



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)

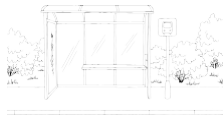
Walking distance of:

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



# 65

SOMEWHAT  
WALKABLE



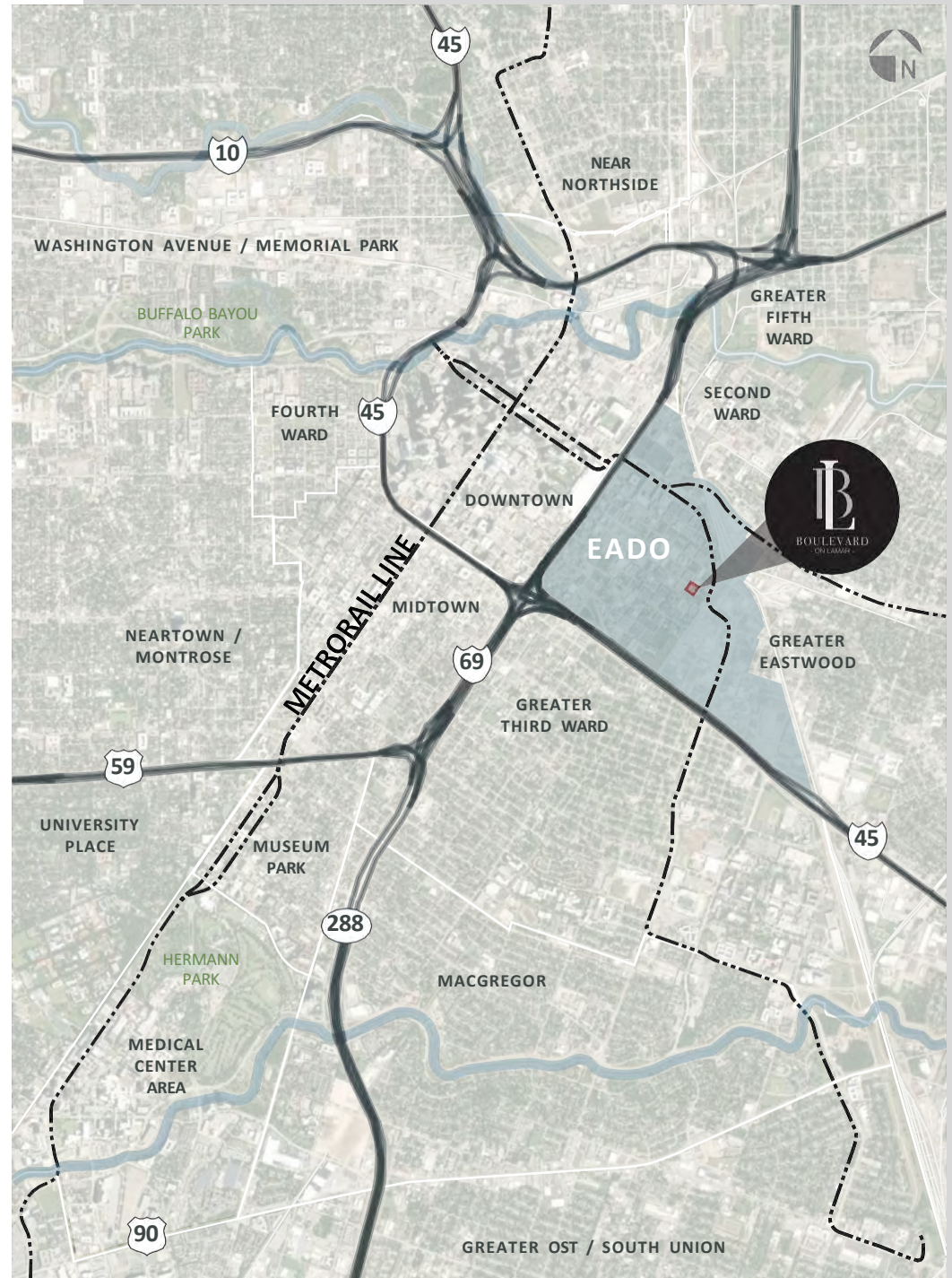
# 60

GOOD  
TRANSIT

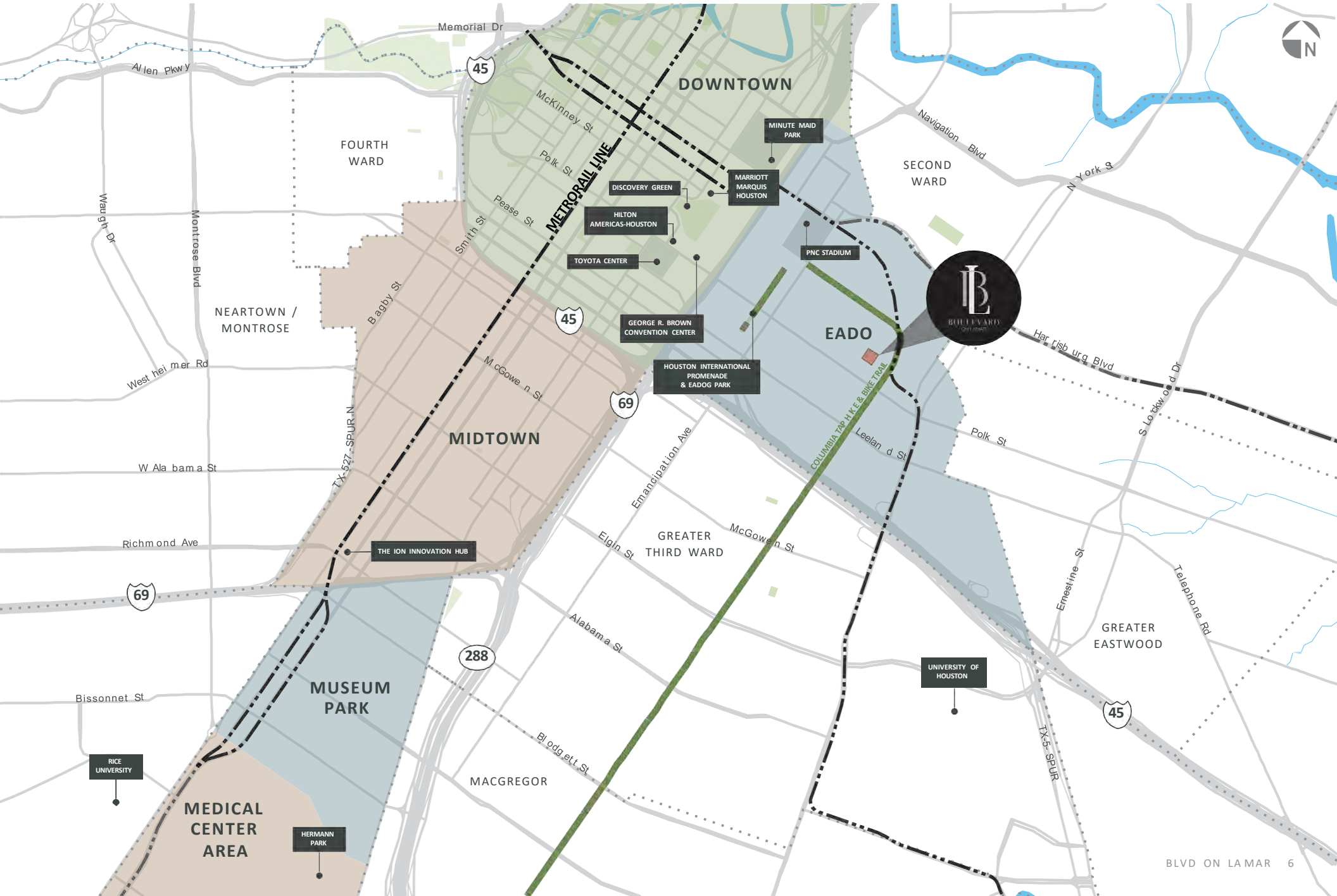


# 86

VERY  
BIKEABLE



# CONNECTIVITY



## LOCATION ANALYSIS

### KEY DEMOGRAPHIC FACTS (WALK TIME OF 10 MINUTES)

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

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



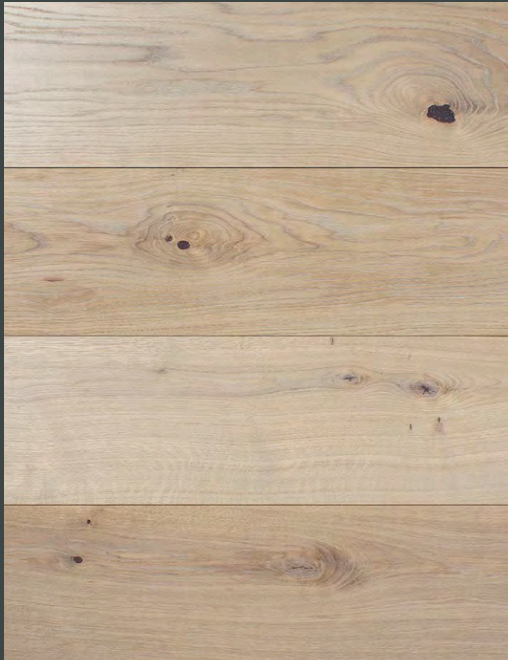
# Gated Entry



# Gated Entry







Interior  
