

# ±41,274 SF OF LAND

120 FAIRVIEW ST  
HOUSTON, TX 77006



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SHEPHERD DR

ALTA  
RIVER OAKS

HANOVER  
AUTRY PARK

REGENT  
SQUARE

WHOLE  
FOODS  
MARKET

RIVER  
OAKS PLAZA

HARLOW  
DISTRICT

RIVER OAKS  
SHOPPING CENTER

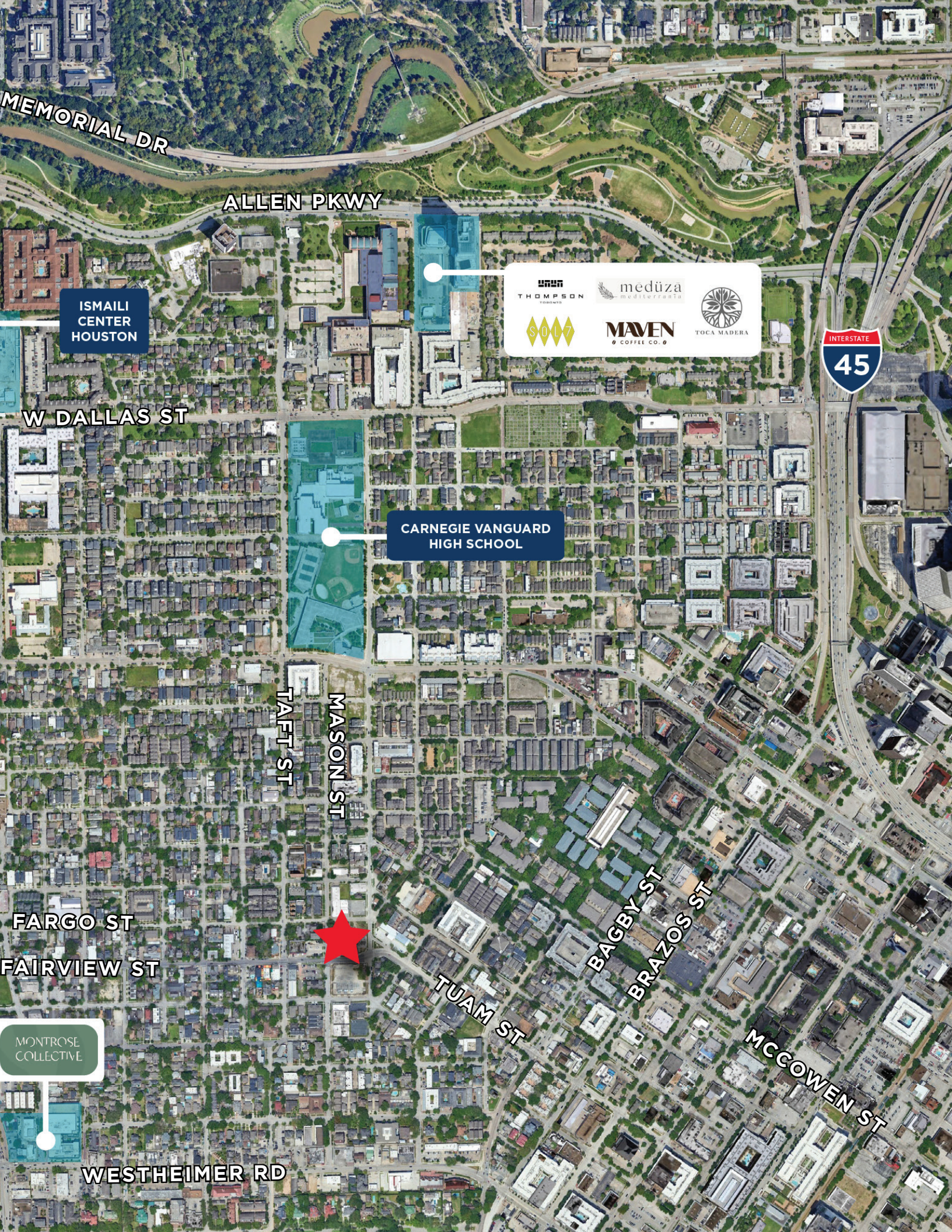
W GRAY ST

MONTROSE BLVD

WAUGH DR

DUNLAVY ST





MEMORIAL DR

ALLEN PKWY

ISMAILI  
CENTER  
HOUSTON

UNUM  
THOMPSON

medüza  
mediterranea



MAVEN  
COFFEE CO. ®

TOCA MADERA



W DALLAS ST

CARNEGIE VANGUARD  
HIGH SCHOOL

TAFT ST

MASON ST

FARGO ST

FAIRVIEW ST

MONTROSE  
COLLECTIVE

WESTHEIMER RD

TUAM ST

BAGBY ST

BRAZOS ST

