

Houston CBD



LARGEST
BLOCK IN
MIDTOWN

ELGIN
SUPER
BLOCK

Louisiana St.

Milam St.

Elgin St.

Mixed-Use Development Opportunity

Elgin Super Block

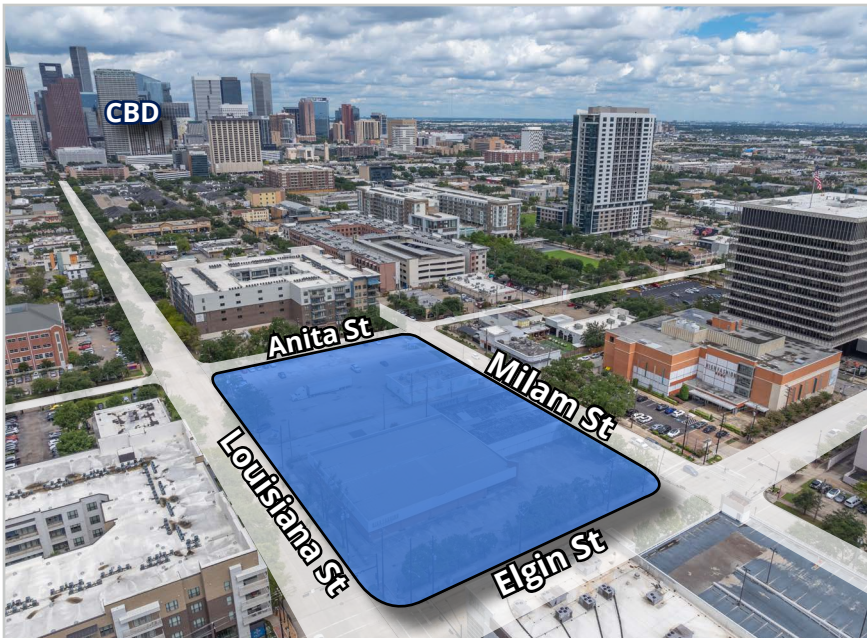
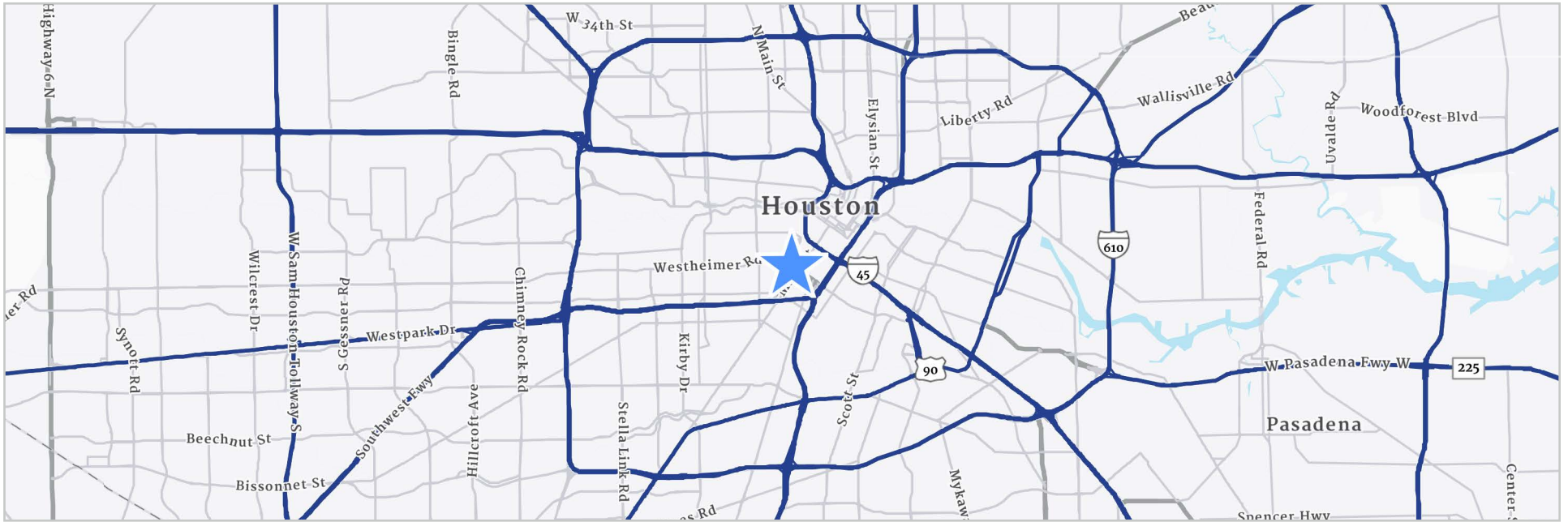
±112,570 SF | ±2.58 Acres

3101 Louisiana Street | Houston, TX 77006

For Information
call Broker



Property Location & Photos



Demographics

3 Mile Radius

HOUSEHOLD & POPULATION CHARACTERISTICS



\$102,276
MEDIAN HOUSEHOLD
INCOME



\$489,683
MEDIAN HOME VALUE



33.0%
OWNER OCCUPIED
HOUSING UNITS



33.9
MEDIAN AGE



46.2%
FEMALE POPULATION



35.2%
% MARRIED (AGE 15
OR OLDER)

ANNUAL LIFESTYLE SPENDING



\$4,122
TRAVEL



\$37
TICKETS TO MOVIES



\$107
THEATRE/OPERAS/
CONCERTS



\$105
ADMISSION TO
SPORTS EVENTS



\$15
ONLINE GAMING
SERVICES

HOUSEHOLDS & POPULATION



213,707
CURRENT TOTAL POPULATION



227,343
5 YEAR TOTAL POPULATION

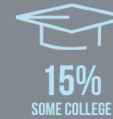


103,151
CURRENT TOTAL HOUSEHOLDS



112,318
5 YEAR TOTAL HOUSEHOLDS

EDUCATION



ANNUAL HOUSEHOLD SPENDING



\$3,515
APPAREL &
SERVICES



\$412
COMPUTERS &
HARDWARE



\$5,718
EATING OUT

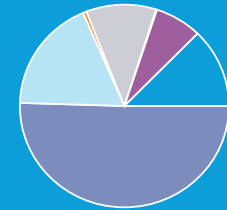


\$10,097
GROCERIES



\$9,129
HEALTH CARE

RACE



- WHITE POPULATION
- BLACK POPULATION
- AMERICAN INDIAN POPULATION
- ASIAN POPULATION
- Pacific islander population
- OTHER RACE POPULATION
- POPULATION OF TWO OR MORE RACES

BUSINESS



18,549
TOTAL BUSINESSES



448,498
TOTAL EMPLOYEES

EMPLOYMENT



85%
WHITE COLLAR



8%
BLUE COLLAR



7%
SERVICES



UNEMPLOYMENT RATE

ELGIN SUPER BLOCK



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Accelerating success.

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**CROSSPOINT
PROPERTIES**



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Vaughan Ford	178618	vaughan.ford@colliers.com	+1 713 830 2117
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date