elements

# Interiors



# Interiors



# Interiors



# Interiors



# Interiors



Interiors



# Interiors



Studio on first level with a full kitchenette



SITE PLAN

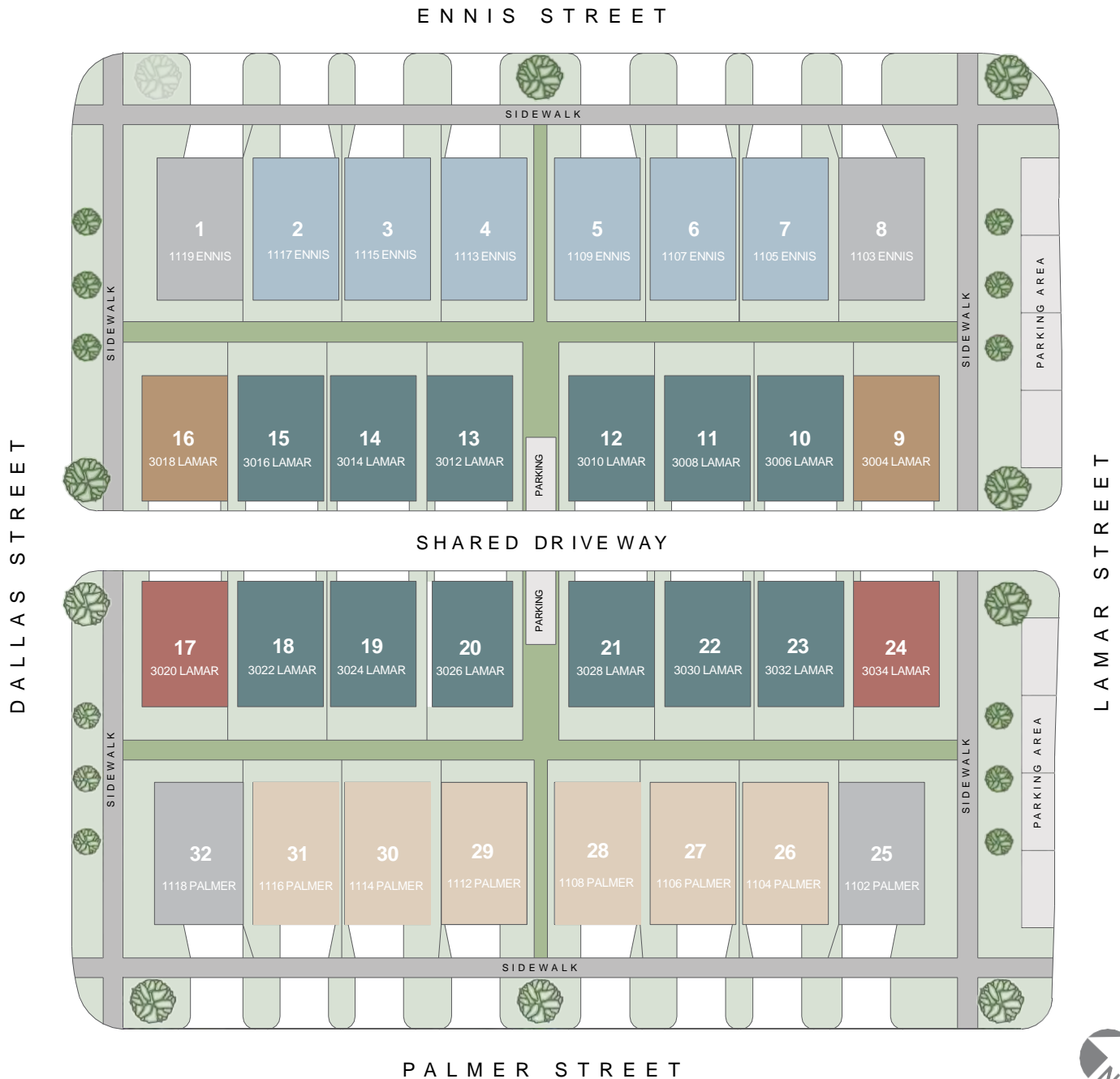
# ELEGANT PLANS

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



# PRICING

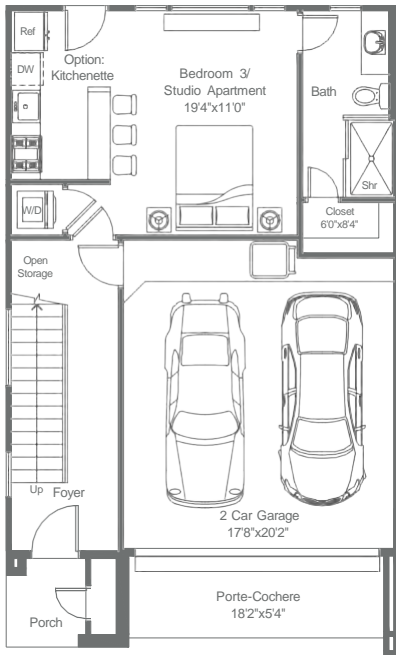
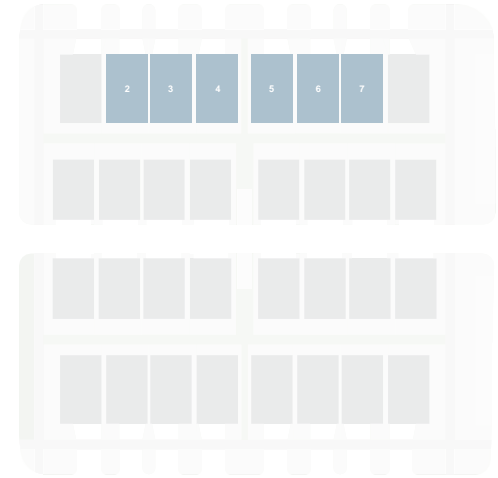
Lot #	Address	Bed/Bath	Size SqFt	List Price	Private Driveway	Shared Driveway	Roof Terrace	Studio Apartment
Lot 7	1105 Ennis	3Bed/3.5Bath	2,404	\$669,900	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lot 8	1103 Ennis	3Bed/3.5Bath	2,367	\$669,900	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 9	3004 Lamar	3Bed/3.5Bath	2,472	\$629,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lot 10	3006 Lamar	3Bed/3.5Bath	2,408	\$575,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot 23	3032 Lamar	3Bed/3.5Bath	2,404	\$575,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot 24	3034 Lamar	3Bed/3.5Bath	2,464	\$629,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lot 25	1102 Palmer	3Bed/3.5Bath	2,367	\$669,900	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 26	1104 Palmer	3Bed/3.5Bath	2,404	\$669,900	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

