NewQuest

6300 NAVIGATION BOULEVARD

MULTIFAMILY OR SINGLE FAMILY OPPORTUNITY

Qualified Opportunity Zone: Greater East End Development Site



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NewQuest

6300 Navigation Boulevard | Houston, Texas 77011

Project Highlights

Tracts are Available Separately or Together:

- Qualified opportunity zone
- All utilities available
- Clean phase 1 & 2
- 100% impervious coverage
- **Tract 1:**
  - ±4.56 acres
  - Buildings totaling ±50,000 SF
  - Fully paved
  - Navigation frontage
- **Tract 2:**
  - ±9.93 acres
  - Vacant land
  - Previously demolished

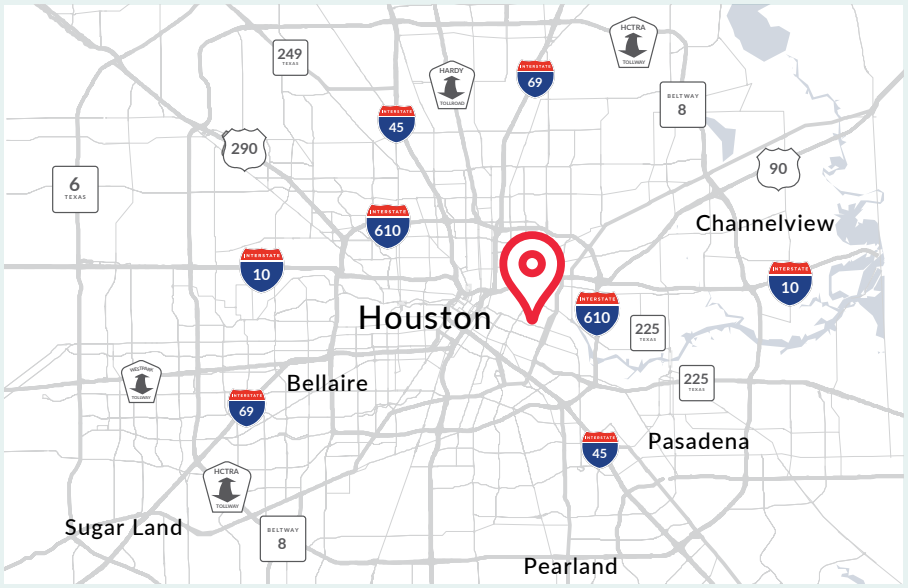
- **Notable Nearby Projects:**
  - East River
  - Buffalo Bayou Partnership-Turkey Bend
  - Concept Neighborhood / The Plant
  - East End Maker Hub
  - East Blocks
  - George R. Brown Convention Center expansion
  - Lovett commercial, mixed-use development
  - Attracting new private development every day
- Houston's Greater East End is a thriving area blending cultural heritage with modern growth. Located near downtown, it boasts strong connectivity, businesses, and a vibrant community. With increasing interest in urban revitalization, it's a hotspot for redevelopment, drawing projects like Buffalo Bayou Partnership and East River.

