

# HEIGHTS IRONWORKS

201 & 205 W 15<sup>TH</sup> Street  
Houston, TX 77008







# Houston Historic Heights Retail Opportunity

Heights Ironworks is a 20,000 SF complex in the heart of Houston's booming historic district north of Downtown. The Heights Ironworks campus features ±7,000 SF of improvements across four historic buildings with three courtyard/outdoor spaces and on-site parking. At present, a ±2,300 SF permitted 'ready-to-go' shell restaurant is operated as an events venue along with elegant nine-bedroom B&B-like quarters.

Heights Ironworks is situated at the epicenter of Houston Heights, a wealthy, high-growth historic neighborhood that is home to the city's highest grossing restaurants. The Heights is known for its quality of life and large Victorian-style and Craftsman bungalow homes set on old-growth oak tree-lined streets. The area features an unrivaled network of running and bike trails, shopping and restaurants with excellent vehicular access to major highways. The Heights is the fastest-growing sub-market in the City of Houston

## DEMOGRAPHICS

	 POPULATION	 DAYTIME POPULATION	 AVG HOUSEHOLD INCOME	 HOUSEHOLDS
<b>1 MILE</b>	24,416	21,922	\$189,065	11,634
<b>3 MILES</b>	176,723	200,563	\$153,911	83,190
<b>5 MILES</b>	444,263	668,900	\$134,204	199,895



## About



### Tile Block Building – Restaurant Space

- ±2,300 SF
- Occupancy Permit for 97
- Exceptional natural lighting
- Exposed beams & tile block walls
- New 12.5-ton HVAC system
- New grease trap
- 2-ADA bathrooms



