



BOULEVARD
- ON LAMAR -

3000 LAMAR ST ◻ HOUSTON TX 77003



IB

BOULEVARD
- ON LAMAR -

UNIQUE SELLING POINTS



- Phenomenal location in thriving EADO
- Gated and secured lifestyle with functional amenities
- Walkable location from many local destinations
- Pet friendly yards for your 4-legged family members



URBAN



WALKABLE



SECURE



PET FRIENDLY

OVERVIEW

HOUSTON

THE NATION'S FIFTH MOST POPULOUS METRO AREA

- 7.1 million people live in the nine-county Houston-The Woodlands-Sugar Land MSA
- 2.3 million residents within the city of Houston
- 7th largest metro economy in the U.S.
- 24 Fortune 500 companies call Houston home (3rd most among U.S. Metros)
- 15 foreign governments maintain trade and commercial offices in Houston
- 11th largest tech workforce in the U.S., surpassing both Austin and Denver
- \$488.2 billion: Houston MSA's 2020 Gross Domestic Product (GDP)
- Home to the largest container port on the Gulf Coast: Port Houston
- Home to the The Texas Medical Center, the largest medical complex in the world



HOUSTON NAMED THE MOST
DIVERSE CITY IN THE NATION IN 2021

— WALLETHUB

SUBMARKET

EADO

EADO – EAST DOWNTOWN HOUSTON,
“THE ART & SOUL OF THE CITY”

Accessible to Houston’s largest
employment centers, including:

- Downtown
- The Texas Medical Center
- The Houston Ship Channel

Accessible to:

- Major freeways
- Thoroughfares
- METRO Transit
- METRO Light Rail (LRT)

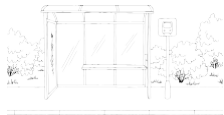
Walking distance of:

- Discovery Green Park
- Minute Maid Park (Astros)
- George R. Brown Convention Center
- Toyota Center (Rockets)
- PNC Stadium (Dynamo)



