

LAND FOR SALE ±5.44 AC | 2918 ELYSIAN ST



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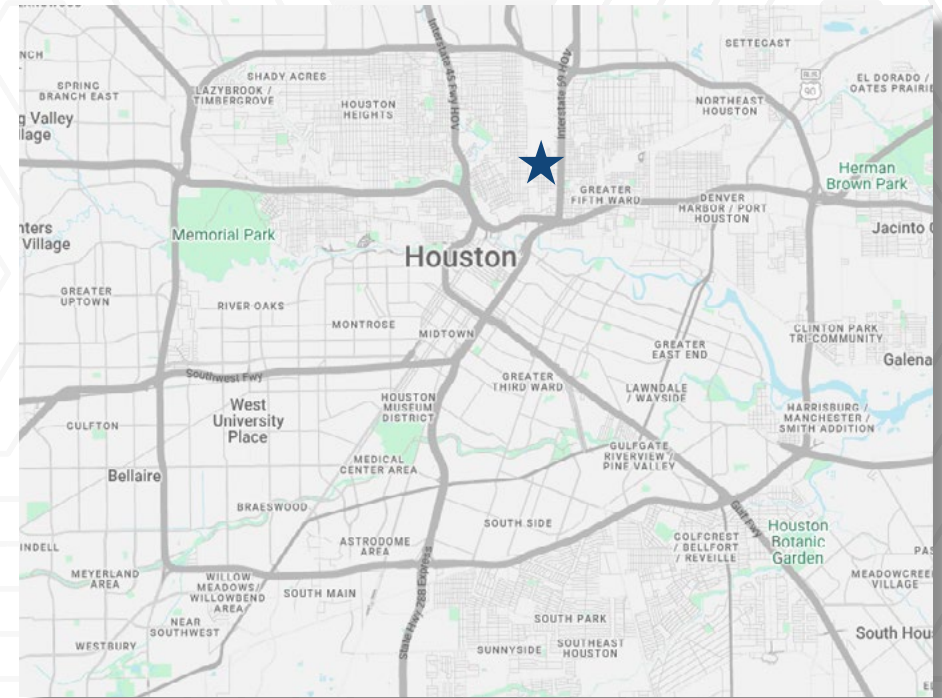
PROPERTY INFORMATION

Type	Land for Sale
Land Size	±5.44 AC (±236,934 SF)
Address	2918 Elysian St Houston TX 77009
County	Harris
Opportunity Zone	Yes
Utilities	City of Houston
Tax ID	031 012 000 0001
Asking Price	\$35 PER SQ FT. (\$8,300,000.00)



