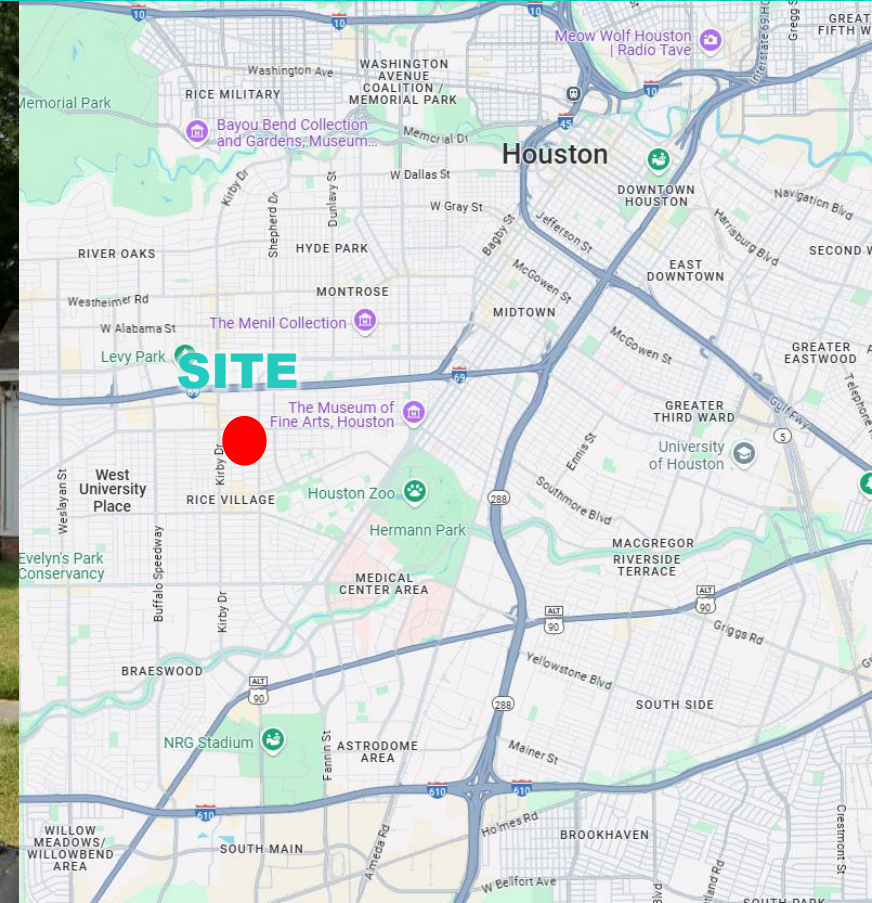
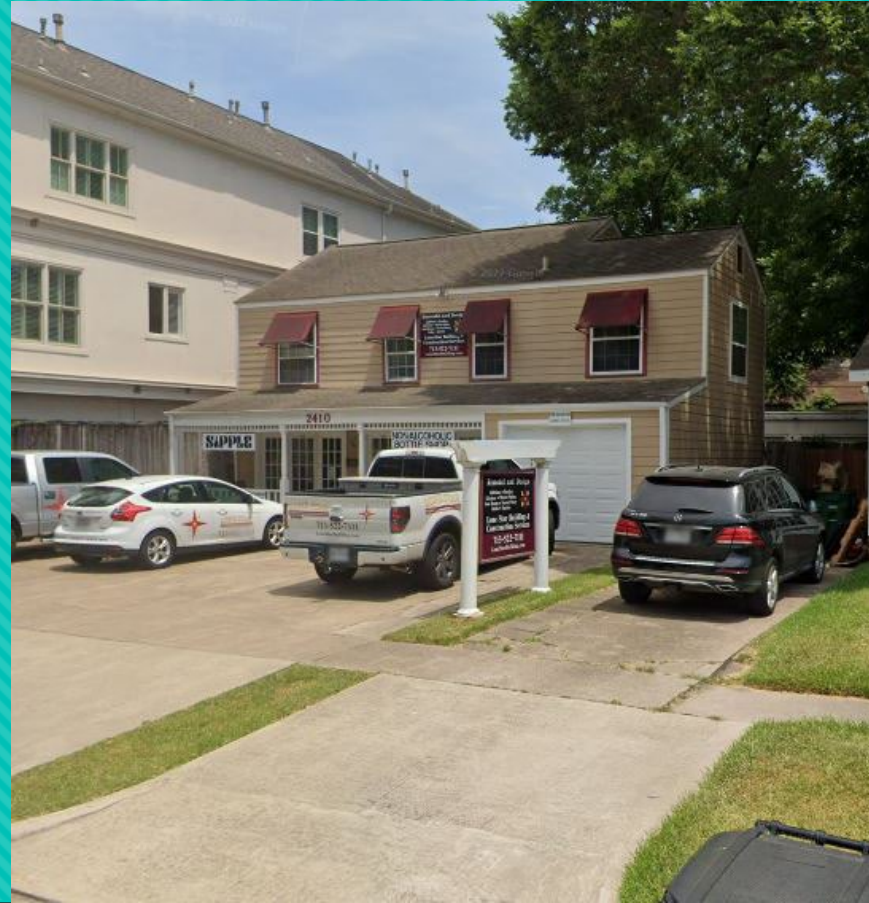


