230 W 19TH STREET

HOUSTON, TX 77008

LEVCOR

Situated at the corner of W 19th Street and Yale Street, this second-generation medical/office space occupies one of Houston's most recognized retail corridors. The 19th Street Shopping District is a carefully curated stretch anchored by the historic Heights Theater, lined with independent boutiques, restaurants, and neighborhood services that draw consistent foot traffic year-round.

FOR MORE INFORMATION:

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	22,825	160,936	436,627
TOTAL HOUSING UNITS	12,079	83,565	214,090
AVG. HH INCOME	$183,322	$148,055	$129,215
DAYTIME POPULATION	23,020	180,829	623,019

2021 - 2026 POPULATION GROWTH

2.6%

TRAFFIC COUNTS - YALE ST.

21,301 VPD

APARTMENTS NEARBY

ELLISON HEIGHTS

FOUNDRY ON 19TH

2125 YALE

10X HEIGHTS WATERWORKS BY CARDONE CAPITAL

DOMAIN HEIGHTS

Holden Heights

NEIGHBORHOOD RETAIL

Heights Theater

Walgreens

CVS pharmacy

Kroger

RIDE

Comerica

MANREADY MERCANTILE

Jubilee

PROSPERITY BANK

PNC BANK

Heights Floral Shop

CHASE

VANITY

H-E-B

NEIGHBORHOOD F&B

TEA SIP

JINYA RAMEN BAR

CAVA

the ginger mule the heights

jeni's

BOOMTOWN COFFEE

COMMON BOND HEIGHTS BISTRO & BAKERY

JUN

Snooze AN A.M. EATERY

LA LUCHA

Sweet Bribery

SUPERICA

SQUABLE

The Taco Stand

TORCHY'S TACOS

Katz's NEVER KLOSES

hopdoddy BURGER BAR

DRIVE TIMES

Positioned just northwest of downtown Houston, The Heights boasts convenient access to major highways, such as I-10 and I-610, facilitating easy commuting to and from neighboring areas. The neighborhood's accessibility, coupled with reliable public transportation and a bike-friendly atmosphere, makes it a convenient destination to explore Houston's vibrant urban scene from different corners of the city.

3-5 min.
Garden Oaks
I-10/Katy Freeway
North Loop
Interstate 45

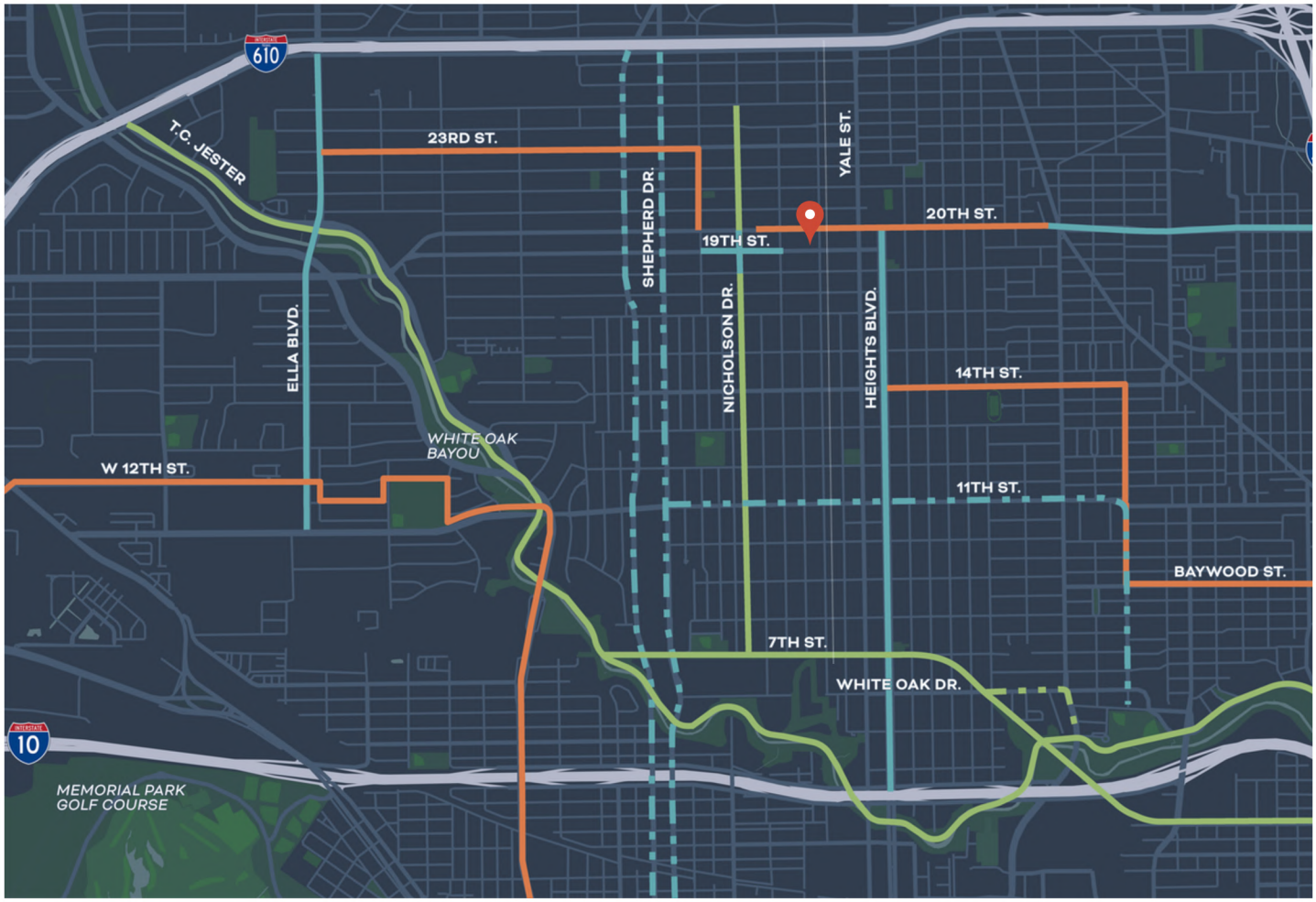
5 - 10 min.
Downtown CBD
Highway 290
Northwest Freeway

15 - 20 min.
Texas Med Center
Memorial/Tanglewood
Galleria/Uptown
River Oaks
Midtown/Montrose
IAH

BIKING & HIKING

Whether you're seeking a casual evening walk or an active commute, the Heights seamlessly blends accessibility with a vibrant community atmosphere, making it a haven for those who appreciate the joys of pedestrian and cyclist-friendly urban living.

94 WALK SCORE 80 BIKE SCORE



Dedicated On-Street
Shared On-Street
Programmed Off-Street
Dedicated Off-Street
Programmed On-Street

LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.