### Boutique Buildings

- Yale House ±2,800 SF
- The Little Bungalow ±1,200 SF
- Carriage House ±650 SF



### 3 Courtyard / Outdoor Areas

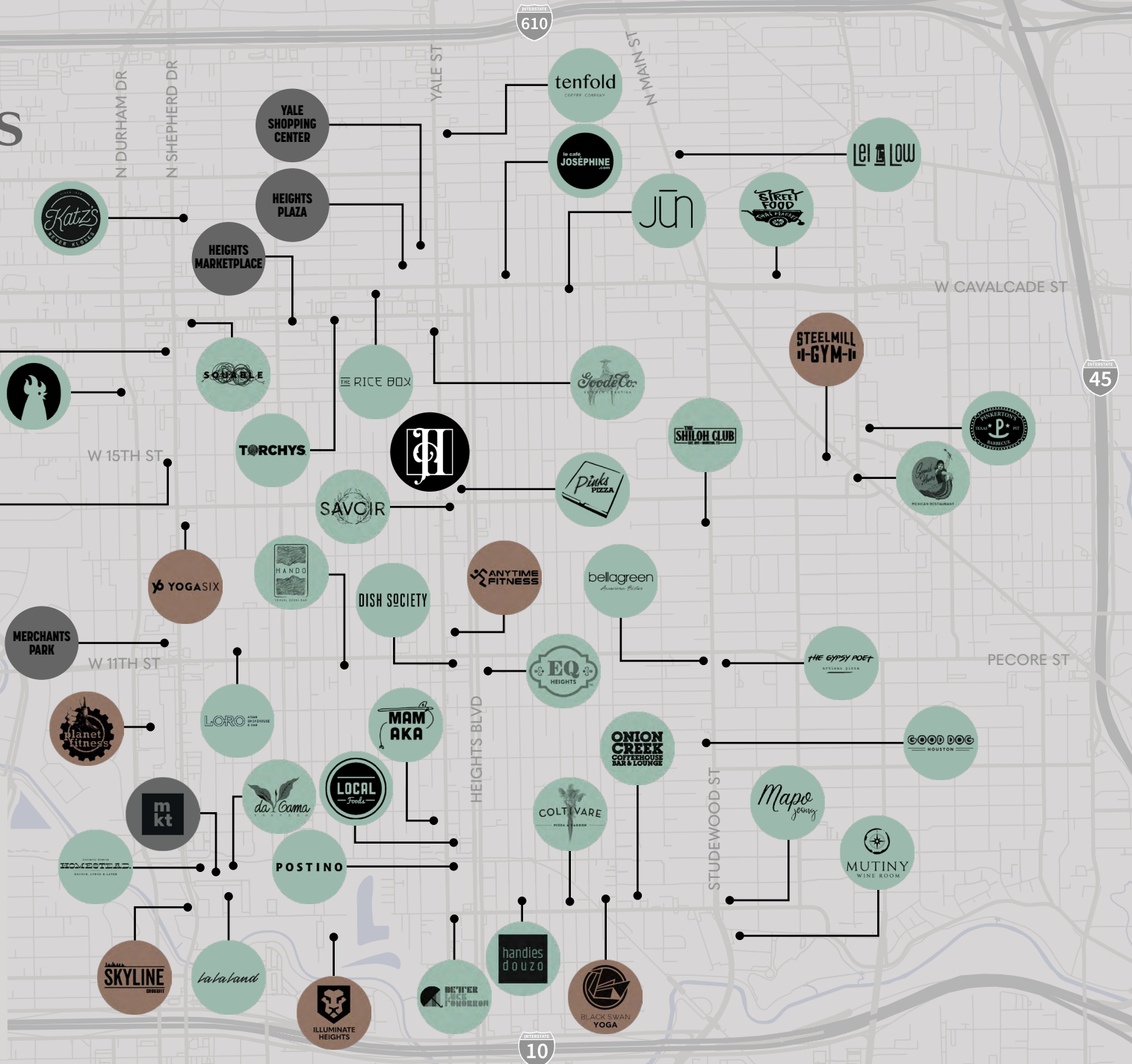


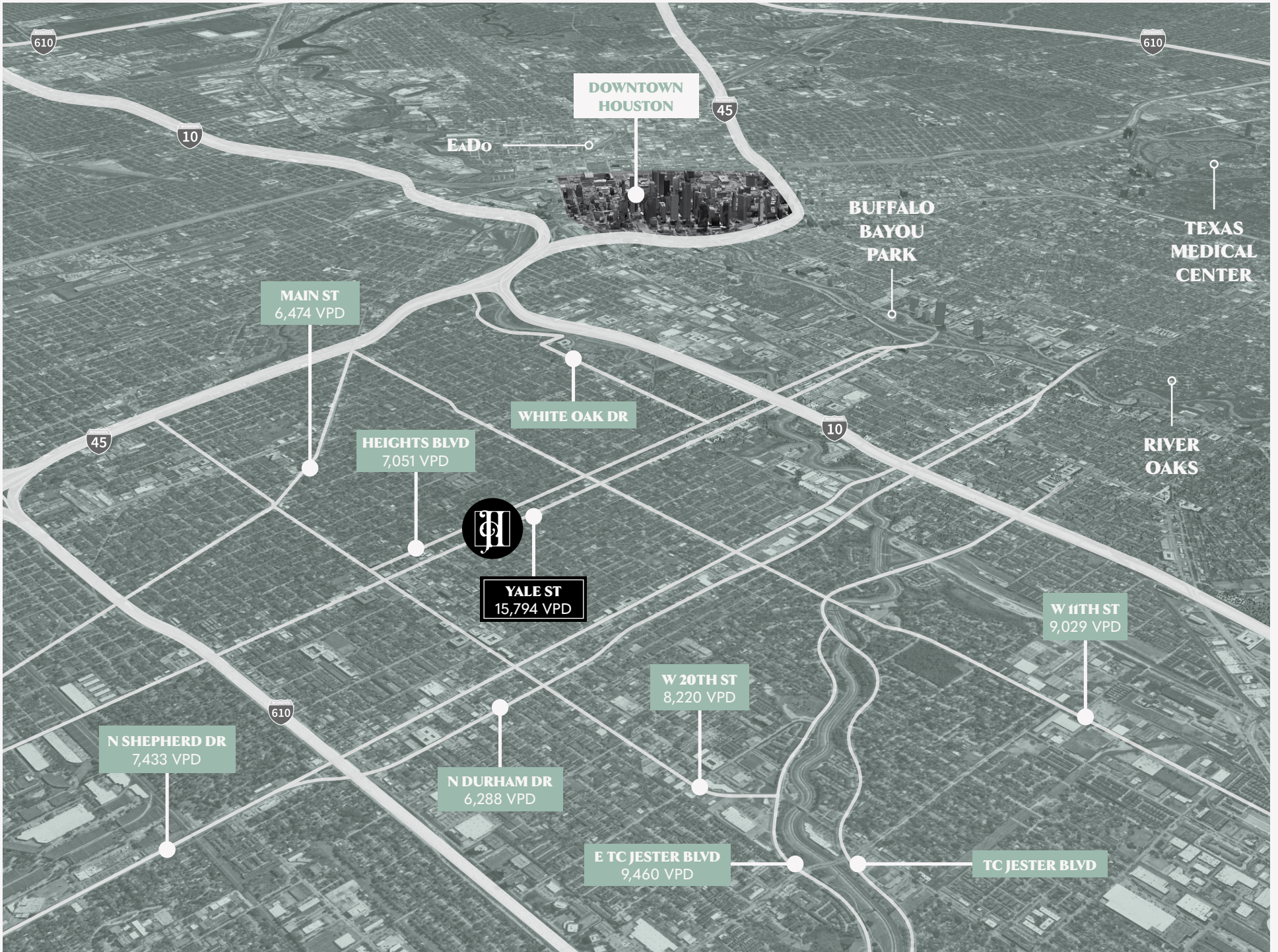
### Parking - Valet 22 Vehicles



# Location Highlights

-  50+ RESTAURANTS
-  5 SHOPPING PLAZAS