FLOOR PLANS

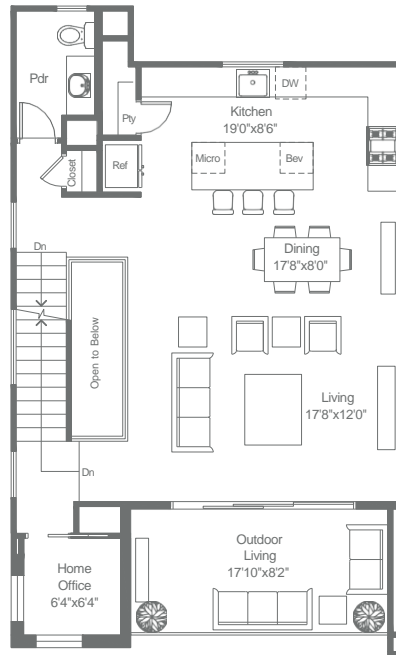
# ENNIS

## MODELS: 2-7

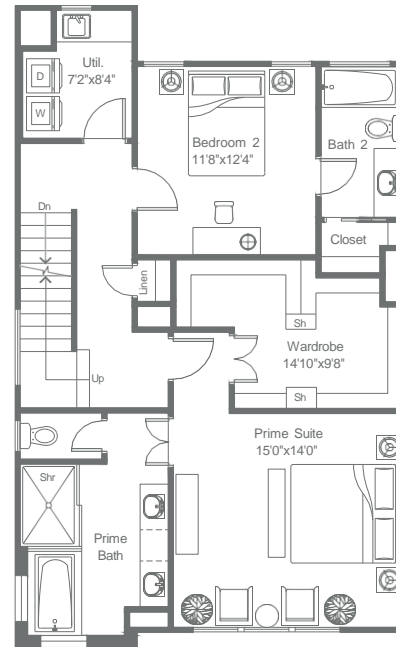
CONDITIONED LIVING AREA	2,388 SQFT
OUTDOOR LIVING AREA	154 SQFT
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3.5



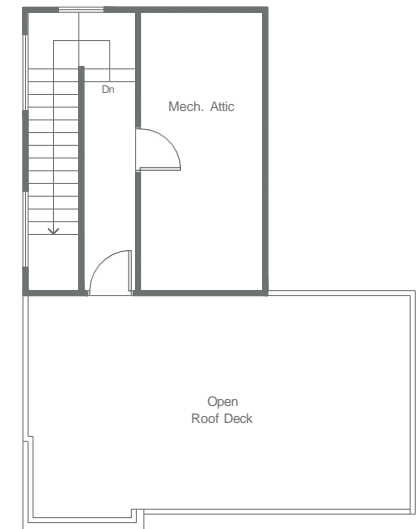
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



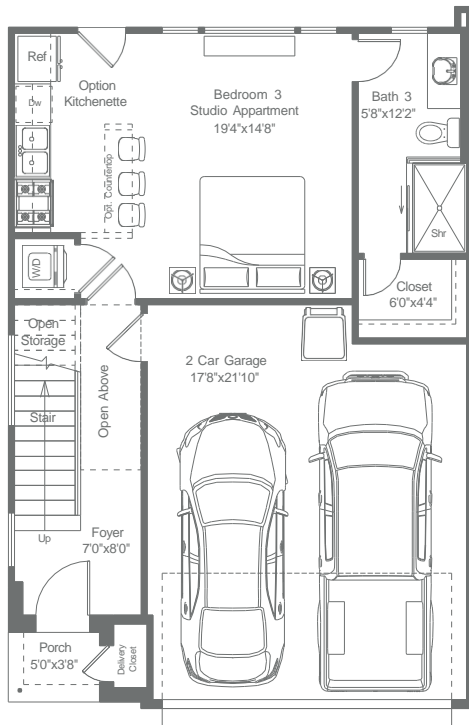
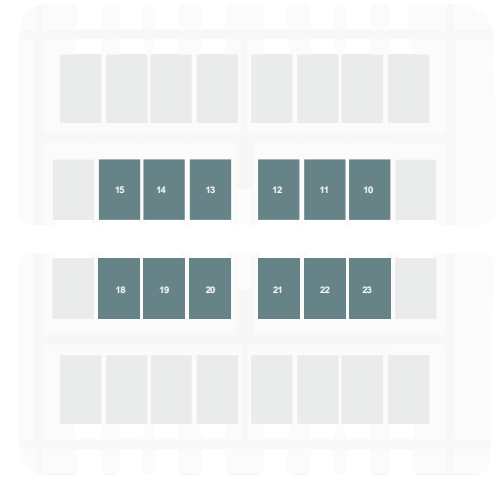
STAIR TOWER

