

3011 Smith Street

HOUSTON, TX 77006

**Proven Location.
Unlimited Potential.**

For sale – 0.46 AC

AVISON
YOUNG





3011 Smith Street

Rare Infill Opportunity

A rare opportunity to reposition a highly visible Midtown site—capable of supporting a wide range of uses, from restaurant and retail to mixed-use redevelopment. Formerly home to the legendary Houston staple, Damian's Restaurant.





Location

0.3 miles to METRORail Red Line

0.8 miles to The Ion / Innovation District

1.1 miles to Downtown Houston

1.6 miles to the Museum District

2.0 miles to GRB Convention Center

2.0 miles to UH-Downtown

2.5 miles to Texas Southern University

3.0 miles to University of Houston

3.0 miles to Rice University

3.2 miles to Texas Medical Center

6.5 miles to The Galleria / Uptown

11 miles to Hobby Airport (HOU)

22 miles to George Bush Airport (IAH)

All distances are approximate



Site Overview



Demographics	1 mile	3 miles	5 miles
Average household income	146,117	165,976	159,481
Total households	23,385	115,361	239,856
Total population (2026)	40,068	239,922	520,975

Demographics

Houston MSA economic and demographic overview

Comparatively affordable living costs, strong global trade ties and sustained corporate investment continue to drive growth across the Houston region. Since April 2020, metro Houston has added more than 635,400 jobs, bringing total employment to 3.5M as of April 2025. More than 450,000 people moved to the metro area between April 2020 and July 2024, and the region is expected to surpass 8.0M residents by the end of the decade.



8.0M+
Expected population
by end of decade



26
Fortune 500
companies in Houston



Houston has a highly educated workforce.

The region is home to **33 academic institutions**, with nearly **443,000 students** enrolled in fall 2024. Houston also benefits from **three Tier I** research universities: Rice University, the University of Houston, and Texas A&M University.

 \$81,417 Median household income	 2.77 M Total households
 3.5M Total jobs	 722 City parks
 35.7 Median age	 45,059 Acres of park land

Current Market Facts

7,796,182 Total population
635,400+ Jobs added since April 2020
3.9% Unemployment rate
30,900 Projected 2026 job growth
31.1 Minutes Average commute time



3011 Smith Street

Dawson Smith
Vice President
+1 713 689 9849

dawson.smith@avisonyoung.com

Clayton Duewel
Associate
+1 713 873 1338

clayton.duewel@avisonyoung.com

**AVISON
YOUNG**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Avison Young-Texas, LLC	606048	kurt.cherry@avisonyoung.com	713-993-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Kurt Cherry	352273-B	kurt.cherry@avisonyoung.com	972-333-3927
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kurt Cherry	352273-B	kurt.cherry@avisonyoung.com	972-333-3927
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
J Dawson Smith	743379	dawson.smith@avisonyoung.com	713-689-9849
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date