

FOR SALE

REDEVELOPMENT OPPORTUNITY

1625 Southmore Blvd., Houston, Tx 77004

EXECUTIVE SUMMARY

Z&A | ZOMPER & ASSOCIATES
COMMERCIAL REAL ESTATE



INVESTMENT HIGHLIGHTS



10-Unit Multifamily Asset
(All 2 Bed / 1 Bath)



Prime Location
In the heart of Houston's Museum District and Medical Center



Current Cash Flow
6 units tenant occupied on month-to-month leases at \$850/month



Rental Upside
Below-market rents with strong demand in the surrounding area



Value-Add Potential
Roof replaced, cosmetic updates can increase rents and NOI



Redevelopment Potential
Ideal for covered land play, Airbnb, rental rehab, or condo conversion

PROPERTY OVERVIEW

Address	1625 Southmore Blvd. Houston, Tx 77004
Units	10
Unit Mix	(10) 2 Bed / 1 Bath
Year Built	1965
Building Size	± 8,100 SF (est.)
Lot Size	± 10,000 SF (est.)
Parking	9 spaces (off-street parking available)
Zoning	B1
Flood Zone	X

2026 DEMOGRAPHICS

Population Summary	1-Mile	3-Miles	5-Miles
Population	23,045	208,866	464,332
Median Age	36	34	35
Avg. Household Income	\$123,578	\$136,258	\$137,027
Avg. Home Value	\$527,157	\$595,412	\$558,852
College Degree or Higher	71%	72%	62%

LOCATION OVERVIEW

Located in the heart of Houston's "Corridor of Culture" and Medical Center, 1625 Southmore Blvd. places you at the doorstep of the Museum District, Hermann Park, Texas Medical Center, and the Mid-town/Central Business District. With quick access to Hwy. 288, I-59/69, and the Light Rail, the property offers unmatched connectivity and proximity to Houston's top employers, retail, restaurants, and cultural attractions.

PROPERTY PHOTOS



Conceptual renovated exterior & interior illustration for marketing visualization only. Not a depiction of current a depiction of current or current property condition or a representation of completed improvements.

FOR MORE INFORMATION PLEASE CONTACT

Cesar Zavala
Senior Associate
832.712.6252
cesar@zomper.com

3333 Allen Pkwy, Suite 1103
Houston, Tx 77019
zomper.com

Z&A | ZOMPER & ASSOCIATES
COMMERCIAL REAL ESTATE