



**HIGH PROFILE ART DECO  
BUILDING IN THE HEART  
OF THE HEIGHTS**



SCAN W CAMERA

**2nd Gen Restaurant & Hair Salon  
Spaces For Lease**

[leasing@reviveco.com](mailto:leasing@reviveco.com) 713.357.5800

1102 Yale St, Houston, Texas 77008

**REVIVE**  
DEVELOPMENT  
SUPPLYING DEMAND

# FOR LEASE

1102 YALE STREET  
HOUSTON, TX 77008

## HIGHLIGHTS

- 10,500 SF building with two second gen spaces available (A) 2,646 SF Restaurant + (B) 1,366 SF Retail (former salon)
- Considered “Main & Main” of The Houston Heights
- Hard Corner 4 Way Lit Intersection
- Direct Access to 3 Major Thoroughfares - Yale Street, 11th Street & Heights Blvd.
- Direct Access to 11th Street Bike Path + Heights Blvd Hike & Bike Trail.
- Ample Parking, High Visibility, Great Access.
- Densely Populated Urban Area
- Affluent Demographics + Strong Daytime Activity.
- Easy Access to I-10, I-45, and loop 610





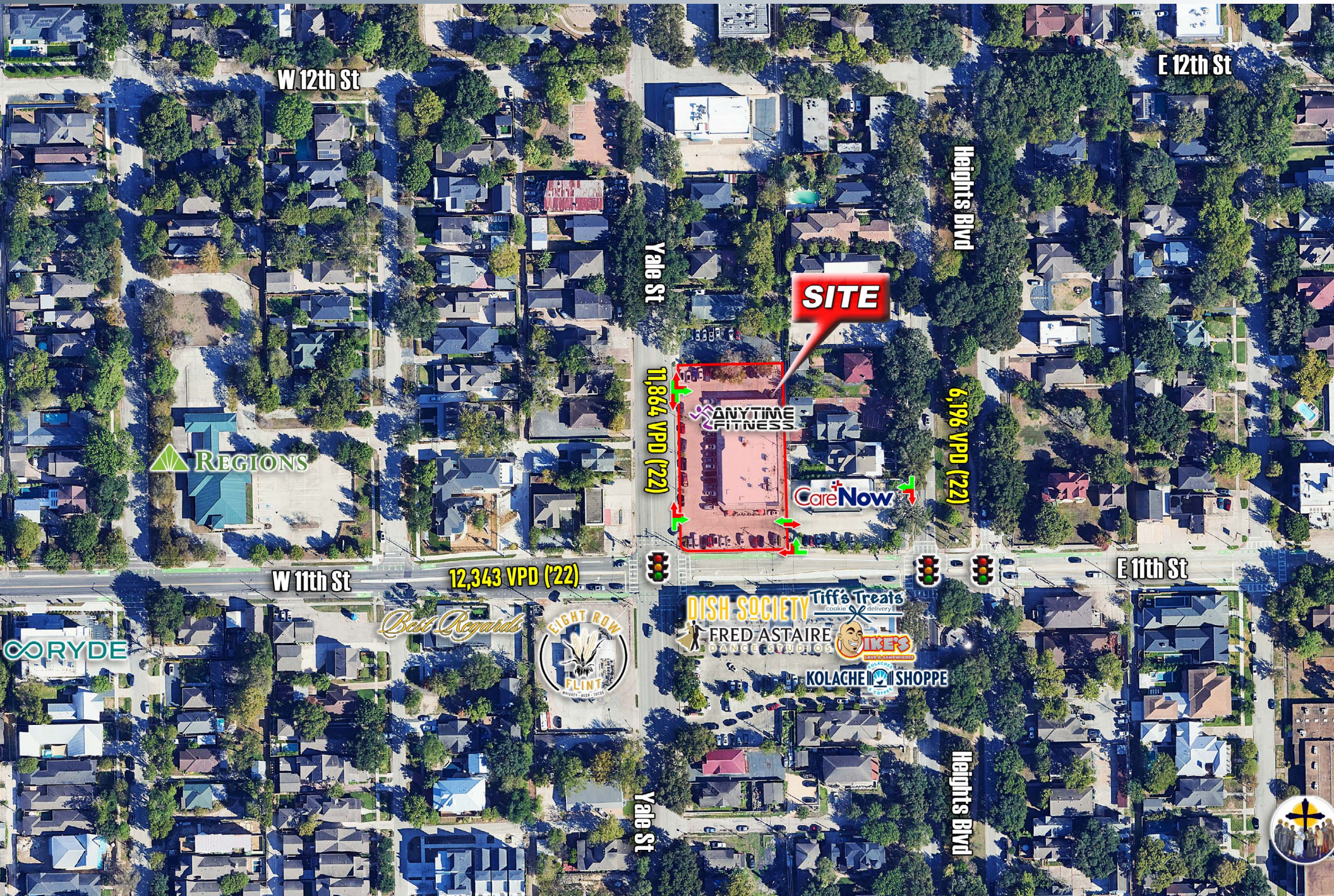
## SITE PLAN





FOR LEASE

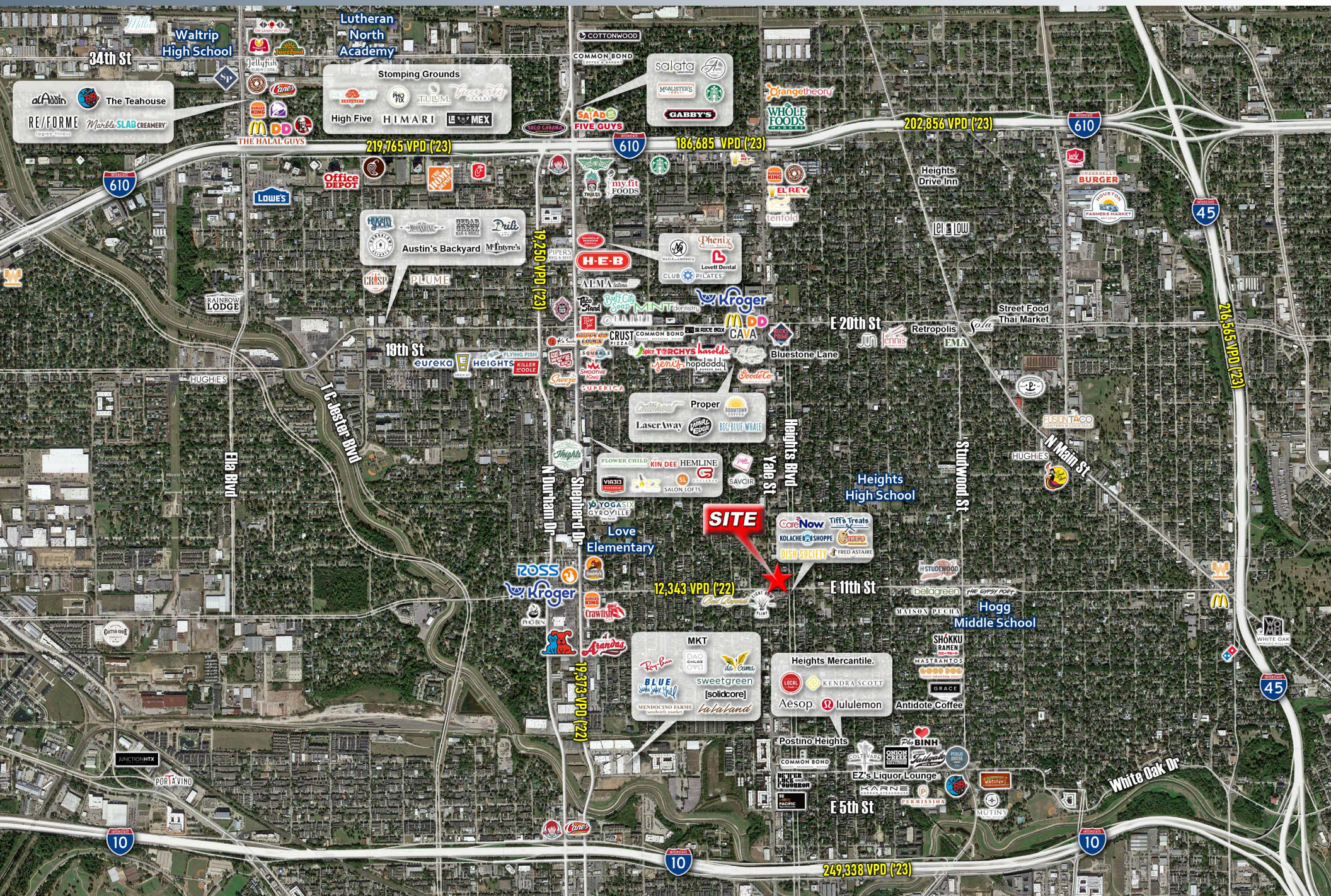
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## DEMOGRAPHICS