-  7 FITNESS CENTERS





# The Campus

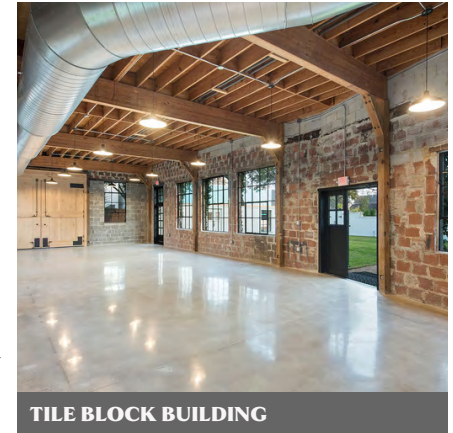
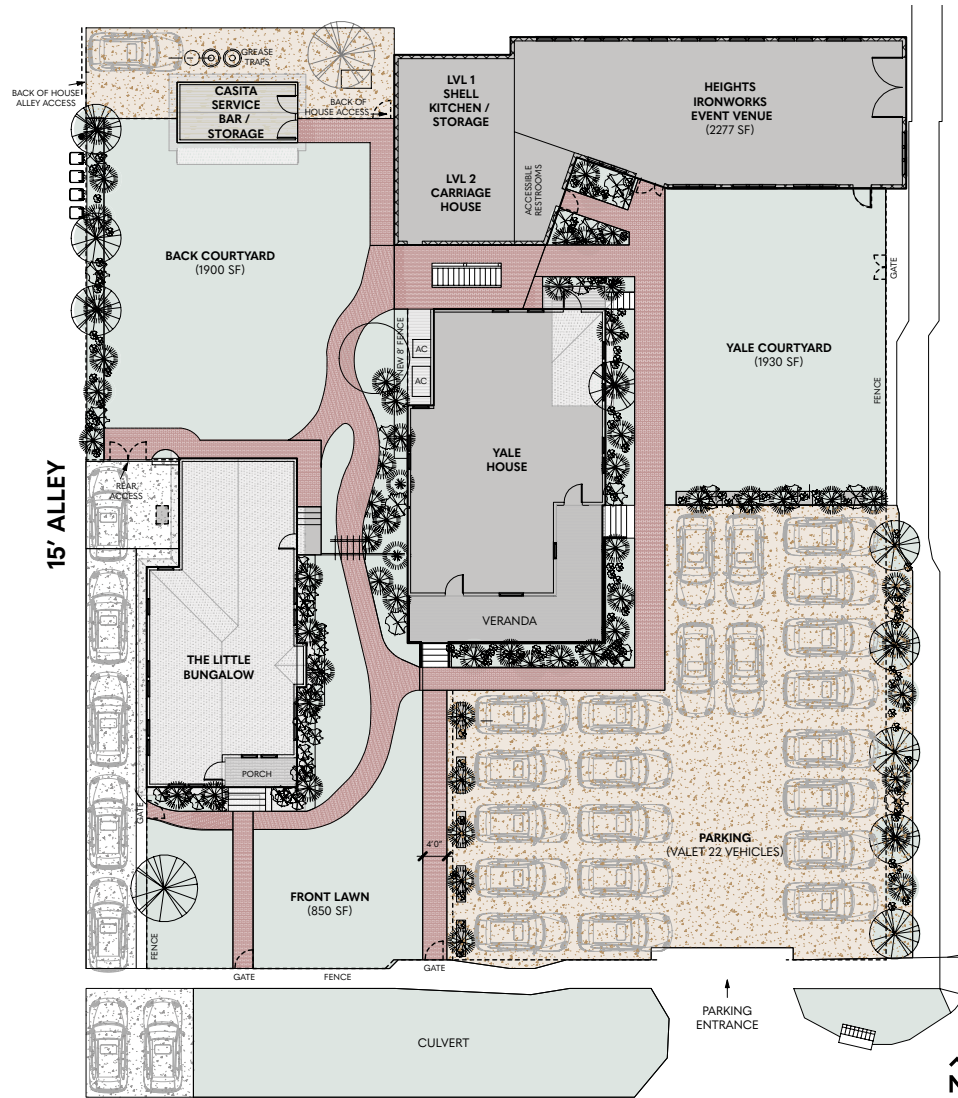
±20,000 SF space available



