

# 535

WEST 20TH | HOUSTON, TX



# 535 W 20TH: AT A GLANCE



GREENWAY PLAZA

GALLERIA / UPTOWN

WESTCHASE

M-K-T  
*Kakaband*  
Ray-Ban [solidcore]

TIMBERGROVE MANOR  
Avg Home Value: \$826,000

CLEARWATER  
at THE HEIGHTS

GREATER HEIGHTS  
Avg Home Value: \$825,000

10X 15TH STREET FLATS

ELLISON  
HEIGHTS  
Built 2021 | 152 Units

FOUNDRY  
ON 19<sup>th</sup>  
Built 2021 | 284 Units

*Snooze*  
AN ALLEY BY  
FLOWER CHILD  
*The Burger Joint*  
CRUST PIZZA  
THE WAFFLE BUS

HEIGHTS WATERWORKS  
hopdoddy BURGER BAR 卍 JINYA HANBUN BAR  
COMMON BOND

HEIGHTS - EST. 1984  
19<sup>th</sup> Street  
BOOMTOWN COFFEE  
jenis  
TORCHYS  
harold's

N-Shepherd Dr (19,872 VPD)  
N Durham Dr (21,012 VPD)

H-E-B

10X HEIGHTS  
WATERWORKS  
Built 2019 | 309 Units

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THE HEIGHTS  
HOSPITAL

RICE BOX

Holden  
heights

# INVESTMENT SUMMARY

EXECUTIVE SUMMARY | 03

**IRREPLACEABLE  
INFILL LOCATION** WITHIN A  
THRIVING MICRO MARKET

**CLOSE PROXIMITY TO LEADING  
RETAIL:** 19TH STREET, HEIGHTS  
WATERWORKS, & SHEPHERD STREET

**TWO TENANT ASSET**  
CREATES EASE OF OWNERSHIP

**STRONG TENANTS:**  
SOLA SALON & URBAN OFFICE

**IMMEDIATE ADJACENCY** TO 1,000  
MULTI-FAMILY UNITS

**INCREDIBLE BASIS** BELOW  
REPLACEMENT COST

**THE HEIGHTS:**  
MUST HAVE RETAIL MARKET



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# CLOSE PROXIMITY TO SUBMARKETS

## LEADING RETAILERS AND NEIGHBORHOODS



Heights Hike and Bike Trail

535 W 20th is located among the Greater Heights hottest dining and residential areas, located minutes away from H-E-B, Jinya Ramen Bar, Hopdoddy, and countless other leading restaurateurs.

Goode Co. Kitchen & Cantina



Dense Residential Area



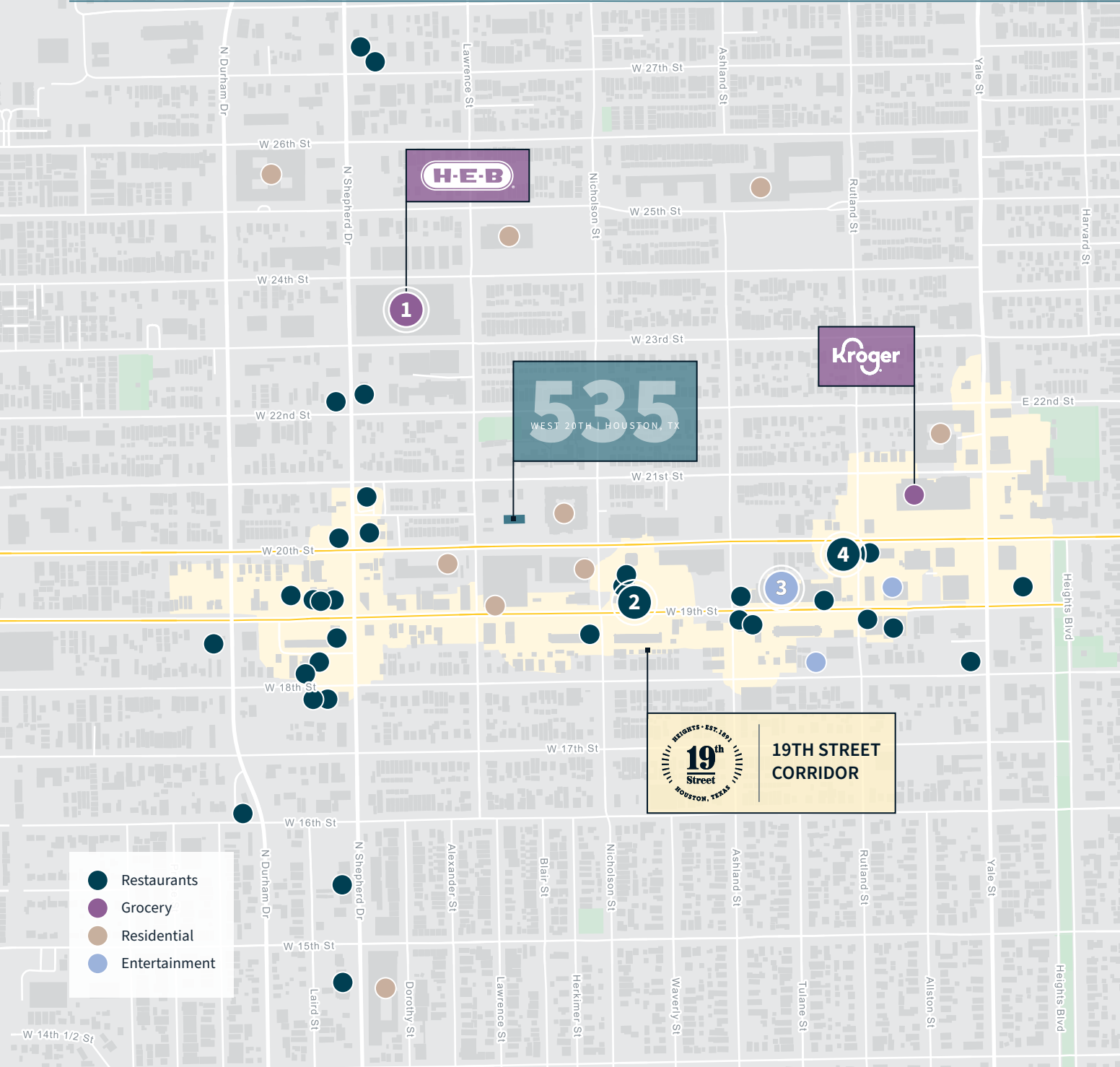
Heights Mercantile | Postino



# THE RETAIL HUB OF HOUSTON'S HEIGHTS



With some of Houston's most iconic restaurants and sights within less than a mile, 535 W 20th's superior location is centered in an unbeatable live, work, play environment.



# IRREPLACEABLE INFILL LOCATION

WITHIN A THRIVING MICRO MARKET



- 535 W 20th is situated in a major retail corridor, among the leading retailers and population core
- 1 block away from Shepherd Dr (19,872 VPD) and Durham (21,012 VPD)
- Less than one mile from 610 North Loop and a short drive to Interstate 10, 535 W 20th is well positioned to access major employment and populations centers across Houston

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