REDEVELOPMENT OR LEASE UP OPPORTUNITY

6,000 SF Lot Near Rice Village
with 2,484 SF Improvement

Contact: Sylvia Coronado 713-355-4646 ext 103

Email: sylvia@ketent.com



2410 Quenby Street, Houston, TX 77005

2410 Quenby St.

- 6,000 SF (\pm .1377 acres)
- 2,484 net rentable square feet
- Located just blocks from Rice Village
- Quenby St. between Morningside Dr. & Kirby Dr.
- Built 1945
- Rehabbed 2002
- No restrictions
- Ideal for office/residential redevelopment
- Quick access to Downtown, Galleria & Med Center



2410 Quenby St.

TAXING AUTHORITY - HARRIS COUNTY

ACCT NO: 0370100000013

Houston ISD	\$0.868300
Harris County	\$0.385290
Harris County Flood Control	\$0.048970
Port of Houston Authority	\$0.006150
Harris County Hospital District	\$0.163480
Harris County Education Dept	\$0.004799
Houston Community College	\$0.096183
City of Houston	\$0.519190
2024 Tax Rate/\$100	\$2.092362
2024 Tax Assessment	\$821,683
HCAD Improvement Sq.Ft.	2,484

POPULATION ESTIMATES (2024)

1 mile - 23,715
2 mile - 97,817
3 mile - 205,801



AVG HOUSEHOLD INCOME (2024)

1 mile - \$265,837
2 mile - \$213,641
3 mile - \$185,890



DAYTIME EMPLOYMENT (1 MILE)

Total Businesses - 3,211
Total Employees - 19,056



Annual Income 2024

\$40,800

Jan thru Dec '24 Modified Expenses

EXPENSE

FIXED EXPENSES

Fixed Expenses

Fixed Expenses

Taxes

\$17,953

Insurance

\$8,948

Total Fixed Expense

\$26,901

Utilities

Utilities

Utilities

\$5,021

Total Utilities

\$5,021

Other Expenses

Other Expenses

Repairs & Maintenance

\$2,017

Total Other Expense

\$2,017

Total Operating Expense

\$33,939

Total Expense

\$33,939

Net Operating Income (Actual Underwriting)

