

±45,000 OF LAND

1520 ROY ST, HOUSTON, TX
WASHINGTON CORRIDOR



KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

CHARLIE MCGAHREN
Associate
T: +1 713 331 1772
charlie.mcgaheen@cushwake.com

 **CUSHMAN &
WAKEFIELD**

±45,000 OF LAND

1520 ROY ST, HOUSTON, TX
WASHINGTON CORRIDOR



28,533

2022 Total Population



15,155

2022 Total Households



1.88

2022 Average Household Size



190,447

2022 Average Household Income



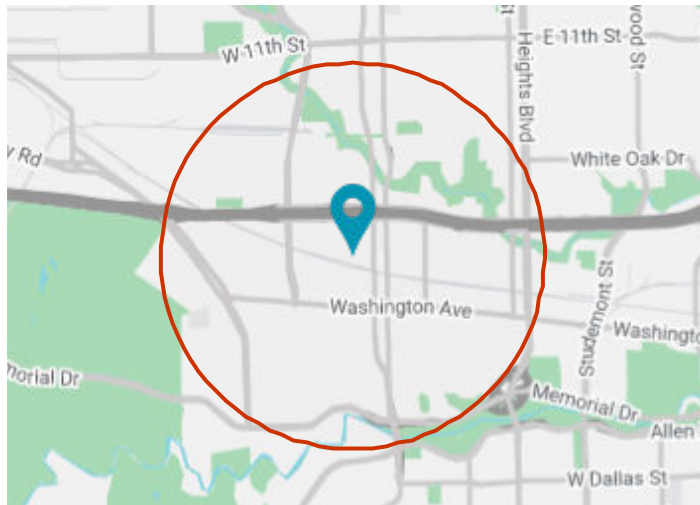
36.5

2022 Median Age



506,623

2022 Average Home Value



EMPLOYMENT



25,327

2022 Total Daytime Population



69%

2022 Daytime Population: Workers



31%

2022 Daytime Population: Residents



8,068.2

2022 Daytime Population Density (Pop/sq mi)



1,698

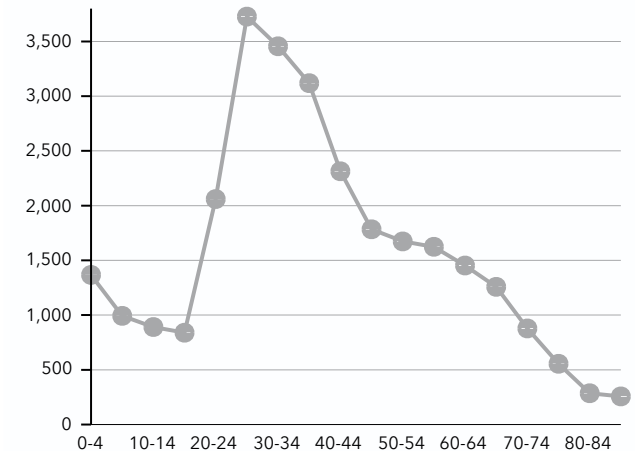
2022 Total (SIC01-99) Businesses



13,665

2022 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

4%

High School Diploma

1%

GED/Alternative Credential

7%

Some College/No Degree

4%

Associate's Degree

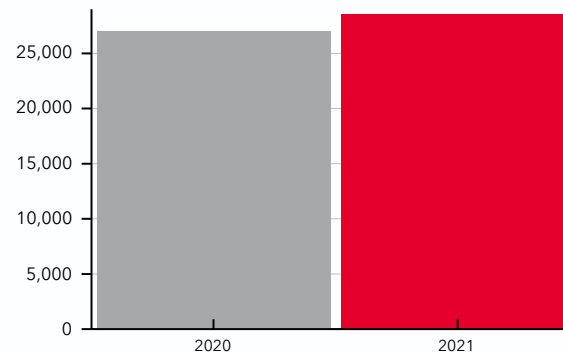
47%

Bachelor's Degree

36%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2021



53%

Male Population (%)



47%

Female Population (%)



1.02%

2022-2027 Population: Compound Annual Growth Rate

YEAR

±45,000 OF LAND

1520 ROY ST, HOUSTON, TX
WASHINGTON CORRIDOR



±45,000 OF LAND

1520 ROY ST, HOUSTON, TX

WASHINGTON CORRIDOR



±40,000 sf at the NEC of Roy St and Maxie St with frontage on Eigel and Sandman as well; to be sold together with an additional ±5001 sf located at 5112 Maxie.

Properties are one block west of Durham Dr between I-10 and Washington Ave in close proximity to Memorial Park and the Heights.

- Houston ISD
- Walkable to several schools, retail, restaurants and more
- Frontage on all four streets

CONTACT BROKERS FOR PRICING

KRISTEN MCDADE

Managing Director
T: +1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director
T: +1 713 331 1798

matthew.davis@cushwake.com

CHARLIE MCGAHREN

Associate
T: +1 713 331 1772

charlie.mcgaheen@cushwake.com



**CUSHMAN &
WAKEFIELD**

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.