

A NEW OPPORTUNITY IN THE HEART OF THE HEIGHTS

the
TERRACE
ON WHITE OAK

SEEKING RESTAURANTS, CAFÉ & BOUTIQUE RETAIL

Proposed
Pilates & Café

Proposed
Clothing Boutique

Available

Available

LARA LEE LAMENDOLA
llamendola@newquest.com | 281.640.7699

 NewQuest

welcome to —

one of the most Instagram-worthy buildings in Houston! Boasting the memorable “Greetings from Houston” mural by artist Daniel Anguilu, this building is a sought-after photo op by locals and visitors alike. Located in the busy White Oak entertainment district and surrounded by notable restaurants and bars, this historic Houston Heights building is the perfect match for a petite-size restaurant, complete with a quaint garden patio at the shop’s rear. Make the heart of the Heights your home in one of the most iconic Heights buildings.

Proposed
Pilates

Proposed
Café

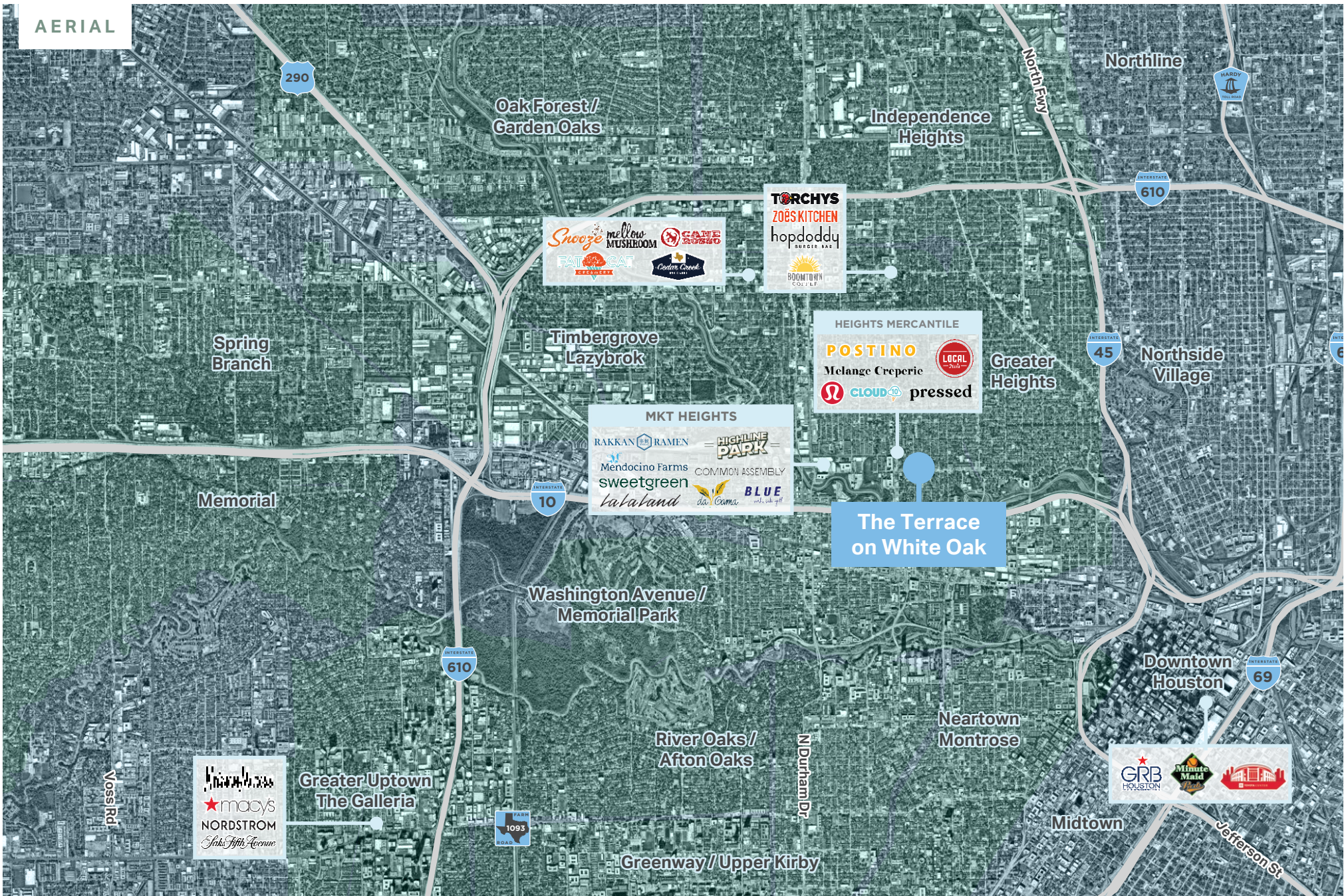
 **NewQuest** *presents*

a project to restore and revive -

the
TERRACE

ON WHITE OAK

