



For Sale

# 2401 MONTROSE BOULEVARD

±0.998 Acres in Montrose District | Houston, Texas  
Property Unrestricted With Approximately 20% More Developable Land



# Project Highlights

## ±0.998 Acres Available For Sale in Montrose District in Houston, Texas

- Infill opportunity to control a full city block in the heart of Montrose - an increasingly rare condition in this sub-market
- Unrestricted parcel with reduced setbacks (per recorded plat), yielding increased build-able area and enhanced site efficiency
- The immediate area is experiencing a wave of high-profile development, reinforcing Montrose's position as one of Houston's most active and sought-after urban sub-markets:
  - Starling (Skanska) - 31-story mixed-use development with retail and multifamily components
  - Montrose Collective - Prominent mixed-use campus combining retail, office, and curated outdoor space
  - Artis Montrose - New Class-A multifamily development at Montrose and Lovett
  - La Colombed d'Or - Iconic boutique hotel and luxury residences
- Montrose is Houston's most culturally eclectic neighborhood and a nationally recognized dining destination

**Sara Allen**

sallen@newquest.com  
281.955.3857

**Glenn Dickerson**

gdickerson@newquest.com  
281.477.4384



**20%**  
**POPULATION GROWTH**  
WITHIN 1 MILE  
FROM 2020 TO 2025



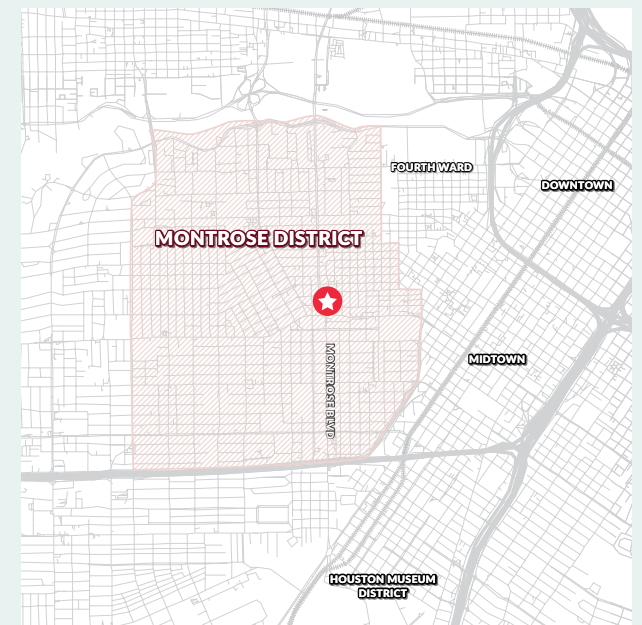
**525K**  
**CURRENT POPULATION**  
WITHIN 5 MILES



**\$182K**  
**AVERAGE HHI**  
WITHIN 3 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

- **Approximate Size:**  
±0.998 acres
- **Price:**  
Contact broker for pricing
- **School District:**  
Houston ISD
- **Frontage:**  
Approx. 201.34 ft. on Montrose Blvd.  
Approx. 193.41 ft. on Fairview Ave.  
Approx. 187.11 ft. on Grant St.  
Approx. 219.45 ft. on Hyde Park Blvd.
- **Traffic Counts:**  
Approx. 24,803 VPD on Montrose Blvd.  
Approx. 4,869 VPD on Fairview Ave. E of Montrose Blvd.  
TxDOT Traffic Counts as of 2024



# Montrose District

Montrose is one of Houston's most vibrant and culturally rich neighborhoods, known for its walkable streets, eclectic character, renowned dining scene, thriving arts and nightlife, and close proximity to Downtown and the Texas Medical Center, making it a premier destination for urban living and lifestyle.



- **Prime Central Location:** Just minutes from Downtown, the Texas Medical Center, and major employment hubs, making it highly attractive for professionals seeking convenience and connectivity
- **Walkability & Lifestyle Appeal:** One of Houston's most walkable neighborhoods, with top-tier dining, nightlife, shopping, and entertainment all within easy reach
- **Strong Rental Demand:** Consistently high occupancy and competitive rents driven by ongoing demand from young professionals and a vibrant, growing community

✓ **28 MUSEUMS & PERFORMING ARTS CENTERS**

✓ **100+ BARS, RESTAURANTS & CAFÉS**  
Michelin Star & James Beard Award winners & nominees

✓ **MAJOR EMPLOYEE HUB**  
CBD with 168K & TMC with 106K employees within 2 miles

✓ **PARK NEIGHBORHOOD**  
Buffalo Bayou & Hermann Park nearby

✓ **STUDENT POPULATION**  
Rice University & Ion Tech Incubator within 2 miles

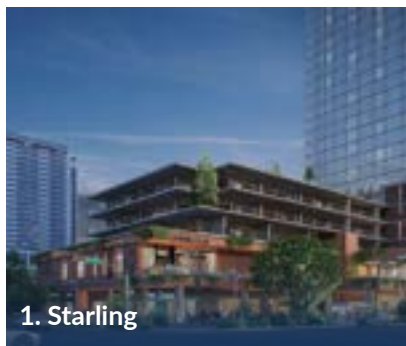
✓ **SUPER WALKABLE**  
Known to be the most walkable neighborhood in Houston

✓ **HIGHEST HH INCOMES IN HOUSTON**  
Significantly above Houston average of \$158K within 1 mile

✓ **BOUTIQUE RETAIL CULTURE**  
Unique on-of-kind shopping experience in Montrose



