

GARDEN OAKS

2003/2009 W. 34TH ST.
HOUSTON, TX 77018



100% LEASED

FOR MORE INFORMATION:

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PROPERTY OVERVIEW

LOCATION

2003/2009 W. 34th St.
Houston, TX 77018

BUILDING SQFT

20,100 SF

YEAR BUILT

2019

PARKING SPOTS

140

COUNTY

Harris

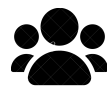
ZONING TYPE

Commercial

ADDITIONAL INFORMATION

This dual-property site at 2003/2009 W. 34th St. is strategically located in Houston's popular Oak Forest/Garden Oaks area, known for its residential growth and commercial revitalization. Positioned along W. 34th Street, a high-traffic corridor, these properties benefit from excellent visibility and accessibility, drawing a consistent flow of both local residents and commuters. The flexible layout and spacious lots make them ideal for a variety of commercial uses, from retail to office space or service-oriented businesses.

DEMOGRAPHIC SNAPSHOT



POPULATION

| | |
|--------|---------|
| 1 mile | 14,536 |
| 3 mile | 134,611 |
| 5 mile | 410,536 |



HH INCOME

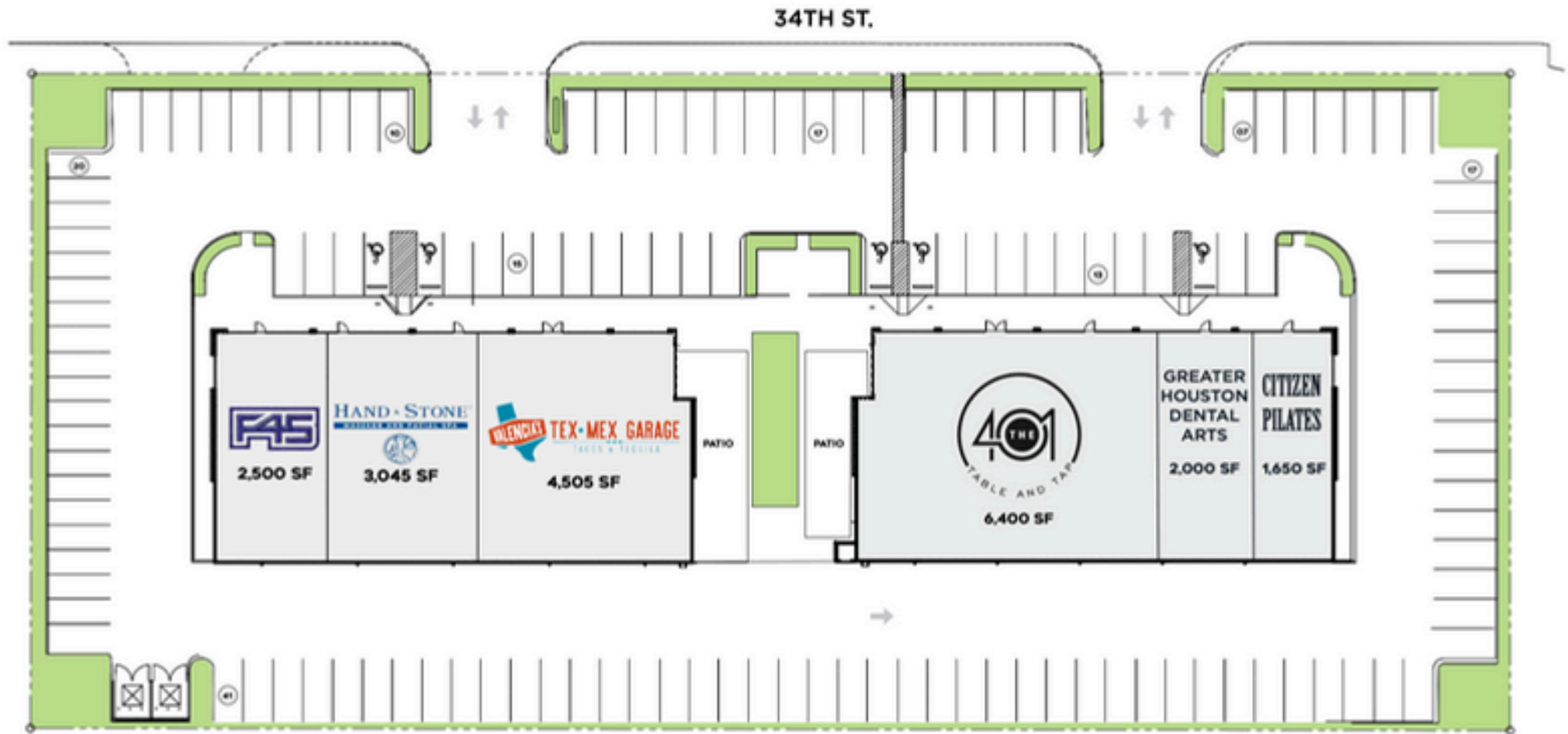
| | |
|--------|-----------|
| 1 mile | \$110,800 |
| 3 mile | \$105,187 |
| 5 mile | \$103,816 |



