

1916 BALDWIN ST

PRIME MIDTOWN PROPERTY
WITH STRONG UPSIDE

 I-45 | 25,201 VPD

 BALDWIN ST

 PIERCE ST

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1916

EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 1916 Baldwin Street, a premier three-story bar and restaurant venue encompassing 9,672 square feet on a 22,500 square foot lot in the heart of Houston's Midtown district.

Positioned in one of the city's most active and walkable neighborhoods, the property enjoys excellent visibility, strong foot traffic, and immediate access to major highways and transit corridors. Midtown continues to see steady population and commercial growth, making this a prime location for both operators and investors alike. Now vacant and owner-user ready, the property offers significant flexibility for a variety of potential uses, including a bar, restaurant, event center, or office. The expansive site also presents potential for multifamily redevelopment, providing buyers with an opportunity to occupy, reposition, or redevelop the property within a highly desirable Midtown location.

- Prime Midtown Houston location with exceptional visibility
- 9,672 SF building on a 22,500 SF lot
- Three-story bar and restaurant venue
- Vacant and owner-user ready
- Potential for bar, restaurant, event center, or office use
- Multifamily redevelopment potential
- Minutes from Downtown Houston, Museum District and major highways



**ADDRESS:**

1916 BALDWIN ST
HOUSTON, TX 77002

**PRICE:**

CONTACT FOR DETAILS

**BUILT:**

1930

**SIZE:**

9,672 SF

**HIGHWAYS:**

5 MINUTES TO I-45
8 MINUTES TO I-69





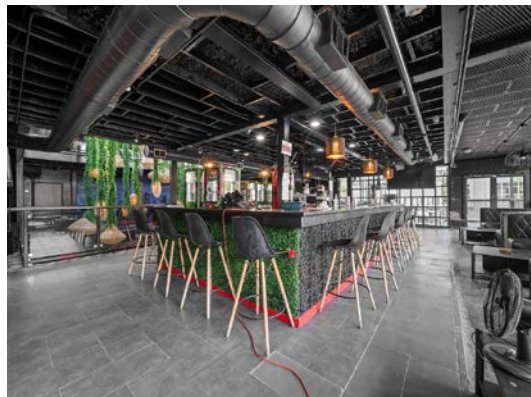
 I-45 | 25,201 VPD

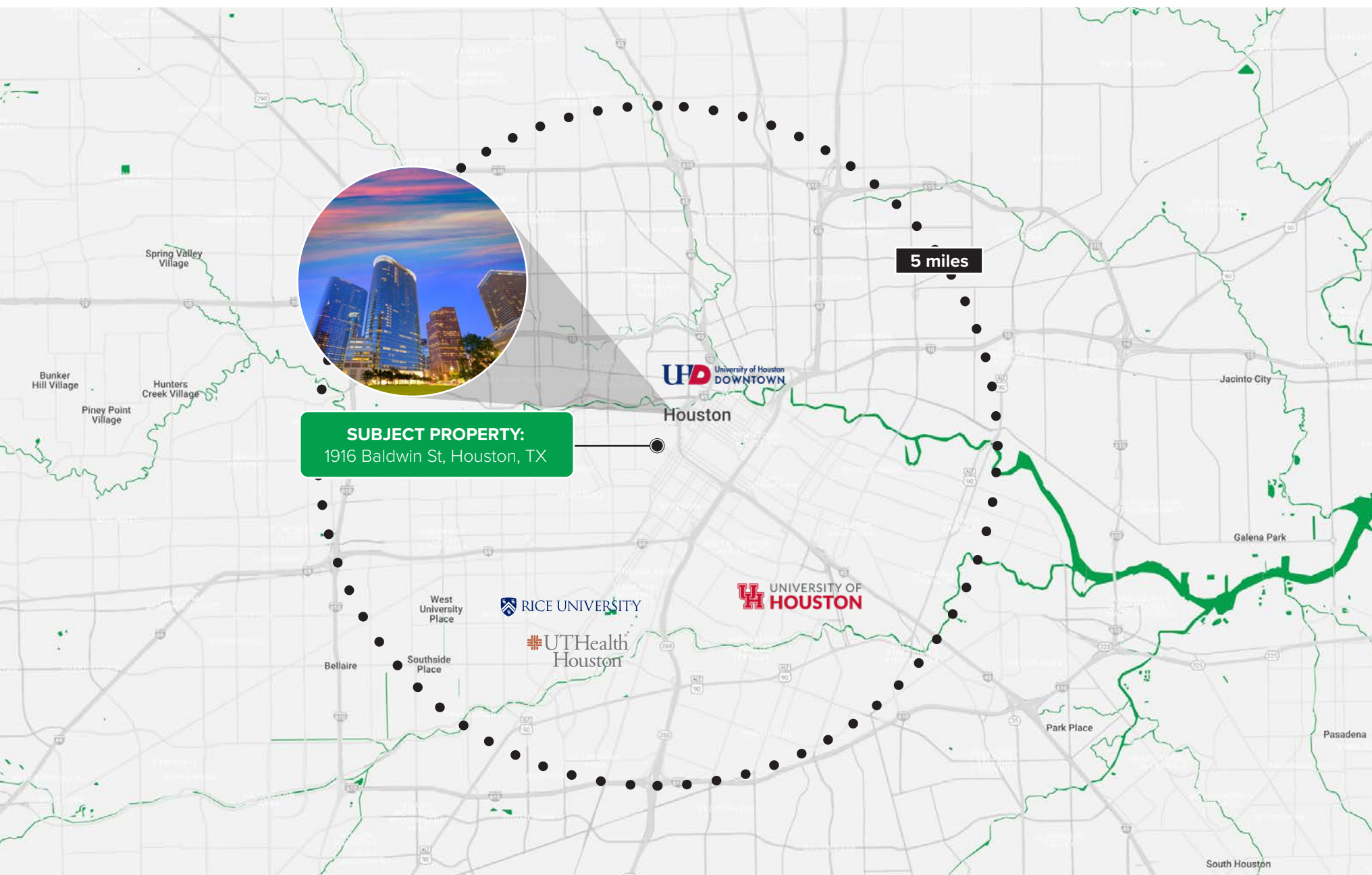
 BALDWIN ST

 PIERCE ST | 2,080 VPD

1916

PROPERTY PHOTOS





1916

\$152,649 average household income within 5 milesEmployees within 5 miles total **591,555**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	30,555	216,120	478,574
Households	18,870	107,470	225,833
Families	4,962	40,439	99,244
Average Household Size	1.58	1.81	1.99
Owner Occupied Housing Units	4,253	36,946	88,318
Renter Occupied Housing Units	14,617	70,524	137,515
Median Age	33.2	34.7	35.2
Median Household Income	\$97,266	\$100,947	\$90,585
Average Household Income	\$147,046	\$159,729	\$152,649

2029 Summary	1 Mile	3 Miles	5 Miles
Population	32,696	230,670	502,988
Households	20,640	117,888	243,703
Families	5,318	43,605	105,263
Average Household Size	1.55	1.77	1.94
Owner Occupied Housing Units	4,722	40,193	95,763
Renter Occupied Housing Units	15,918	77,695	147,940
Median Age	33.8	35.6	36.1
Median Household Income	\$102,944	\$107,582	\$99,570
Average Household Income	\$153,631	\$167,790	\$162,270



PRESENTED BY

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