



CALL FOR OFFERS • DUE 7/24/24



120 FAIRVIEW STREET

HOUSTON, TX 77006

**±41,274 SQ. FT. OF
LAND FOR SALE**



WATCH THE PROPERTY VIDEO



FOR MORE INFORMATION, PLEASE CONTACT:

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ELEANOR TINSLEY PARK



DOWNTOWN



MONTROSE



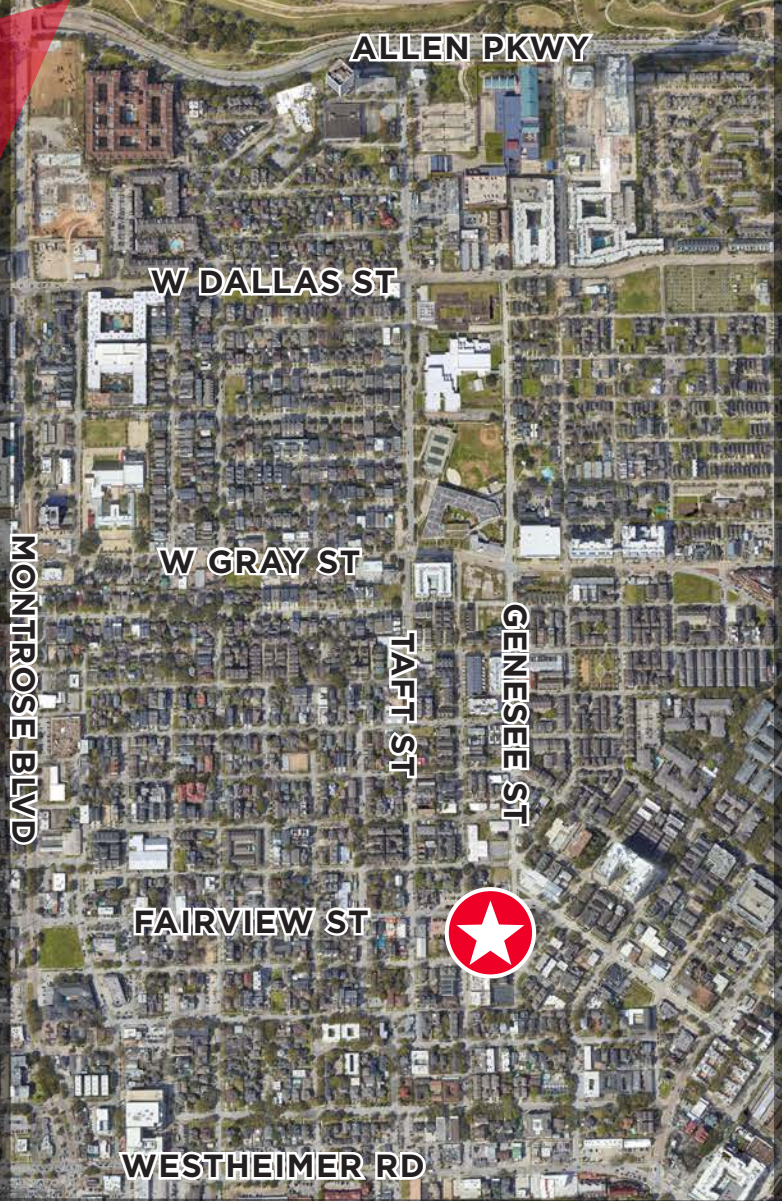
THE MENIL COLLECTION



120 FAIRVIEW ST., HOUSTON, TX 77006

Cushman and Wakefield is pleased to offer for sale ±41,274 square feet of land in the eccentric Montrose neighborhood. Just west of downtown Houston and in proximity to the Texas Medical Center, The Museum District, University of Houston and the University of St. Thomas. The site is within walking distance to many Montrose restaurants and entertainment venues.

AREA MAP



DEMOGRAPHICS



WALKABILITY SCORE: 86/100



2022 TOTAL POPULATION

5 MILES
471,267

10 MILES
1,494,159

15 MILES
2,890,605



2027 TOTAL POPULATION

5 MILES
493,221

10 MILES
1,538,011

15 MILES
2,968,091



2022 -2027 ANNUAL RATE

5 MILES
0.91%

10 MILES
0.58%

15 MILES
0.53%



2022 MEDIAN AGE

5 MILES
35.9

10 MILES
34.5

15 MILES
33.6



2027 MEDIAN AGE

5 MILES
36.2

10 MILES
35.1

15 MILES
34.1



2022 MEDIAN HOUSEHOLD INCOME

5 MILES
\$84,682

10 MILES
\$59,833

15 MILES
\$59,289



2027 MEDIAN HOUSEHOLD INCOME

5 MILES
\$100,573

10 MILES
\$70,740

15 MILES
\$69,497



2022 AVERAGE HOUSEHOLD INCOME

5 MILES
\$137,940

10 MILES
\$104,718

15 MILES
\$96,465



2027 AVERAGE HOUSEHOLD INCOME

5 MILES
\$155,401

10 MILES
\$119,627

15 MILES
\$110,901

ADDITIONAL SITES ALSO AVAILABLE



MORGAN GROUP
BUILDING: 350 UNITS

SUBJECT PROPERTY

FUTURE PUBLIC
ART AREA

CENTER POINT:
ARTIST TO REVAMP
EXTERIOR

Owner is willing to sell the entire portfolio.

TENANT OVERVIEW



NEW FUSION TACO

Third location. Full renovation into New Orleans architecture.



CUCHARA RESTAURANT

Nice brick building. Two-hour wait on weekends.



