

2902 CAROLINE ST

±1.43 ACRES
Houston, TX



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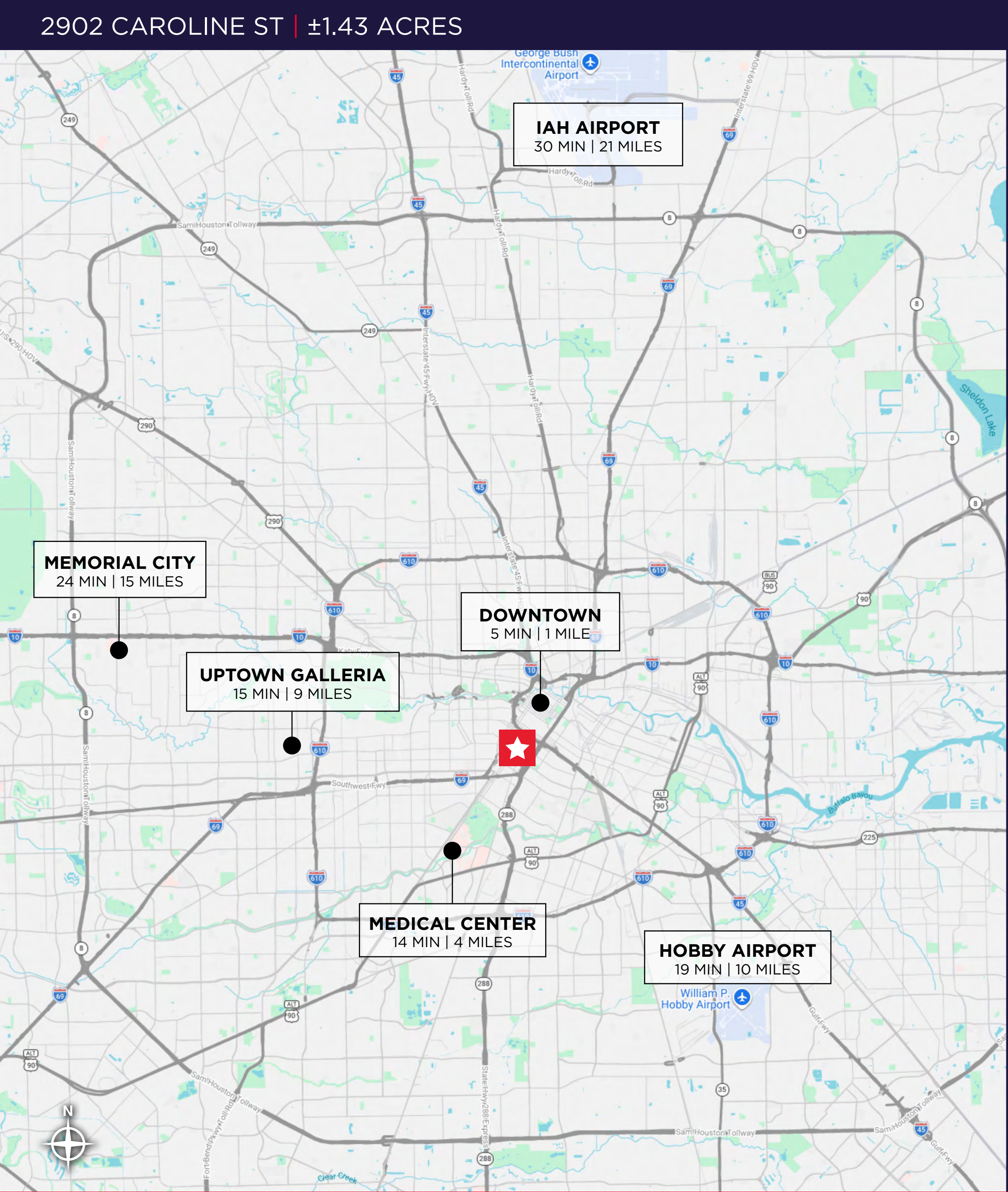