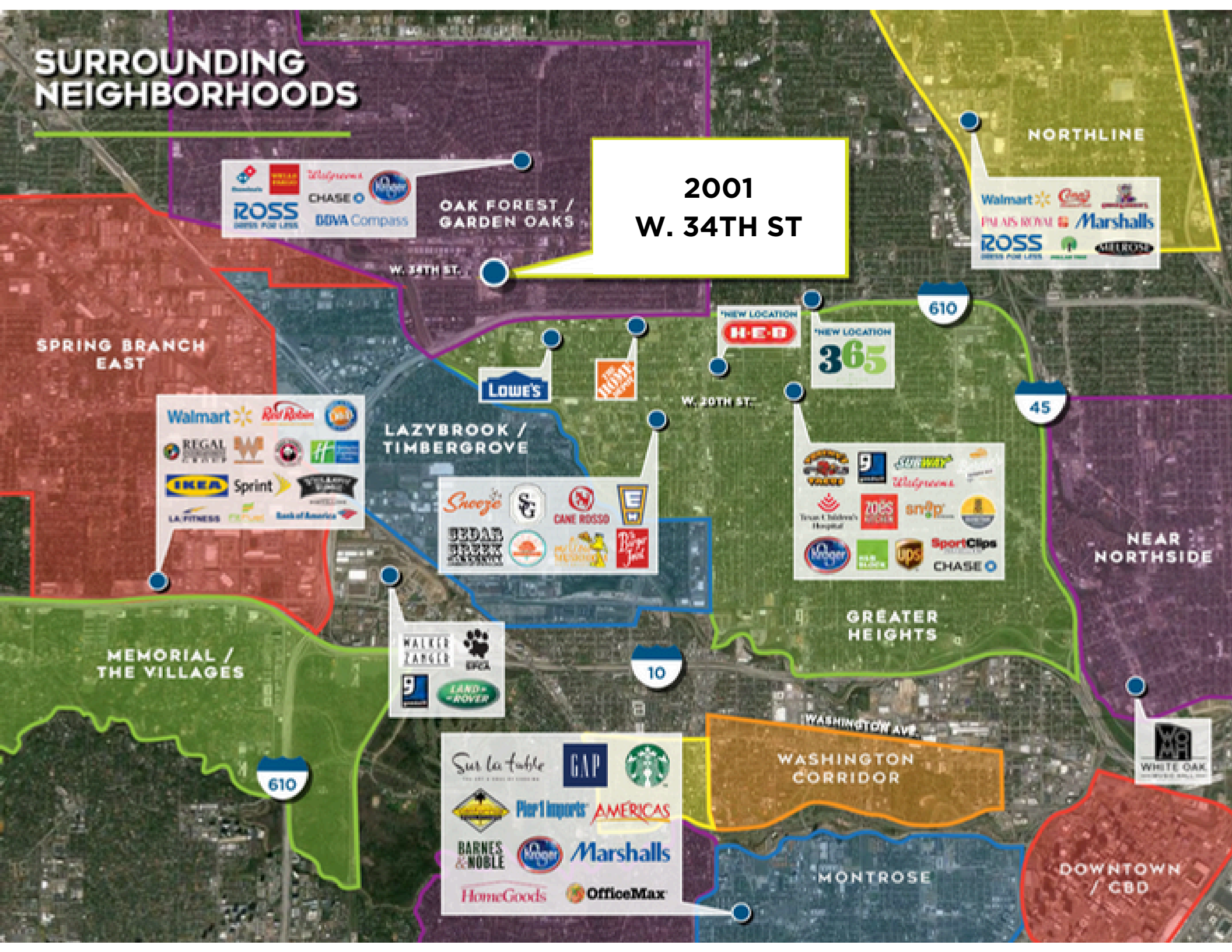
TRAFFIC COUNTS

W 34th Street:
16,188 vpd
Ella Blvd:
31,843 vpd

SITE PLAN



SURROUNDING NEIGHBORHOODS



2001
W. 34TH ST

ROSS
DESIGN FOR LESS

Walmart
CHASE
BDOVA Compass

OAK FOREST /
GARDEN OAKS

Walmart
FURNITURE MART
ROSS
DESIGN FOR LESS

Costco
Marshall's
MILKSON

NORTHLINE

SPRING BRANCH
EAST

Walmart
REGAL
IKEA
Sprint
LA FITNESS
Bank of America

Red Robin
Coca-Cola
7-Eleven
Sprint
Bank of America

LAZYBROOK /
TIMBERGROVE

Shoozie's
CANE ROSSO
VEDAR
BARK
my Green
The Paper Joint

WALKER
ZANKER
EPCA
LAND-POWER

W. 20TH ST.

NEW LOCATION
H-E-B

NEW LOCATION
365

Walmart
ZOE'S
snip
SportClips
CHASE

Walmart
ZOE'S
snip
SportClips
CHASE

610

45

NEAR
NORTHSIDE

MEMORIAL /
THE VILLAGES

610

10

GREATER
HEIGHTS

Sur la Table
GAP
Starbucks
Pier 1 Imports
AMERICAS
BARNES & NOBLE
Marshall's
HomeGoods
OfficeMax