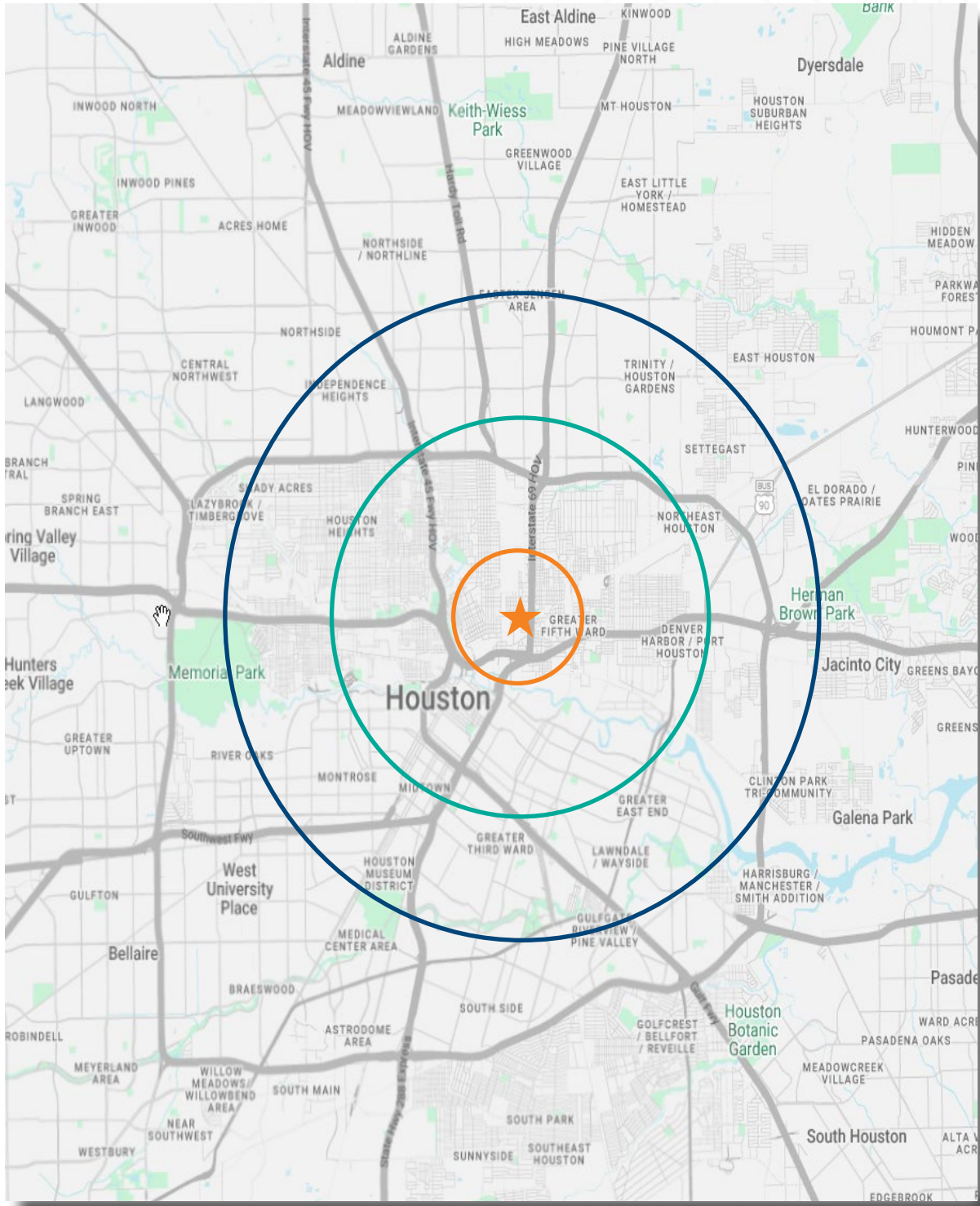
PROPERTY HIGHLIGHTS

- Unique opportunity to acquire one of the last remaining large parcels in Houston's Near Northside submarket
- Immediate access to I-10, I-45, and the Hardy Toll Road
- Minutes from Downtown Houston and Midway's East River Development
- METRORail Red Line
- Moody Park Station nearby
- 6 Miles from Texas Medical Center
- Surrounded by new townhome and multifamily construction
- Part of Houston's Complete Communities initiative supporting mixed-use growth
- Walkable neighborhood with Fulton Street and North Main retail corridors



- Ideal for scale residential or mixed-use projects
- Flexible development potential in Houston's non-zoning environment
- Strong demographic tailwinds - younger residents, urban professionals, and families seeking attainable options near Downtown
- Proven investor interest and rising land values within the submarket





DEMOGRAPHICS

Miles	1	3	5
Population (Current)	20,242	143,130	391,610
Population (5 Yr. Forecast)	21,345	150,344	411,700
Population Percent Forecast (5 Yr. Forecast)	.08%	1.37%	1.49%
Median Age	39	37	36
Average Household Income	\$53,700	\$105,832	\$121,082

CLOSE PROXIMITY TO:

1 Mile	3 Miles	5 miles
White Oak Music Hall	Buffalo Bayou Park	Memorial Park
	Downtown	Montrose
	Energy Corridor	Museum District

White Oak Music Hall

About

Opened in 2016 as a multi-venue complex, White Oak Music Hall (WOMH) is a five-acre, three-stage indoor/outdoor event complex, located just north of Downtown Houston.



Venue Information

White Oak is a multi-venue live music complex centrally located two miles north of Downtown Houston. WOMH hosts live music events every year, from a diverse array of musical acts and genres, including rock country, hip-hop, R&B, and more.

