



**±2.45 ACRES
LAND AVAILABLE FOR SALE**

SEQ W 34th St & Ella Blvd | Houston, TX 77018



PROPERTY INFORMATION:

Address: 1605 and 1621 W 34th St
Houston, TX 77018

Availability: ±2.45 AC

Price: \$45.00 PSF

HIGHLIGHTS:

- ±2.45 AC site situated in the highly sought-after Garden Oaks neighborhood
- Development-ready canvas featuring an 11,000 SF building with adjacent lots cleared for parking or build-out
- Fully equipped with all utilities available including existing water, sewer, drainage, gas, AT&T, Comcast & Xfinity*
- Convenient access to the 610 Loop, US 290, and I-45

TRAFFIC COUNTS:

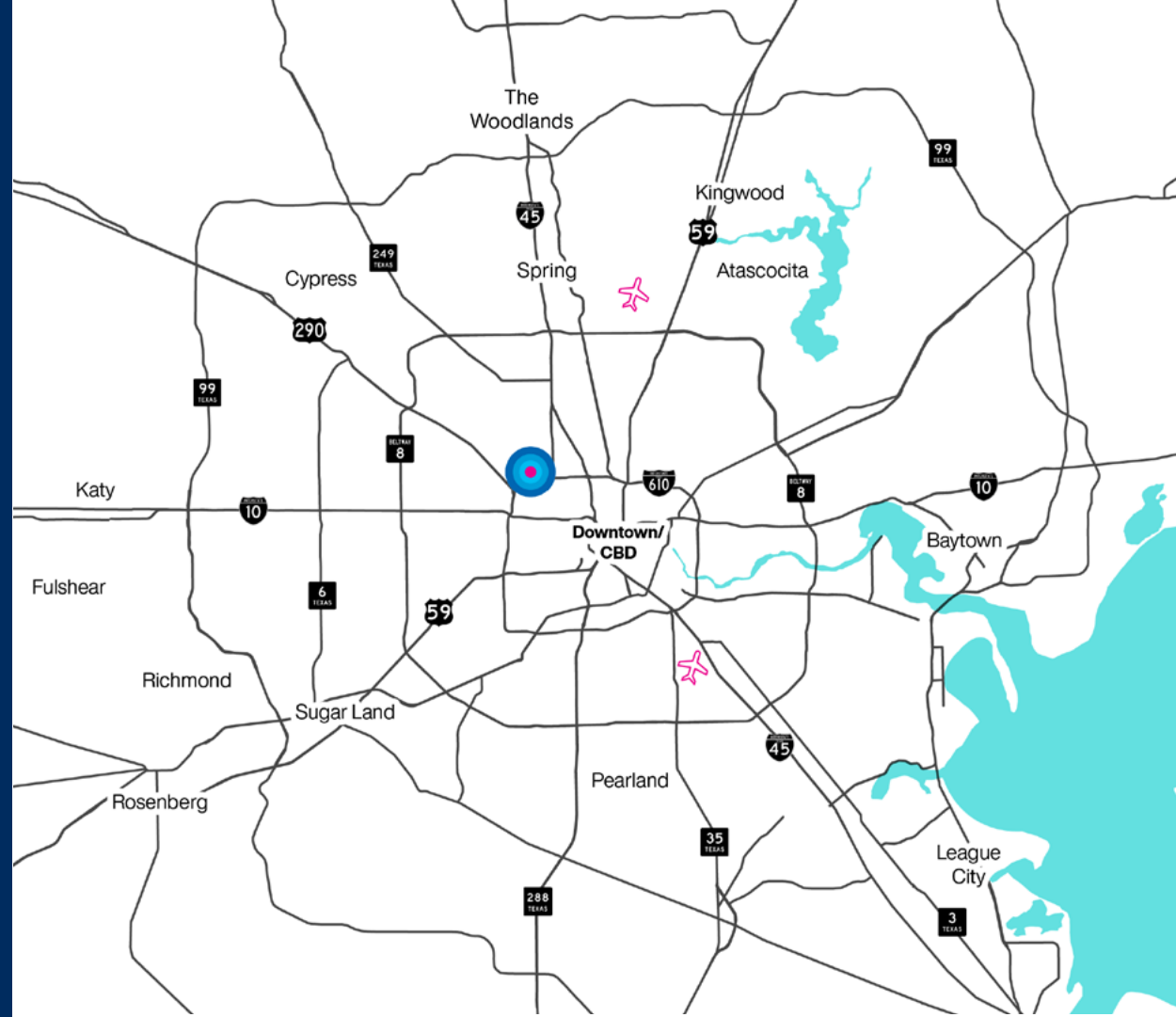
W 34th St: 14,245 CPD '22

Ella Blvd: 31,544 CPD '22

2025 DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 17,347 | 149,269 | 428,955 |
| Daytime Pop. | 13,072 | 115,352 | 359,814 |
| Avg HH Income | \$232,860 | \$190,660 | \$163,388 |

*Per Seller



Oak Forest Park

Judiway St

Judiway St

Millie's
KITCHEN & COCKTAILS

GoldenWok

Masco's

Jellyfish
SUSHI | GRILL

GATLIN'S BBQ

PRIVATE MINI STORAGE

CrowBar
WILLIAM PRICE DISTILLING
GREAT HEIGHTS BEERWORKS COMPANY
FUSION CONFUSION ON WHEELS

WALKING STICK

COMING SOON:
The Market at
Oak Forest

Avenue
on 34th

Oak Forest Dr

Waltrip
High School

GRAVITY ONE

Big Tex
Self Storage

GOSWAMI
ACADEMY

±1.94 AC
ADDITIONAL LAND
FOR SALE

COCO'S
COFFEES & COFFEE

DW

Paw's
Pet Resort

Couch St

the Y

34th St

14,245 CPD (22)

34th St

11,924 CPD (22)

K

DaVita

oak forest
robotics

WHITEWATER
CAR WASH

jiffy lube

SITE

Sonoma

HAND-STONE
TEX-MEX
Local TABLE
FAS
CATERING

SAIGON HUSTLE

POPEYES

Local Pehe
Sp
MILK & HONEY
CREAMERY

McDonald's

Papa John's

ups
LES BAGET

BURGER KING

tropical CAFE
COFFEE HOUSE

BR

BUBBLE EGG

SportClips
HAIRCUTS

Cane's

GYRO HUT

KFC

31,544 CPD (22)

213,684 CPD (24)

610

CVS

KIRBY

1605 W 34TH ST | 4

2025 TAX RATES:

| | |
|-----------------------|--------------|
| HOUSTON ISD | 0.878 |
| HARRIS COUNTY | 0.380 |
| HARRIS CO FLOOD CNTRL | 0.049 |
| PORT OF HOUSTON AUTHY | 0.005 |
| HARRIS CO HOSP DIST | 0.187 |
| HARRIS CO EDUC DEPT | 0.004 |
| HOUSTON CITY COLLEGE | 0.098 |
| CITY OF HOUSTON | 0.519 |
| TOTAL TAX RATE | 2.125 |



COMING SOON:
TARGET

SITE

TJ-maxx **ROSS**
Burlington **Bath & Body Works**
ULTA **MOD**
FLOOR DECOR **five BELOW**

Waltrip High School

Broadstone Garden Oaks

PINE FOREST BUSINESS PARK

Booker T Washington High School

214,687 CPD ('22)

21,627 CPD ('21)

6,331 CPD ('21)

OFFICE/BUSINESS PARK

610

45

290

Heights High School
1605 W 34TH ST | 5



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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