

EAST RIVER



HILTON
AMERICAS

MARRIOTT
MARQUIS

DOWNTOWN HOUSTON



170,413 VPD



CANAL STREET FLATS
200 UNITS

THE MILL COMING SOON
342 UNITS

THE SHOPS AT
NAVIGATION

FORTH AT NAVIGATION
300 UNITS

Canal St
N St Charles St

Navigation Blvd

FOR LEASE

10,000 SF on
0.94 Acres in Eado

2411 CANAL STREET, HOUSTON TX 77003

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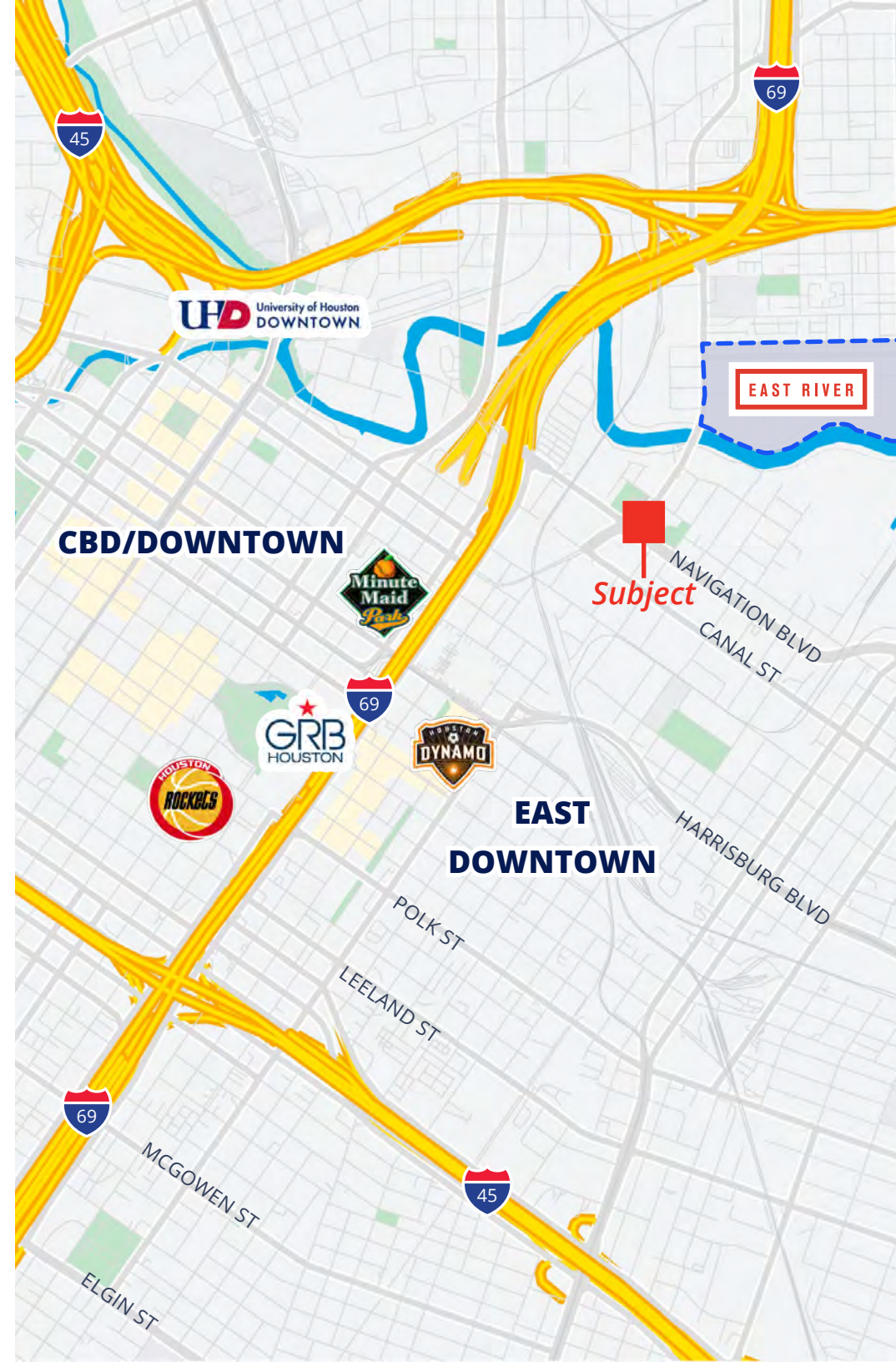
Colliers