CASITA



THE LITTLE BUNGALOW



TILE BLOCK BUILDING



YALE HOUSE

15TH ST.  
(100' R.O.W.)

# Tile Block Building & Yale Courtyard

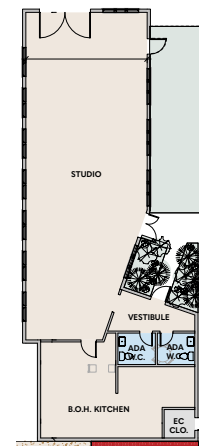
## Future Restaurant

Built in 1936, this unique high-ceilinged clay tile block building features exposed beams, a dozen large black iron industrial windows, and polished concrete floors throughout. Rich in character, the ±2,300 SF space has been upgraded to accommodate a future restaurant including, new HVAC and grease trap, and has a Certificate of Occupancy for 97, with future growth potential including a rooftop patio overlooking an existing ±1,900 SF courtyard and Yale House, a Houston Landmark.

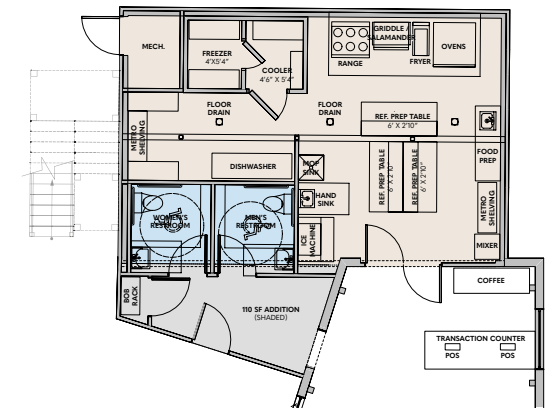


*Click the arrows to view more photos*

### TILE BLOCK BUILDING CURRENT LAYOUT



### CONCEPTUAL KITCHEN LAYOUT



# Yale House

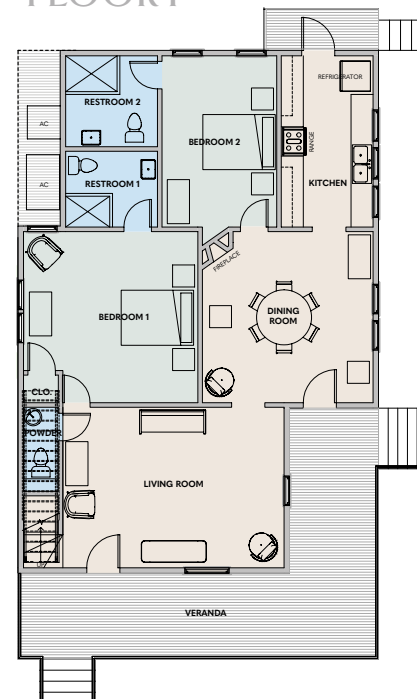
This iconic 120+ year old building sits at the center of the Heights Ironworks campus and visually dominates the site. The renovated  $\pm 2,800$  SF Colonial Revival influence structure is listed on the National Register of Historic Places and is a designated City of Houston Landmark. This petite grande dame, with 11-ft ceilings and oversized windows, is an ideal boutique BnB destination or private club served by the future restaurant, or host to alternative commercial/retail opportunity



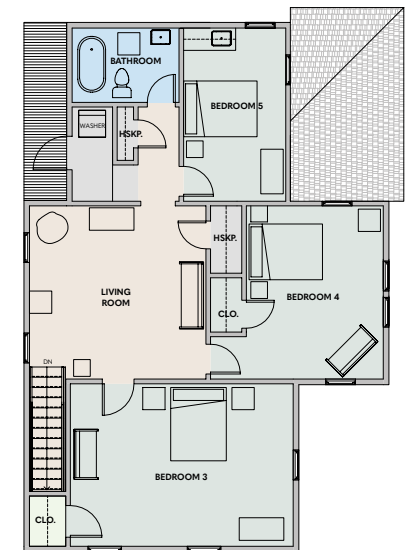
*Click the arrows to view more photos*



## FLOOR 1



## FLOOR 2



# The Little Bungalow & Back Courtyard

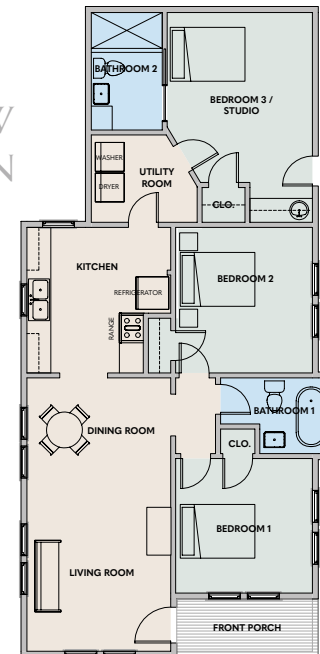
This classic Craftsman-like ±1,200 SF bungalow was built in 1925; it is a City of Houston-designated "Contributing Structure," that has been fully renovated and upgraded. This versatile structure lends itself to boutique hospitality, private dining or thoughtful retail.



*Click the arrows to view more photos*



## THE LITTLE BUNGALOW FLOORPLAN





# The Carriage House

Built in 1925, these quaint one-bedroom quarters are located above the future commercial kitchen. As such, it may be reconfigured to support restaurant operations (office, storage or food prep) or remain in one or two key hospitality service

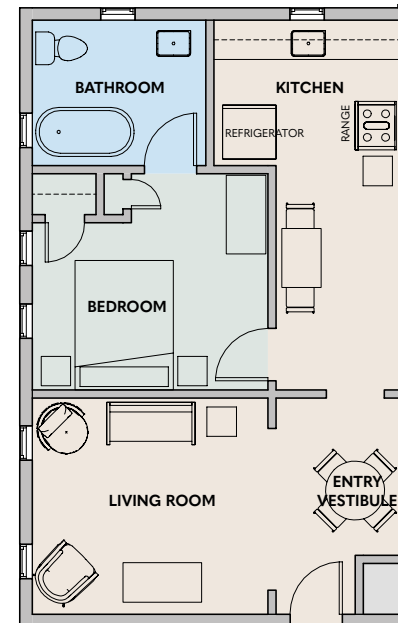
## Casita

Built in 2021, this elegant small cedar-shingle and copper-roofed structure features two servery windows to support F&B service in the private courtyard area behind The Little Bungalow. This structure has running water, electricity, dry bar and countertop as well as storage area.



*Click the arrows to view more photos*

## CARRIAGE HOUSE FLOORPLAN



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## Contact

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