MCCOWEN ST



# DEMOGRAPHICS

120 Fairview Street, Houston, TX 77006  
3 miles



## HOUSEHOLDS



216,873

2024 Total  
Population



106,394

2024 Total  
Households



1.82

2024 Average  
Household Size



\$160,544

2024 Average  
Household Income



34.3

2024 Median Age



\$661,403

2024 Average Home  
Value

## POPULATION



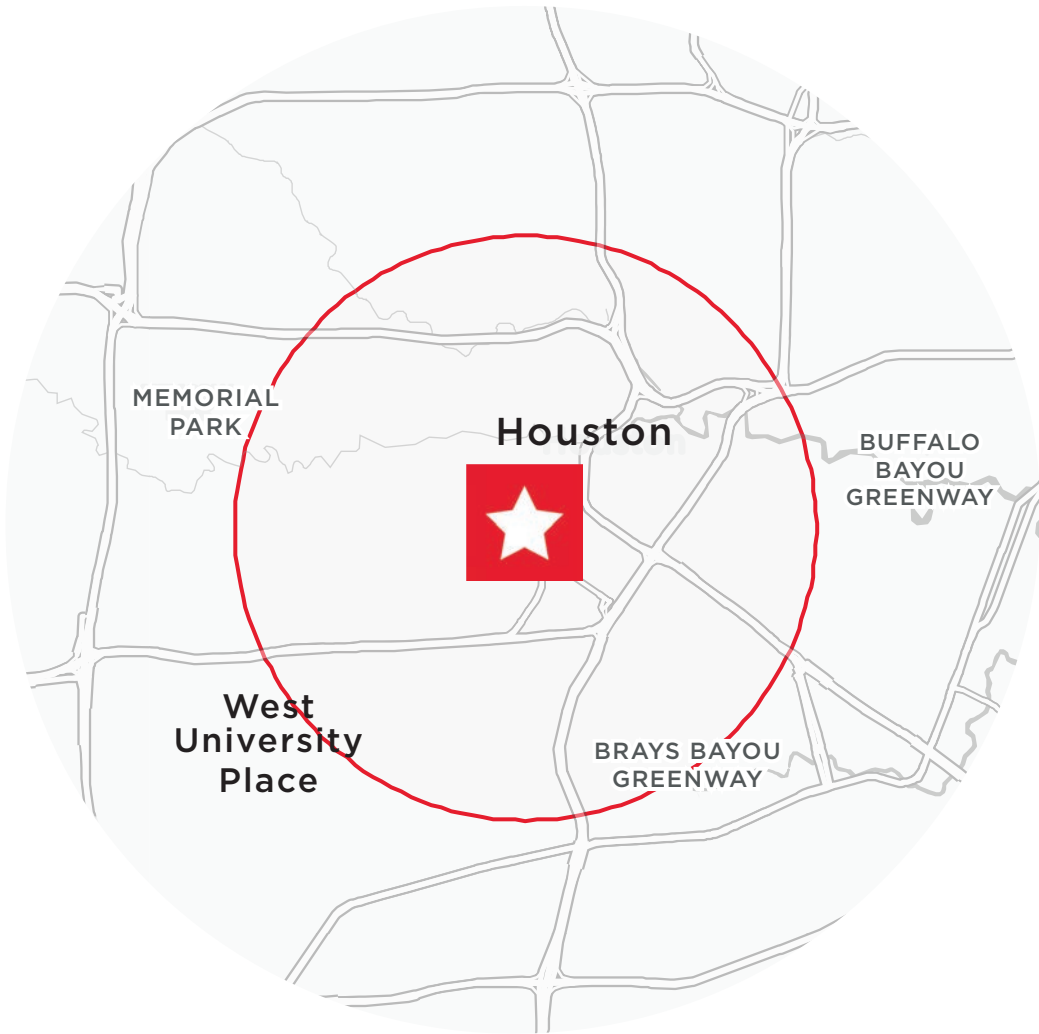
1.24%

2024-2029 Projected  
Annual Growth Rate



46%

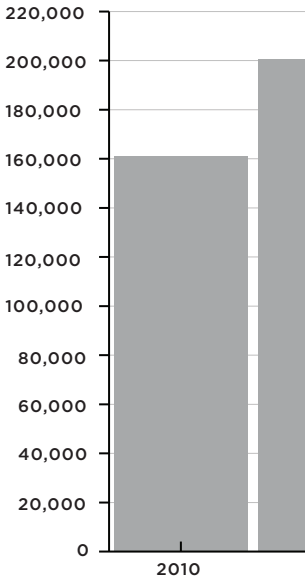
Male  
Population



9%

Highschool  
Diploma


## POPULATION






## POPULATION


Population: Compound  
Growth Rate


 **54%**  
Female  
Population

## EMPLOYMENT

 **458,621**  
2024 Total  
