



**FOR SALE - ±10 ACRES**  
**West 18th Street @ West Loop South**

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# PROPERTY HIGHLIGHTS

|            |                                                          |
|------------|----------------------------------------------------------|
| Address    | West 18th Street @ West Loop South                       |
| Location   | Great visibility and accessibility                       |
| Size       | ± 10 Acres                                               |
| Frontage   | ±674.84 SF on West 18th Street                           |
| Utilities  | Available                                                |
| Floodplain | Outside the floodplain                                   |
| Price      | Call Broker                                              |
| Proximity  | Immediately adjacent to proposed high-speed rail station |

5 Miles to The Galleria

10 Miles to Downtown

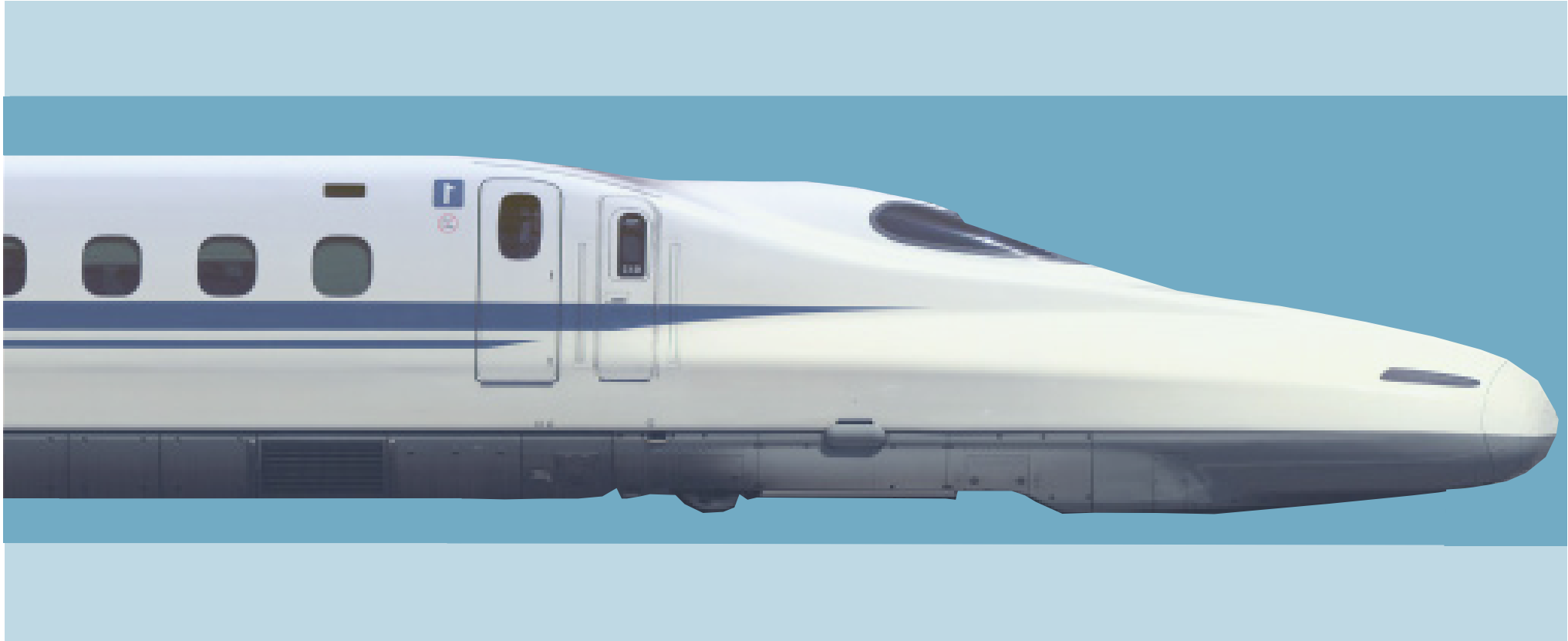
13.6 Miles to The Texas Medical Center

18.7 Miles to Hobby Airport

21.8 Miles to George Bush Intercontinental Airport

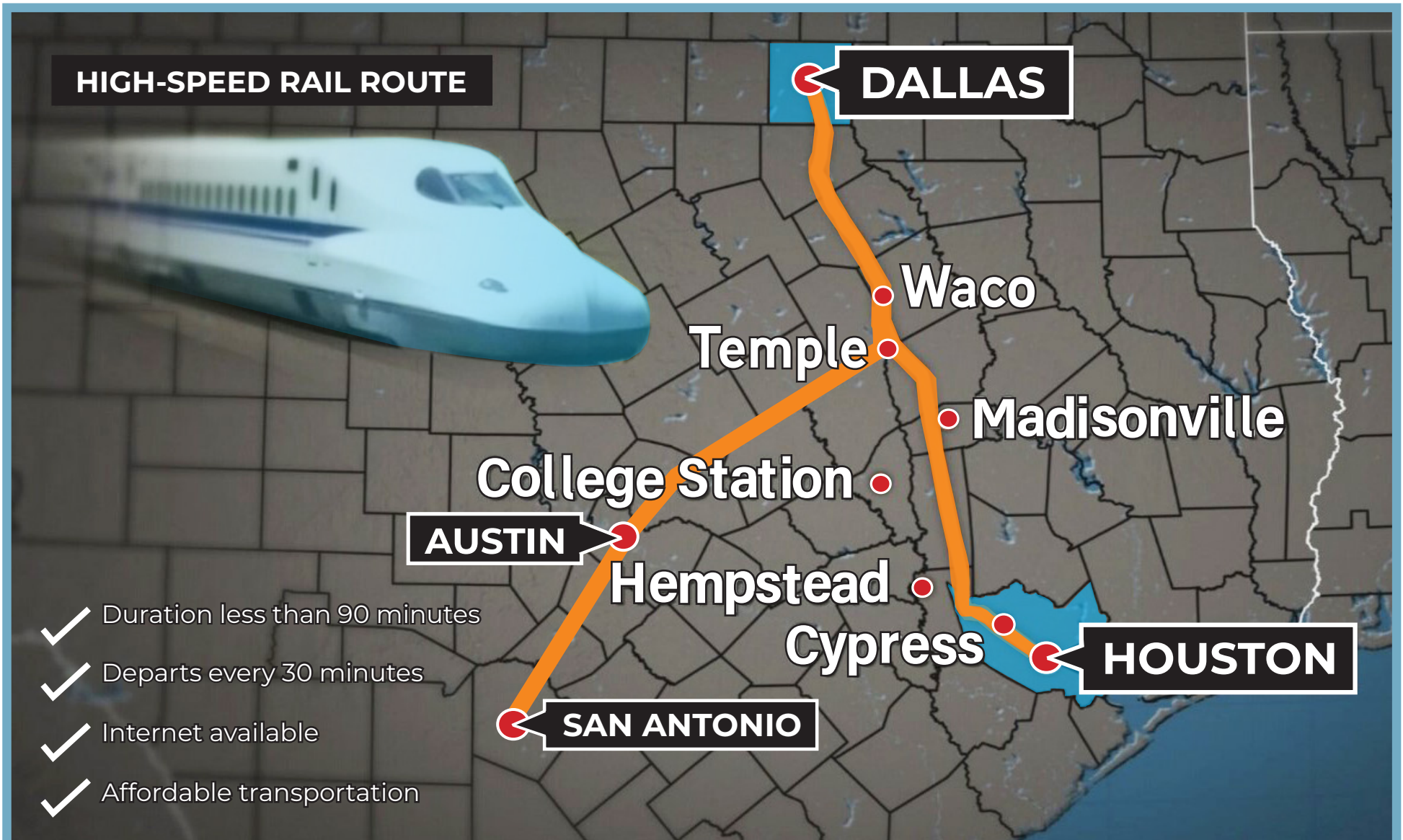


# PROPOSED HIGH-SPEED TRAIN



Nearly 100,000 Texans, travel back and forth between Houston and Dallas on a regular basis. The 240-mile high-speed rail line will provide a travel time of less than 90 minutes with departures every 30 minutes, while consistently offering convenience in every way possible.