AERIAL





OBLIQUE - NEAR

HEIGHTS MERCANTILE

Melange Creperie



CLOUD 10 pressed

Aēsop. chubbies

houston heights
\$600K - \$1.8M home value

8th street

7th street

heights hike & bike trail

YALE AT 6TH
APARTMENTS
352 UNITS

POSTINO

PADRE'S WINE COMPANY GENARA

The Terrace on White Oak

handies
DOUZO

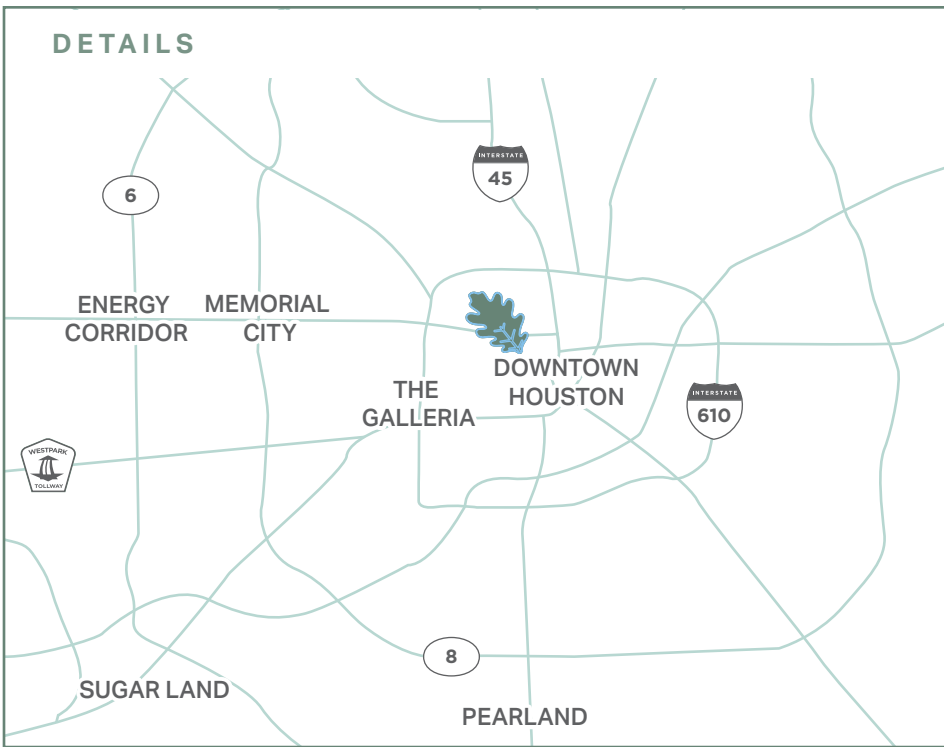
COMMON BOND

white oak drive



heights boulevard

contlant street



spaces —

building	A1	proposed pilates	1,478 SF
building	A2	proposed café	1,195 SF
building	B	available	874 SF
building two-story	C	available	640 SF first floor
			640 SF second floor (may be combined)
building	D	proposed clothing boutique	610 SF

demographics —

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

POPULATION	1 mile	2 miles	3 miles
current households	13,600	58,323	108,242
current population	25,864	113,027	210,641
2020 census population	22,227	90,647	182,616
population growth 2020 to 2024	16.36%	24.69%	15.35%
2024 median age	31.9	32.2	32.5

