

# Land For Sale

## 2311 Canal St



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# PROPERTY INFORMATION

**Submarket :** Second Ward

**Type :** Land for Sale

**Address :** 2311 Canal St. Houston, TX 77003

**Land Size :** ±2.02 AC (±88,105 SF)

**Building Size :** ±49,700 SF (Former Houston Maritime Center & Museum)

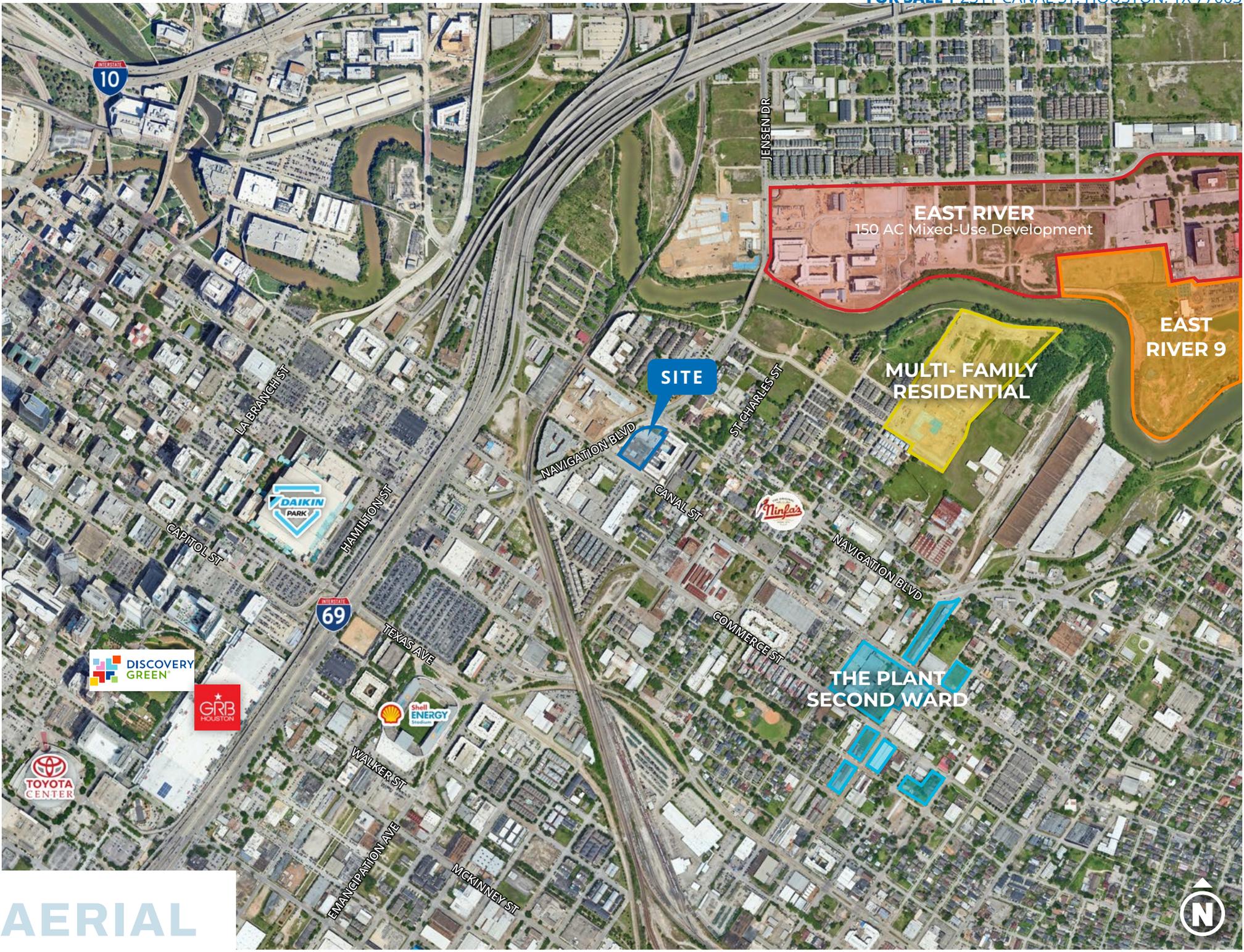
**Utilities :** Available

**Flood Zone :** None

**Tax ID :** 037 123 000 00005  
037 123 000 00023  
037 123 000 00001

**Asking Price :** Contact Broker





**SITE**

**EAST RIVER**  
150 AC Mixed-Use Development