FLOOR PLANS

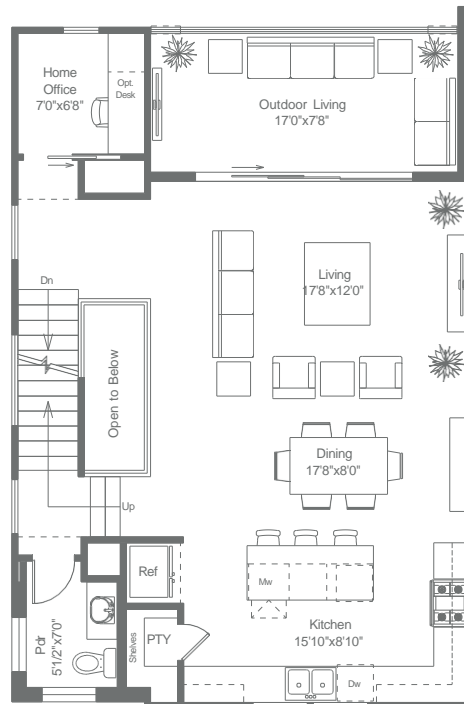
# DALLAS

MODELS: 10-15, 18-23

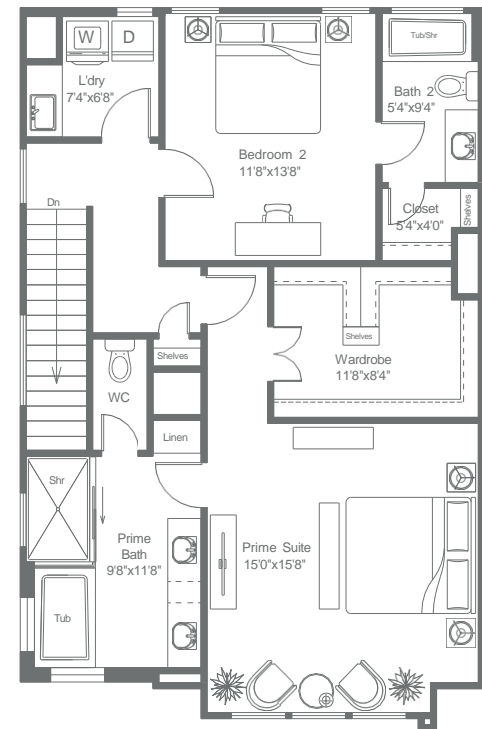
CONDITIONED LIVING AREA	2,300 SQFT
OUTDOOR LIVING AREA	148 SQFT
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3.5



FIRST FLOOR



SECOND FLOOR



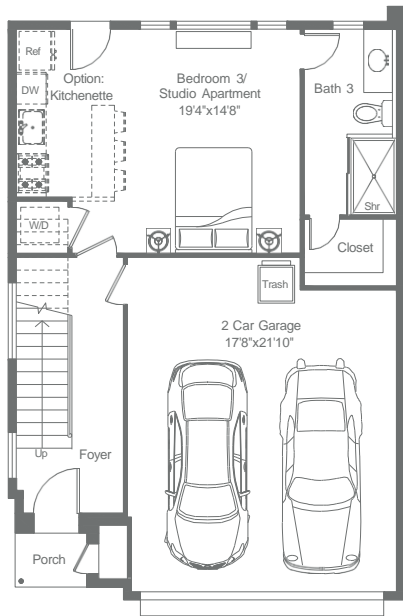
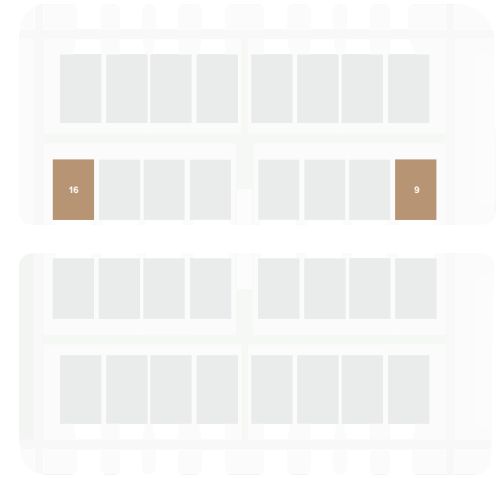
THIRD FLOOR

