

2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This 2,600 SF medical office opportunity is located in Houston's Upper Kirby area at 2311 W Alabama, offering a strong inner-loop location with excellent visibility and access. The space sits within a 12,038 SF retail/medical freestanding property built in 2001 and is well positioned to serve the surrounding high-income residential and daytime population. The property benefits from frontage along W Alabama and strong traffic counts from nearby major thoroughfares, making it a practical fit for medical, wellness, or other healthcare-related users. Existing tenancy and surrounding retail activity help support daily traffic to the site, while the building's established presence gives users a professional setting in a highly desirable submarket. This is a solid option for a medical office user seeking a functional, well-located space in one of Houston's stronger infill trade areas.

OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | Negotiable |
| Available SF: | Suite A: 2,600 SF Suite C: 2,036 SF |
| Lot Size: | 22,021 SF |
| Building Size: | 12,038 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 14,494 | 107,981 | 242,443 |
| Total Population | 26,476 | 203,092 | 504,698 |
| Average HH Income | \$207,336 | \$183,016 | \$159,964 |

GARETH KOHLHAUSEN
713-988-1717
gk@z3realestate.us

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

JOEY GRAHAM
512-633-2825 EXT. 714
joey@z3realestate.us

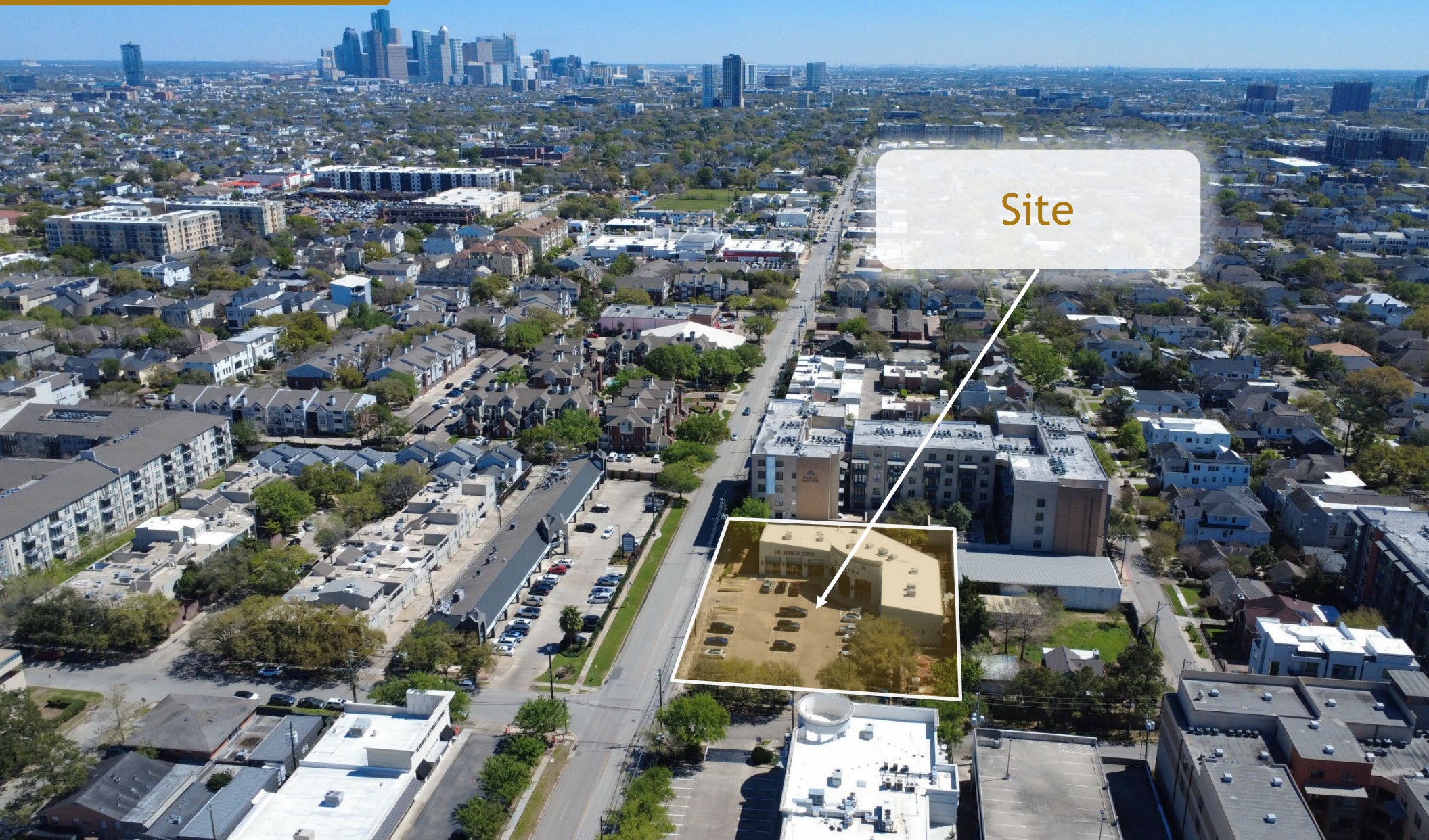
301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE



Site

GARETH KOHLHAUSEN
713-988-1717
gk@z3realestate.us

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

JOEY GRAHAM
512-633-2825 EXT. 714
joey@z3realestate.us

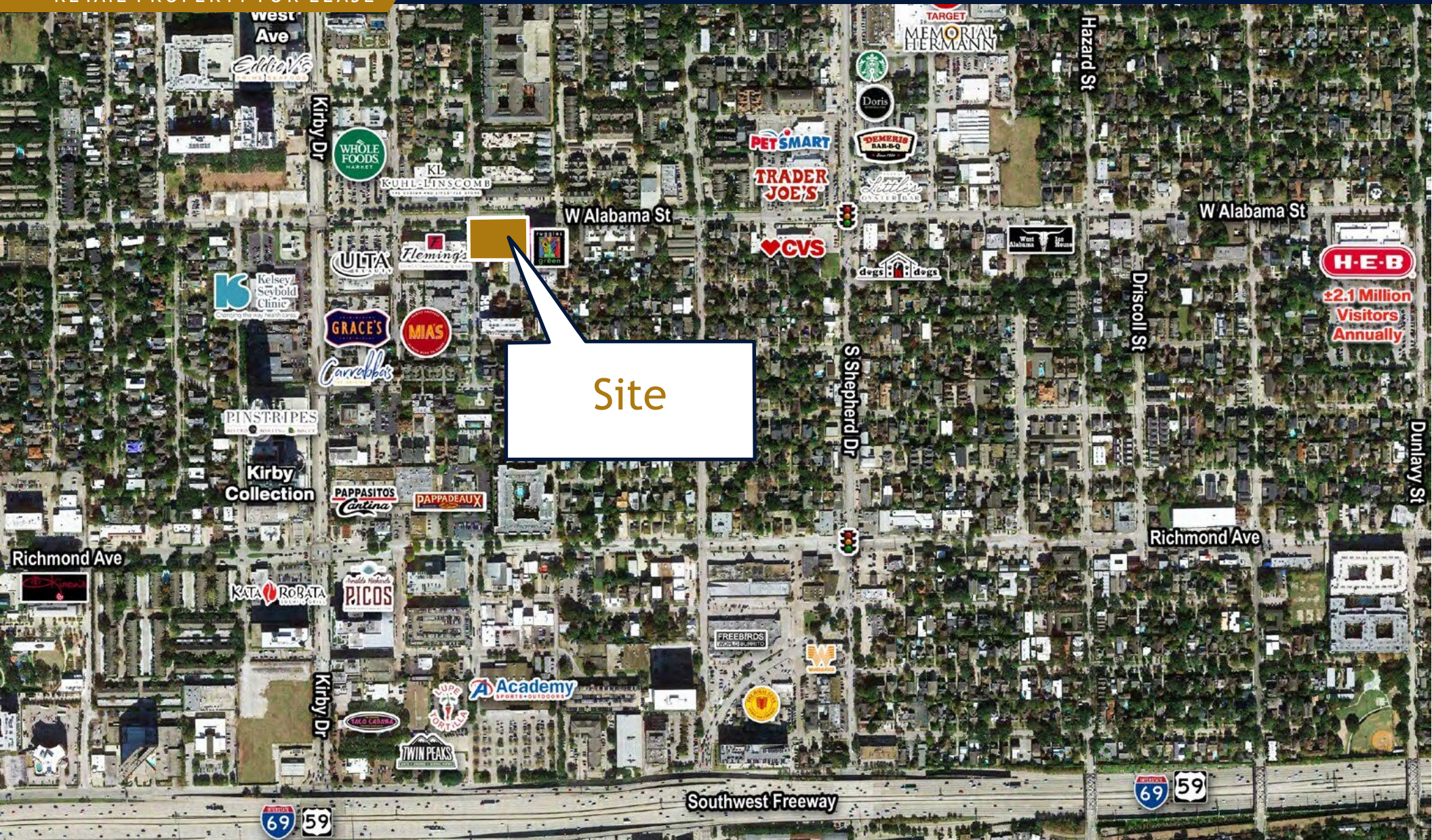
301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE



GARETH KOHLHAUSEN
713-988-1717
gk@z3realestate.us

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

JOEY GRAHAM
512-633-2825 EXT. 714
joey@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us

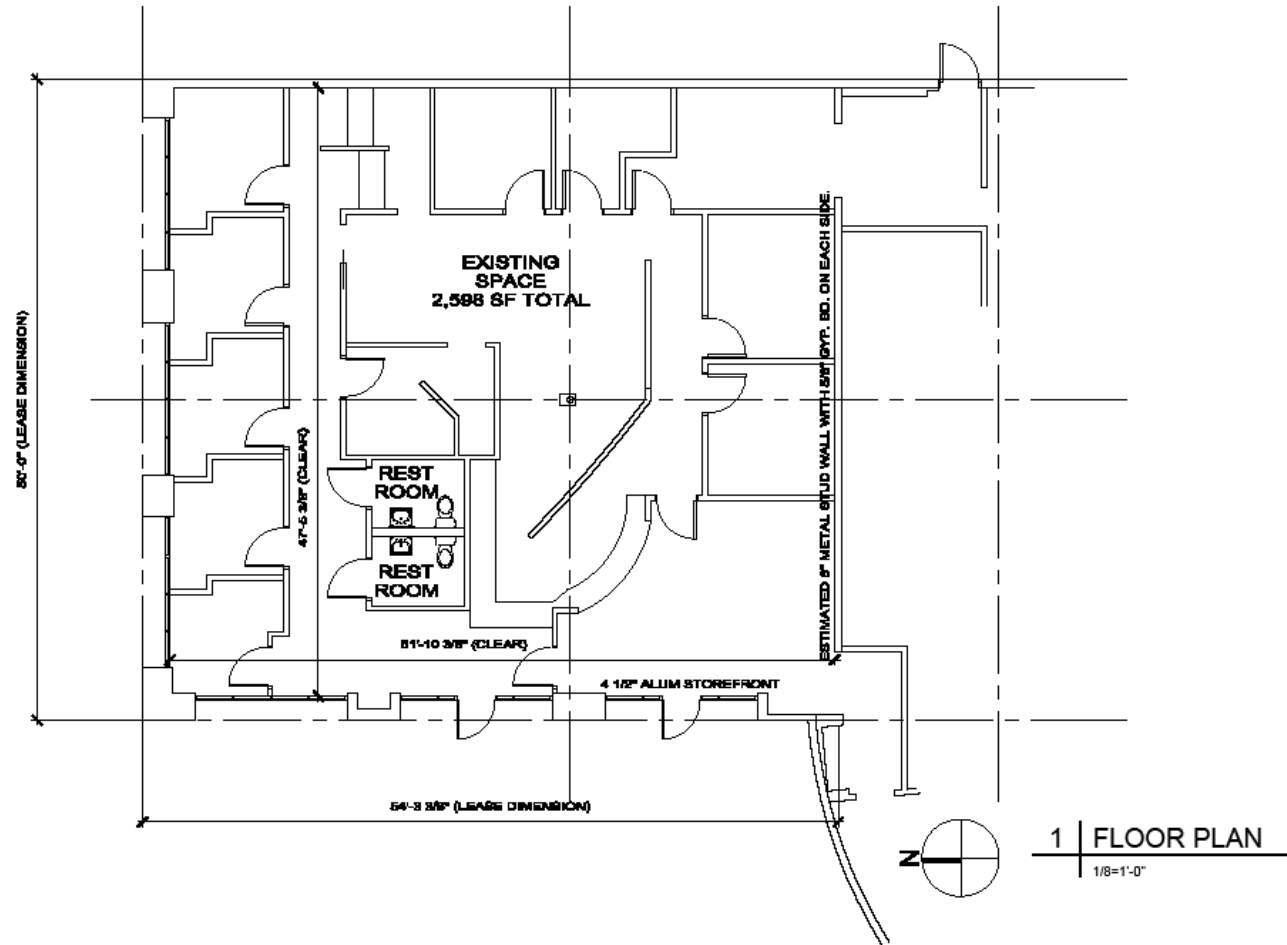


2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE

Suite A 2,600 SF



GARETH KOHLHAUSEN
713-988-1717
gk@z3realestate.us

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

JOEY GRAHAM
512-633-2825 EXT. 714