65

SOMEWHAT
WALKABLE



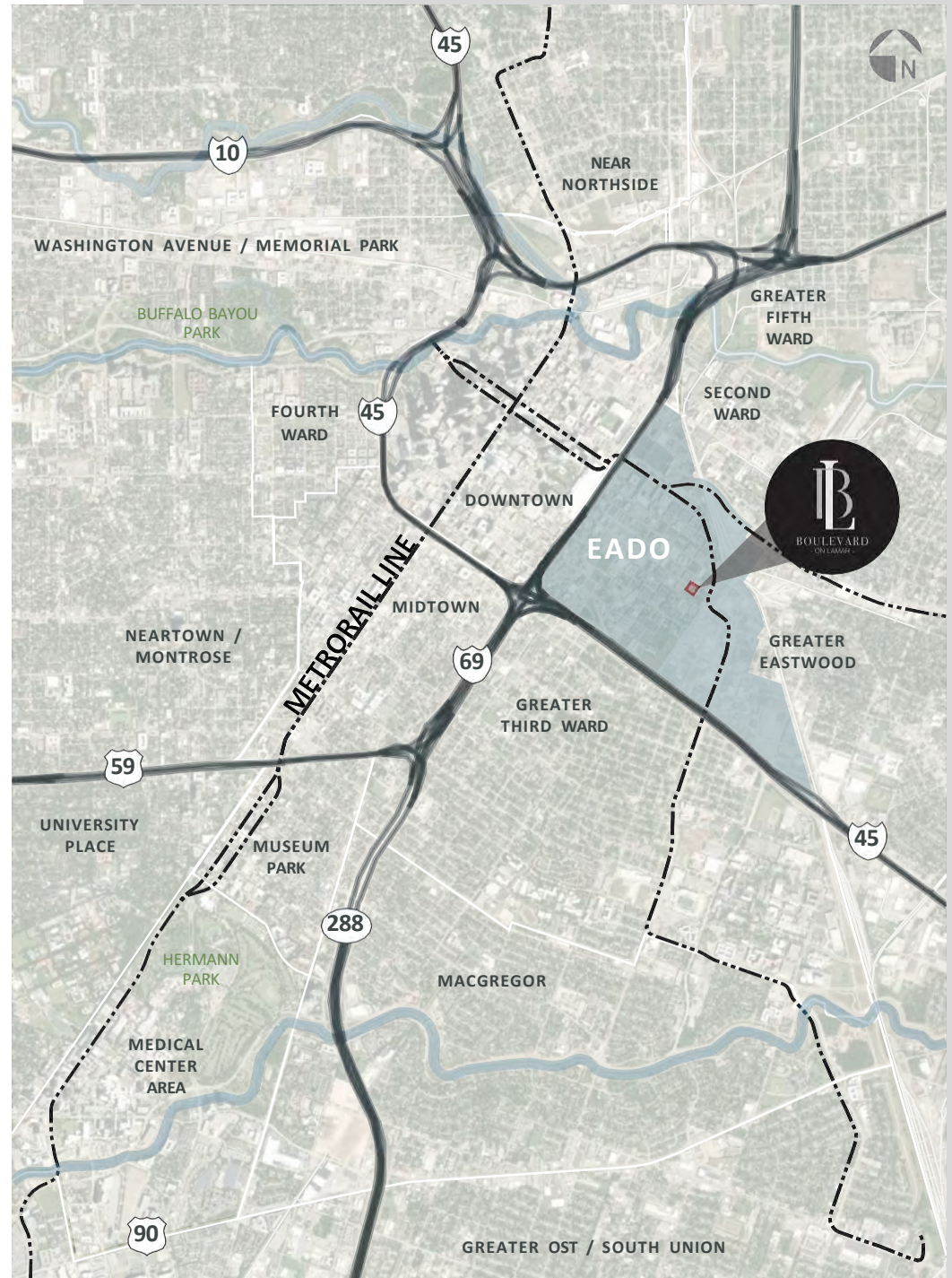
60

GOOD
TRANSIT

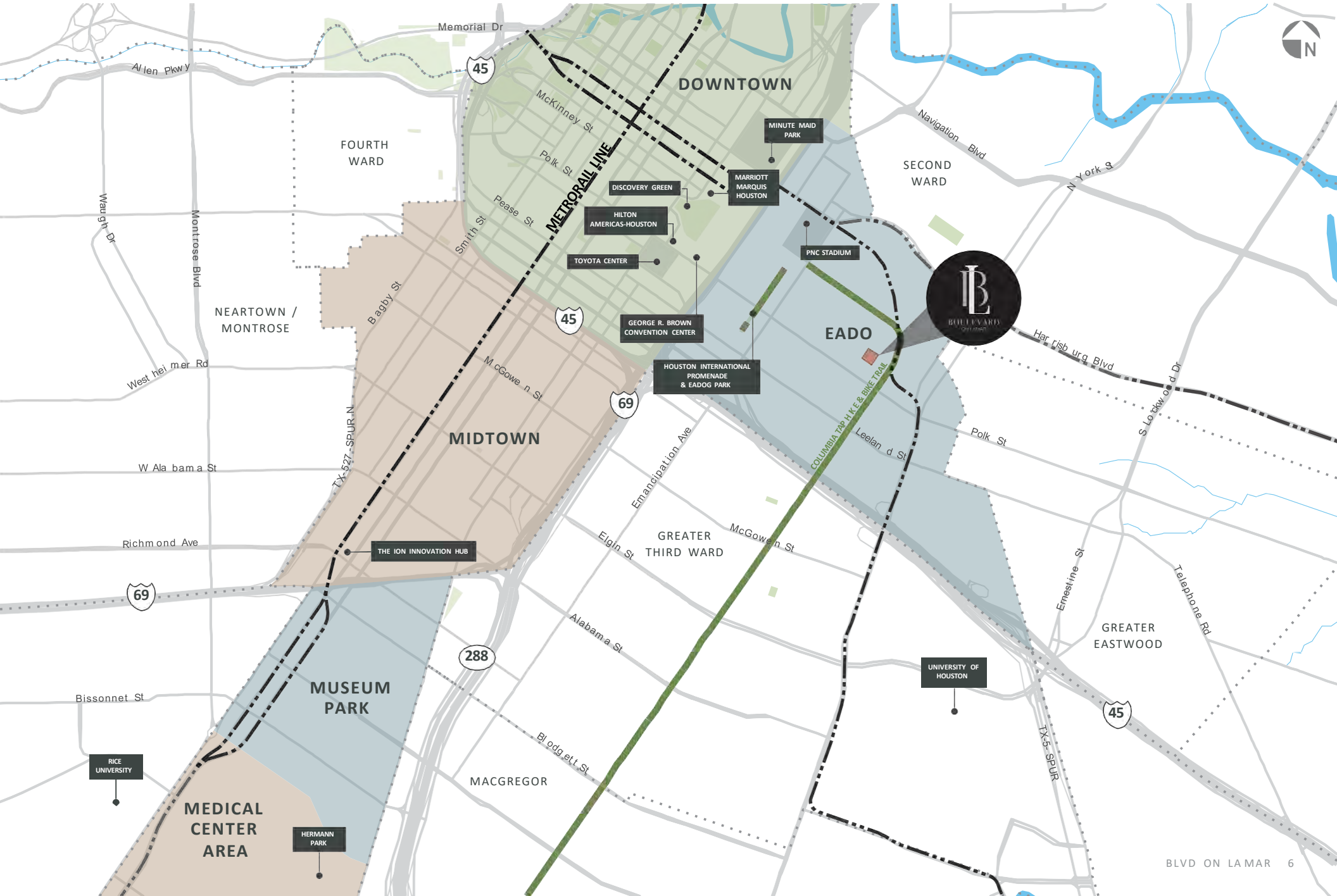


86

VERY
BIKEABLE



CONNECTIVITY



LOCATION ANALYSIS

KEY DEMOGRAPHIC FACTS (WALK TIME OF 10 MINUTES)

| | |
|---------------------------|--|
| AVG SIZE HOUSEHOLD | MEDIAN AGE |
| 1.9 | 35.7 |
| EDUCATION: COLLEGE DEGREE | EMPLOYMENT: WHITE COLLAR |
| 75% | 80.7% |
| 2010-2021 POP GROWTH RATE | 2021-2026 POP GROWTH RATE (FORECASTED) |
| 5.1% | 2.91% |
| WEALTH INDEX | 2021 PER CAPITA INCOME |
| 114 | \$68,413 |
| AVG HOUSEHOLD INCOME | DIVERSITY INDEX |
| \$138,048 | 84 |

SOURCE: THIS INFOGRAPHIC CONTAINS DATA PROVIDED BY AMERICAN COMMUNITY SURVEY (ACS), ESRI, ESRI, BUREAU OF LABOR STATISTICS AND DATA AXLE. THE VINTAGE OF THE DATA IS 2015-2019, 2021, 2026.
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AREA ATTRACTIONS