# PROPOSED HIGH-SPEED TRAIN



**Texas Supreme Court affirms eminent domain power for High-Speed**

# PRIME LOCATION

WEST 18TH ST @  
WEST LOOP S

ENERGY CORRIDOR

THE HEIGHTS

MEMORIAL PARK

RIVER OAKS/  
GALLERIA  
SHOPS +  
ENTERTAINMENT DISTRICT

GREENWAY  
PLAZA  
SHOPS +  
ENTERTAINMENT  
DISTRICT

WEST UNIVERSITY

TEXAS MEDICAL CENTER  
TECH + INNOVATION CLUSTER

MIDTOWN

MUSEUM  
DISTRICT  
ARTS + PARKS

DOWNTOWN





# AREA DEMOGRAPHICS

## POPULATION SUMMARY



### POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 7,306  | 134,273 | 427,802 |



### WORKERS

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 14,629 | 107,182 | 379,167 |



### AVERAGE FAMILY SIZE

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 3.13   | 3.10    | 3.11    |

## INCOME SUMMARY



### MEDIAN HOUSEHOLD INCOME

1 Mile

\$74,557

3 Miles

\$83,830

5 Miles

\$77,861

## HOUSEHOLD SUMMARY



### HOUSEHOLDS

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 3,149  | 56,297  | 188,510 |



### MEDIAN HOME VALUE

| 1 Mile    | 3 Miles   | 5 Miles   |
|-----------|-----------|-----------|
| \$420,641 | \$430,015 | \$436,937 |

## HOUSING UNIT SUMMARY



### OWNER OCCUPIED

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 39%    | 50.2%   | 40.6%   |



### RENTER OCCUPIED

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 48.1%  | 40.3%   | 48.2%   |



PROPOSED  
HIGH-SPEED RAIL STATION

For more Information, Contact:

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