### 2024 Population



1 mile	23,762
3 mile	91,549
5 mile	182,958

### Daytime Population



1 mile	23,061
3 mile	87,932
5 mile	274,818

### Total Households



1 mile	11,772
3 mile	45,726
5 mile	89,672

### Median Age



1 mile	37.7
3 mile	35.1
5 mile	35.6

### Average Household Income



1 mile	\$203,106
3 mile	\$196,723
5 mile	\$171,074

### Average Home Value

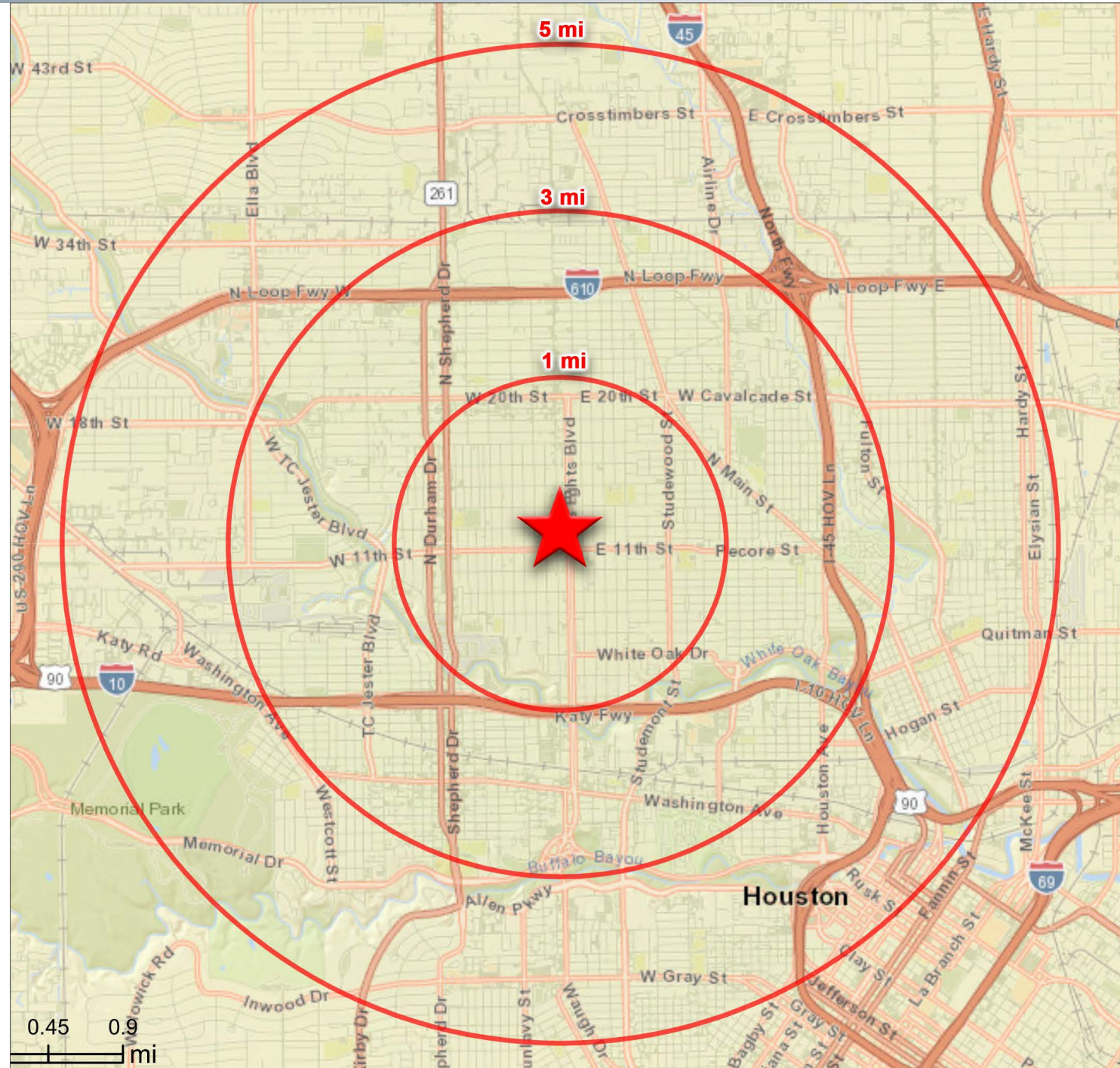


1 mile	\$737,257
3 mile	\$591,013
5 mile	\$563,377

### Traffic Counts Nearby



11,775 VPD on Yale St
12,343 VPD on 11th St





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## DRIVE-TIME DEMOGRAPHICS

### 2024 Population



5 minutes	34,946