\$6,861

Owner occupies 50% of building

SALES COMPS



2434 Quenby St.

SOLD: \$760,000
Date Sold: 8/1/24
Land Size: 6,000 SF
\$/SF: \$127.00



6107 Lake St.

SOLD: \$925,000
Date Sold: 6/14/24
Land Size: 5,000 SF
\$/SF: \$185.00



2424 Nottingham St.

SOLD: \$735,000
Date Sold: 2/13/24
Land Size: 5,150 SF
\$/SF: \$143.00



4137 Riley St.

SOLD: \$1,650,000
Date Sold: 1/14/22
Land Size: 12,000 SF
\$/SF: \$138.00



3928 Browning St.

SOLD: \$798,000
Date Sold: 9/11/23
Land Size: 6,000 SF
\$/SF: \$133.00

MARKET PRICE



Demographics

within 1 – 3 miles of 2410 Quenby Street

Estimated Population 2024

1-Mile	2-Mile	3-Mile
23,715	97,817	205,801

Estimated Households 2024

1-Mile	3-Mile	5-Mile
9,830	49,024	106,711

Estimated Avg Household Income 2024

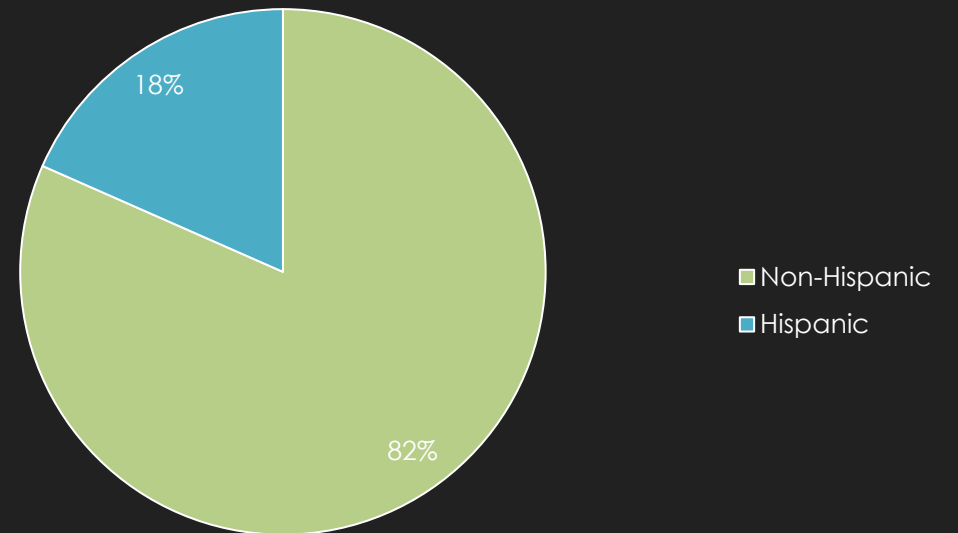
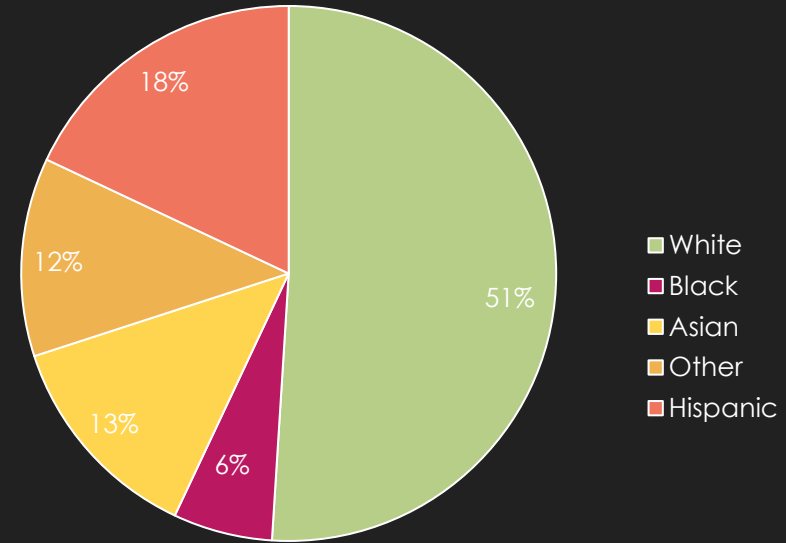
1-Mile	3-Mile	5-Mile
\$266K	\$214K	\$186K

Median Age 2024

1-Mile	3-Mile	5-Mile
38.4	37.9	37.7

Education – College Degree + 2024

1-Mile	3-Mile	5-Mile
52.7%	48.1%	41.9%



2410 Quenby

Morningside Dr

Kirby Dr.

