

For Sale 1805 W 34th St

1805 W 34th St Houston, TX 77018

±4.36 acres
Will Subdivide

EXECUTE CONFIDENTIALITY AGREEMENT



Jackson Gill
Associate
T +1 713 577 3820
jackson.gill@cbre.com

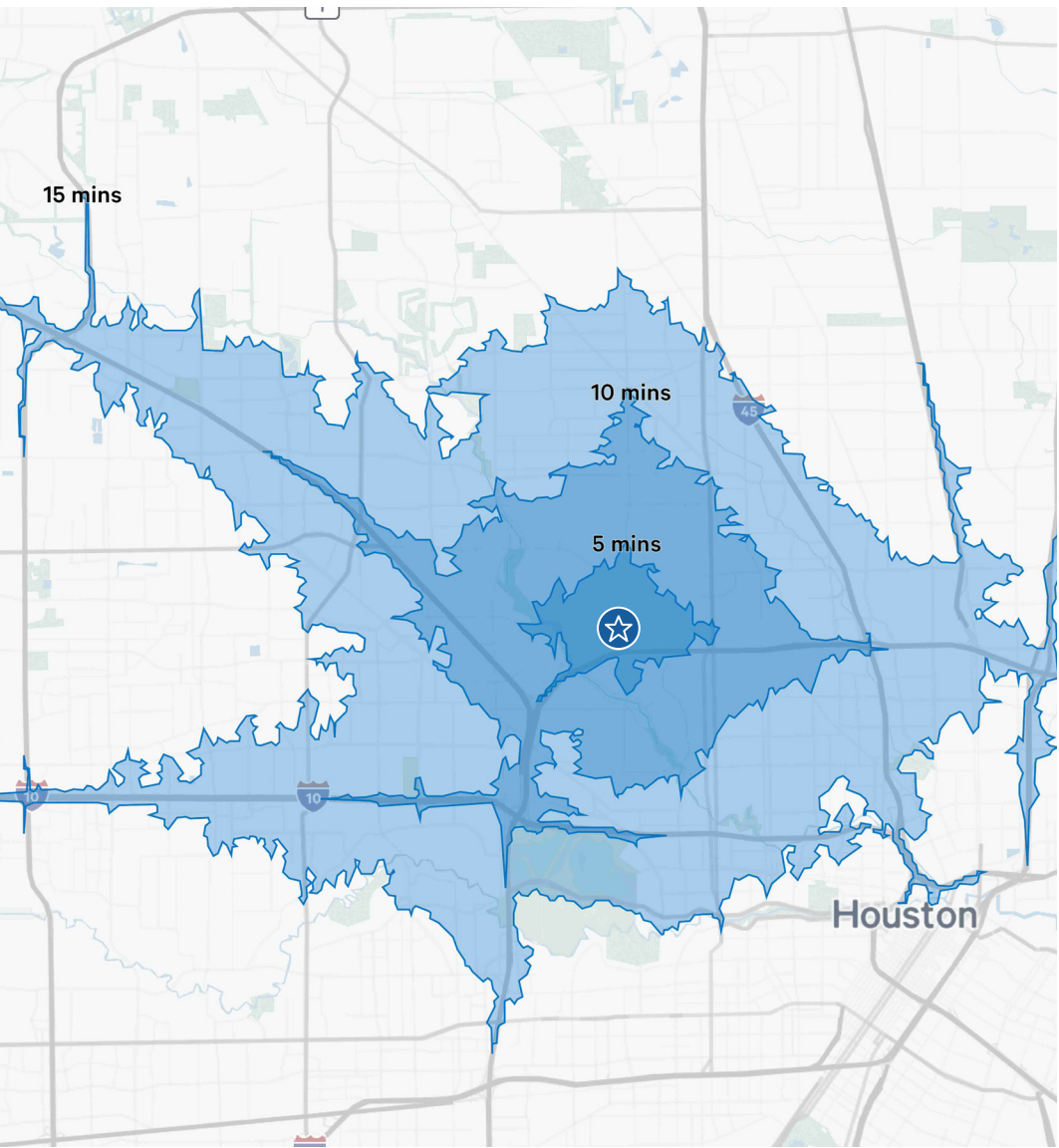
Barrett Von Blon
First Vice President
T +1 713 577 1777
barrett.vonblon@cbre.com

Chris Bergmann Jr.
Executive Vice President
T +1 713 577 3847
chris.bergmann@cbre.com