400+
LIVE MUSIC
EVENTS

5+
ARRAY OF
ACTS AND
GENRES

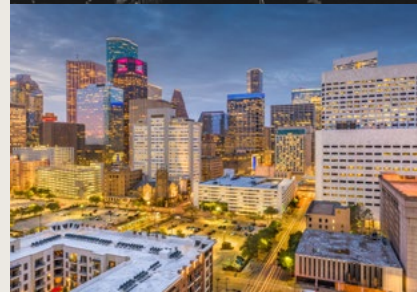
White Oak Hall Music by the Numbers

WOMH hosts hundreds of live performance events each year from diverse genres, featuring both local and national touring artists, and is also available for private events.

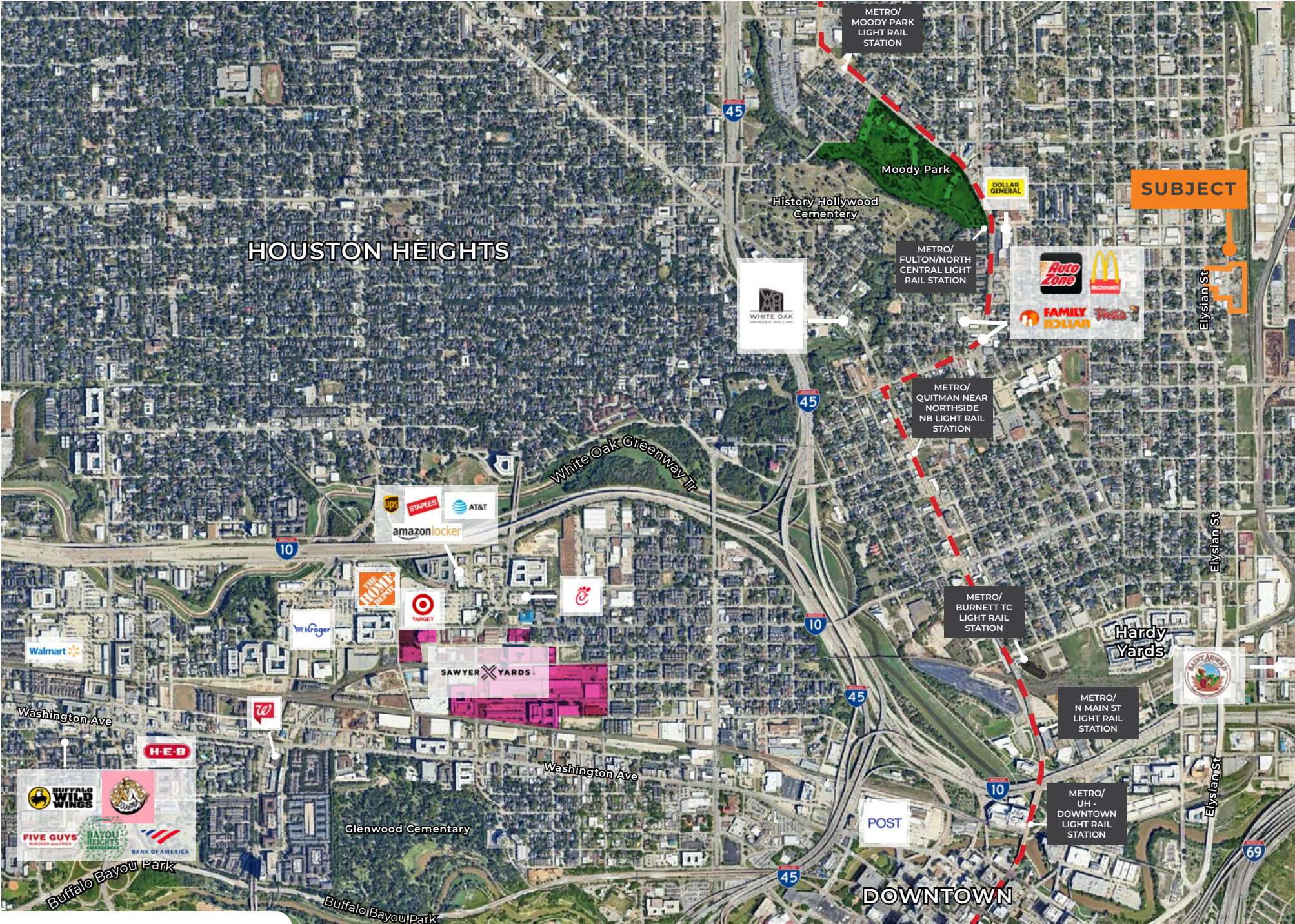
White Oak Music Hall consists of three stages including Upstairs, Downstairs, and the Lawn.