WALKABLE & PEDESTRIAN FRIENDLY

Front Façade



Front Façade



Front Façade



Front Façade



Walkable Courtyards



Walkable Courtyards

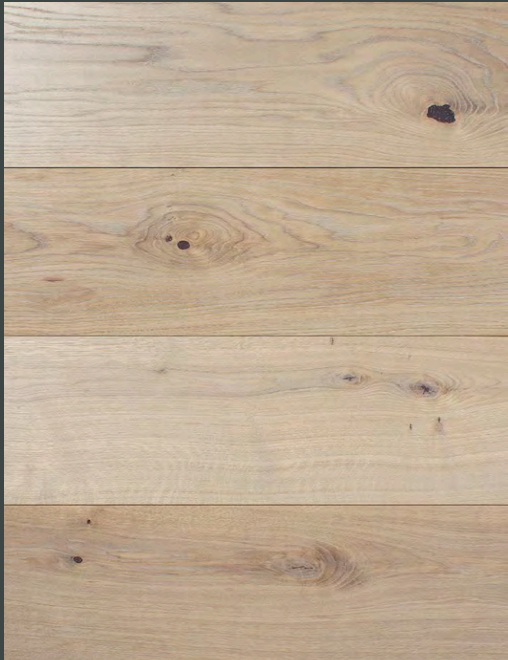


Gated Entry



Gated Entry





Interior
elements

Interiors



Interiors



Interiors



Interiors



Interiors



Interiors



Interiors



Studio on first level with a full kitchenette

SITE PLAN

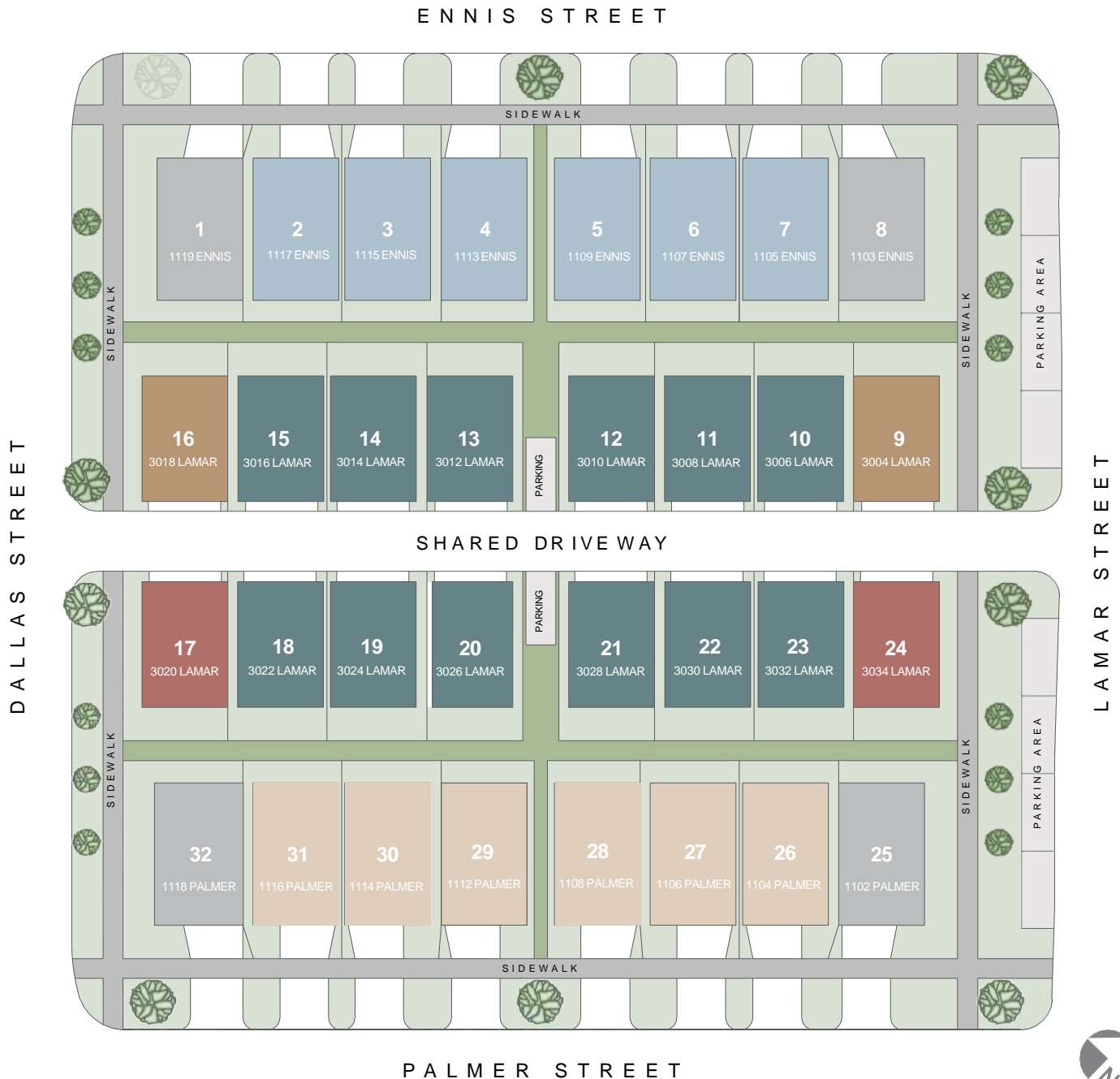
ELEGANT PLANS

EACH FEATURING A

STUDIO APARTMENT

In addition to modern layouts and functional floor plans, each home includes a first floor studio apartment which features a kitchenette, stacked washer/dryer, full bath as well as its own private entrance.