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Commute & Demographics



Drive Times	Minutes
Downtown Houston	22
TMC	30
Galleria/Uptown	20

Property Information

Location

- 1805 W 34th St Houston, TX 77018

Property Information

- ± 4.36 acres - owner will subdivide
- Building SF: ± 41,250 SF (2 stories)
- Utilities via City of Houston
- Outside of floodplain
- No pipelines through tract
- Onsite detention required
- Total tax rate: \$2.12522
- Class A+ walkable retail nextdoor
- Cross access off Ella Blvd
- HISD (Oak Forest Elementary, Black Middle, Waltrip High)

Surrounding Area

- The property sits in Garden Oaks, one of Houston's established urban infill neighborhoods, at the signalized intersection of West 34th Street and Ella Boulevard. It's adjacent to Fifth Corner's Ella Oaks Shopping Center, an established retail corner anchored by tenants including Aladdin Mediterranean Cuisine and Sunday Press Coffee.

Price

Call Broker for Pricing



Commute

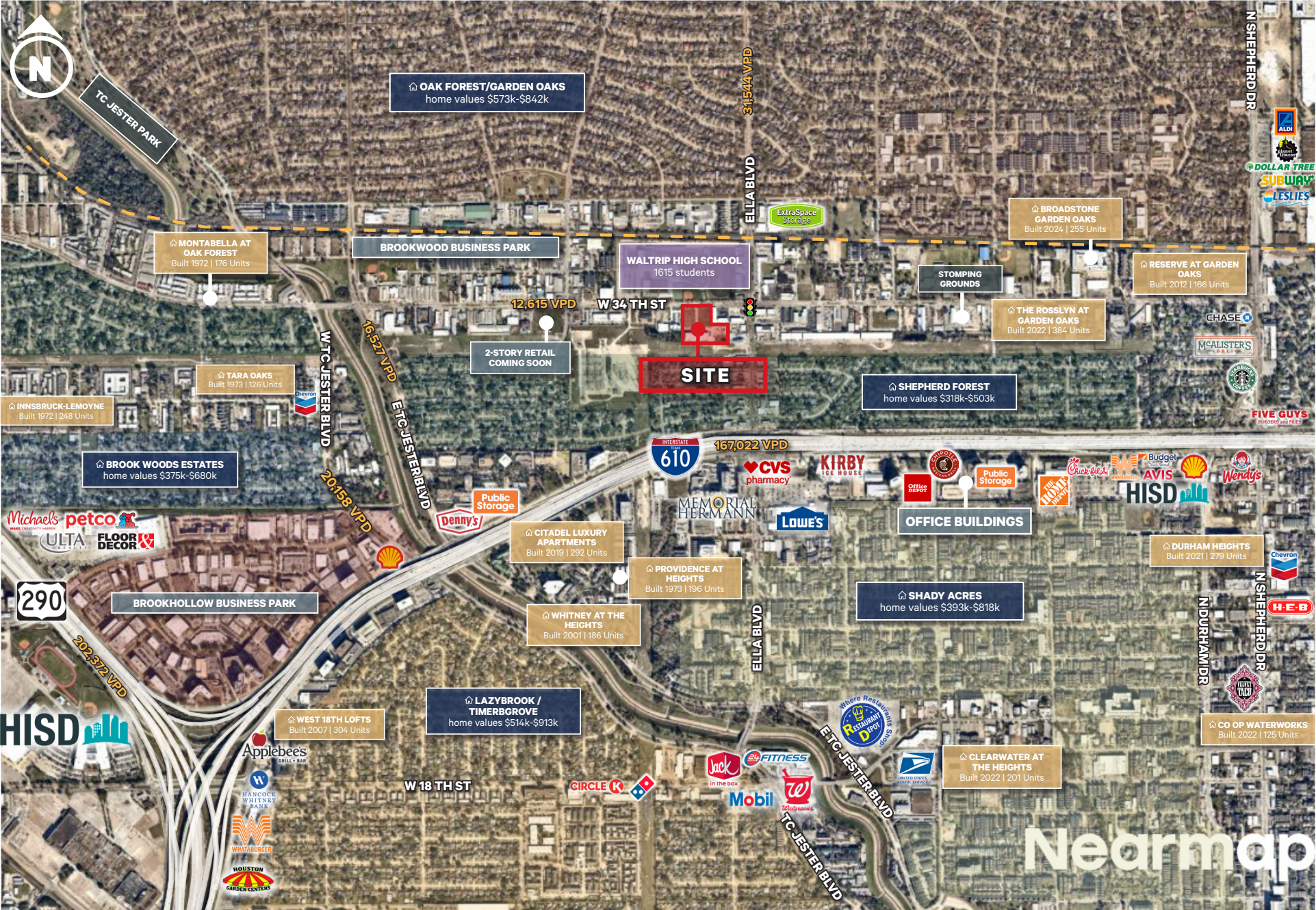
Traffic Counts	Vehicles Per Day
W 34th St	12,615
Ella Blvd	31,544
610	167,022
E TC Jester Blvd	16,527



