



±0.98 AC LAND AVAILABLE FOR SALE

NEC W 34th St & Couch St | Houston, TX 77018



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1624 W 34th St
Houston, TX 77018

Availability: ±0.98 AC

Price: \$38.00 PSF

HIGHLIGHTS:

- ±0.98 AC development opportunity in the highly sought-after Garden Oaks neighborhood
- Fully equipped with all utilities available including existing water, sewer, drainage, gas, AT&T, Comcast & Xfinity*
- Ideal for mixed-use development featuring retail and multi-family/residential
- Highly attractive for residential use with access to both established Houston ISD public schools and other educational institutions including Goswami Academy, Heritage Classical Academy & St. Pius X High School
- Convenient access to the 610 Loop, US 290, and I-45

TRAFFIC COUNTS:

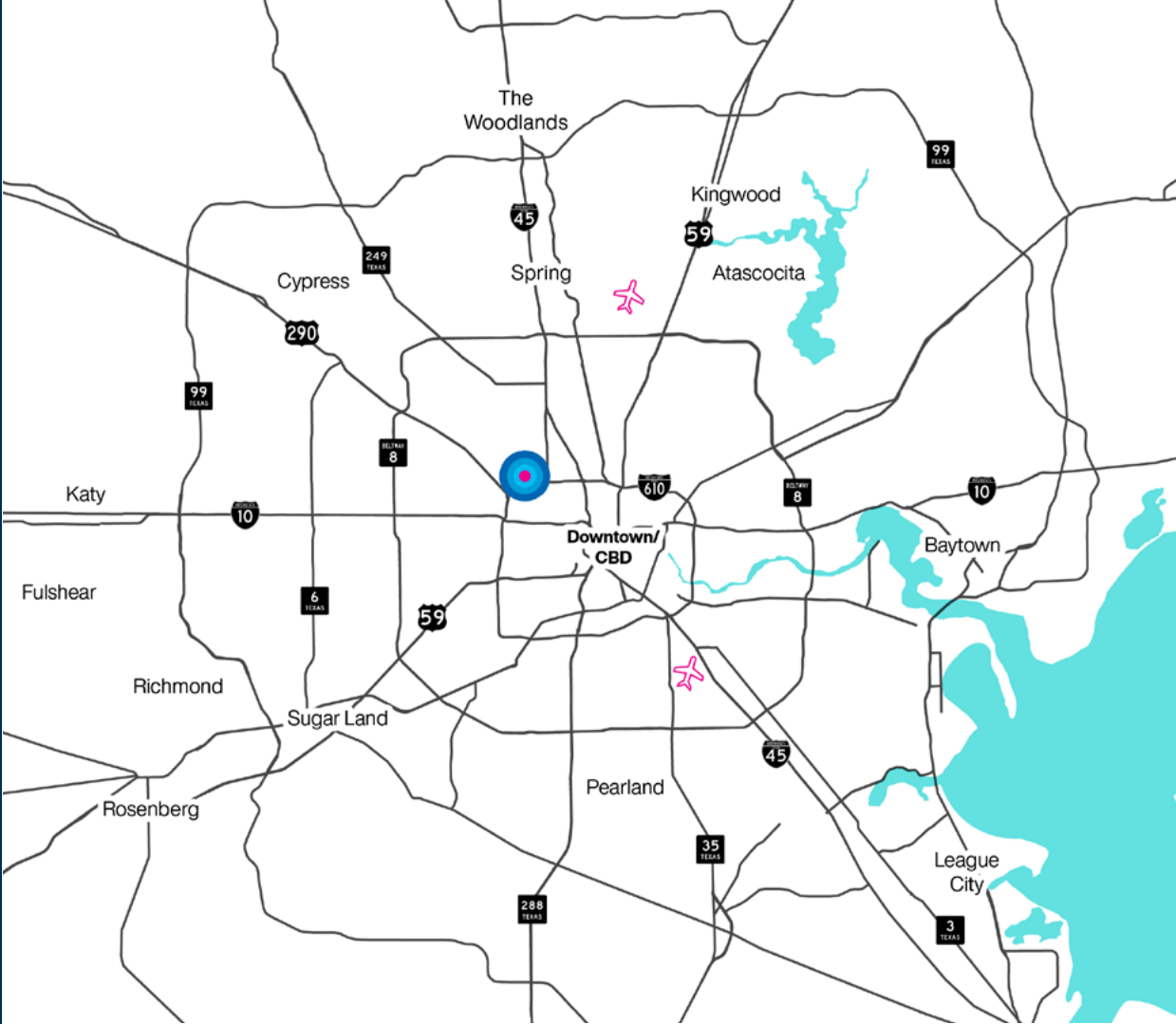
W 34th St: 14,245 CPD '22

Ella Blvd: 31,544 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	17,564	146,441	428,989
Daytime Pop.	12,810	113,660	348,155
Avg HH Income	\$230,223	\$188,378	\$162,065

*Per Seller



PROPERTY SURVEY



Oak Forest
Park

COMING SOON:
The Market at
Oak Forest

Avenue
on 34th

Oak Forest Dr

34th St

Judiway St

Waltrip
High School

14,245 CPD ('22)

SAIGON HUSTLE

POPEYES

31,057 CPD ('25)

GATLIN'S BBQ

PRIVATE MINISTORAGE

Big Tex
Self Storage

GOSWAMI
ACADEMY

Paws
Pet Resort

34th St

jiffy lube

UPS

BURGER KING

GYRO HUT

CVS

SITE

±0.96 AC
UNDER CONTRACT

±2.45 AC
ADDITIONAL LAND
FOR SALE

11,924 CPD ('22)

206,693 CPD ('25)

610

1624 W 34TH ST | 4

2025 TAX RATES:

HOUSTON ISD	0.87
HARRIS COUNTY	0.380
HARRIS CO FLOOD CNTRL	0.049
PORT OF HOUSTON AUTHY	0.005
HARRIS CO HOSP DIST	0.187
HARRIS CO EDUC DEPT	0.004
HOUSTON CITY COLLEGE	0.098
CITY OF HOUSTON	0.519
TOTAL TAX RATE	2.125





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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/ Associate

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713.437.3979

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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LAND AVAILABLE FOR SALE

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