- ENNIS
- DALLAS
- LAMAR
- HOUSTON
- PALMER
- PALMER CORNER

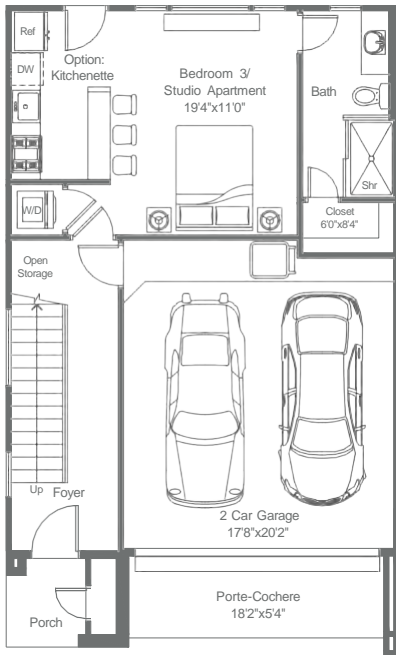
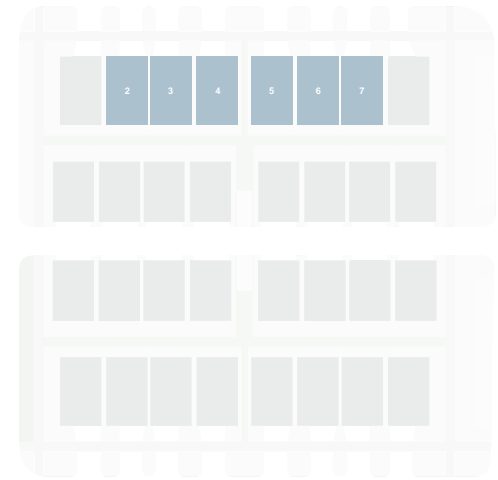


FLOOR PLANS

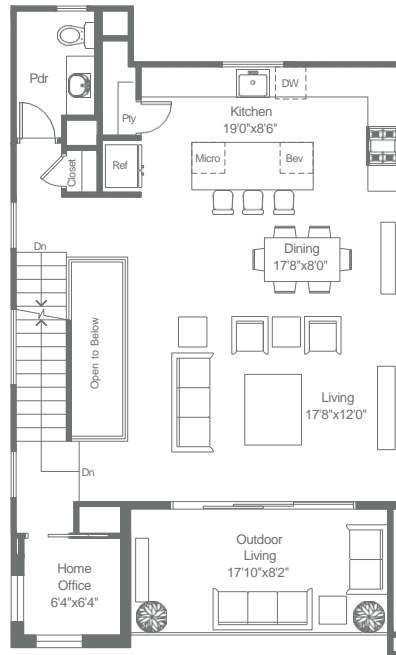
ENNIS

MODELS: 2-7

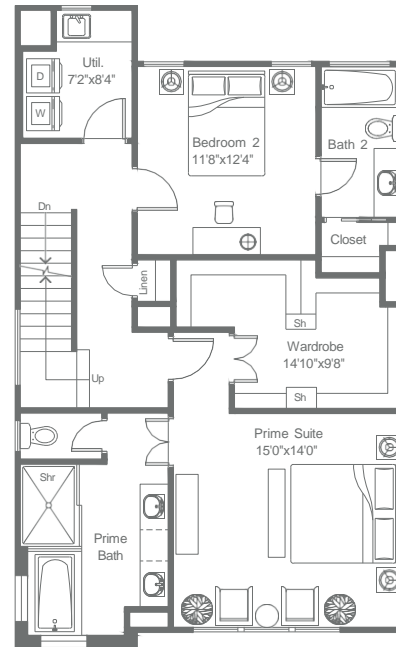
| | |
|-------------------------|------------|
| CONDITIONED LIVING AREA | 2,388 SQFT |
| OUTDOOR LIVING AREA | 154 SQFT |
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 3.5 |



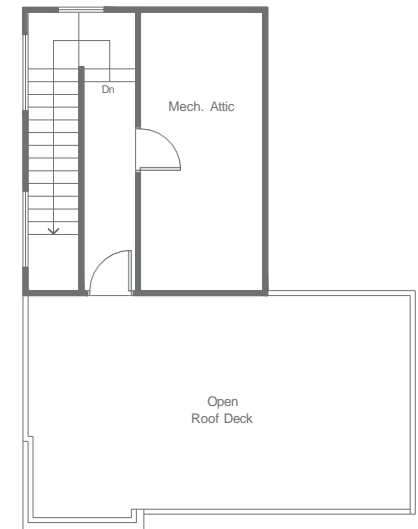
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



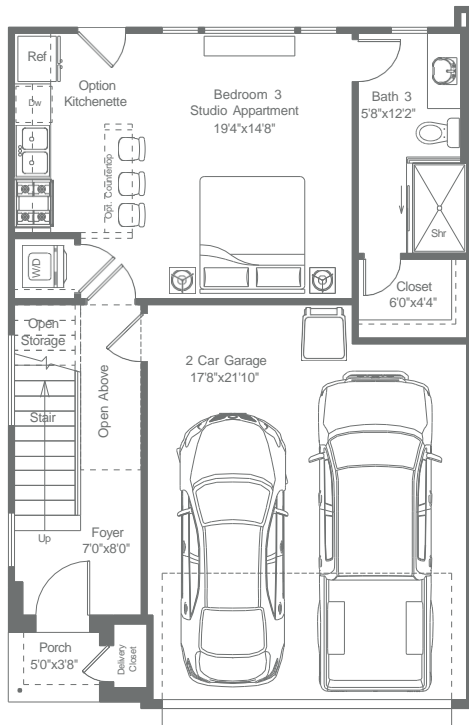
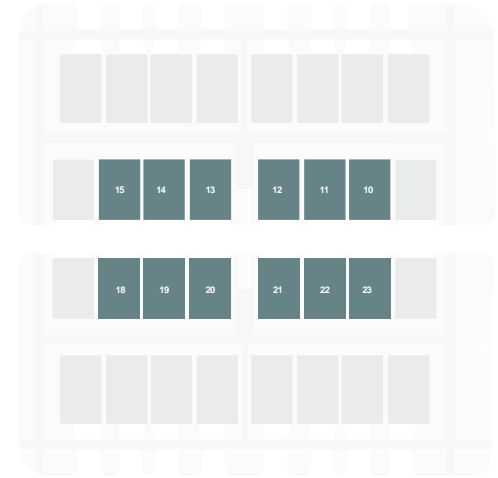
STAIR TOWER