Daytime  
Population

 **83%**  
2024 Daytime  
Population: Workers

 **17%**  
2024 Daytime  
Population: Residents

 **16,224.1**  
2024 Daytime  
Population Density  
(Pop per Square Mile)

 **19,004**  
2024 Total  
Businesses

 **399,893**  
2024 Total  
Employees

## EDUCATIONAL ATTAINMENT

**3%**  
GED/Alternative  
Credential

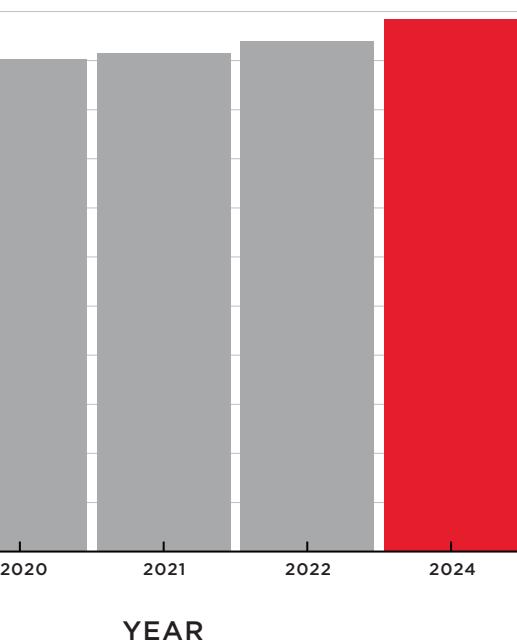
**10%**  
Some College/  
No Degree

**4%**  
Associate's  
Degree

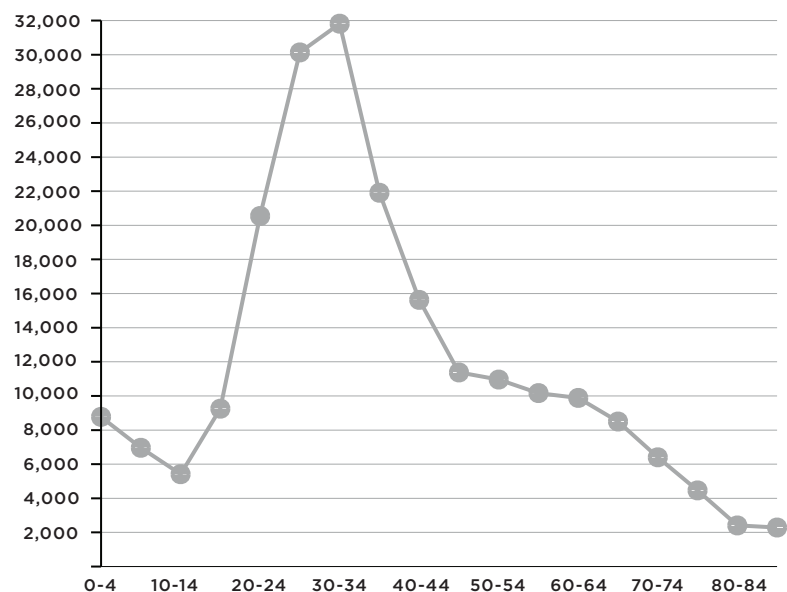
**36%**  
Bachelor's  
Degree

**34%**  
Graduate/  
Professional Degree

## POPULATION ON TIME SERIES 2010-2024



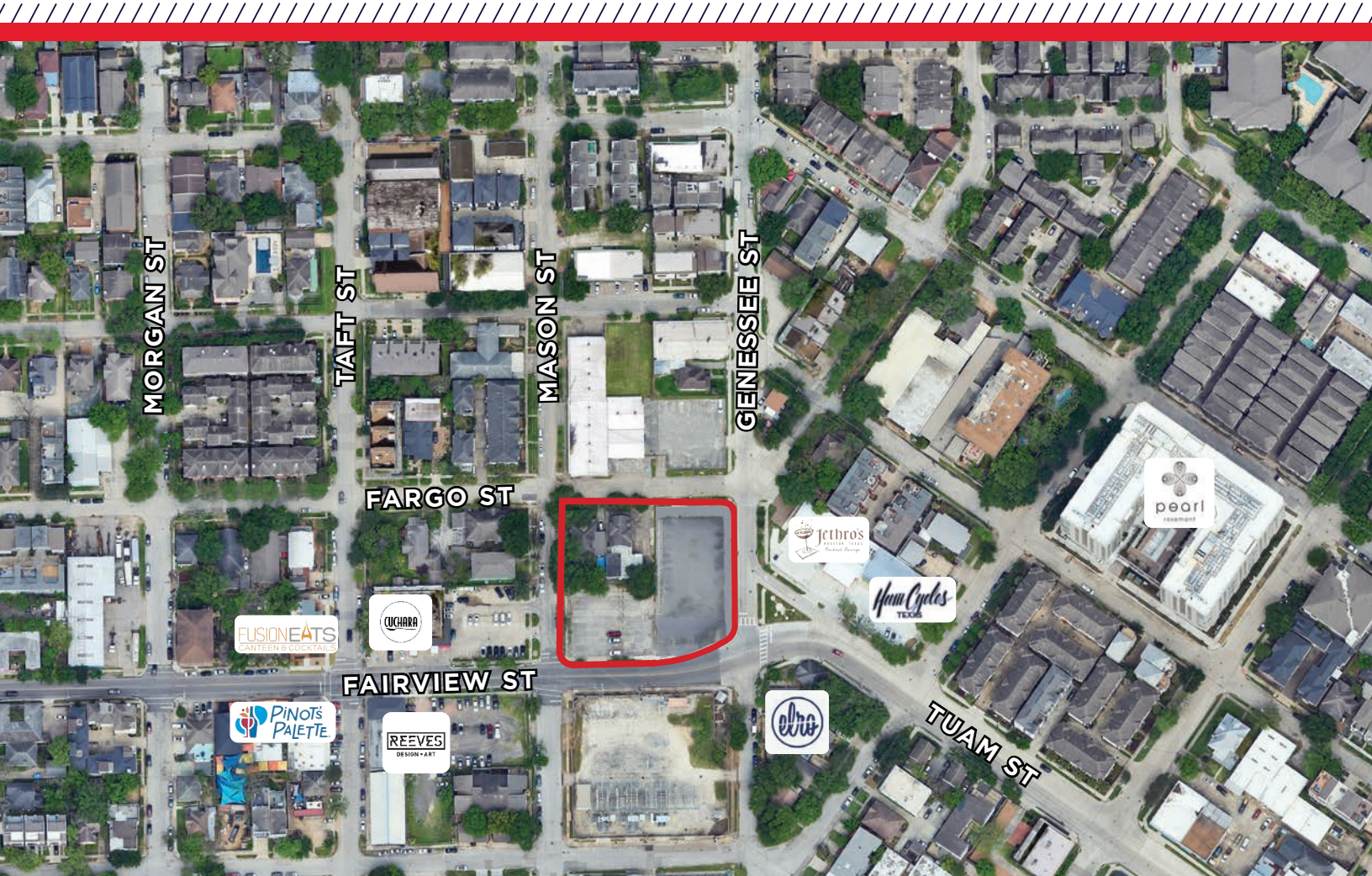
## POPULATION BY AGE GROUP





# ±41,274 SF OF LAND

## 120 FAIRVIEW ST HOUSTON, TX 77006



±41,274 SF of land, located at 120 Fairview St, in the vibrant Montrose neighborhood. Located just west of downtown Houston, this site offers frontage on all four streets with a 2022 traffic count of 3,589 cars per day along Fairview St. It is situated near key destinations such as the Texas Medical Center, the Museum District, University of Houston, and University of St. Thomas, the property is also within walking distance of a wide variety of restaurants and entertainment options in Montrose.

**Contact Broker for pricing**

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