1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111

Property Overview

Address	2411 Canal Street, Houston, TX 77003	
Submarket	East Downtown	
Area Available	10,000 SF building on 0.94-acre lot (40,946 SF)	
Use	Ideal for restaurant, retail, or office use	
Corner Lot	Northwest corner of St. Charles and Canal Street	
Adjacent/Nearby Multifamily Developments	The Mill (Under Construction)	342 Units
	Forth at Navigation	300 Units
	The Laura (East River)	359 Units
	Canal Street Flats	200 Units
	Total Units Nearby	1,201 Units
Adjacent/Nearby Attractions	The Flying Biscuit Cafe (coming soon), Cidercade, Esplanade at Navigation (outdoor market), Original Ninfa's on Navigaiton, and Roostar Vietnamese restaurant	
Offering	Ground lease opportunity	

EaDo Attractions



EAST RIVER

FUTURE MASTER PLANNED
DEVELOPMENT

NEW MULTIFAMILY
400 UNITS

EAST END ON THE BAYOU
TOWNHOMES

GSG
COFFEE CO.



ROOSTAR
VIETNAMESE GRILL

Ninfa's
NAVIGATION

El Tiempo
Cantina

Navigation Blvd

N St Charles St

FORTH AT NAVIGATION
300 UNITS

Canal St



4,258 VPD



Navigation Blvd

**10K SF
BUILDING**

0.94 Acres

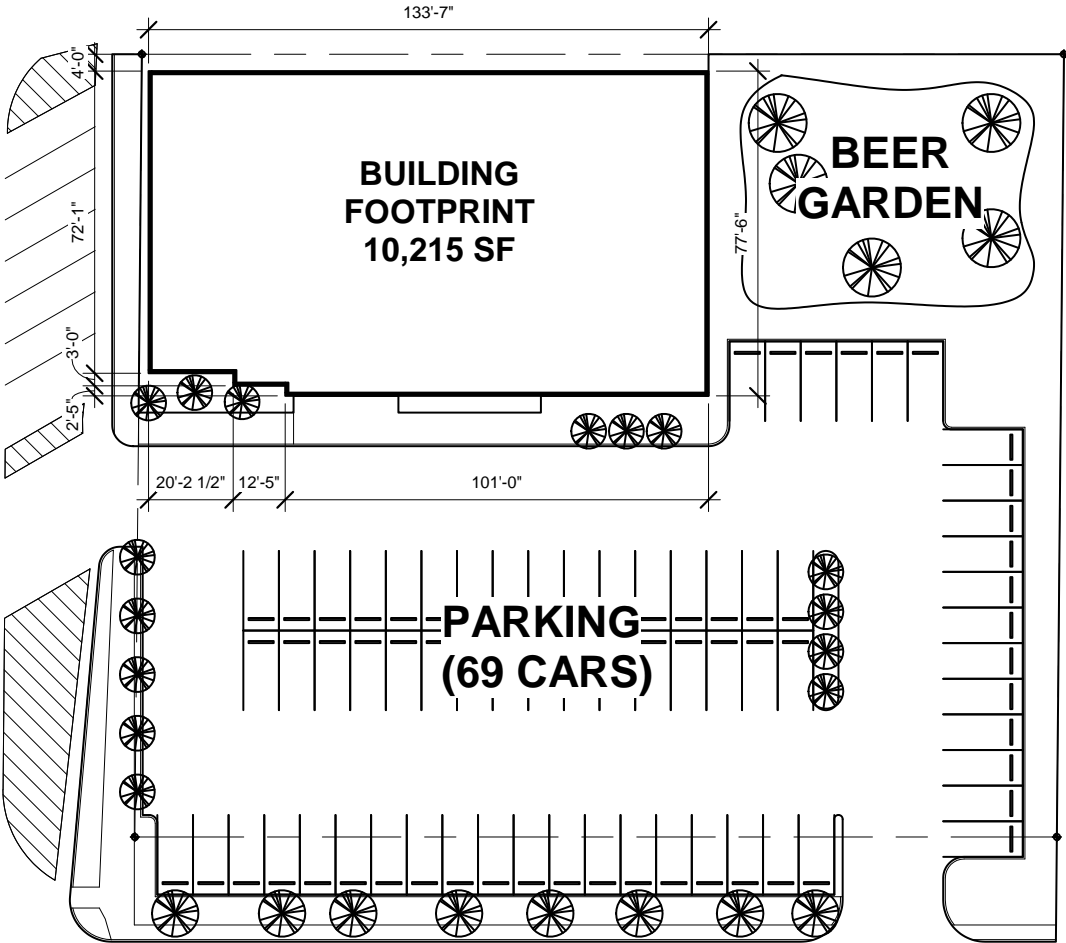
N St Charles St

4,258 VPD

Canal St



Site Plan



1 SITE PLAN
A.100 1" = 30'-0"





Demographic Summary Report

2411 Canal St, Houston, Texas, 77003

Prepared by Colliers
Latitude: 29.757438
Longitude: -95.345617

	1 mile radius	2 mile radius	3 mile radius
Population Summary			
2000 Total Population	17,849	61,375	146,407
2010 Total Population	21,407	62,021	146,359
2023 Total Population	23,712	69,849	168,334
2023 Group Quarters	10,141	10,867	22,142
2028 Total Population	27,604	75,183	175,986
2023-2028 Annual Rate (CAGR)	3.09%	1.48%	0.89%
2000 to 2010 Population Change	19.9%	1.1%	0.0%
2000 to 2023 Population Change	32.8%	13.8%	15.0%
2010 to 2028 Population Change	28.9%	21.2%	20.2%
2023 to 2028 Population Change	16.4%	7.6%	4.5%
2023 Total Daytime Population	35,944	208,656	324,124
Workers	29,124	180,494	246,774