# Nearby Developments & Retail



1. Starling

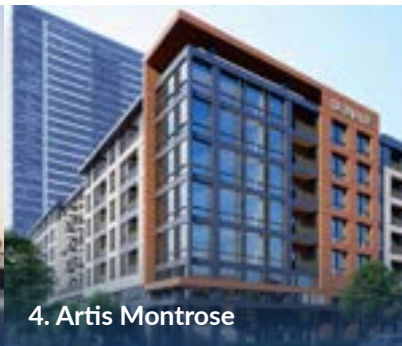
Opening Q4 2028



2. Montrose Collective



3. 1111 Westheimer



4. Artis Montrose

Opening Q4 2027



5. La Columbe d'Or



TxDOT Traffic Counts as of 2024

05.26 | 05.26

# Restaurants



TxDOT Traffic Counts as of 2024

05.26 | 05.26



TxDOT Traffic Counts as of 2024

05.26 | 05.26



TxDOT Traffic Counts as of 2024

05.26 | 05.26



\*\*\*Property is platted as an unrestricted reserve with reduced setback requirements, maximizing usable and developable area.

**MONTROSE BOULEVARD**

100' R-O-W  
FORMERLY LINCOLN STREET - 50' R-O-W  
& EAST 50' OF LOTS 6, 7 & 8, BLOCK 12 OF HYDE PARK ADDN.



**±0.998 ACRES  
AVAILABLE**



**HYDE PARK BOULEVARD**

80' R-O-W  
V.I. P.117 H.C.M.R.

# HOUSTON, TEXAS



4<sup>TH</sup> MOST POPULATED CITY IN THE U.S.  
**2.4 MILLION RESIDENTS**  
**+3.9% SINCE 2020<sup>1</sup>**



#14 MOST DIVERSE CITIES IN AMERICA<sup>4</sup>



HOUSTON METRO RANKS 5<sup>TH</sup> NATIONALLY IN GDP  
**\$578 BILLION<sup>5</sup>**



36 FORTUNE 1000 COMPANY HQ'S IN HOUSTON<sup>3</sup>



26 FORTUNE 500 COMPANY HQ'S IN HOUSTON<sup>3</sup>



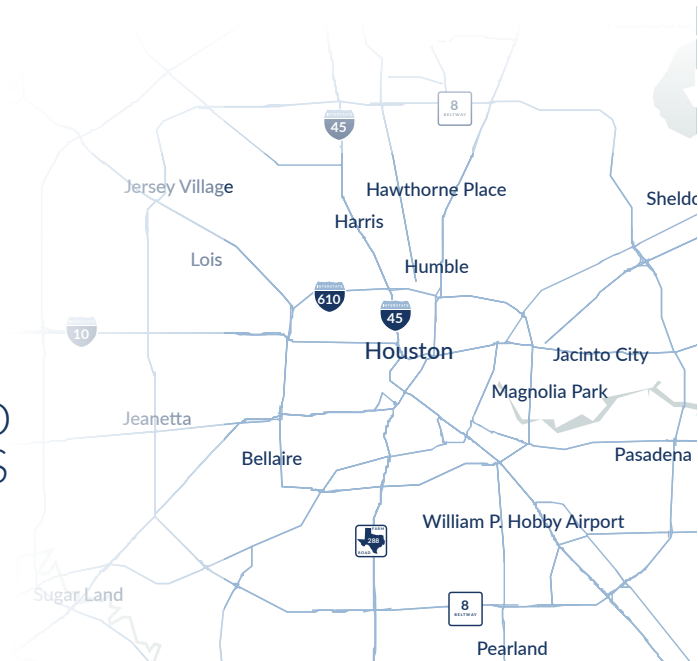
5<sup>TH</sup> LARGEST INCREASE IN EMPLOYMENT  
**29K JOBS ADDED**  
**MAY 2024-MAY 2025<sup>2</sup>**



WORLD'S LARGEST MEDICAL COMPLEX  
**1,345 ACRES<sup>6</sup>**



2<sup>ND</sup> IN MOST PRIVATELY OWNED HOUSING PERMITS AUTHORIZED IN 2024<sup>7</sup>



<sup>1</sup>U.S. Census Bureau, 2025 | <sup>2</sup>U.S. Bureau of Labor Statistics, 2025 | <sup>3</sup>US500, 2025 | <sup>4</sup>Niche, 2025 | <sup>5</sup>The World Data, 2025 | <sup>6</sup>Texas Medical Center, 2024 | <sup>7</sup>U.S. Census Bureau Permits Survey, 2024

# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	25,827	121,527	262,049
Current Population	41,078	217,388	524,945
2020 Census Average Persons per Household	1.59	1.79	2.00
2020 Census Population	34,334	198,103	460,047
Population Growth 2020 to 2025	19.64%	9.73%	14.11%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	52.21%	52.50%	47.48%
2 Person Households	31.91%	27.61%	27.46%
3+ Person Households	15.88%	19.89%	25.06%
Owner-Occupied Housing Units	32.30%	37.72%	40.27%
Renter-Occupied Housing Units	67.70%	62.28%	59.73%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	57.03%	51.43%	46.57%
Black or African American	11.66%	17.58%	18.65%
Asian or Pacific Islander	12.04%	11.36%	11.21%
Other Races	18.72%	19.14%	22.96%
Hispanic	25.54%	25.75%	30.72%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$157,909	\$182,259	\$168,485
Median Household Income	\$110,098	\$124,475	\$112,540
Per Capita Income	\$88,094	\$90,421	\$79,074
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	7.96%	11.86%	13.63%
Estimated Bachelor's Degree	37.56%	33.31%	30.30%
Estimated Graduate Degree	36.69%	34.59%	31.09%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	35.4	35.5	35.7

# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Sara Allen</b>	<b>573241</b>	<b>sallen@newquest.com</b>	<b>281.955.3857</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>281.477.4384</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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