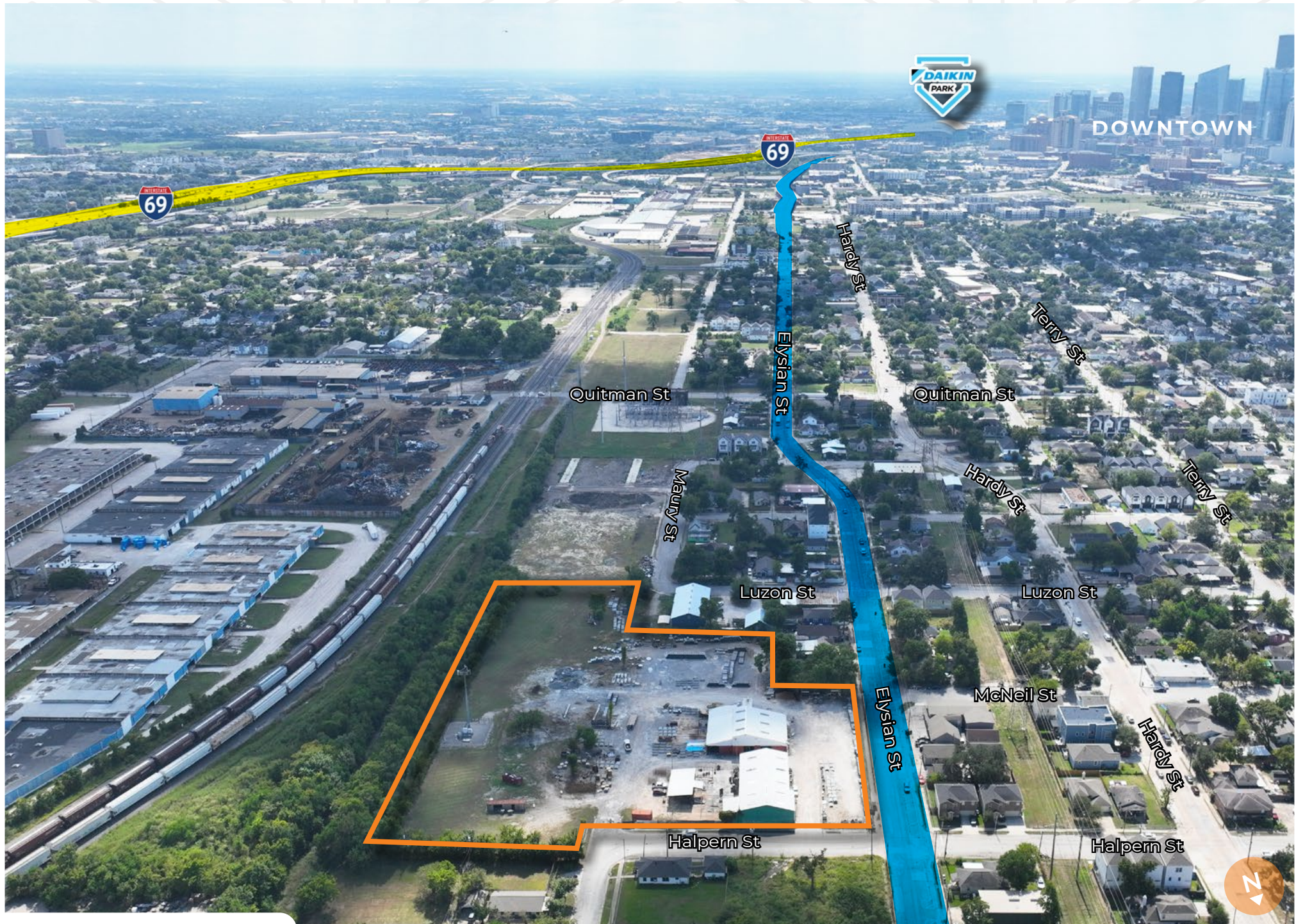
3
THREE
STAGES

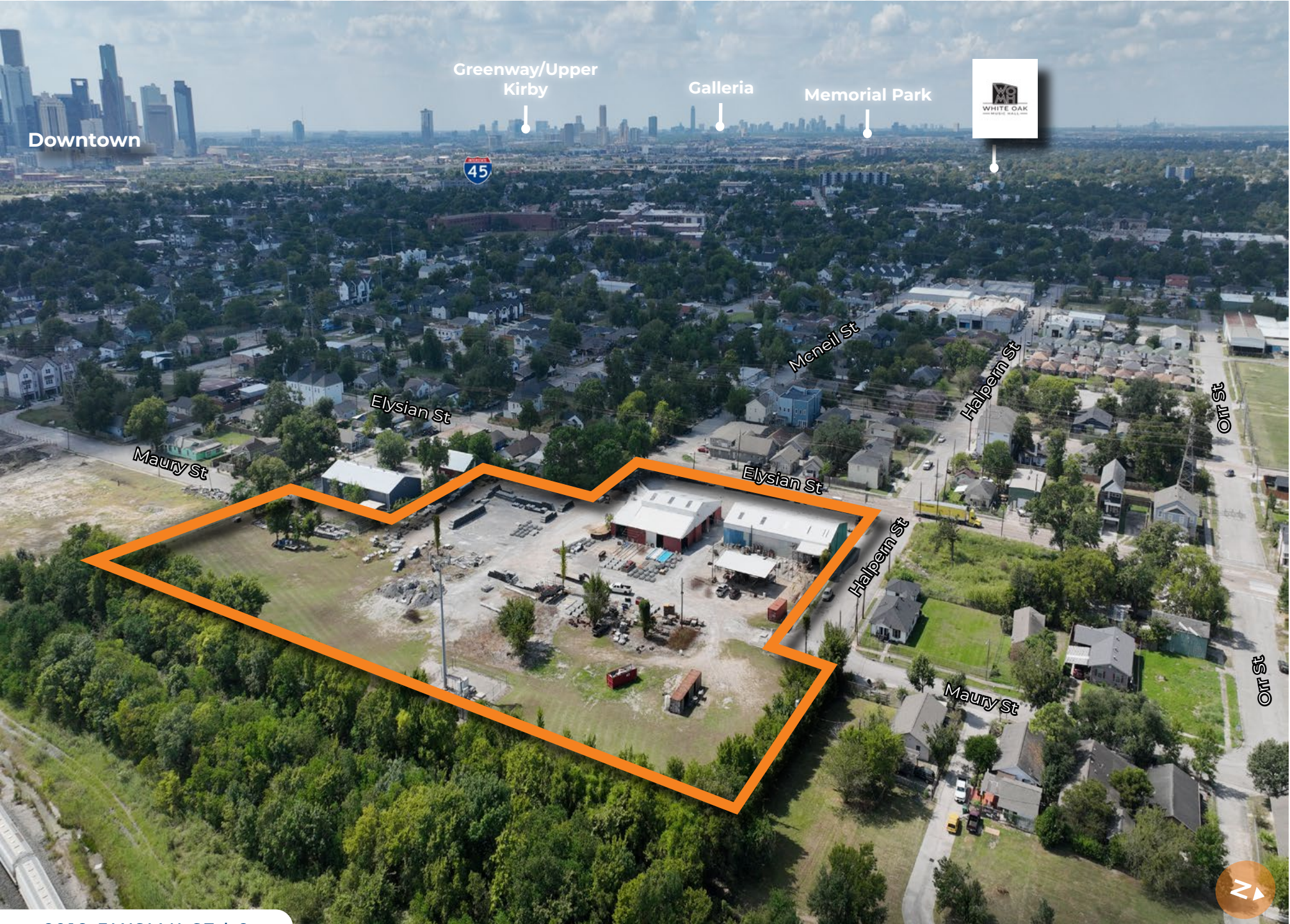
4,200+
CAPABILITY OF
ATTENDEES



AREA AMENITIES







SURVEY

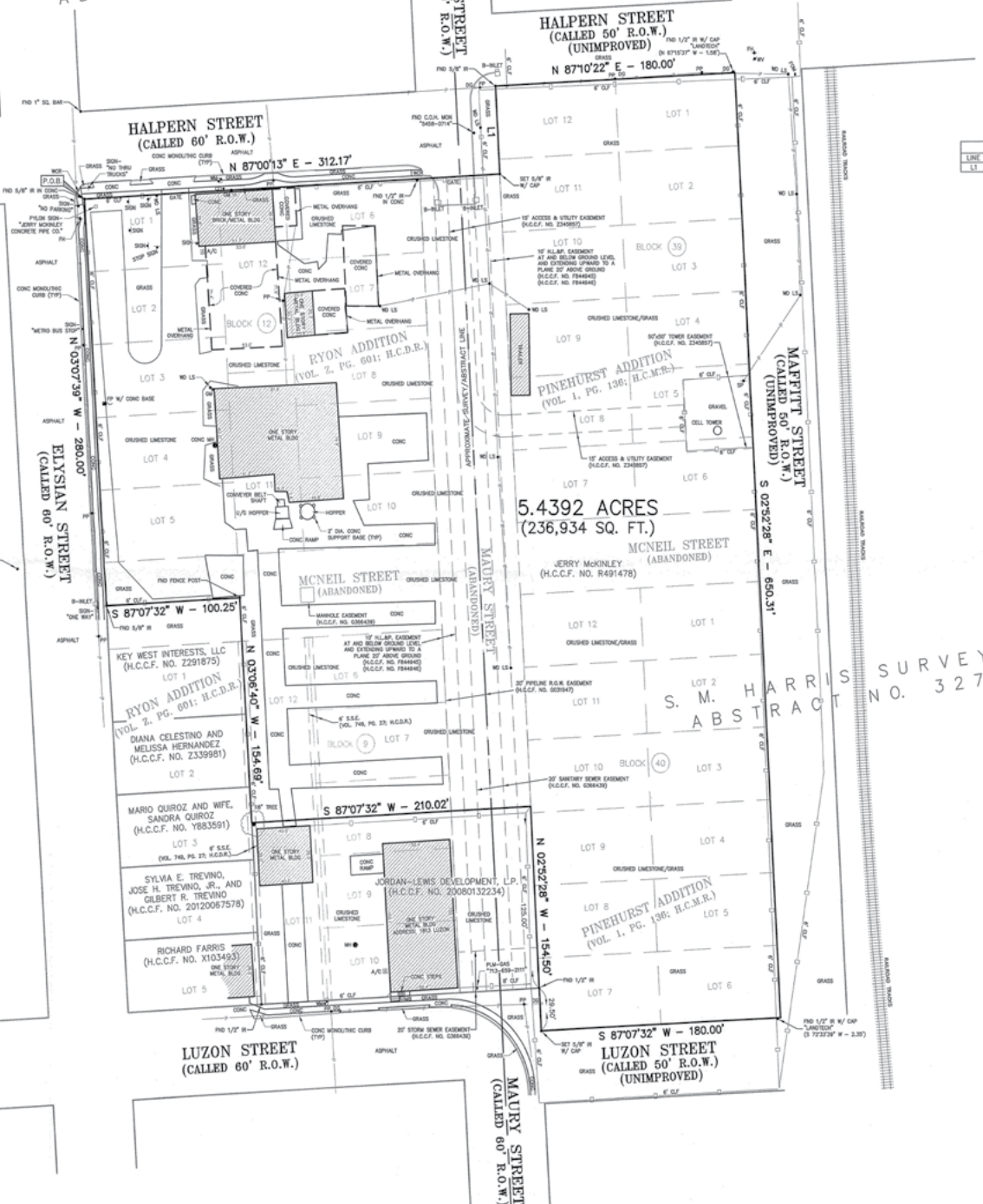
JOHN AUSTIN
ABSTRACT NO. 1

LEGEND

A/C - AIR CONDITIONER
B - BELLHANG
CLF - CHAIN LINK FENCE
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
DG - DOWN GUY
FH - FIRE HYDRANT
FP - FLAG POLE
FON - FOUND
FOW - FIBER OPTIC CABLE MARKER
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IR - IRON PIPE
IR - IRON ROD
LS - LIGHT STANDARDS
MB - MAIL BOX
MH - MANHOLE
MP - METER POLE
P - OVERHEAD POWER LINE
P.L. - PIPELINE MARKER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PP - POWER POLE
RCP - REINFORCED CONCRETE PIPE
R.D.W. - RIGHT OF WAY
S - SANITARY
SP - SERVICE PILE
SQ. FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
STR - UNDERGROUND
U/G - UNDERGROUND
V - WITH
VCR - WHEEL CHAIR RAMP
VCR - WOOD FENCE
VCR - WOOD FENCE
VCR - WATER METER
VCR - WATER VALVE
VCR - WATER VALVE
VCR - NOT FIELD VERIFIED

NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGDS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY, DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR, AND CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY STEWART TITLE COMPANY ON FEBRUARY 26, 2014, EFFECTIVELY DATED FEBRUARY 19, 2014, FILE NO. 1320171618, AND IS RULED UPON FOR PURPOSES THEREOF.
- 5) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48227-C-00010 EFFECTIVELY DATED JUNE 15, 2007, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.25 ANNUAL CHANCE FLOODPLAIN.
- 6) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 2851-691-2525.
- 8) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON NOVEMBER 13, 2012. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 9) NO UNDERGROUND UTILITIES ARE SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N. 0°34'14\"	50.61'



STEWART TITLE COMPANY			
FILE NO. 1320171618		EFFECTIVE: FEBRUARY 19, 2014 ISSUED: FEBRUARY 26, 2014	
SCHEDULE, IF ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
10 B	VOL. 748, PG. 27; H.C.D.R.	CITY OF HOUSTON SEWER EASEMENT	AS SHOWN
10 C	H.C.C.F. NO. 0201947	30' PIPELINE R.O.W. EASEMENT	AS SHOWN
10 D	H.C.C.F. NO. F844845	10' ALLAP. EASEMENT	AS SHOWN
10 E	H.C.C.F. NO. F844846	10' ALLAP. EASEMENT	AS SHOWN
10 F	H.C.C.F. NO. 0266438	CITY OF HOUSTON SANITARY, MANHOLE, & STORM EASEMENTS	AS SHOWN
10 G	H.C.C.F. NO. 2345857	50'x50' TOWER EASEMENT	AS SHOWN
10 H	H.C.C.F. NO. V839289 H.C.C.F. NO. V839290 H.C.C.F. NO. 2345858 H.C.C.F. NO. 20110214812	10' ACCESS & UTILITY EASEMENT SUBJ. TO TERMS, CONDITIONS & SPECIFICATIONS IN CERTAIN PCS SITE AGREEMENT AND GROUND LEASE	NOT PLUTON (AFFECTS 70)

I, Brian Nessvada, a Registered Professional Land Surveyor State of Texas, hereby certify that the above plat corner the facts found at the time of the survey made on the my supervision. This survey substantially complies with the Society of Professional Surveyors' Standards and Specified Category 1A, Condition II, Survey.



03-25-14	REVISED TO UPDATE WITH TITLE	
	TEXAS ENGINEERING AND LAND SURVEYING	
	12010 CENTURY DR STAFFORD, TEXAS 777	
	PHONE: 281.491.2825	FAX: 281.491.2825
	FIRM REGISTRATION NO. 1811	
www.teas-eng-land.com		
LAND TITLE SURVEY		
OF		
A 5.4392 ACRE (236,934 SQ. FT.) TRACT		
CONVEYED TO JERRY MCNEIL (H.C.F. NO. 2345857)		
BEING ALL OF BLOCK 39 & 40,		
PINEHURST ADDITION (VOL. 1, PG. 136; H.C.M.R.)		
BEING ALL OF BLOCK 12 AND LOTS 6, 7, 12 & 13		
OF LOT 8, BLOCK 9, RYON ADDITION (VOL. 2, PG. 601; H.C.D.R.)		
AND BEING A PORTION OF THE ABANDONED RIGHT-OF-WAYS OF MCNEIL STREET AND MA		
IN THE S. M. HARRIS SURVEY, ABSTRACT NO. 327		
AND THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1		
CITY OF HOUSTON, HARRIS COUNTY, TEXAS		
CREATED BY: MT	DRAWN BY: CK	CHECKED BY: BSH

LAND FOR SALE

2918 ELYSIAN STREET HOUSTON, TX 77009


±5.44 AC (±236,934 SF)

FOR MORE INFORMATION:

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