**MULTI-FAMILY  
RESIDENTIAL**

**EAST RIVER 9**

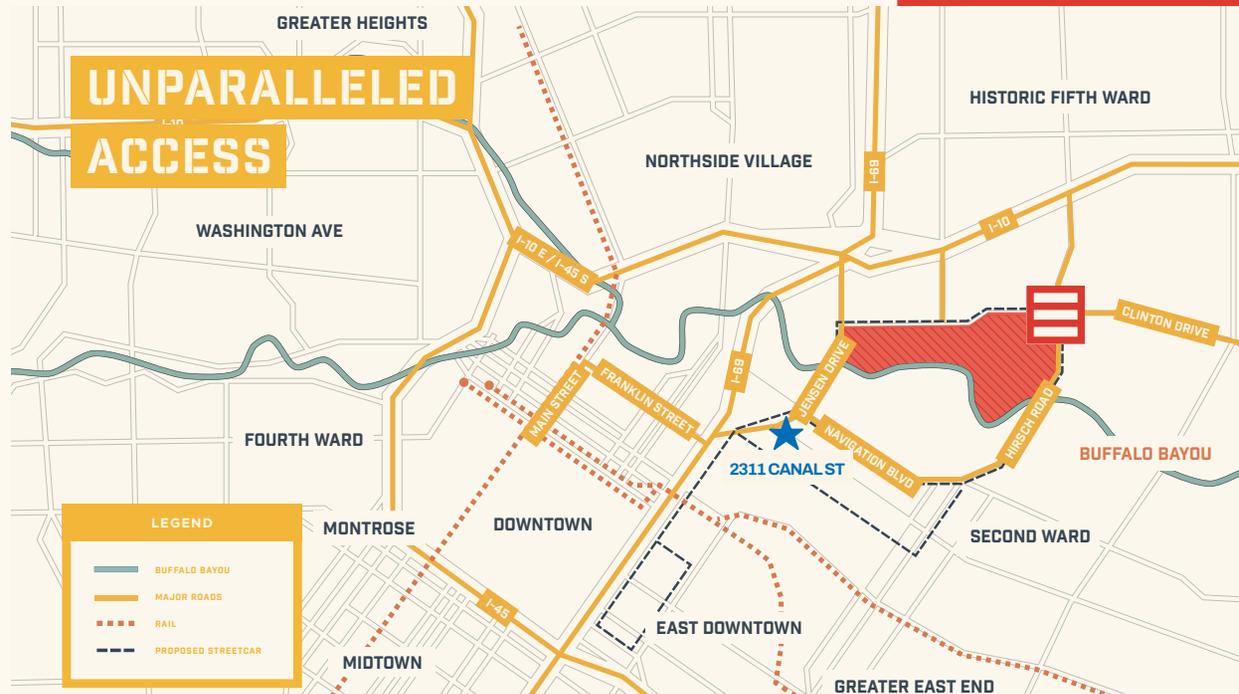
**THE PLANT  
SECOND WARD**

**AERIAL**

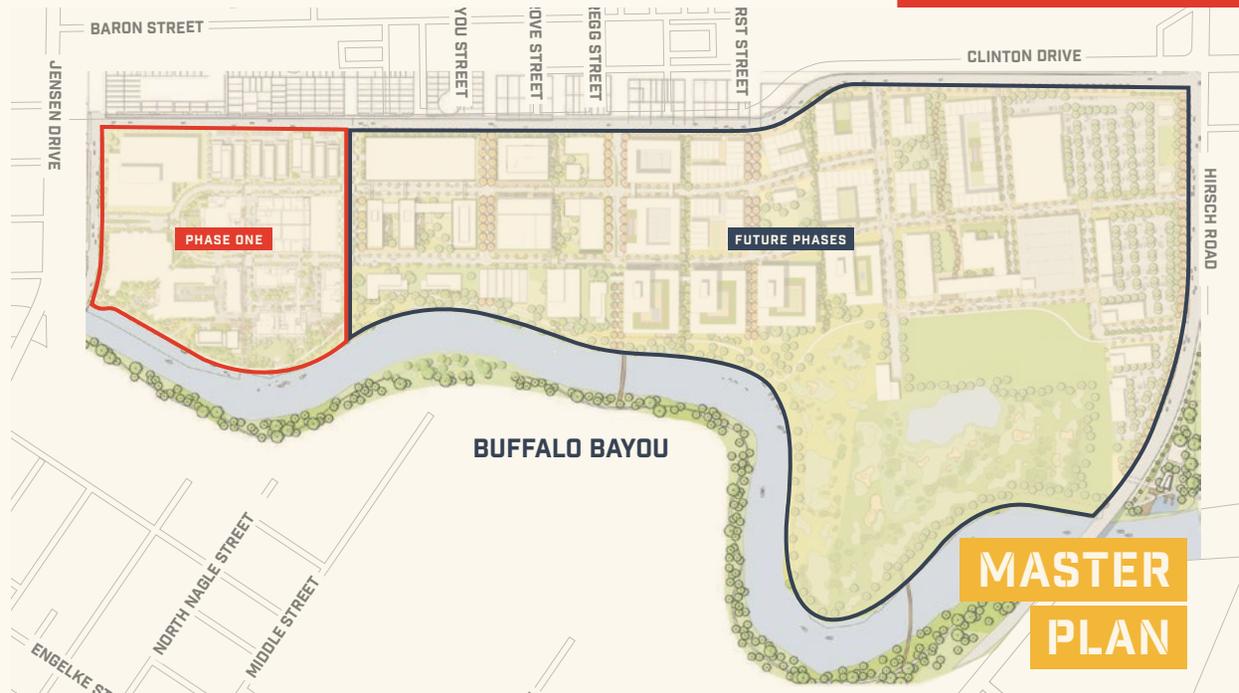




**EAST RIVER** is Houston's largest redevelopment site in the urban core exceeding 60 city blocks (150 acres)



East River offers a unique opportunity to be part of a vibrant, mixed-use community blending residential, commercial, and recreational spaces. The development promises a dynamic lifestyle with easy access to entertainment, including restaurants, shops, cultural venues, and outdoor activities along Buffalo Bayou, such as biking, hiking, and kayaking. With its focus on sustainability, green spaces, and modern urban living, the area provides a balanced environment of city convenience and natural beauty. Additionally, as the area undergoes revitalization, land value is expected to rise, making it an appealing investment in a rapidly growing neighborhood.



- 1+ Miles of Water Frontage
- 1.4 K+ Planned Multi-Family Units
- 89% Buildable Area
- 8.9 M Planned SF Class-A Office Space
- 500 K Planned SF Retail Space
- 390 Planned Hotel Rooms
- 475+ Planned Single-Family Residences