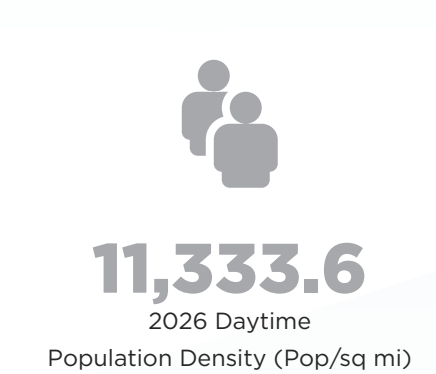
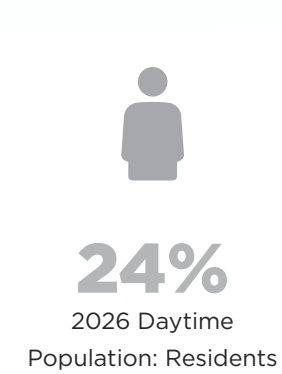
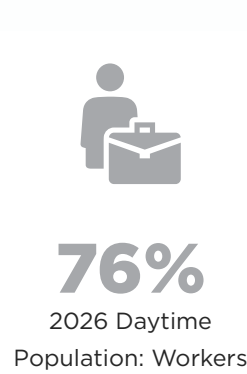
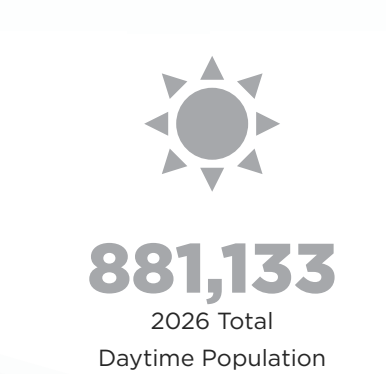
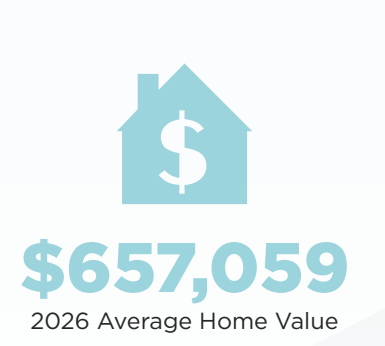
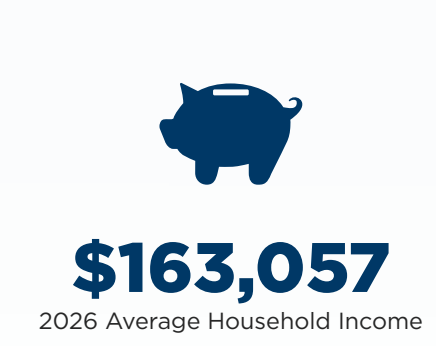
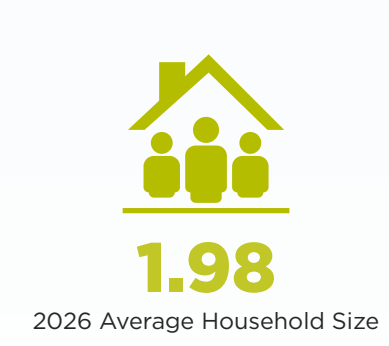
Incredible opportunity for a full city block in Midtown just steps away from the METRO Red Line Light Rail. Immediate accessibility to Houston's major thoroughfares with easy access to the latest offerings in the Midtown submarket including trendy retail and entertainment. This site presents the ability to redevelop and build from the ground up or to potentially repurpose the existing improvements, which are notable for its mid-century style. The property is the former home of Wonton Food Inc., the largest manufacturer of noodles, wrappers and fortune cookies in the United States.

PROPERTY HIGHLIGHTS

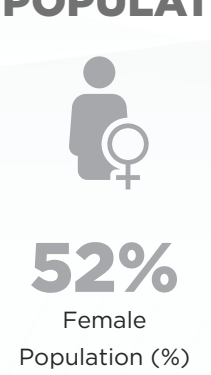
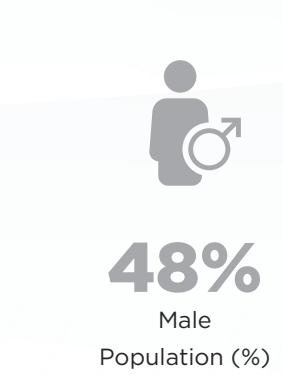
- ±1.43 Acres in the Heart of Midtown
- Two Blocks from METRO Rail Red-Line
- No Zoning
- No Floodplain
- Frontage on All Four Sides
- Fully Fenced/Enclosed
- Midtown is Exempt from Minimum Parking Regulations
- Desirable Address on Caroline Street
- The Building:
25,110 SF, 20' Ceiling Height, 7 Drive in/Grade-Level Doors
- Contact Brokers for More Information



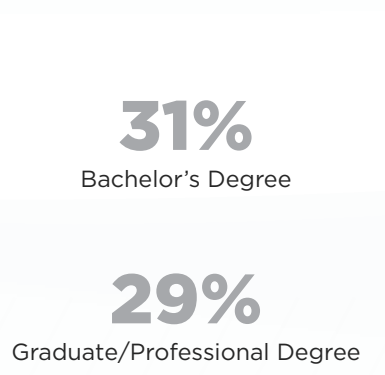
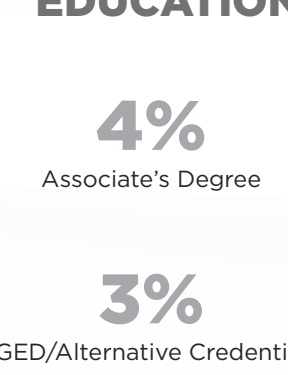
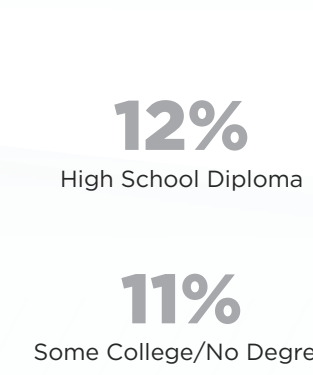
DEMOGRAPHIC OVERVIEW