FLOOR PLANS

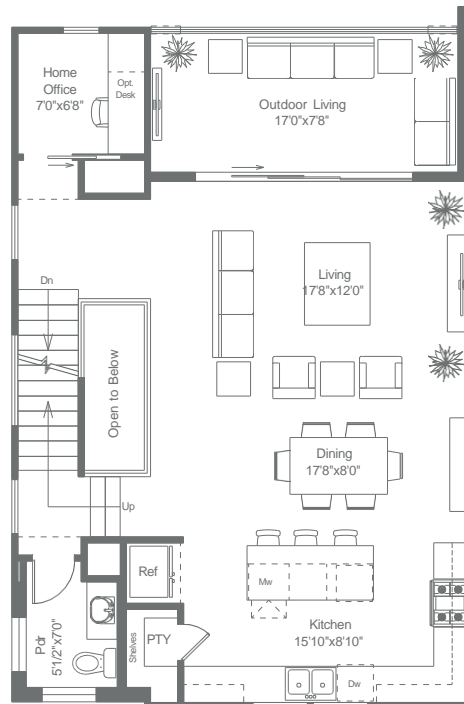
DALLAS

MODELS: 10-15, 18-23

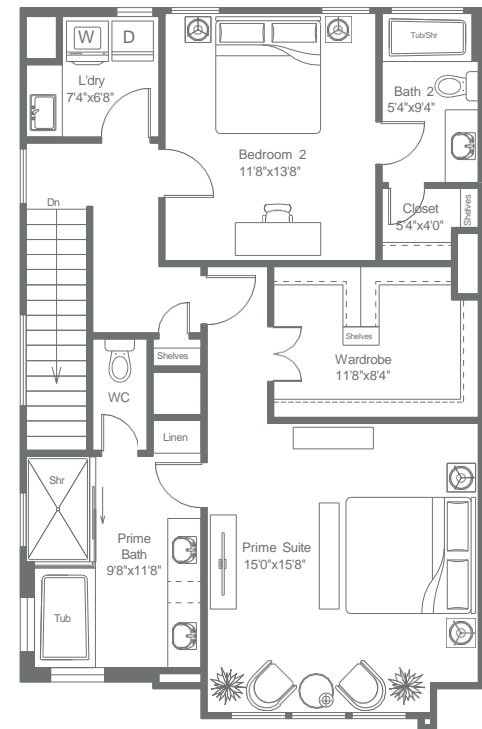
| | |
|-------------------------|------------|
| CONDITIONED LIVING AREA | 2,300 SQFT |
| OUTDOOR LIVING AREA | 148 SQFT |
| NUMBER OF BEDROOMS | 3 |
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FIRST FLOOR



SECOND FLOOR



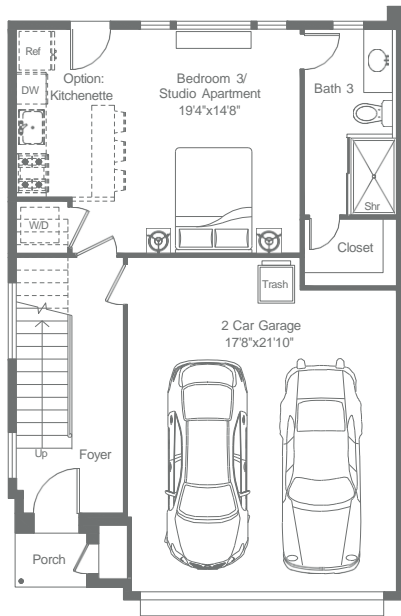
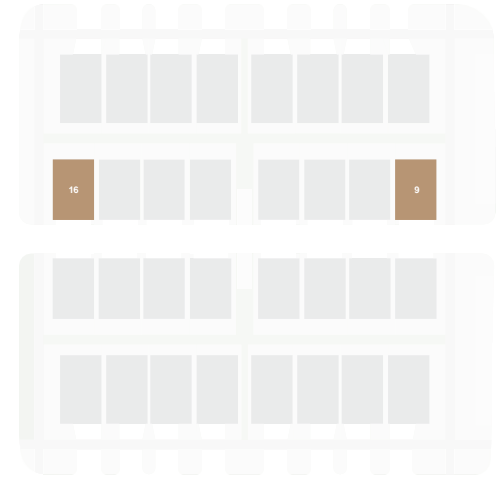
THIRD FLOOR