**THE LAURA**  
359 units

**FORTH AT  
NAVIGATION**  
299 units

**THE MILL  
RESIDENCES**  
342 units

NAVIGATION BLVD

CANAL ST

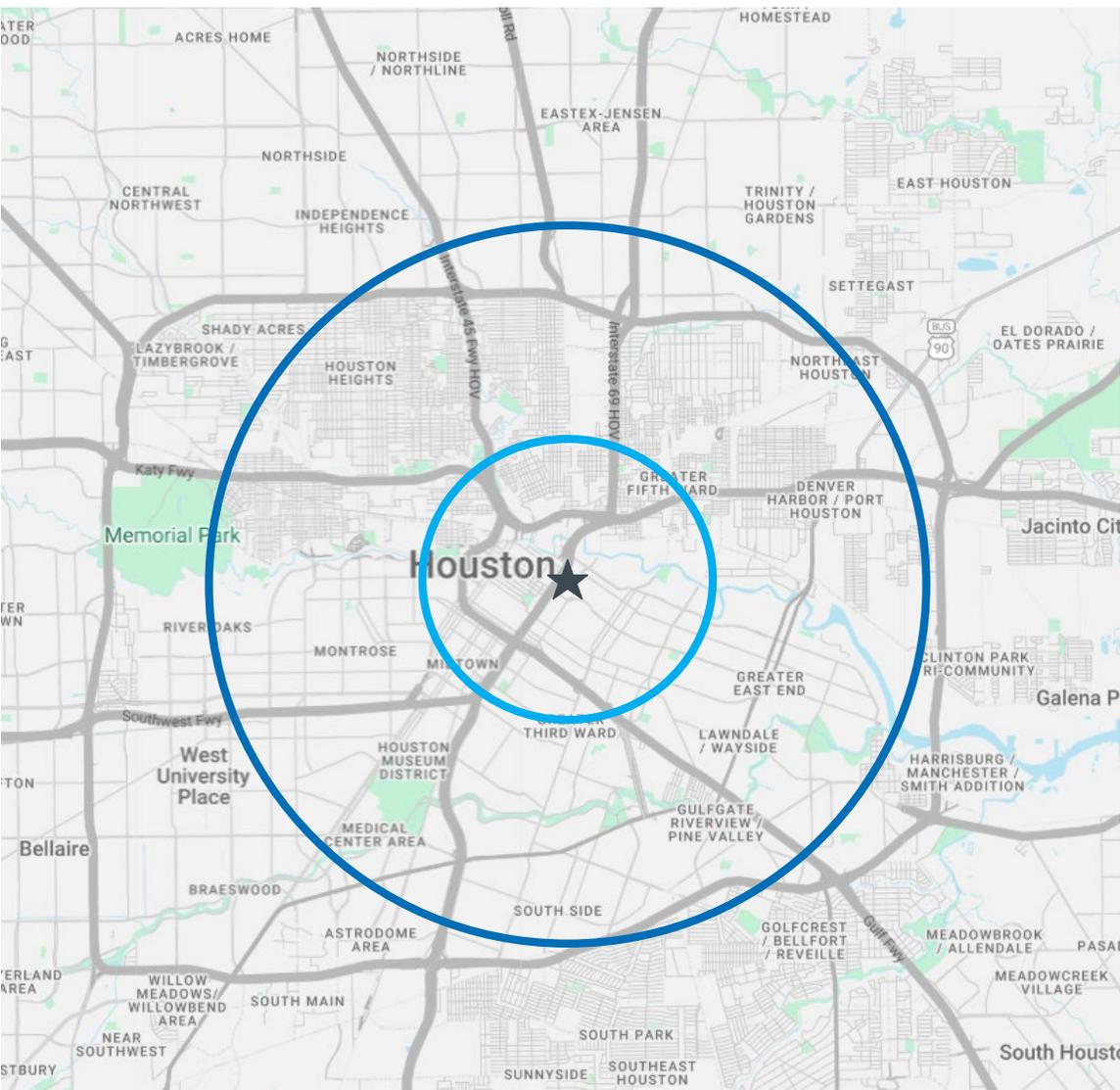
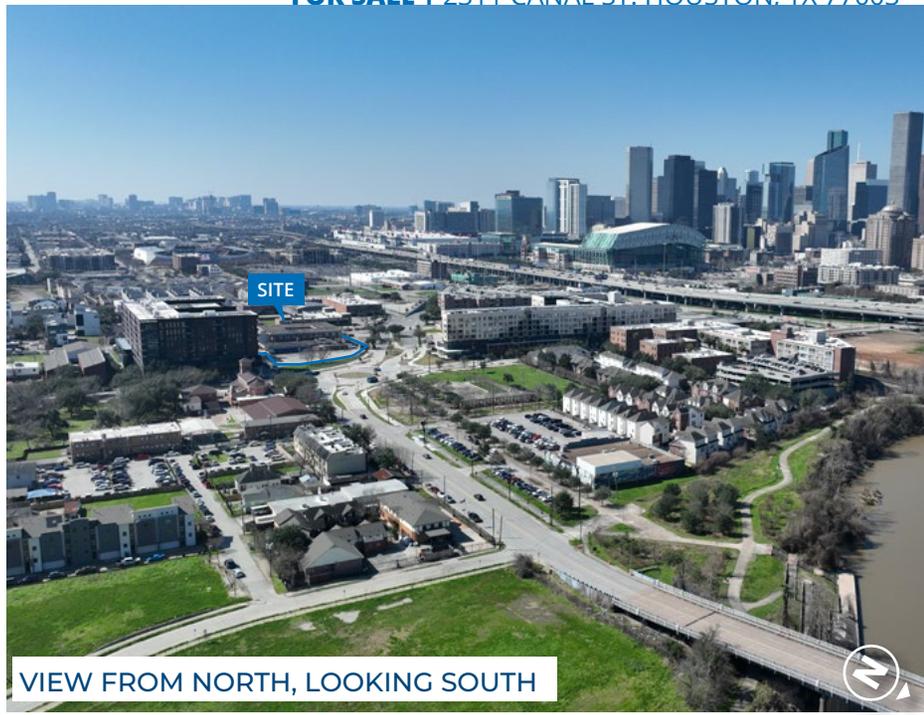