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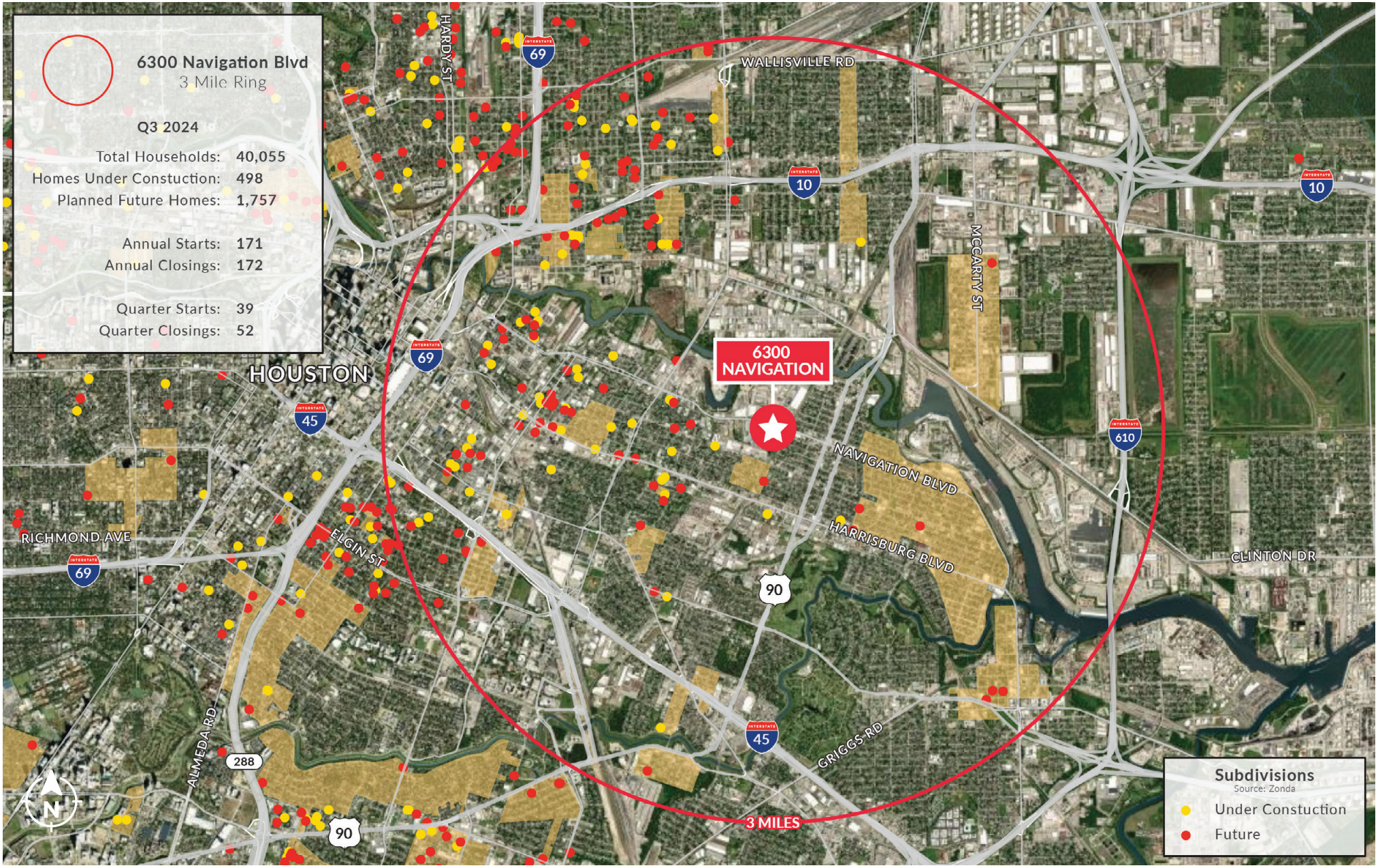
Approximate Size:	±14.49 acres Tract 1: 4.56 acres - Buildings Totaling ±50,000 SF Tract 2: 9.93 acres - Vacant Land
Price:	Contact Broker For Pricing
Utilities:	All utilities available
School District:	HISD
Frontage:	Approx. ±445 ft on Navigation Boulevard Approx. ±1,300 ft on Esperson Street

