

20 TIEL WAY

FOR SALE:
PRIME RESIDENTIAL PROPERTY IN
EXCLUSIVE HOUSTON NEIGHBORHOOD



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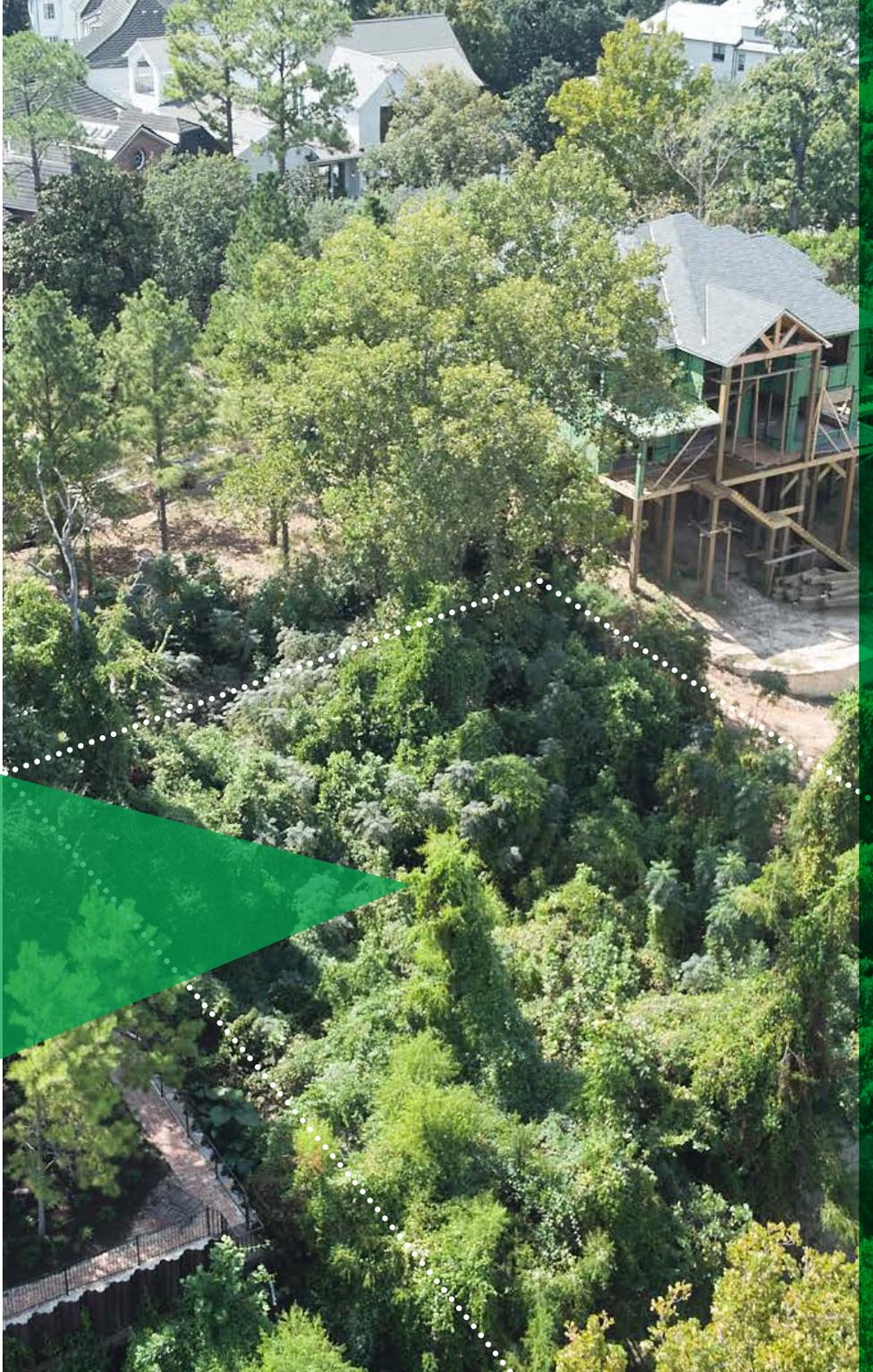
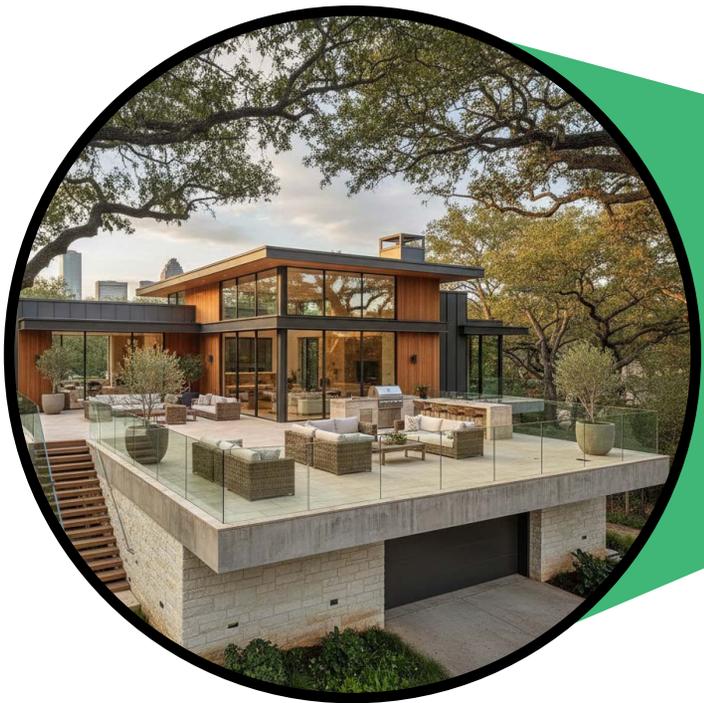