joey@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



onvx | creative

NOT FOR
REGULATORY
APPROVAL

WEST ALABAMA

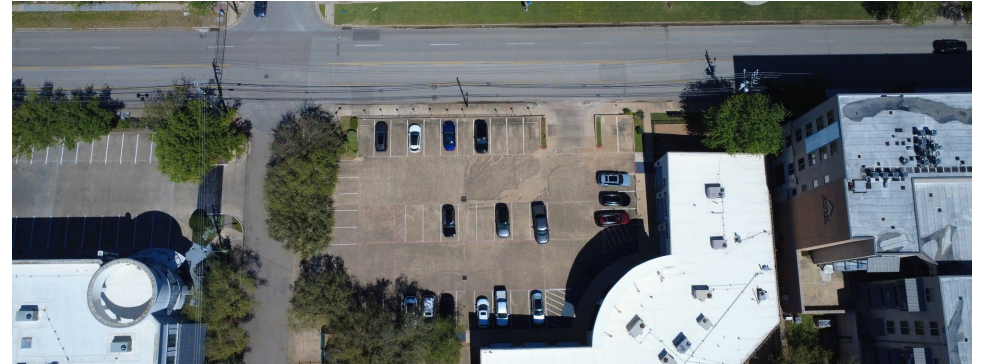
Date:
Proj. No.
Drawn By:

LO

2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE



GARETH KOHLHAUSEN
713-988-1717
gk@z3realestate.us

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

JOEY GRAHAM
512-633-2825 EXT. 714
joey@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE

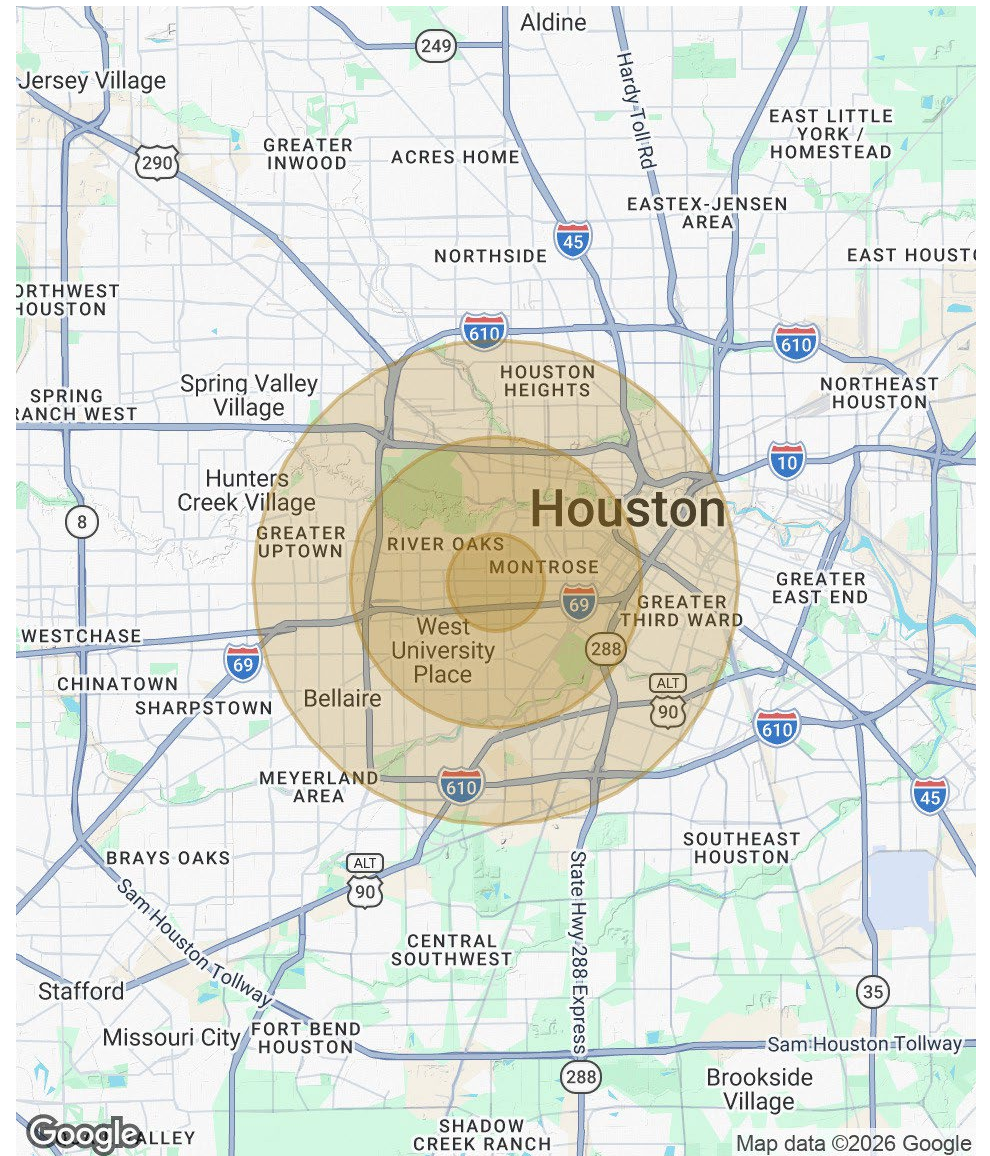
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 26,476 | 203,092 | 504,698 |
| Average Age | 39.0 | 37.1 | 36.7 |
| Average Age (Male) | 38.9 | 37.2 | 37.0 |
| Average Age (Female) | 39.0 | 36.8 | 36.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 14,494 | 107,981 | 242,443 |
| # of Persons per HH | 1.8 | 1.9 | 2.1 |
| Average HH Income | \$207,336 | \$183,016 | \$159,964 |
| Average House Value | \$987,034 | \$828,578 | \$718,572 |

2023 American Community Survey (ACS)



GARETH KOHLHAUSEN
713-988-1717
gk@z3realestate.us

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

JOEY GRAHAM
512-633-2825 EXT. 714
joey@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us