$97K AVERAGE HOUSEHOLD INCOME
within 5 miles

356,849 POPULATION
within 5 miles



Aerial



12.24 | 12.24

Aerial



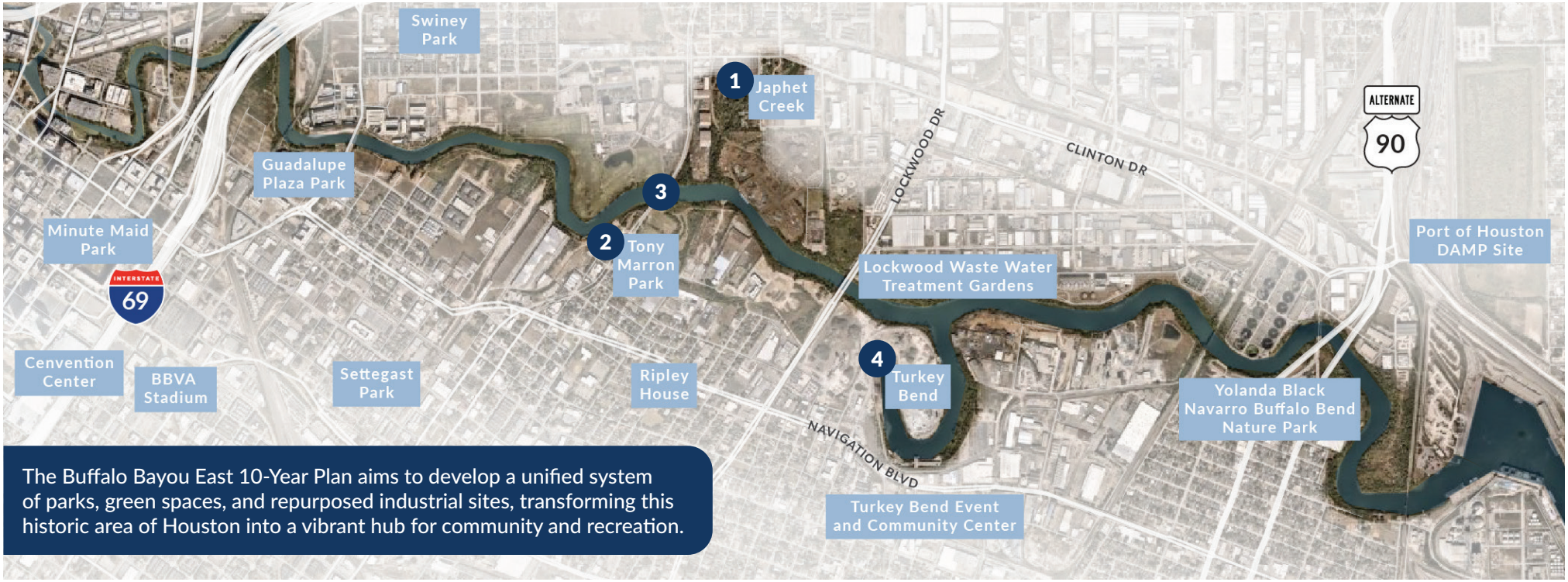
East River - Phase 1 will include 26 acres of innovative design that will open up more than 150 acres of waterfront property and bring together dynamic mixed-use spaces and more than a mile of bayou trails and natural areas.
Working closely with the Buffalo Bayou Partnership, a non-profit organization working to revitalize and transform Buffalo Bayou.

George R. Brown Convention Center - Upcoming $2 Billion transformation project, George R. Bown Convention Center will become a key connector between downtown and Houston's East End. Estimated opening in 2028.

Concept Neightborhood / The Plant - A walkable neighborhood in Houston's historic Second Ward, featuring James Beard Award-winning restaurants, retailers, and green spaces within converted historic buildings. Connected to the Harrisburg light rail and Buffalo Bayou Park, it offers an authentic retail experience in a prime location.

Buffalo Bayou Partnership - Turkey Bend - *Turkey Bend will be transformed into a community hub with retail, the Hispanic History Research Center, a waterfront park, and a boating hub. An art tunnel will connect the site to the bayou, and Navigation Boulevard will be realigned for better pedestrian and bike access.*

Buffalo Bayou East Development





Restoration of Japhet Creek to connect the Fifth Ward to Buffalo Bayou and beyond