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EXECUTIVE SUMMARY

20 Tiel Way offers a unique opportunity to secure a prime lot in one of Houston's most exclusive neighborhoods. Perfect for builders and investors, this property provides the foundation for a world-class custom home or luxury redevelopment project.

With limited inventory and ongoing demand in River Oaks, opportunities like this are few and far between. Whether you're looking to build your next signature residence, invest in a stable high-end market, or simply hold a rare asset in a premier location this property delivers on all fronts.





ADDRESS:

20 TIEL WAY
HOUSTON, TX 77019



ASKING PRICE:

\$1,795,000



ZONING:

SINGLE-FAMILY
RESIDENTIAL
(VERIFY WITH CITY OF HOUSTON)



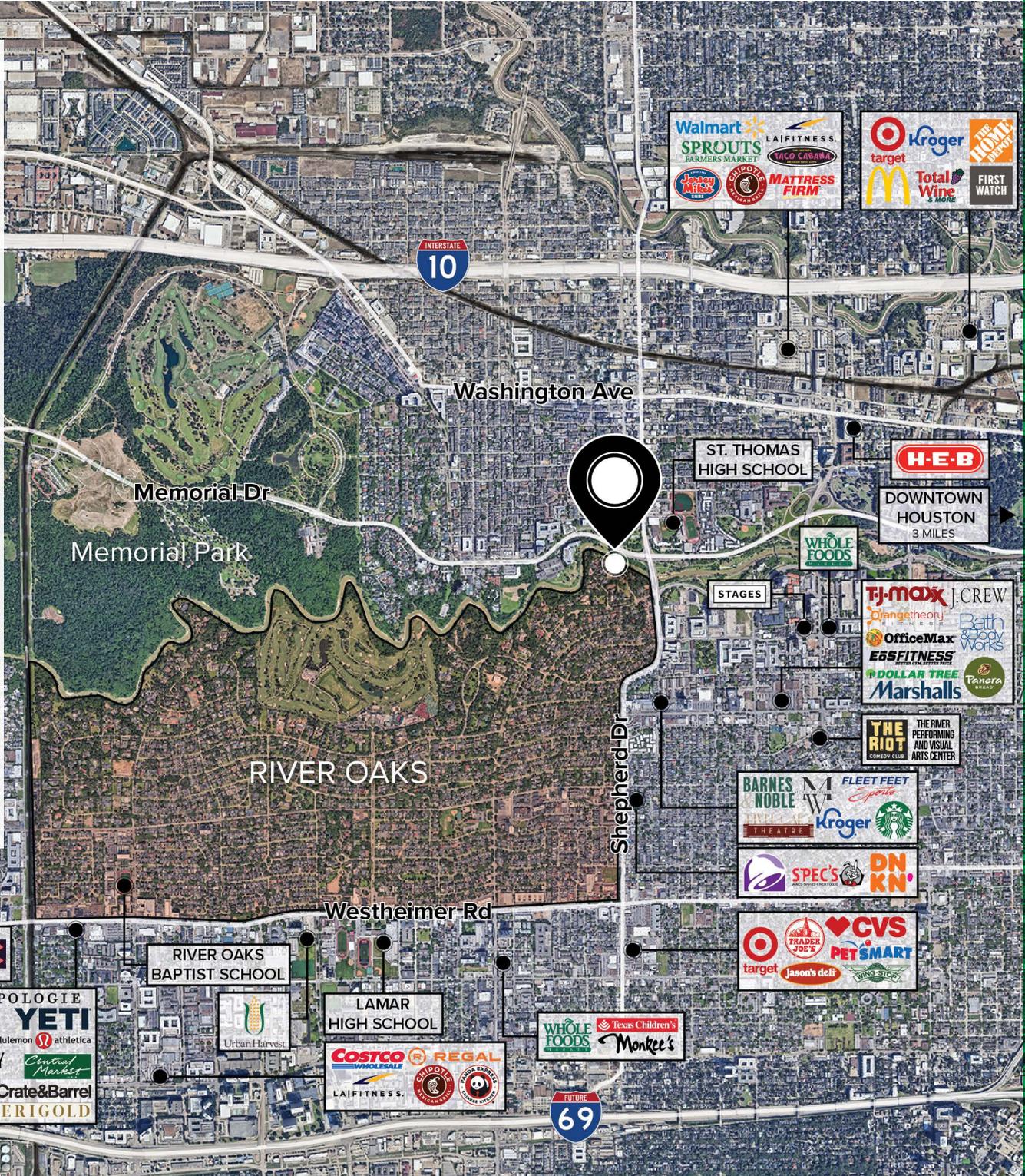
SIZE:

17,106 SF
± 0.39 ACRES



IDEAL USE:

CUSTOM HOME,
REDEVELOPMENT, OR
LAND INVESTMENT HOLD



Marshall's DICK'S
DSW HomeGoods

macy's
H&M Dillard's
MAC
NORDSTROM

BEST BUY TJ-maxx
Burlington
eS FITNESS

INTERSTATE
610

target IPIC

ANTHROPOLOGIE
chico's YETI
Madswell lululemon athletica

POTTERY
BARN Williams Sonoma
Crate&Barrel PERIGOLD

RIVER OAKS
BAPTIST SCHOOL

Urban Harvest

Westheimer Rd

LAMAR
HIGH SCHOOL

Costco WHOLESALE REGAL
LAIFITNESS. CUPONET

WHOLE FOODS Texas Children's
Monkee's

FUTURE
69

Walmart SPROUTS FARMERS MARKET LAIFITNESS. TACO CABANA
Jenny Holm's CUPONET MATTRESS FIRM

target Kroger THE HOME DEPOT
McDonald's Total Wine & MORE FIRST WATCH

ST. THOMAS
HIGH SCHOOL

H-E-B

DOWNTOWN
HOUSTON
3 MILES

WHOLE FOODS

STAGES

TJ-maxx CREW
Orangetheory Bath Body Works
OfficeMax EGGSFITNESS
DOLLAR TREE Marshalls

THE RIOT THE RIVER
COMEDY CLUB PERFORMING
AND VISUAL ARTS CENTER

BARNES NOBLE FLEET FEET
THEATRE Kroger Starbucks

SPEC'S DN RN

target CVS
JOE'S PET SMART
Jason's deli WING STOP

INVESTMENT HIGHLIGHTS

- **Surroundings:** Established luxury residences and mature landscaping
- **Utilities:** Gas available, Electric available
- **Accessibility:** Minutes from Downtown, Memorial Park, and Galleria
- **Schools:** Located near some of Houston's most desirable private and public schools
- **Neighborhood Appeal:** Exclusive, quiet, and prestigious, River Oaks remains one of the most stable and sought-after markets in Texas
- **Rare Infill Opportunity:** Limited availability of buildable lots in River Oaks enhances long-term value
- **High Demand Market:** Continued strong demand for new construction luxury homes supports stable appreciation
- **Premier Location:** Proximity to major employment centers, top-tier retail, fine dining, and recreational amenities
- **Strong Land Fundamentals:** Mature trees, desirable elevation, and a quiet street make this lot particularly attractive to high-end buyers
- **Exit Strategy Options:** Build-to-sell luxury home, design-build for an end user, or hold as a long-term asset in Houston's most premium submarket