FLOOR PLANS

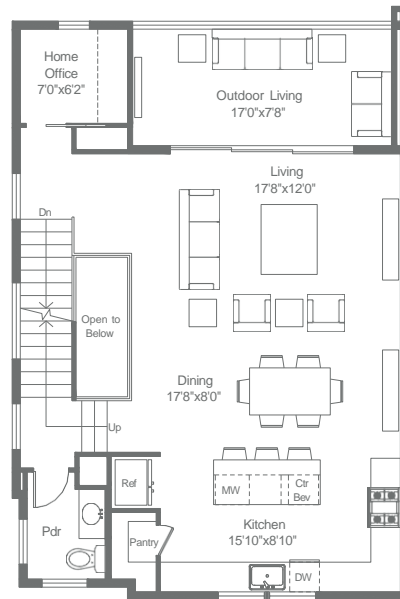
# LAMAR

MODELS: 9, 16

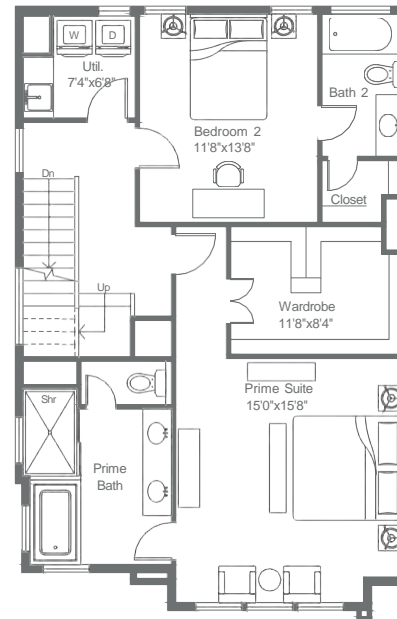
CONDITIONED LIVING AREA	2,426 SQFT
OUTDOOR LIVING AREA	148 SQFT
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3.5



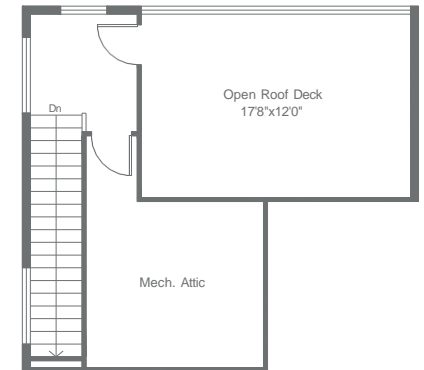
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

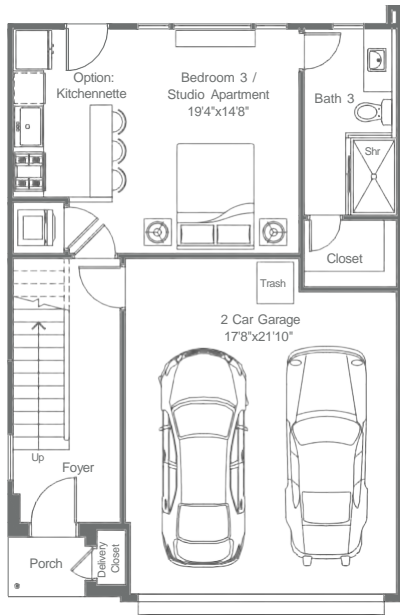
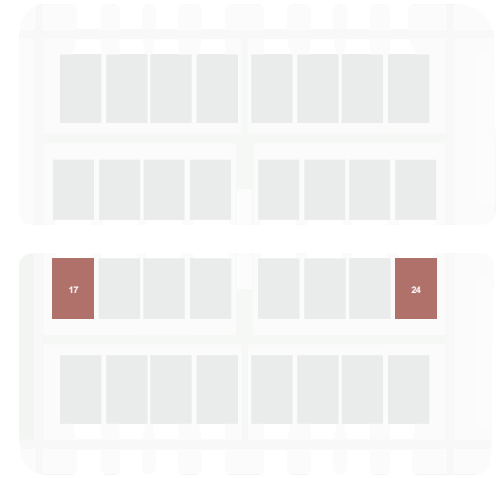


STAIR TOWER

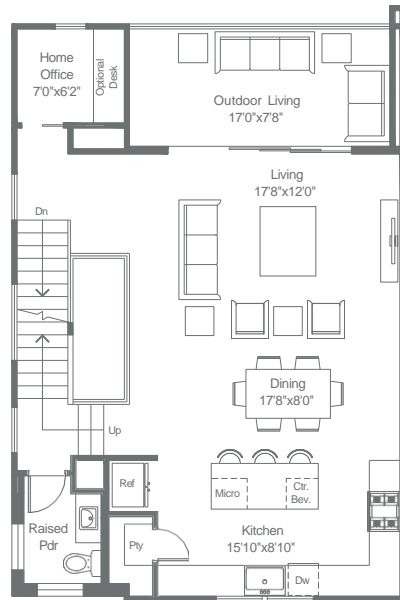
# HOUSTON

MODELS: 17, 24

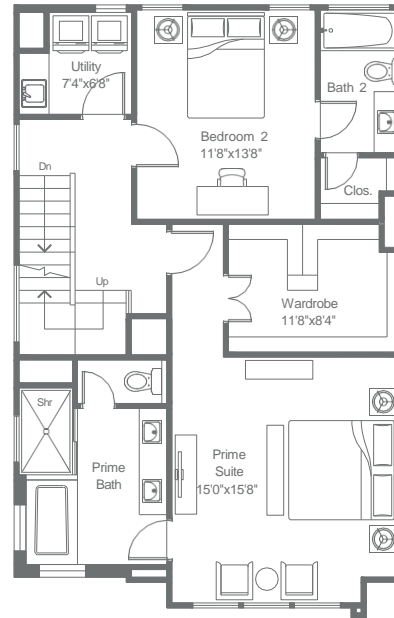
CONDITIONED LIVING AREA	2,426 SQFT
OUTDOOR LIVING AREA	148 SQFT
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3.5



