

# For Sale

# 3427 Alba Road

NWQ of W 34th St and Alba Rd Houston, TX 77018

±0.682 acres  
±1.556 acres

EXECUTE CONFIDENTIALITY AGREEMENT



**Barrett Von Blon**  
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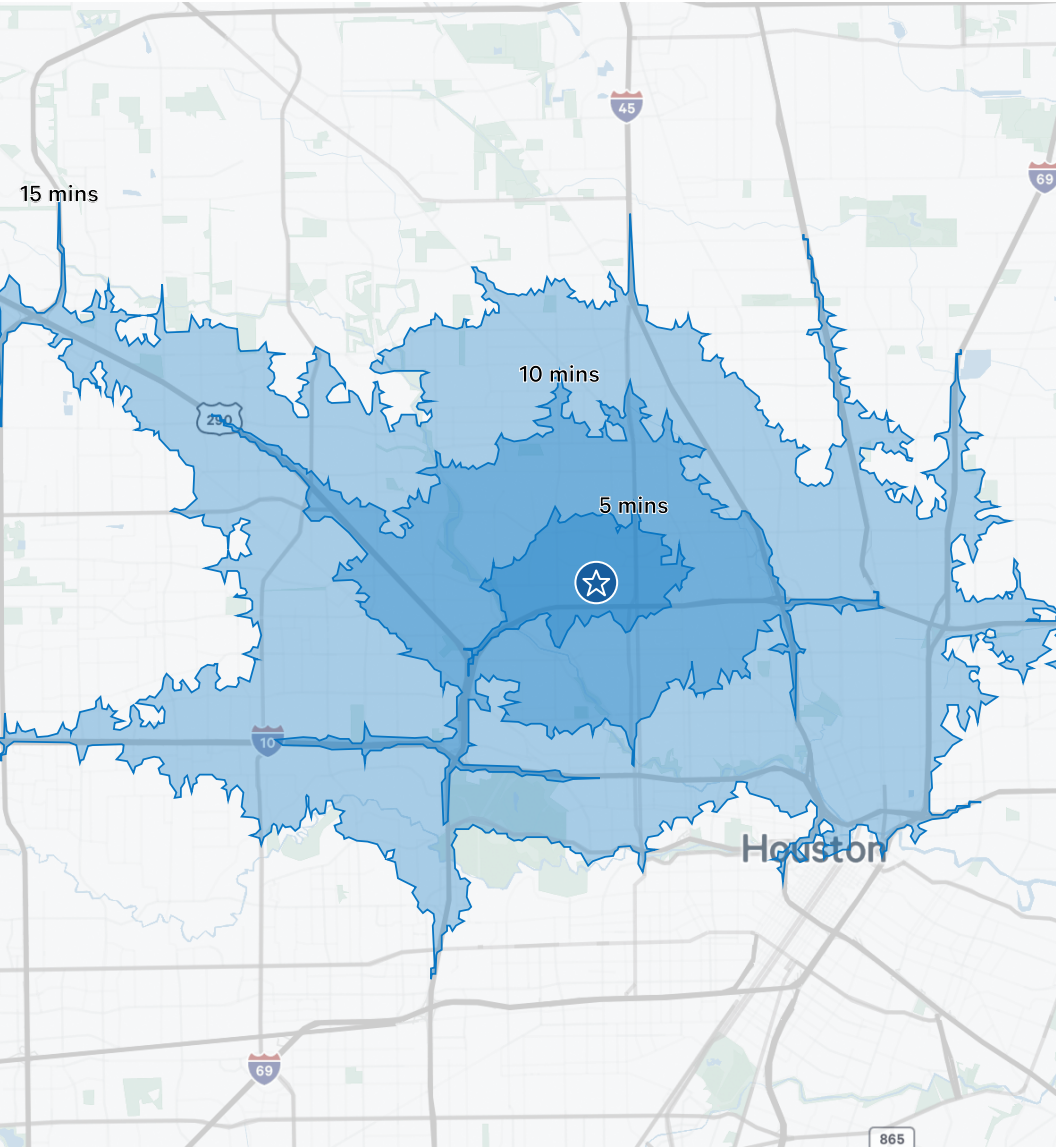
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# Commute & Demographics



Drive Times	Minutes
The Heights	8
Galleria/Uptown	15
Downtown Houston	16
Texas Medical Center	22

## Property Information

### Location

- 3427 Alba Road Houston, TX 77018

### Property Information

- ± 0.682 acres | ± 1.556 acres
- Total acreage available ± 2.238 acres
- Former Lutheran North Academy
- Utilities via City of Houston
- Outside of floodplain
- No pipelines through tract
- Minimal on-site detention likely required; High impervious cover
- Multiple ingress/egress access points
- Total tax rate: \$2.092362 (2024)
- HISD (Oak Forest Elementary, Black Middle School, Waltrip High)

### Surrounding Area

- Located in Garden Oaks area, a neighborhood known for historic charm, vibrant community, and strong retail options

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
N Shepherd Dr	31,519
610	193,870
W 34th St	12,058
Alba Rd	3,190



## 2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	15,944	145,588	400,524
Median Age	37.0	36.6	35.8
Average Household Income	\$199,642	\$151,707	\$134,380
Average Home Value	\$546,155	\$513,940	\$516,849
College Degree or Higher	71.4%	56.6%	47.1%

# Property Aerial



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## Contact Us

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