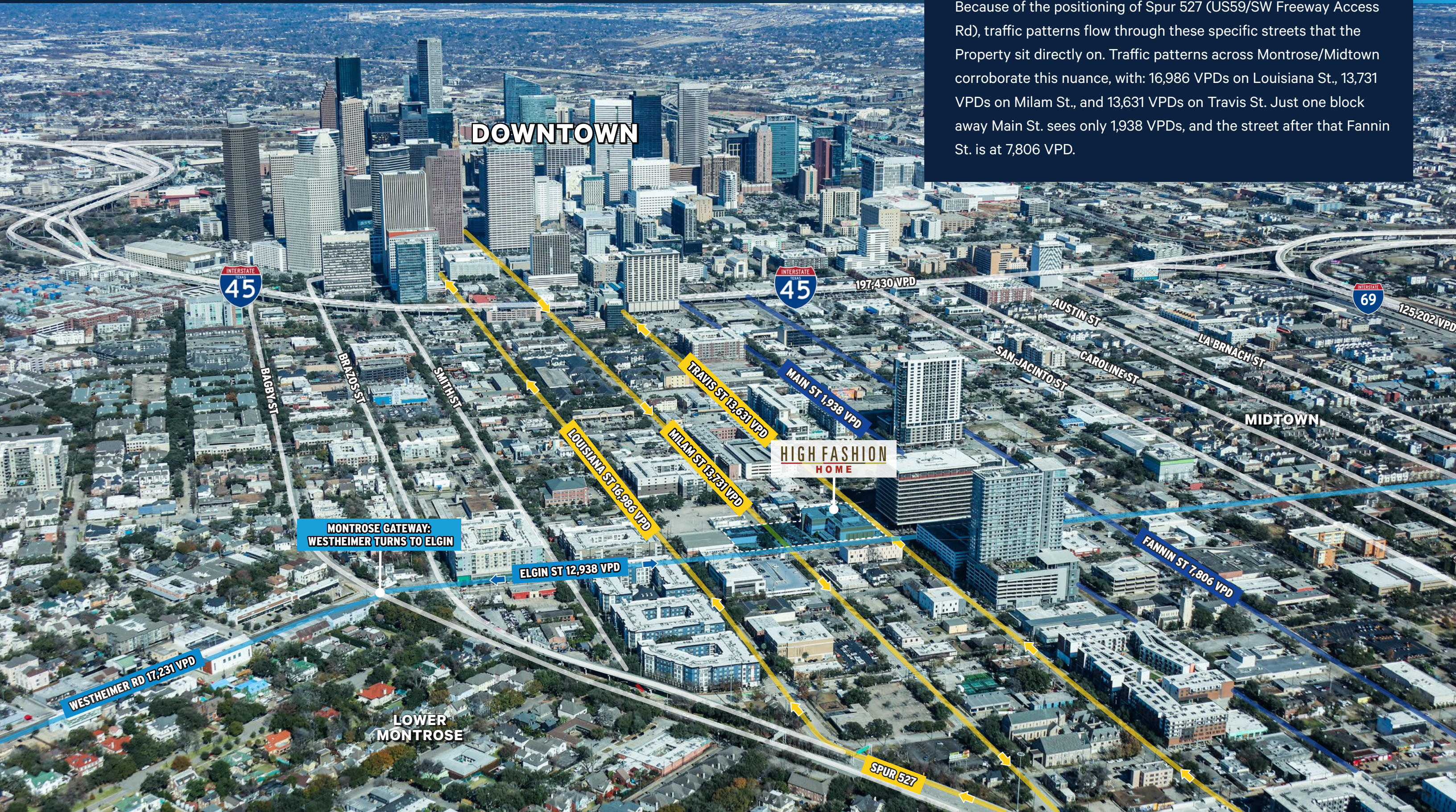
PROPERTY DETAILS

Land Size	±3.73 Acres
Super Block: 3101 Louisiana St, 3010 Milam St, 3000 Milam St & Rosalie St	±2.58 acres 29,763 Bldg Size;
3100 Travis	±1.15 Acres 125,000 SF Bldg Size
Utilities	City of Houston
Floodplain	Outside of Floodplain
Pipelines	None traversing property
Total Tax Rate	\$2.24332 (2025)
School District	Houston ISD (Gregory- Lincoln Ed Center, Lamar High School)