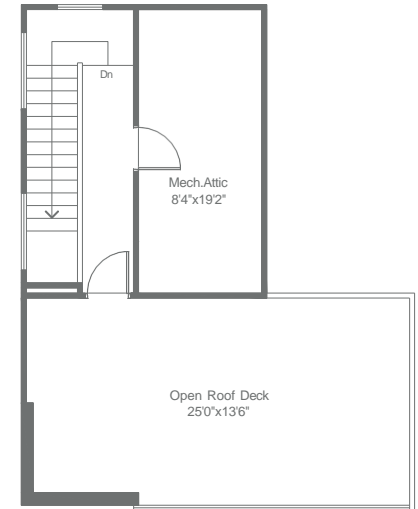
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



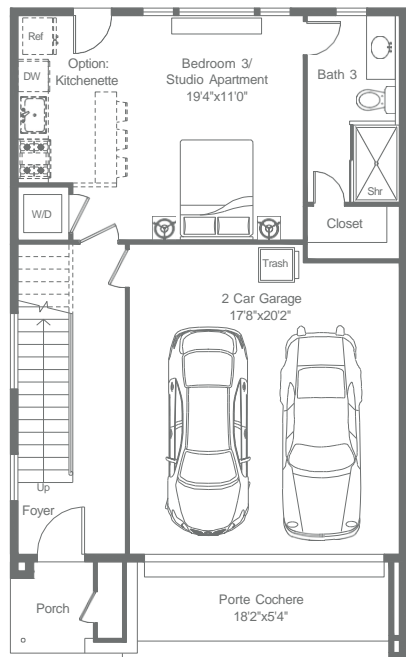
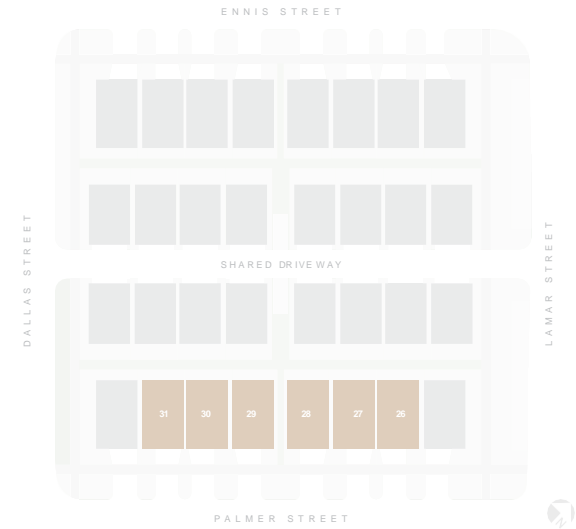
STAIR TOWER

FLOOR PLANS

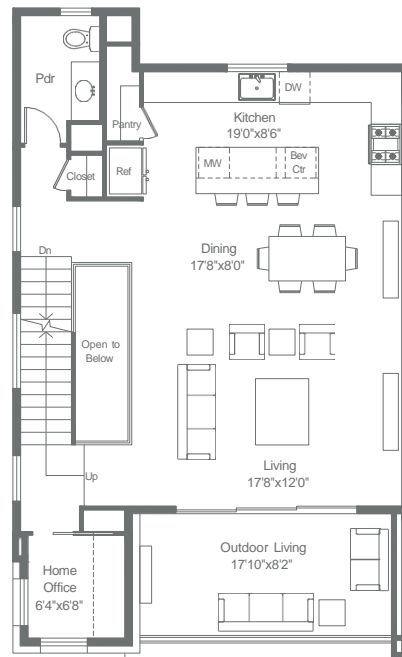
# PALMER

## MODELS: 26-31

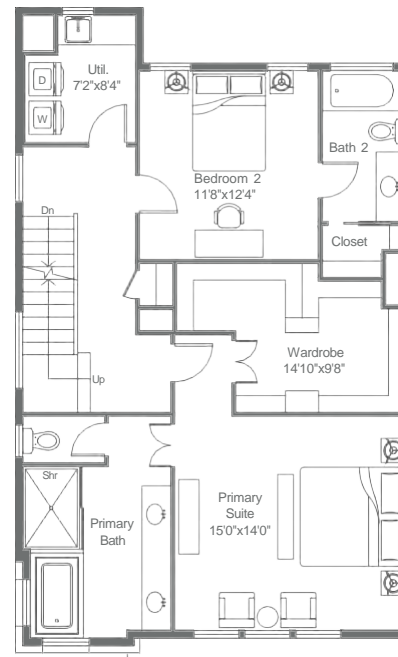
CONDITIONED LIVING AREA	2,388 SQFT
OUTDOOR LIVING AREA	154 SQFT
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3.5



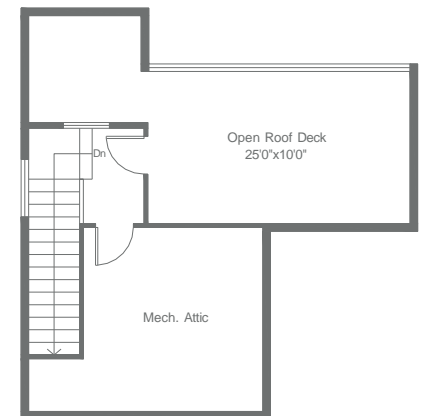
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