FLOOR PLANS

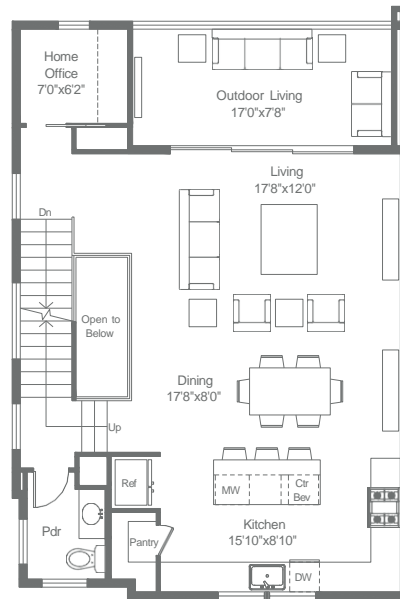
LAMAR

MODELS: 9, 16

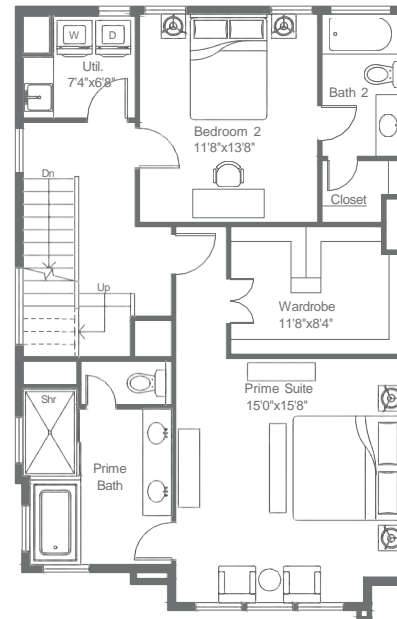
| | |
|-------------------------|------------|
| CONDITIONED LIVING AREA | 2,426 SQFT |
| OUTDOOR LIVING AREA | 148 SQFT |
| NUMBER OF BEDROOMS | 3 |
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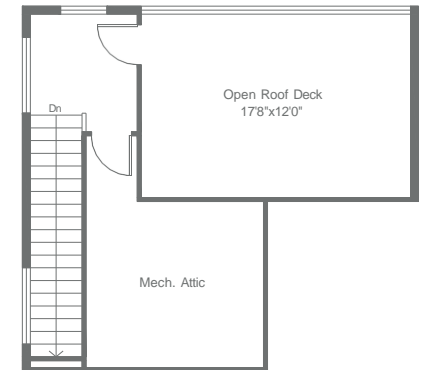
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

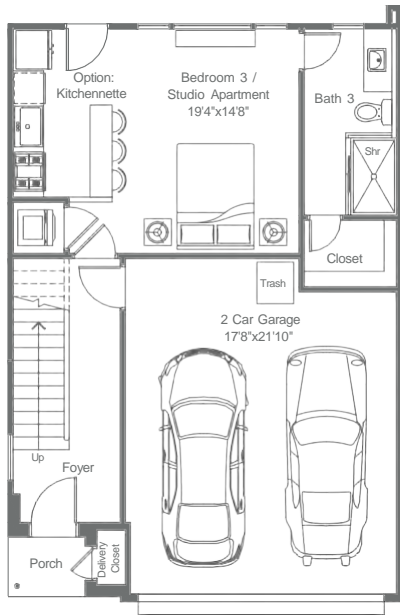
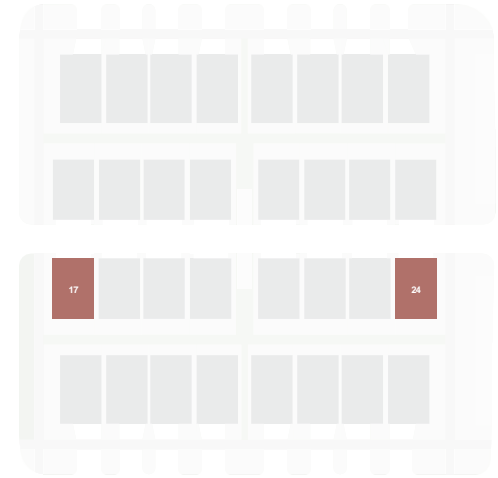