Rice University

Rice Village

Rice Stadium

UNIVERSITY PLACE

SOUTHAMPTON

Rice University

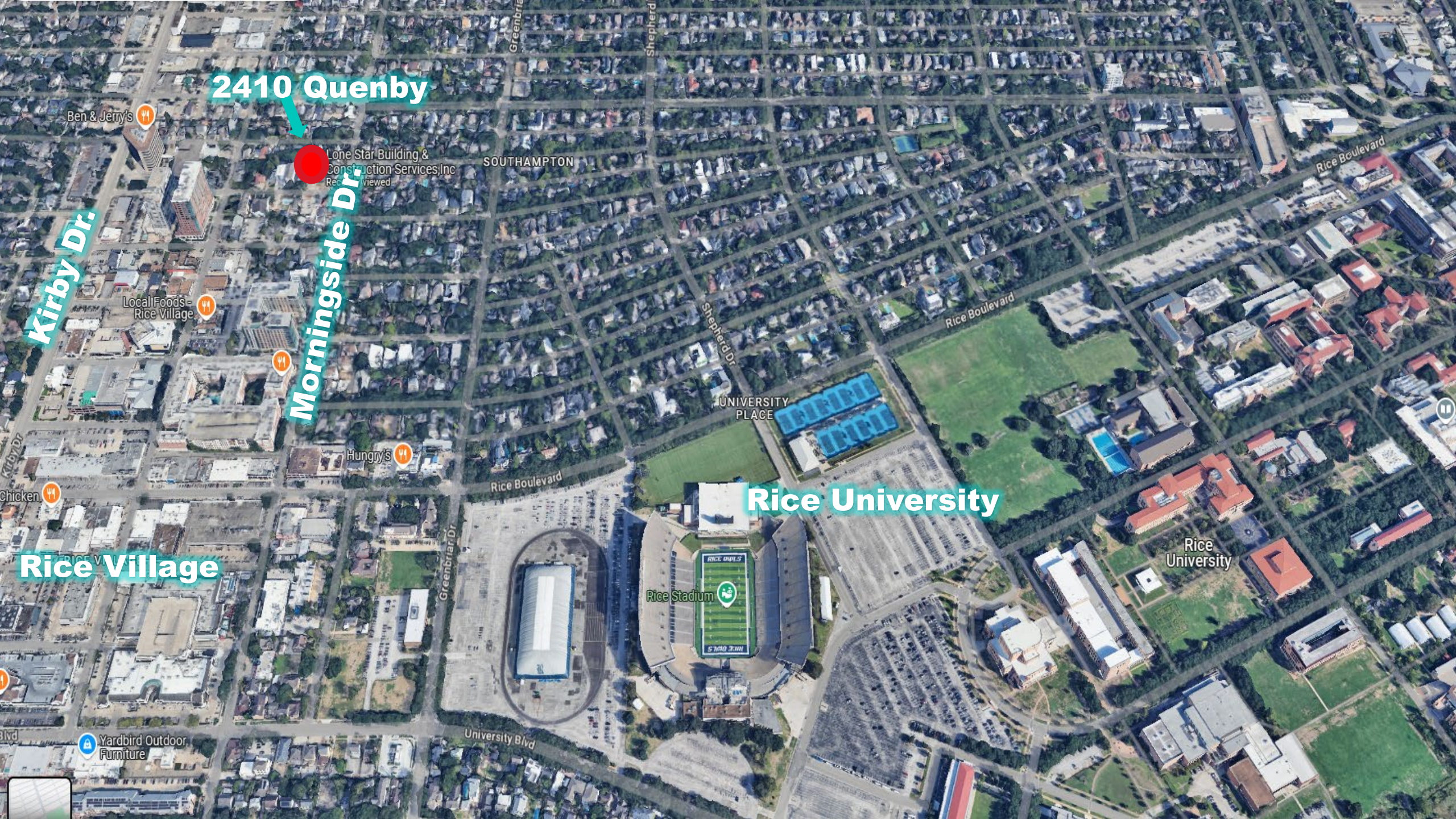
Ben & Jerry's

Local Foods - Rice Village

Lone Star Building & Construction Services, Inc

Hungry's

Yardbird Outdoor Furniture



A panoramic view of the Houston skyline at sunset. The sky is a mix of blue and orange. The city is filled with various skyscrapers, some with glass facades reflecting the light. In the foreground, there are green trees and a road with some cars.

HOUSTON 2024

Houston
Metro
Overview

HOUSTON

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. The economy is strong, the city is made up of many different cultures, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.3 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

In addition to Houston's diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to its access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.

Since emerging from the pandemic, metro Houston has gained well over half a million jobs. That's a decade's worth of growth in just 42 months. As of October '23, Houston added nearly 200,000 more jobs than it did before COVID. Over the past three-plus years, Houston also set records for home sales (440,00 closings), witnessed a surge in commercial construction (\$40+ billion), and handled record container traffic at the port (12.5 million TEUs). But Houston can't maintain that pace indefinitely. Like a distance runner, Houston was quick out of the blocks, but now must find a more sustainable pace. Growth will slow in '24, it may even seem sluggish, but that's only because we've watched Houston sprint through the last three years. The region needs time to catch its breath, which is what will happen in '24. Growth will pick up again in '25, not back to the rapid pace of recent years, but to a more moderate pace, one that can be maintained for the long run.

Source: Greater Houston Partnership 2024



Growth will slow in '24, but that's only because we've watched Houston sprint through the last three years. The region needs time to catch its breath in '24. Growth will pick up again in '25, not back to the rapid pace of recent years, but to a more moderate pace, one that can be maintained for the long run.