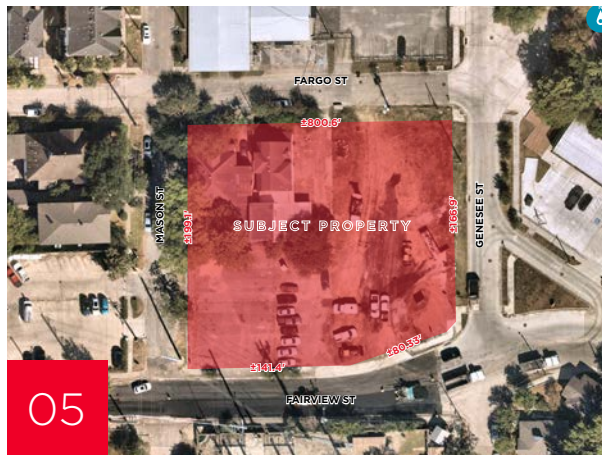
CUCHARITA

Located one block from Cuchara. Offers breakfast and lunch.



BEER GARDEN CONCEPT

6th location.



SUBJECT PROPERTY

120 Fairview Street



PARKING LOT

Future 2,000 SF retail site.

TENANT OVERVIEW



CREATIVELY DESIGNED NEW RETAIL SPACE

NO MINOR

Sneaker shop. Same ownership group as bike shop. 10 year track record of success with big local following.

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JETHRO

Bar/Restaurant group with location in L.A. and Austin with great track record of operational success in all of their concepts.

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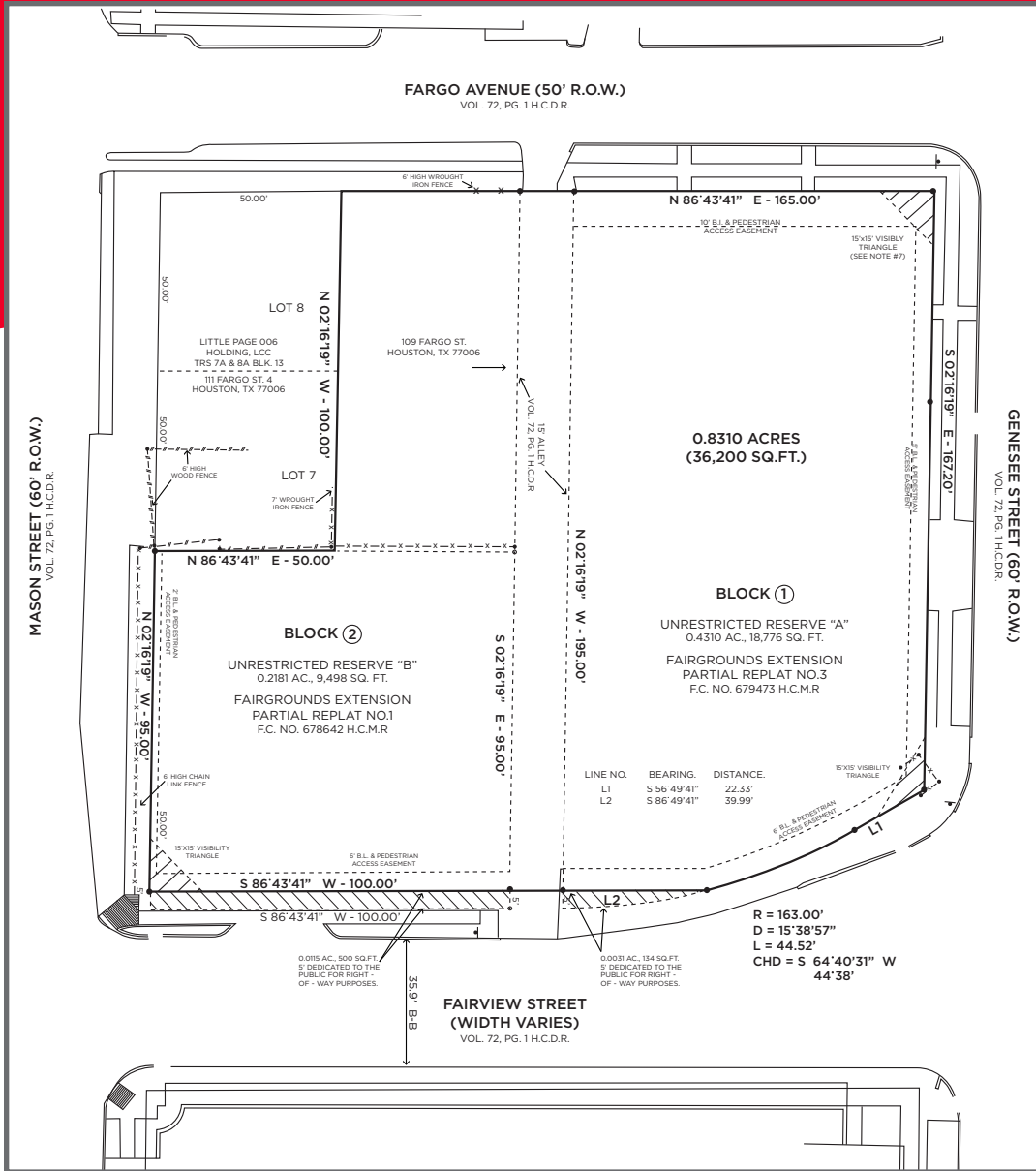
HAM BICYCLES

Has been in business for 10+ years. Previously was at 2309 Dunlavy St.



OWNED BY SFT

New restaurant concept by Pass and Provisions, including event space.



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