WASHINGTON
CORRIDOR

MONTROSE

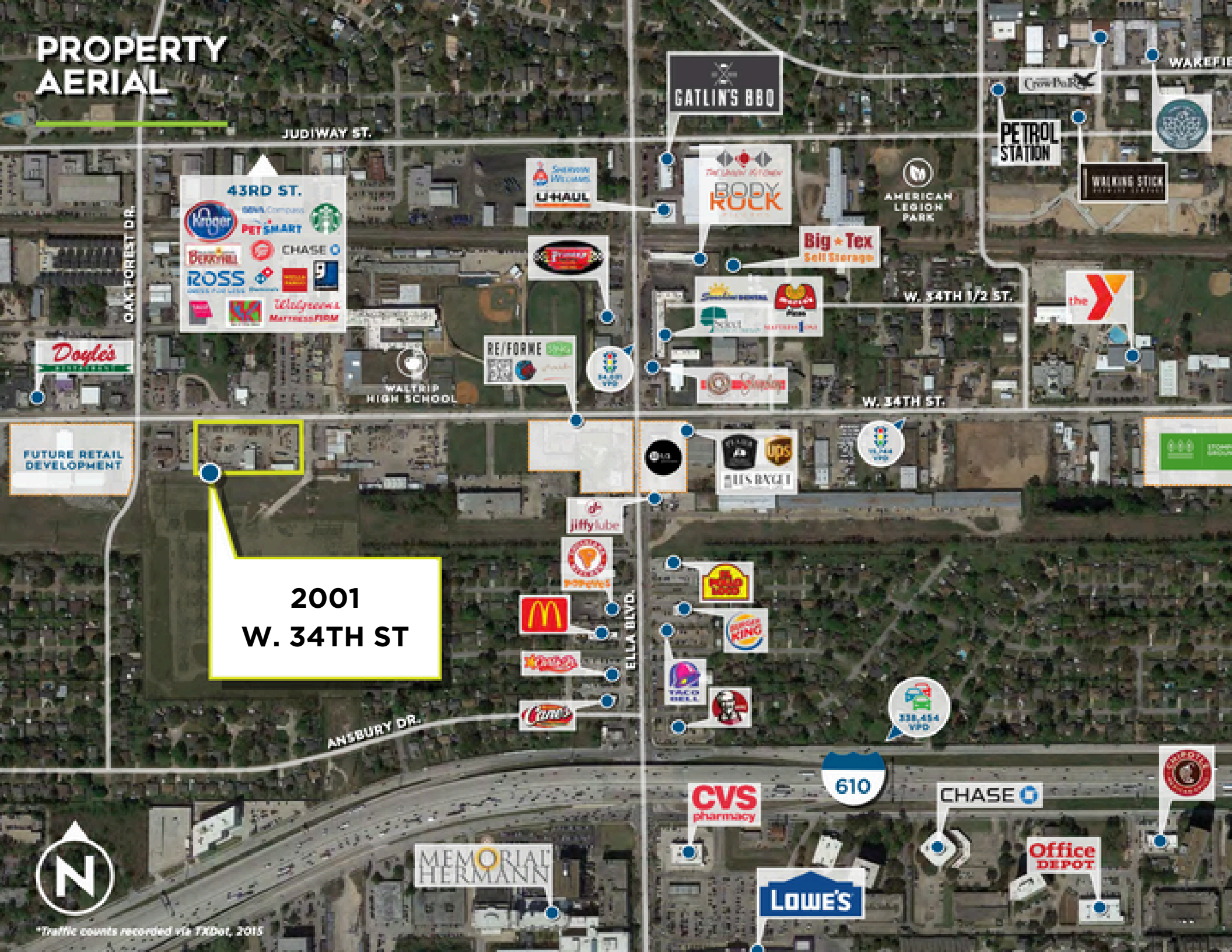
DOWNTOWN
/ CBD

WHITE OAK

PROPERTY PHOTOS



PROPERTY AERIAL



43RD ST.

Kroger
PetSmart
Chase
Ross
Walgreens
Marriott

**2001
W. 34TH ST**

GATLIN'S BBQ

BODY ROCK

**Big + Tex
Self Storage**

PETROL STATION

WALKING STICK

AMERICAN LEGION PARK

RE/FORME

the Y

FUTURE RETAIL DEVELOPMENT

UPS

McDonald's

Burger King

Wendy's

Carroll's

TACO BELL

KFC

330.454.VPD

CVS pharmacy

610

CHASE

MEMORIAL HERMANN

LOWE'S

Office DEPOT



*Traffic counts recorded via TXDot, 2015