

# RIVERSIDE DR.

HOUSTON, TX 77004

±28,597 SF OF LAND

288  
TEXAS

RIVERSIDE DR.

BINZ ST.

CALUMET ST.

LIVE OAK ST.

±185'

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CUSHMAN &  
WAKEFIELD

**±28,597 SF**

**RIVERSIDE DR.  
HOUSTON, TX 77004**



**TRACT**

288  
TEXAS

MAIN ST.

RIVERSIDE DR.

N MACGREGOR WAY

S MACGREGOR WAY

ALAMEDA RD.





**186,232**

2022 Total Population



**89,227**

2022 Total Households



**1.89**

2022 Average Household Size



**122,620**

2022 Average Household Income



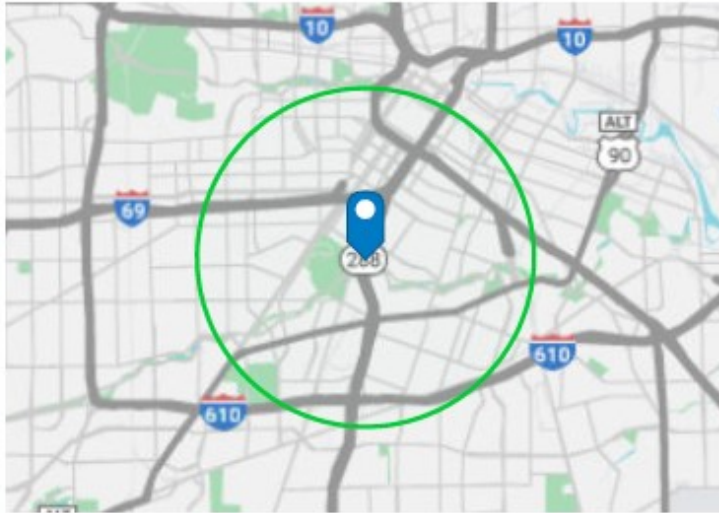
**34.2**

2022 Median Age



**505,774**

2022 Average Home Value



### EMPLOYMENT



**475,047**

2022 Total Daytime Population



**82%**

2022 Daytime Population: Workers



**18%**

2022 Daytime Population: Residents



**16,805.2**

2022 Daytime Population Density (Pop/sq mi)



**14,057**

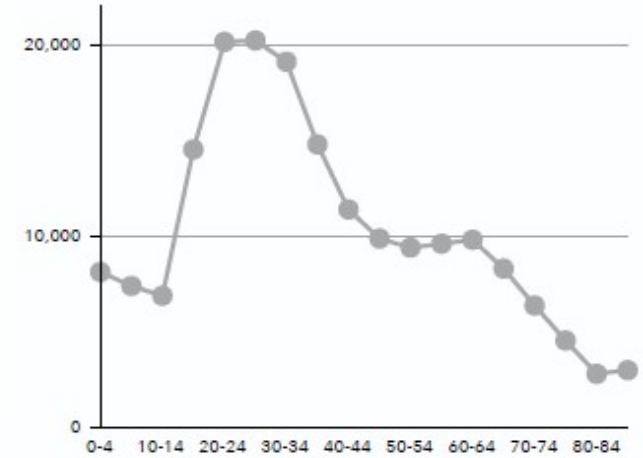
2022 Total (SIC01-99) Businesses



**372,595**

2022 Total (SIC01-99) Employees

### POPULATION BY AGE GROUP



### EDUCATIONAL ATTAINMENT

**10%**

High School Diploma

**2%**

GED/Alternative Credential

**12%**

Some College/No Degree

**5%**

Associate's Degree

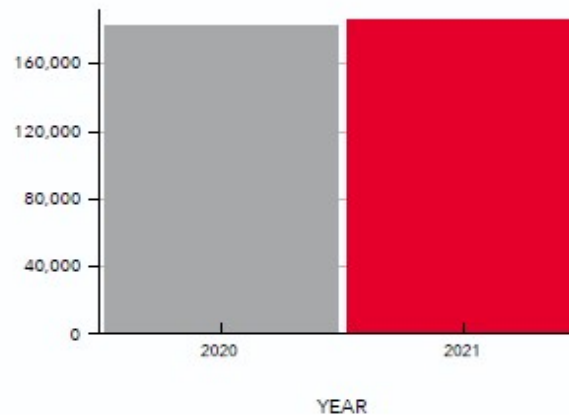
**33%**

Bachelor's Degree

**33%**

Graduate/Professional Degree

### POPULATION TIME SERIES 2010-2021



**50%**

Male Population (%)



**0.64%**

2022-2027 Population: Compound Annual Growth Rate



**50%**

Female Population (%)

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**CUSHMAN & WAKEFIELD**

# RIVERSIDE DR.

- ±28,597 sf of land located on Riverside Dr. directly off of highway 288
- Located within the opportunity zone
- Property is directly in the middle of Rice University, Texas Medical Center, Houston Museum district, and University of Houston
- Approximately ±185 ft. of frontage along Riverside Dr.

**Contact Brokers for Pricing**



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