STAIR TOWER

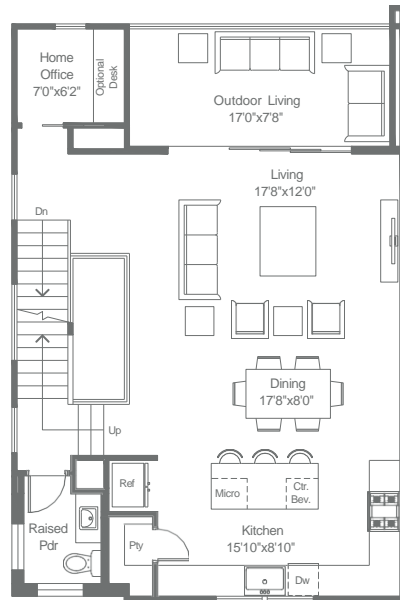
HOUSTON

MODELS: 17, 24

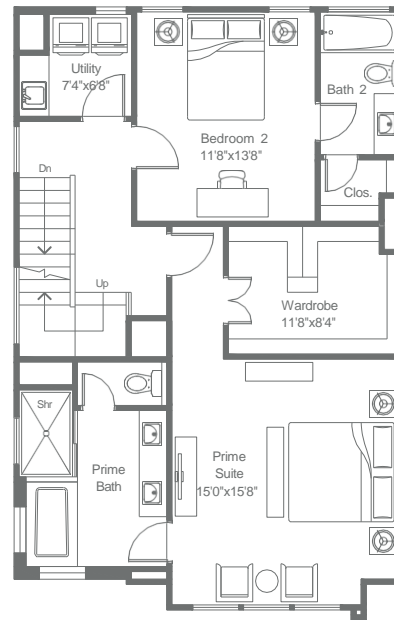
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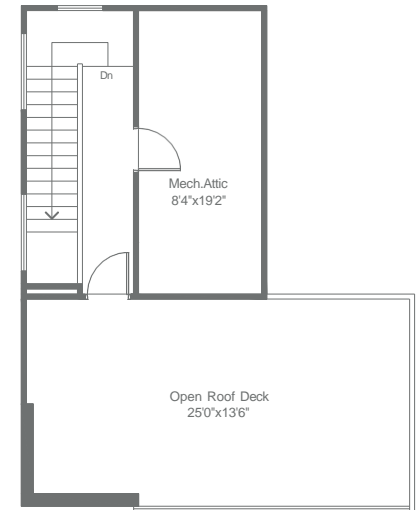
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



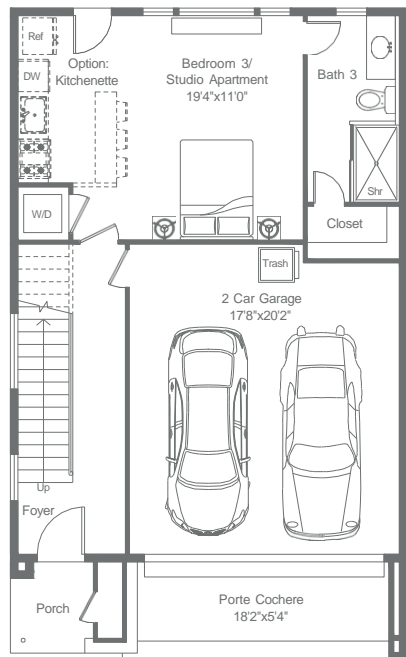
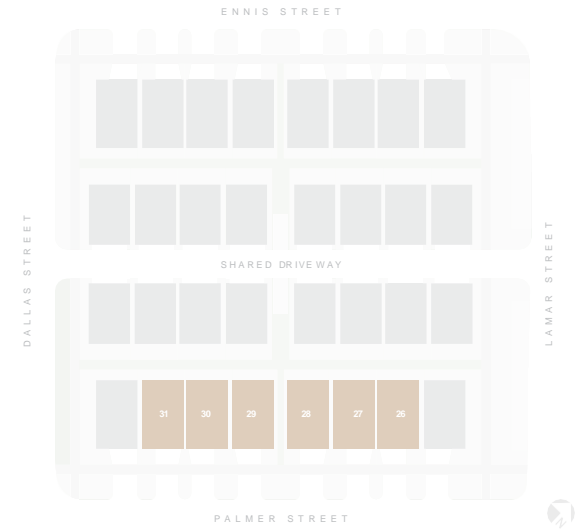
STAIR TOWER

FLOOR PLANS

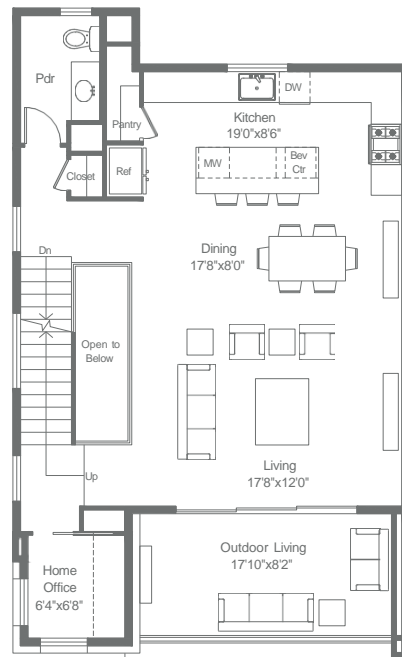
PALMER

MODELS: 26-31

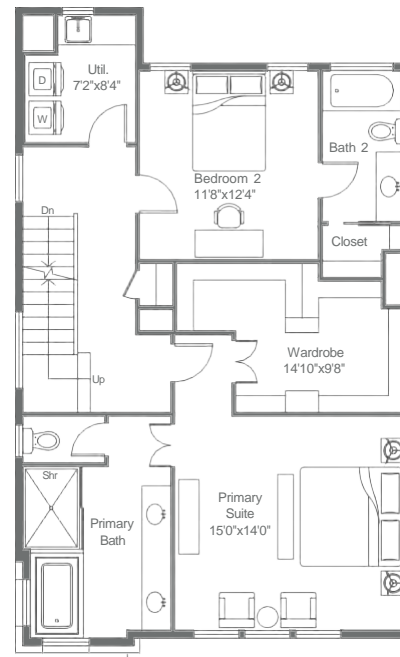
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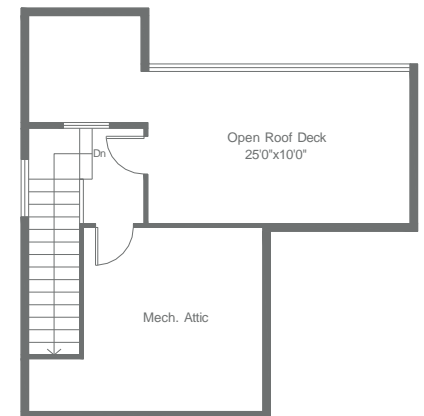
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