LINKING MONTROSE AND HOUSTON'S CBD

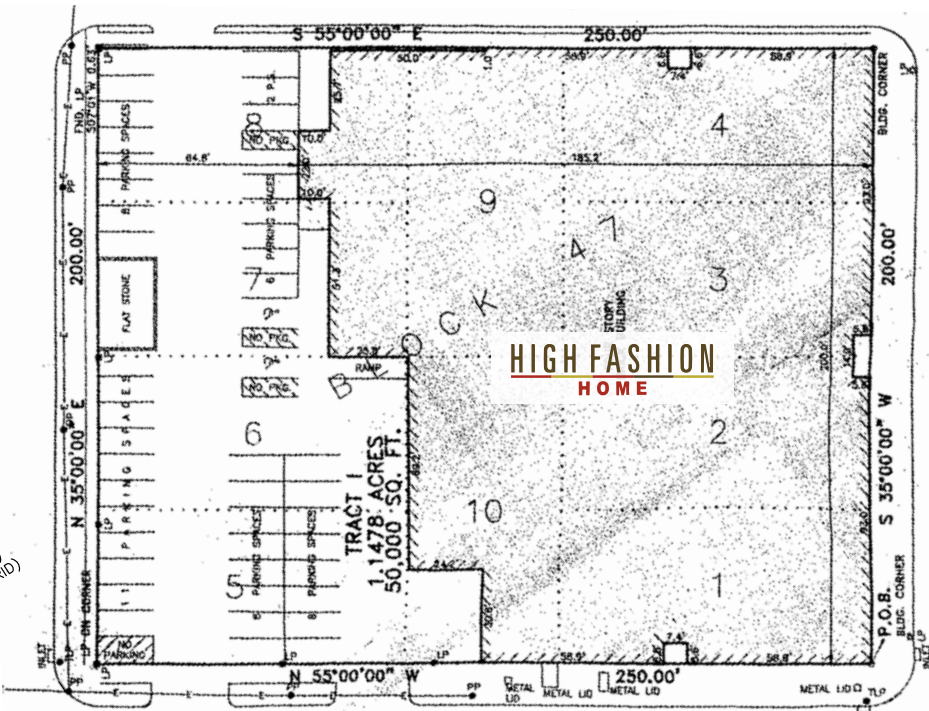
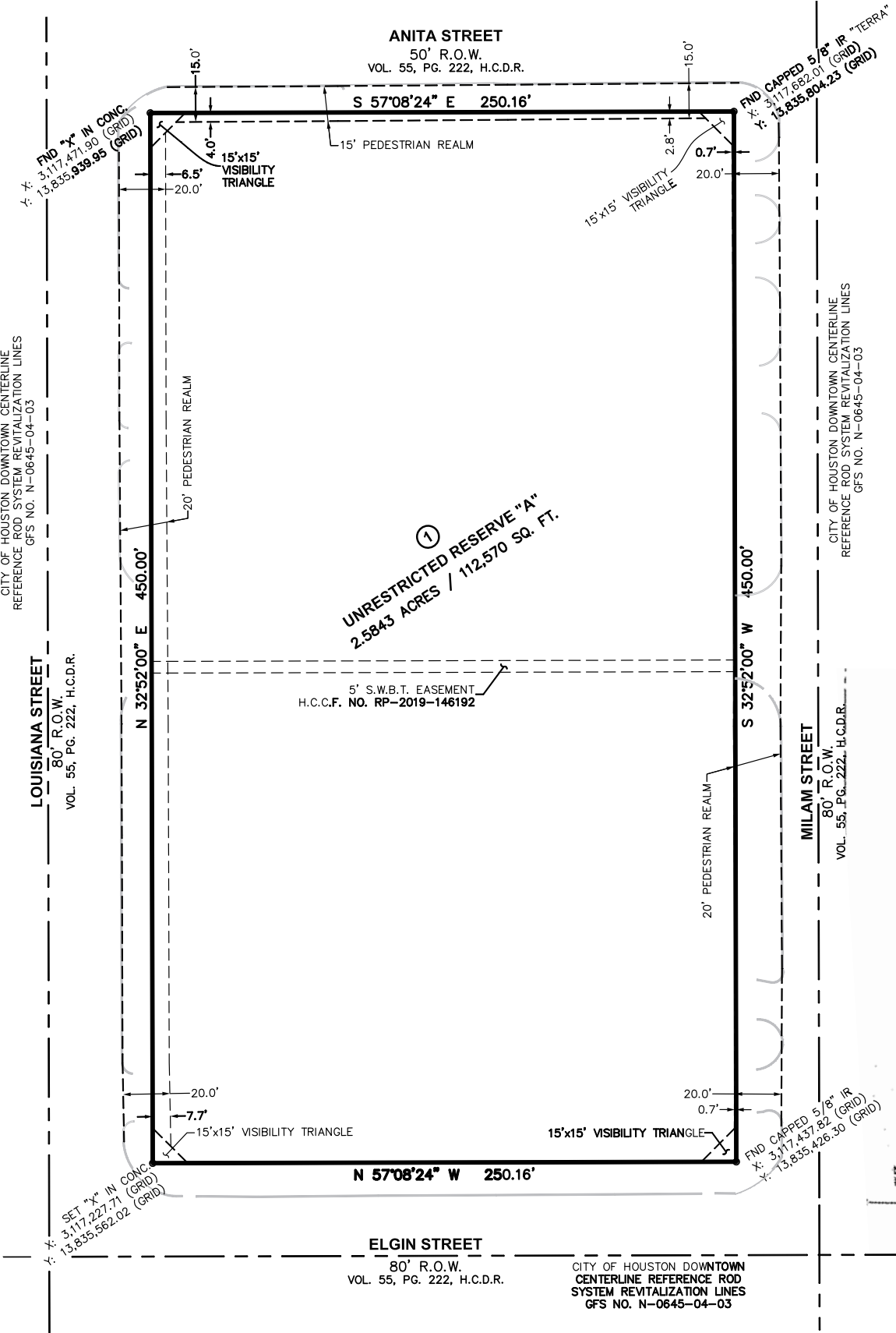
The gravity of Montrose and Midtown is defined by these streets of Westheimer, Elgin, Louisiana, Milam, and Travis that provide direct connectivity from Montrose and US-59 to Downtown Houston. Because of the positioning of Spur 527 (US59/SW Freeway Access Rd), traffic patterns flow through these specific streets that the Property sit directly on. Traffic patterns across Montrose/Midtown corroborate this nuance, with: 16,986 VPDs on Louisiana St., 13,731 VPDs on Milam St., and 13,631 VPDs on Travis St. Just one block away Main St. sees only 1,938 VPDs, and the street after that Fannin St. is at 7,806 VPD.