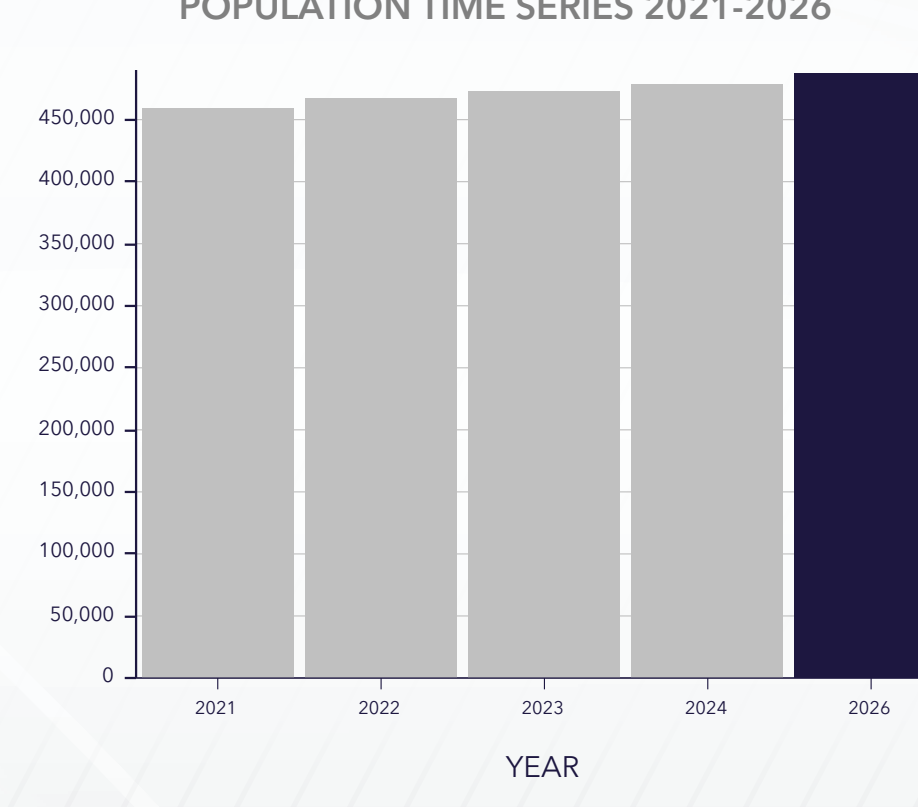
POPULATION



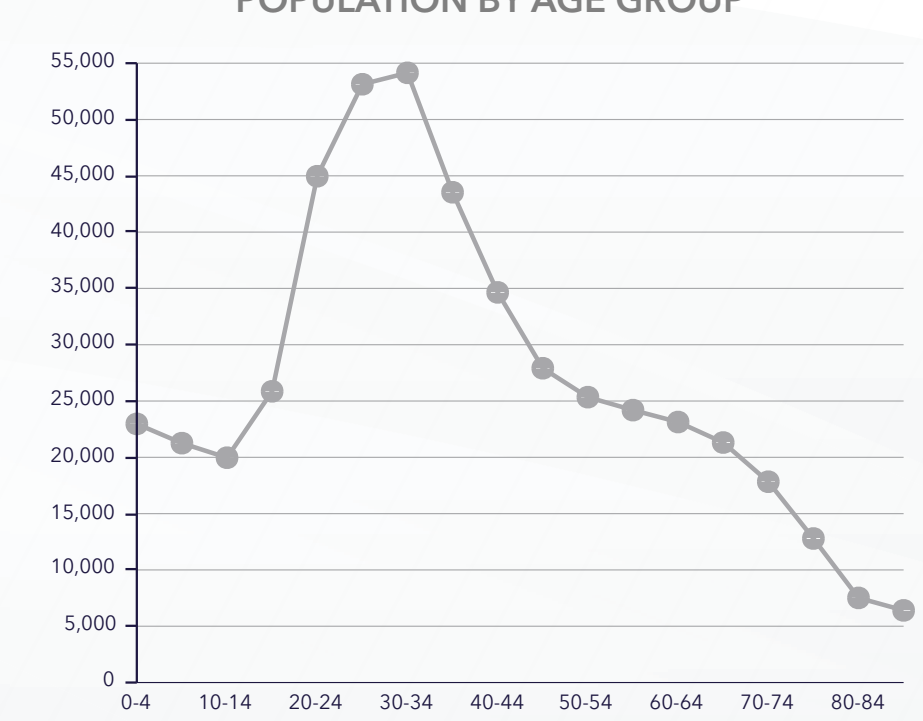
EDUCATION



POPULATION TIME SERIES 2021-2026



POPULATION BY AGE GROUP







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