



CLOSED on Market

\$514,600

Call Today!

3110 WICHITA STREET, HOUSTON, TX 77004

Excellent investor opportunity to purchase charming duplex in historic neighborhood undergoing major revitalization. On rare cul-de-sac adjacent to hike/bike trail, these 3/1 units are identical —granite, stainless, wood floors, vent free fireplaces, washers/dryers/refrigerators. Nest thermostat 1st fl: HVAC 2019 replaced 2nd fl. Remodeled 2012 including sewer line to the street. Privacy fence w/gated drive. Located near TMC, largest medical center in the world and 8th largest business district in US, downtown Houston and the amazing Museum District. Within 3 miles of Rice, TSU and UH (with transformative new medical school). Area undergoing major business, science and artist innovations including The Ion, TMC3, and restoration of the historic El Dorado Ballroom. Local influencers include Doschi House. Not in flood zone. 10.7% one-year projected increase in value; low one-year value decline risk. Block Group Demographics: \$117K AVG Income, 26% Graduate Degrees, 33% Millennials.

GENERAL DESCRIPTION

- Subdivision:** Lubbock
- Property Type:** Multi-Family - Duplex
- Stories:** 2
- Year Built:** 1940
- Building Sqft:** 2,403 / Appraisal District
- Lotsize:** 5,250 / Appraisal District
- Market Area:** University Area
- Key Map:** 533C
- MLS# / Area:** 91202818 / 4



Presented By

Listing Broker
ALEX

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Visit <https://www-v2.har.com/91202818> for more information