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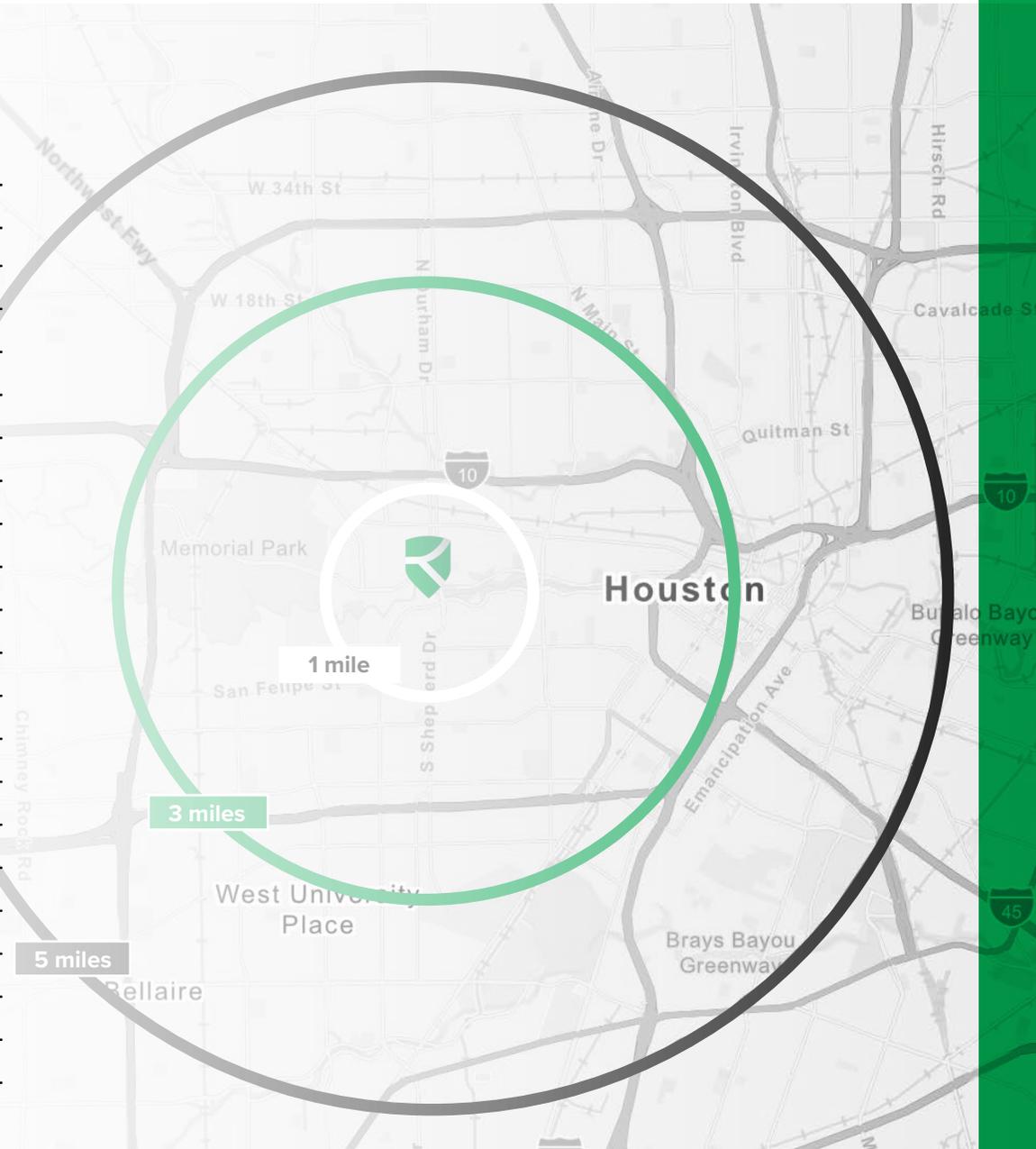
169,305 average household income within 5 miles

Population within 5 miles total **469,242**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	30,971	183,994	469,242
Households	17,791	114,563	244,482
Families	6,768	43,048	106,358
Average Household Size	1.73	1.76	1.93
Owner Occupied Housing Units	7,155	42,036	97,897
Renter Occupied Housing Units	10,636	72,527	146,585
Median Age	36.7	35.9	35.8
Median Household Income	\$128,461	\$119,668	\$100,846
Average Household Income	\$198,668	\$187,878	\$169,305

2030 Summary	1 Mile	3 Miles	5 Miles
Population	33,631	221,642	529,893
Households	19,795	125,623	264,112
Families	7,391	46,415	113,122
Average Household Size	1.69	1.73	1.89
Owner Occupied Housing Units	7,685	45,675	105,783
Renter Occupied Housing Units	12,111	79,948	158,330
Median Age	37.9	36.6	36.6
Median Household Income	\$134,507	\$127,148	\$109,108
Average Household Income	\$204,545	\$195,386	\$179,129



PRESENTED BY

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