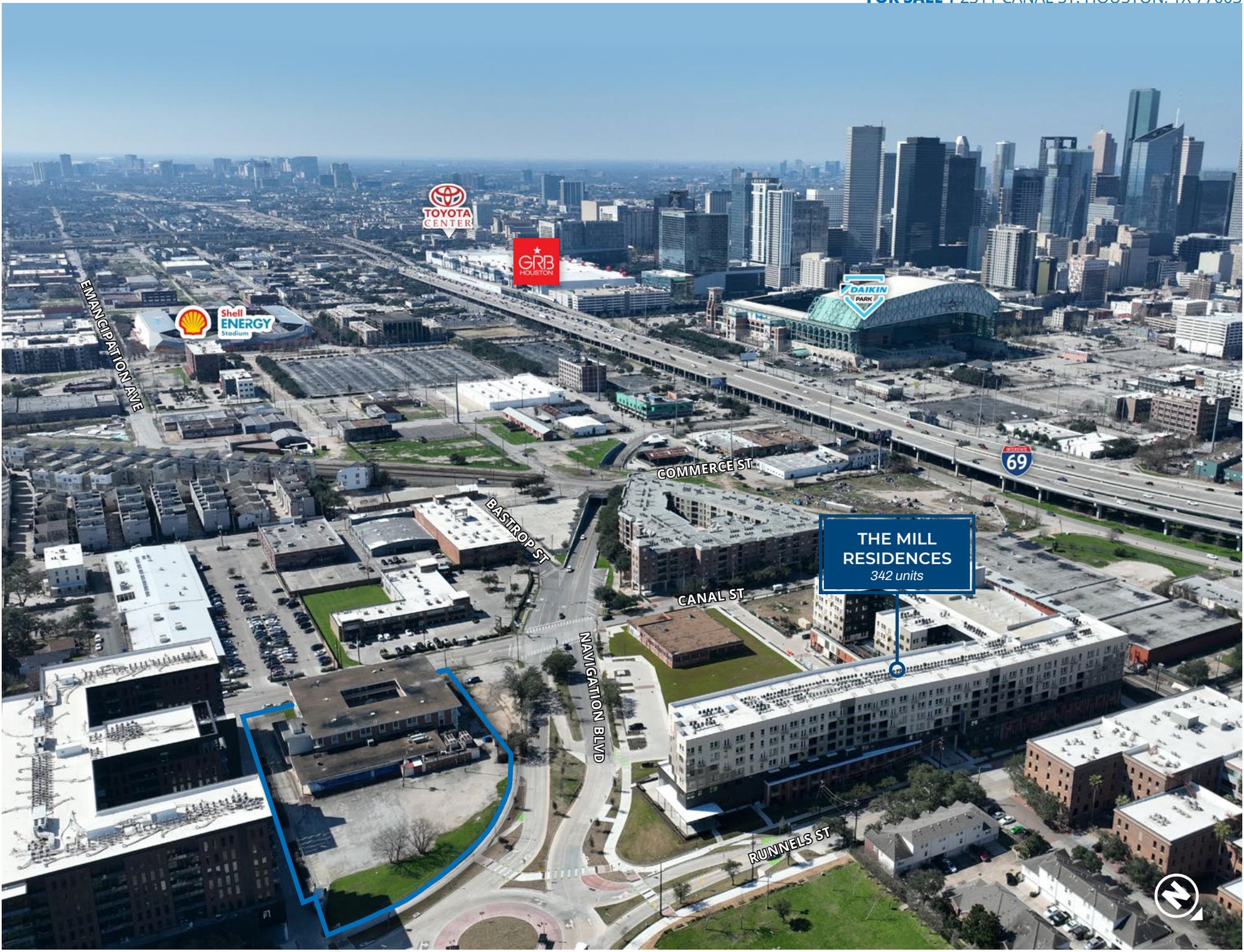
# DEMOGRAPHICS

2 Mile Radius      5 Mile Radius

Average Household Income	\$88,938	\$105,955
Total Specified Consumer Spending	\$885.2M	\$5.6B
2024 Total Households	33,784	188,683
Renter to Homeowner Ratio	2 : 1	1 : 1
Median Age	36	35
Median Household Value	\$315,720	\$362,503
Some College or Degree	37%	44%

FOR SALE | 2311 CANAL ST. HOUSTON, TX 77003





**THE MILL RESIDENCES**  
342 units

EMANCIPATION AVE

COMMERCE ST

BASTROP ST

CANAL ST

NAVIGATION BLVD

RUNNELS ST



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**FOR MORE INFORMATION:**

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date