2025 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	16,508	141,179	417,826
Median Age	37.4	37.0	36.4
Average Household Income	\$197,457	\$176,382	\$160,506
Average Home Value	\$518,511	\$485,116	\$460,283
College Degree or Higher	72%	61.9%	51.2%

Property Aerial



Property Aerial - Subdivided Concept



Building Photos



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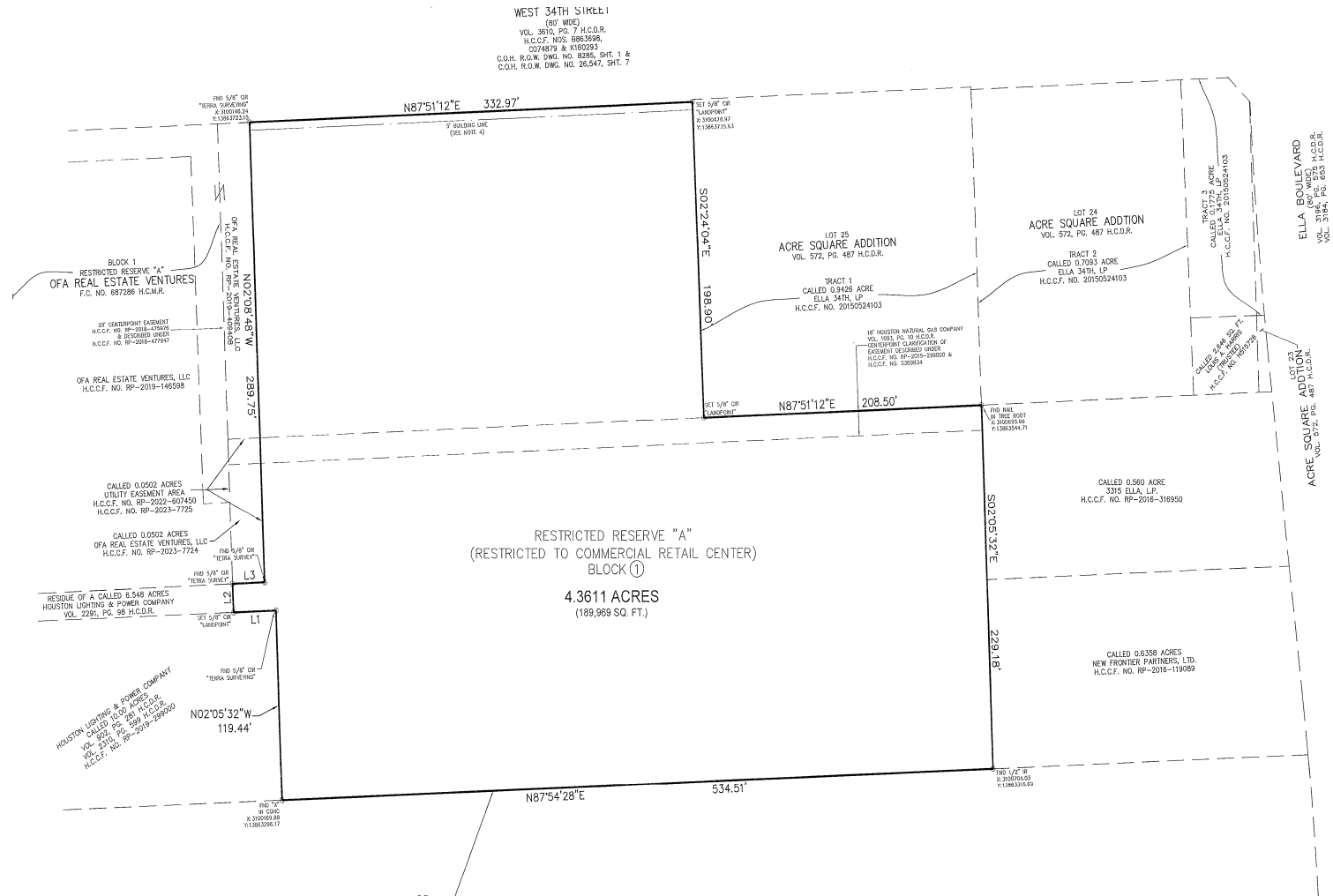
Property Aerial



Property Aerial



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Contact Us

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