GRID MAP



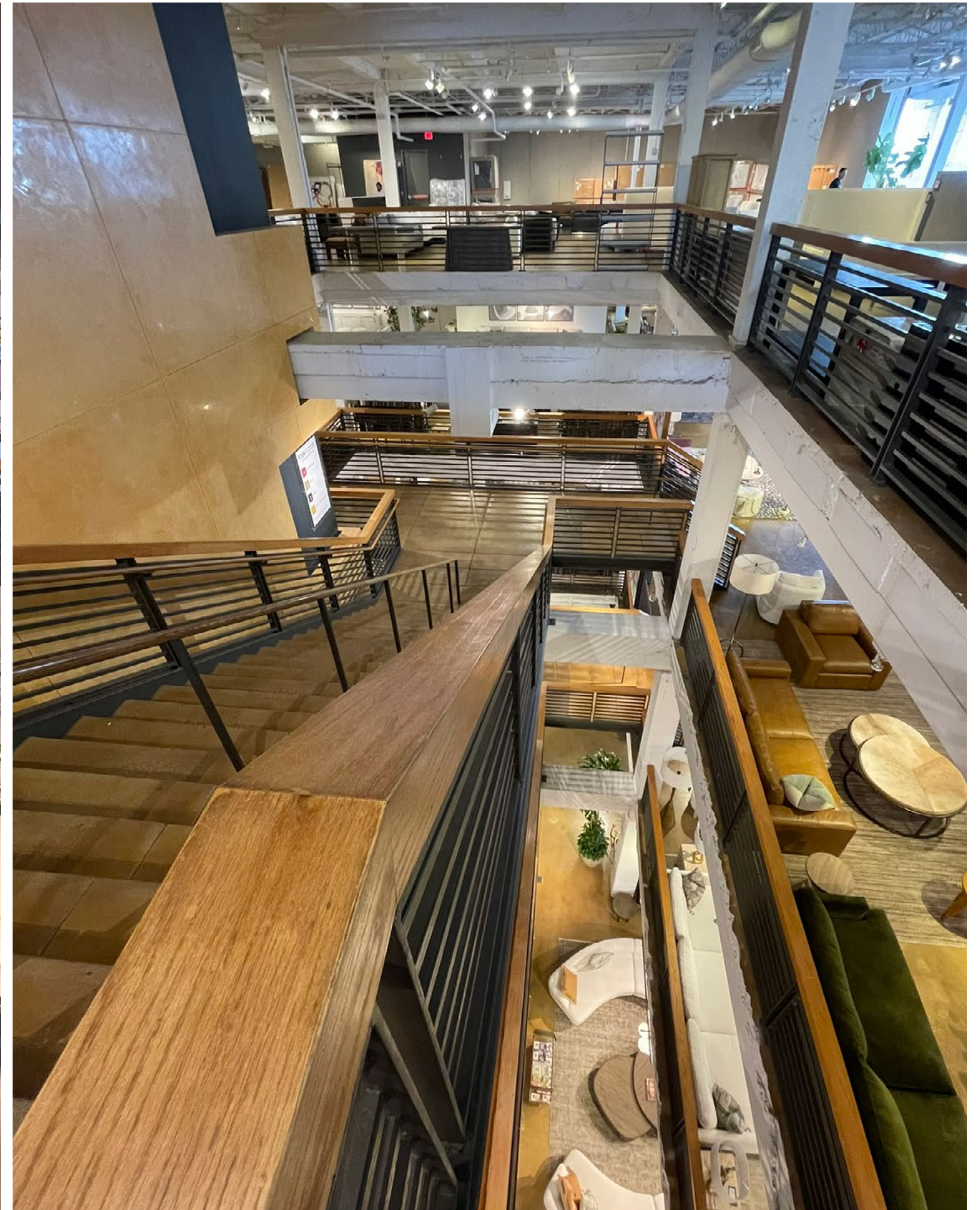
SURVEY



INTERIOR IMAGERY



INTERIOR IMAGERY



EXTERIOR IMAGERY



LOCATION OVERVIEW

Montrose is a highly walkable and diverse urban district located between Downtown Houston and the Museum District, known for its vibrant nightlife, eclectic dining, and strong cultural identity. The neighborhood attracts young professionals and creatives drawn to its mix of parks, including Baldwin Park and Midtown Park, abundant restaurants and entertainment venues, and excellent transit access via METRORail and multiple bus lines. The district hosts popular community events such as Art in the Park and the Midtown Mistletoe Market and continues to experience growth through ongoing redevelopment and a blend of modern residential options.



Houston At A Glance

#4

LARGEST U.S. CITY

At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#42

GREATEST GLOBAL CITY

6.8M

RESIDENTS IN THE CITY OF HOUSTON

4.6M

NEW RESIDENTS IN LAST DECADE



EMPLOYMENT

3,360,800

JOBS IN THE HOUSTON MSA

2ND FASTEST GROWING
MSA IN THE U.S.



ECONOMY

The region created **179,000** jobs in 2022, according to the Texas Workforce Commission, putting total employment at a record high for the region.



26TH largest economy in the world if Houston were an independent nation.

7TH largest metro economy in the U.S., Houston boasts **3.3 million jobs** with an annual GDP growth rate of **2.3%** since 2001.



ENTERTAINMENT

#1

BEST FAIR/RODEO
OF THE YEAR

#5

BEST FOOD
CITY IN THE U.S

#7

BEST CITY PARK-
HERMANN PARK



GATEWAY TO THE WORLD

57.8M

PASSENGER VOLUME

4TH LARGEST

MULTI-AIRPORT SYSTEM
IN THE U.S.

GLOBAL HUB

FOR AEROSPACE TECHNOLOGY



HEADQUARTERS CAPITAL

#25

FORTUNE 500
COMPANIES

#3 among U.S. metro areas in Fortune 500 headquarters

#5 in the U.S. in Fortune 1000 headquarters

55M SF Class A Space

160,000 Business Establishments



GLOBAL TRADE CITY

73

FOREIGN OWNED
FIRMS

1ST

IN FOREIGN WATERBORNE
TONNAGE

1ST

IN IMPORT AND EXPORT

1ST

IN GULF COAST CONTAINER PORT



TEXAS MEDICAL CENTER

Largest Medical
Complex in the World



Disclosures

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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LUMINARY
RESIDENCES

RP
ROSEMARY'S PLACE
APARTMENT HOMES

MID MAIN
LOFTS

DREWERY
PLACE



HIGH FASHION
HOME

THE
HOPKINS



CAPITAL MARKETS LAND SERVICES

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