Looking ahead, here are a few developments that will impact Houston's economy in 2024

Click on a name below for a link to Greater Houston Partnership's Expanded Article

- Arco del Tiempo
- Austin Point
- Autry Park
- BioHub II at Generation Park
- East Blocks
- The Allen
- The Commons at Hermann Park
- The Houston Astros Entertainment District
- The Grand at 249

HOUSTON

quick facts

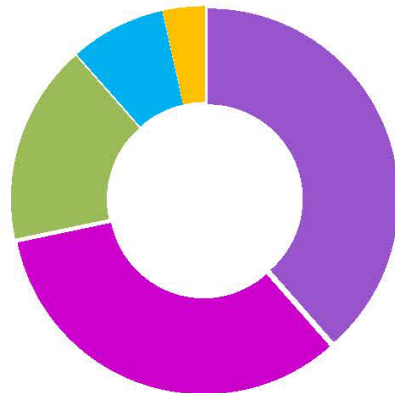
4th
Largest
U.S. City

140,000
Residents Added
in 2023

102,900 vs 70,100
Jobs Created vs Jobs Projected
in 2023 for 2023



- **3.4 Million** Houston MSA Jobs
- **1.9%** ↑ Houston Population Growth since 2022
- **35.30** Houston Median Age



Source: Greater Houston Partnership 2024

- 26 Fortune 500 Headquarters
- 48 Fortune 1,000 Headquarters
- 5 Fortune Global 500
- 26 Forbes Global 2,000
- 87 Inc. 1,000
- 4 Fortune 100 Best Companies to Work For

OVER 1.7 M HOUSTONIANS or **ROUGHLY 1 IN 4** were born outside the U.S.

Metro Houston has the **THIRD LARGEST** number of **FORTUNE 500 COMPANIES** in the nation

If Houston were a country, it would rank as the **25th LARGEST ECONOMY IN THE WORLD**, exceeding Thailand and Ireland

Houston's **TEXAS MEDICAL CENTER** is the **WORLD'S LARGEST** medical complex

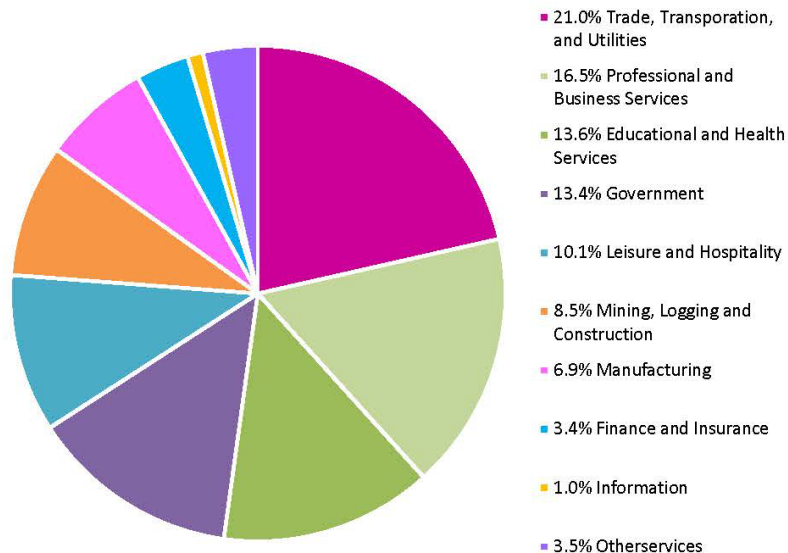
Houston is home to more than **9,100 TECH-RELATED FIRMS** including more than 1,000 venture backed startups

Source: U.S. Census Bureau, 2022 American Community Survey & The Greater Houston Partnership 2024

HOUSTON quick facts

- There are **3.4 million jobs** in the Houston MSA
- The Health, Education, and Business & Professional Services industries account for over **1 in 4** jobs in the region
- The goods-producing sector accounts for nearly **1 in 6** jobs

Industry Share of Houston MSA Employment



Source: Greater Houston Partnership 2024; Texas Workforce Commission December '23

Houstonians can expect the following in 2024

- Job growth below the current pace
- More vehicles on the freeways
- Record passenger volumes at the region's airports
- Fewer housing starts
- Energy prices high enough to spur an uptick in drilling
- Minor reductions in inflation
- No relief on interest rates until mid-year
- And a slump in commercial construction

The Greater Houston Partnership's forecast calls for growth in admin services, arts, entertainment, recreation, energy, government, health care, hotels, manufacturing, other services, private education, professional services, restaurants and bars, retail, transportation, and wholesale trade. Job losses will occur in construction, finance and insurance, information, and real estate.

The region is projected to add 57,600 jobs on net in '24, a subpar performance compared to recent years but still a healthy gain. Houston should finish the year with total employment surpassing 3.4 million, a new record for the region.

2410 Quenby St.



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Investment Sales
sylvia@ketent.com
713-355-4646 ext 103

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