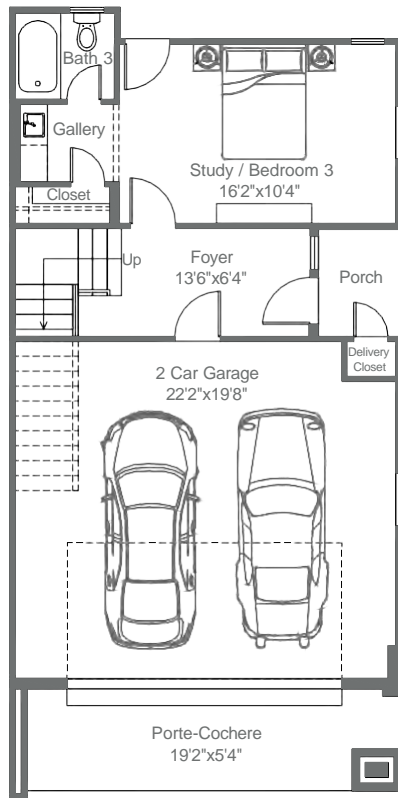
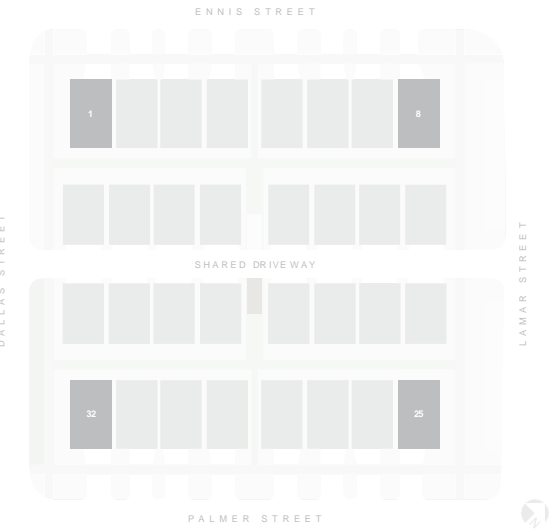
STAIR TOWER

FLOOR PLANS

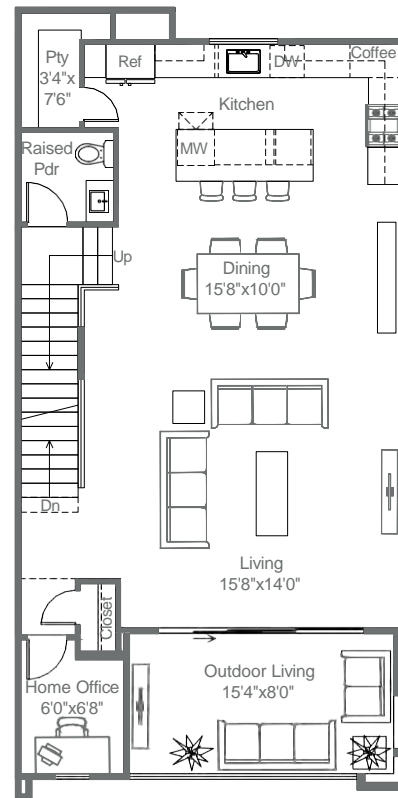
# PALMER CORNER

MODELS: 1, 8, 25, 32

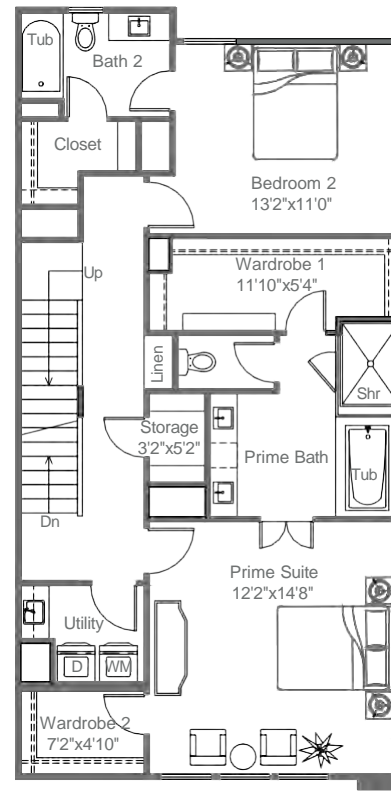
CONDITIONED LIVING AREA	2,337 SQFT
OUTDOOR LIVING AREA	136 SQFT
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	3.5



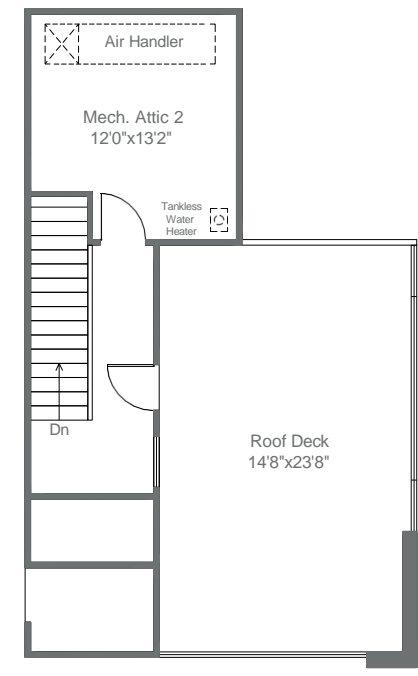
FIRST FLOOR



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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