Residents	6,820	28,162	77,350
2023 Workers % of Daytime Population	81.0%	86.5%	76.1%
2023 Residents % of Daytime Population	19.0%	13.5%	23.9%
Household Summary			
2000 Households	2,424	16,729	46,686
2010 Households	3,939	19,577	52,282
2023 Households	7,342	29,200	70,841
2023 Average Household Size	1.85	2.02	2.06
2028 Households	9,379	32,265	75,602
2023-2028 Annual Rate	5.02%	2.02%	1.31%
2000 to 2010 Household Change	62.5%	17.0%	12.0%
2000 to 2023 Household Change	202.9%	74.5%	51.7%
2010 to 2028 Household Change	138.1%	64.8%	44.6%
2023 to 2028 Household Change	27.7%	10.5%	6.7%
2010 Families	1,700	9,749	25,863
2023 Families	2,560	12,181	30,555
2028 Families	3,151	13,226	32,199
2023-2028 Annual Rate	4.24%	1.66%	1.05%
Housing Unit Summary			
2023 Housing Units	8,443	34,354	82,482
Owner Occupied Housing Units	33.8%	33.1%	35.0%
Renter Occupied Housing Units	66.3%	67.0%	65.0%
Vacant Housing Units	13.0%	15.0%	14.1%
Owner Occupied Median Home Value			
2023 Median Home Value	\$347,678	\$326,134	\$328,134
2028 Median Home Value	\$363,280	\$353,192	\$359,214
Income			
2023 Per Capita Income	\$41,471	\$43,711	\$43,479
2023 Median Household Income	\$82,931	\$62,089	\$61,387
2023 Average Household Income	\$117,551	\$100,519	\$101,122
Household Income Base	7,342	29,200	70,841
<\$15,000	13.1%	15.2%	15.6%
\$15,000 - \$24,999	6.4%	9.7%	8.7%
\$25,000 - \$34,999	2.7%	6.3%	7.1%
\$35,000 - \$49,999	8.2%	11.2%	10.8%
\$50,000 - \$74,999	13.1%	13.4%	14.4%
\$75,000 - \$99,999	16.8%	11.2%	11.1%
\$100,000 - \$149,999	16.6%	14.1%	13.7%
\$150,000 - \$199,999	9.3%	7.9%	7.6%
\$200,000+	13.9%	11.1%	11.1%



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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.

2-10-2025



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. **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.

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.

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Date