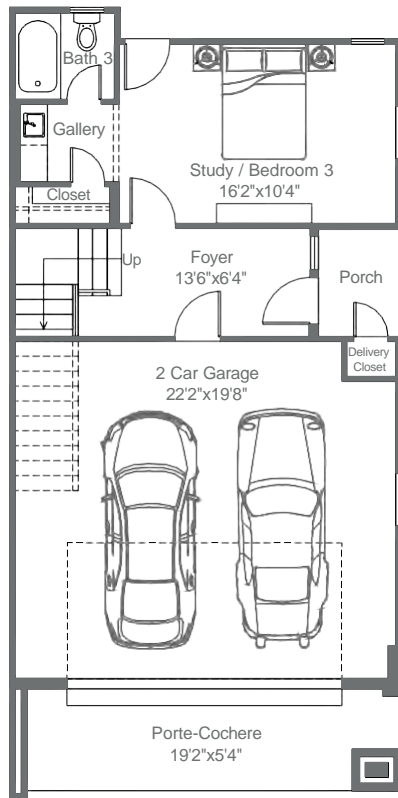
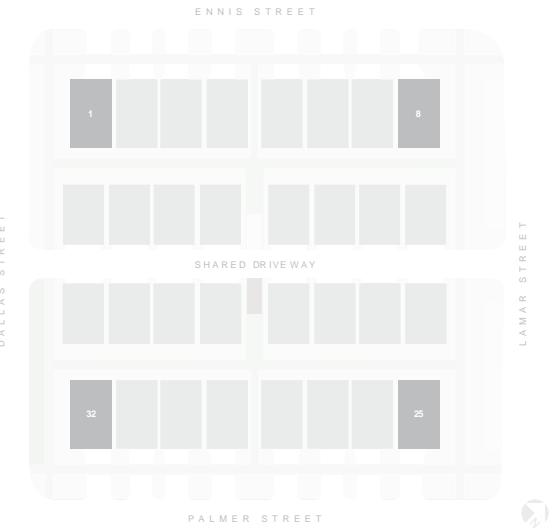
STAIR TOWER

FLOOR PLANS

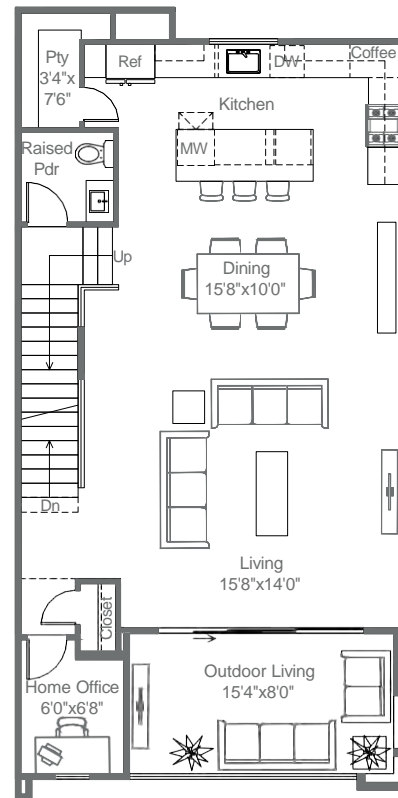
PALMER CORNER

MODELS: 1, 8, 25, 32

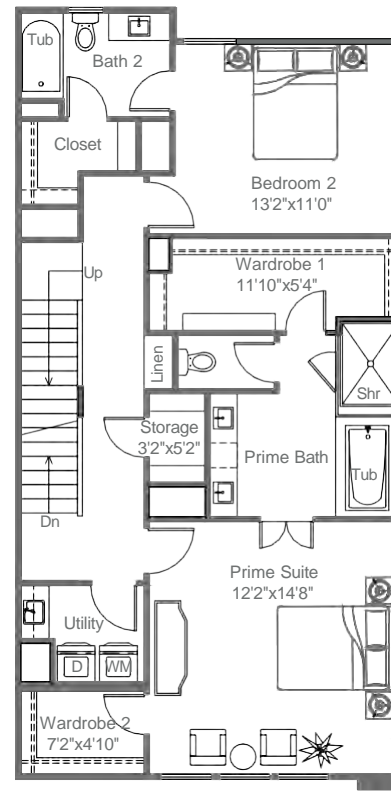
| | |
|-------------------------|------------|
| CONDITIONED LIVING AREA | 2,337 SQFT |
| OUTDOOR LIVING AREA | 136 SQFT |
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 3.5 |



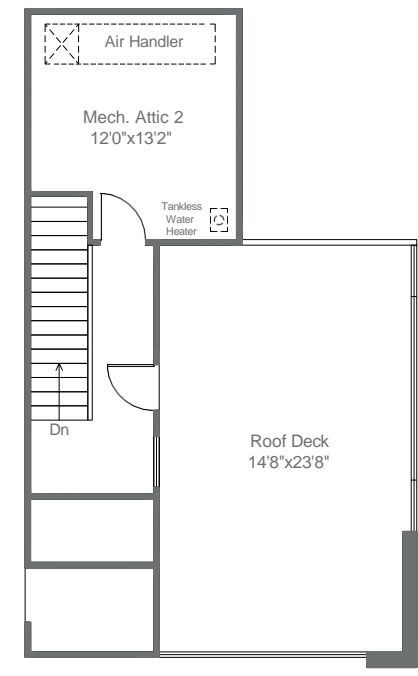
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



STAIR TOWER

OUR PARTNERS



VATANI CONSULTING
ENGINEERS, PLLC



CITY**DESIGN** ASSOCIATES

URBAN LIVING



IN HOUSTON'S
“ART & SOUL”



BOULEVARD
- ON LAMAR -

3000 LAMAR ST ◻ HOUSTON TX 77003
FOR INQUIRIES, PLEASE CALL 713-474-7828



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