Expansion of the City's Tony Marron Park from 19 to 40 acres

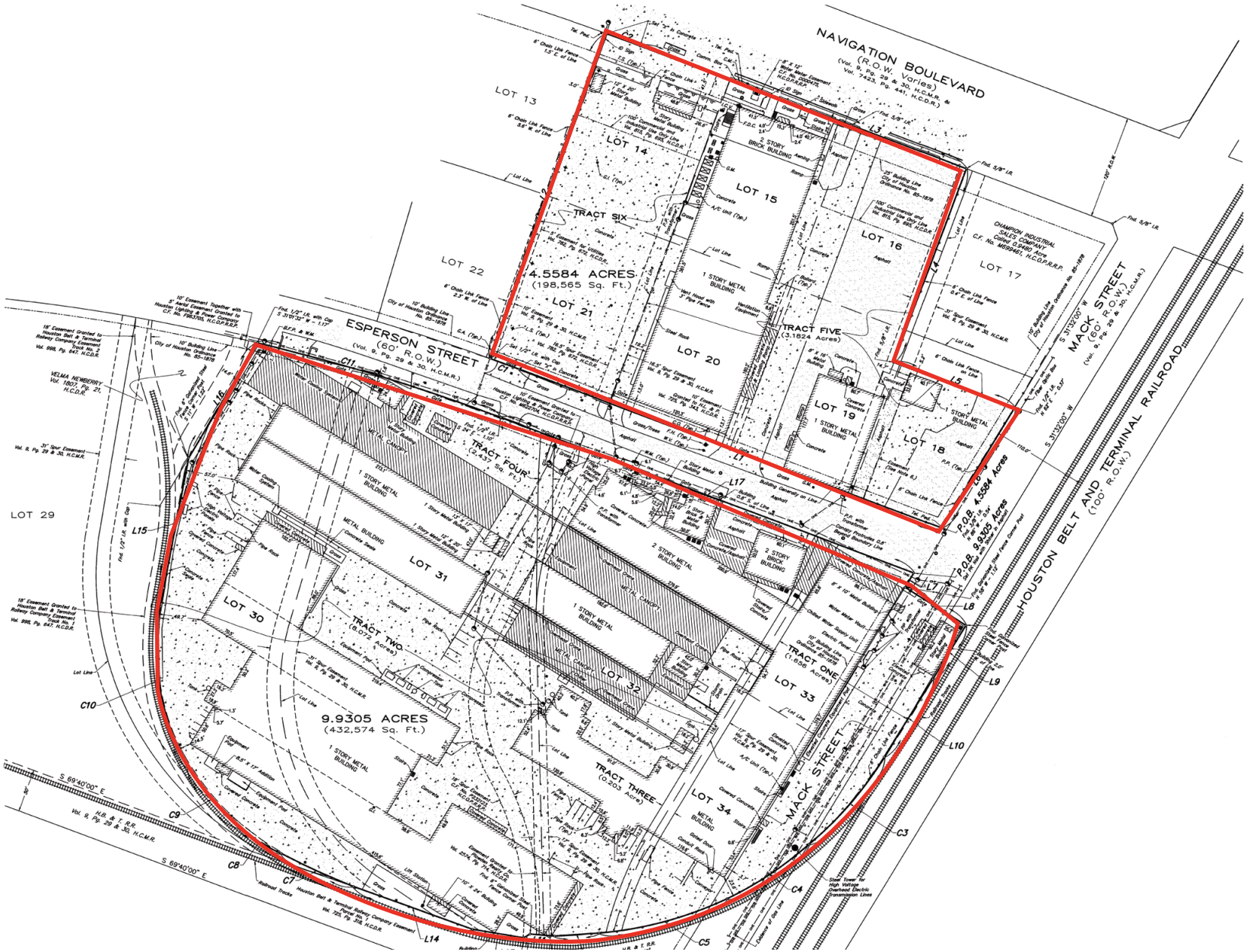


Extension of the bayou trail system from downtown into Buffalo Bayou East
Addition of two bayou-crossing pedestrian bridge



Transformation of Turkey Bend into a recreational and cultural destination

Survey


NAVIGATION BOULEVARD
(R.O.W. Varies)
ESPERSON STREET
(60' R.O.W.)
MACK STREET
(60' R.O.W.)
HOUSTON BELT AND TERMINAL RAILROAD
(100' R.O.W.)
MACK STREET
TRACT SIX
4.5584 ACRES
(198,565 Sq. Ft.)
TRACT FIVE
(3.1824 Acres)
TRACT FOUR
(2.437 Sq. Ft.)
TRACT TWO
(6.072 Acres)
TRACT ONE
(1.636 Acres)
TRACT THREE
(0.203 Acres)
9.9305 ACRES
(432,574 Sq. Ft.)
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
P.O.B. 4.5584 Acres
P.O.B. 9.9305 Acres
N

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,622	42,771	138,722
Current Population	14,459	125,181	356,849
2020 Census Average Persons per Household	3.13	2.93	2.57
2020 Census Population	13,510	123,381	336,131
Population Growth 2020 to 2025	7.03%	1.46%	6.16%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	23.86%	29.97%	36.10%
2 Person Households	33.96%	30.98%	30.07%
3+ Person Households	42.18%	39.05%	33.83%
Owner-Occupied Housing Units	40.33%	44.99%	39.20%
Renter-Occupied Housing Units	59.67%	55.01%	60.80%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	29.40%	30.06%	30.72%
Black or African American	4.62%	19.50%	23.64%
Asian or Pacific Islander	1.42%	3.24%	5.31%
Other Races	62.89%	45.97%	39.28%
Hispanic	86.08%	63.53%	52.63%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$63,181	$81,154	$97,399
Median Household Income	$47,962	$62,827	$71,189
Per Capita Income	$23,243	$28,867	$38,711

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	30.62%	30.79%	25.71%
Estimated Bachelor's Degree	8.88%	13.25%	17.90%
Estimated Graduate Degree	3.78%	7.69%	13.89%

AGE	1 MILE	3 MILES	5 MILES
Median Age	34.8	33.4	33.4

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.

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 or subagent 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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	**420076**	**aazizi@newquest.com**	**281.955.3888**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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