10 minutes	159,357
15 minutes	495,796

### Daytime Population



5 minutes	32,814
10 minutes	213,233
15 minutes	765,168

### Total Households



5 minutes	17,054
10 minutes	78,620
15 minutes	217,791

### Median Age



5 minutes	37.0
10 minutes	35.7
15 minutes	36.0

### Average Household Income



5 minutes	\$207,368
10 minutes	\$177,664
15 minutes	\$140,744

### Average Home Value

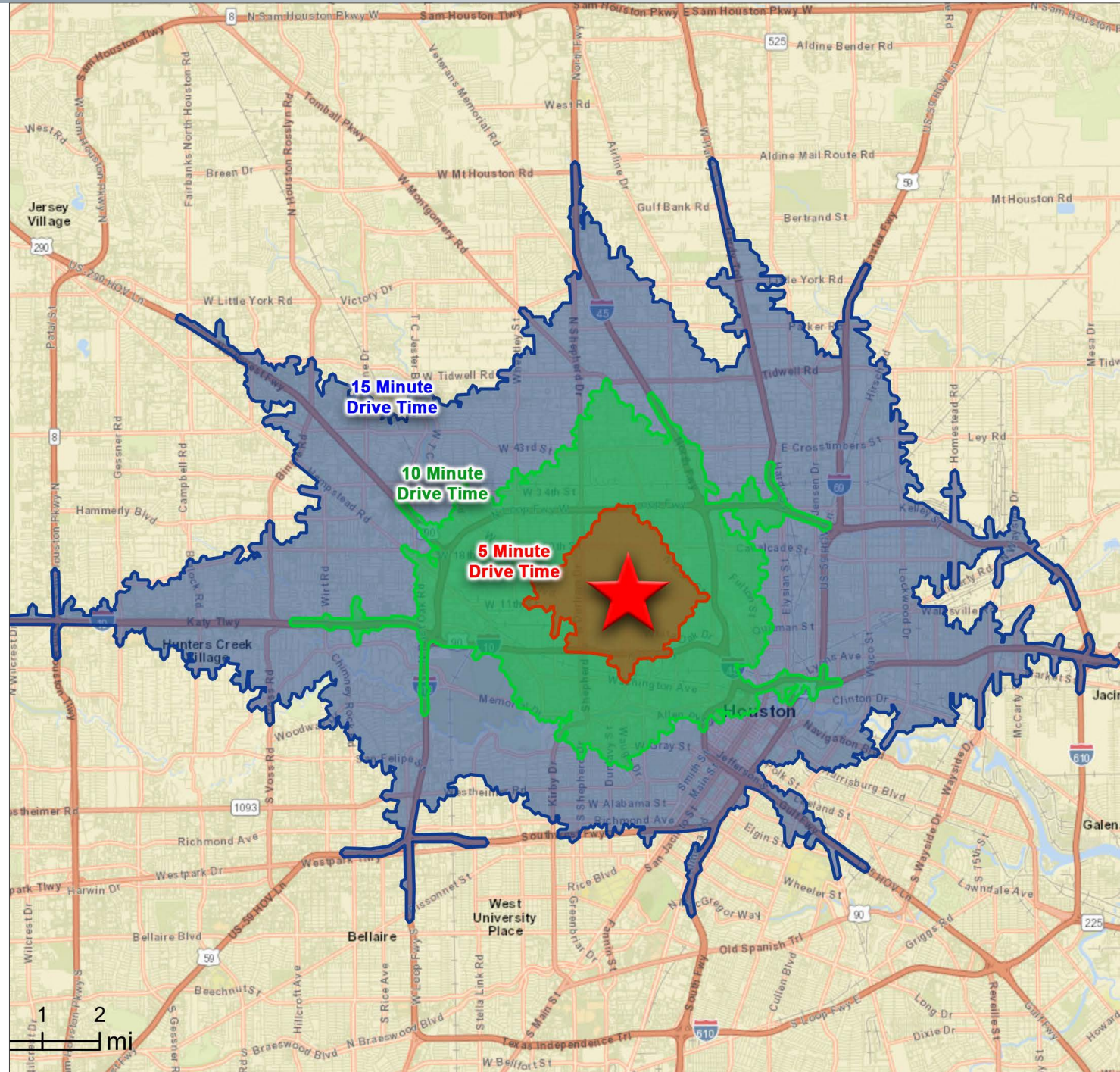


5 minutes	\$703,234
10 minutes	\$567,554
15 minutes	\$572,470

### Traffic Counts Nearby



11,775 VPD on Yale St
12,343 VPD on 11th St





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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