INCOME	1 mile	2 miles	3 miles
average household income	\$204,204	\$182,981	\$166,139
median household income	\$131,587	\$131,762	\$118,070
per capita income	\$106,819	\$95,084	\$82,002

RACE & ETHNICITY	1 mile	2 miles	3 miles
white	42.97%	43.29%	42.55%
black or african american	21.15%	20.08%	20.37%
asian or pacific islander	9.09%	8.66%	7.67%
other races	26.20%	27.32%	28.65%
hispanic	39.92%	40.13%	42.38%

HOUSEHOLDS	1 mile	2 miles	3 miles
1 person household	56.97%	57.49%	57.34%
2 person households	28.82%	26.86%	26.56%
3+ person households	14.21%	15.65%	16.09%
owner-occupied housing units	50.01%	48.52%	44.78%
renter-occupied housing units	49.99%	51.48%	55.22%



building a — PENDING

- Currently demised as 1,478 SF (A1) and 1,195 SF (A2)

- **PROPOSED PILATES - Building A1 - 1,478 SF**

Previously home to Louie Comella's Gelazzi - a long standing go-to gelato and pizza shop in the Heights

- **PROPOSED CAFÉ - Building A2 - 1,195 SF**

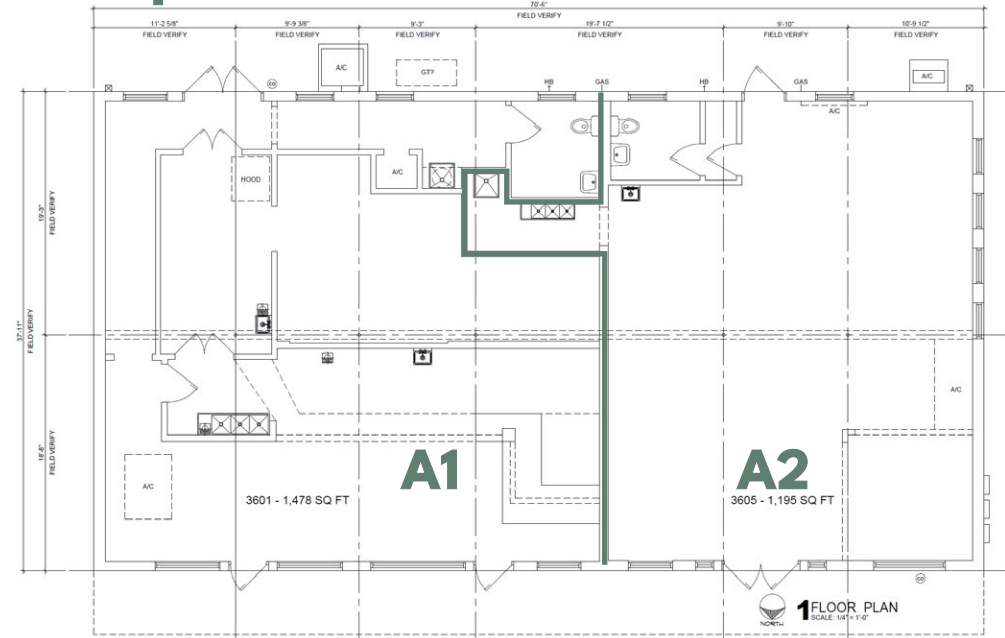
Formerly Italian American Grocery Co. - a boutique grocer that served a full range of Italian-American products - from deli meats, cheeses, and pizza to olive oil, sauce and pasta.

Spaces can be leased individually or combined to give 2,673 SF.

- Each space has a dedicated outdoor area that can be utilized for patio seating.



floor plan —

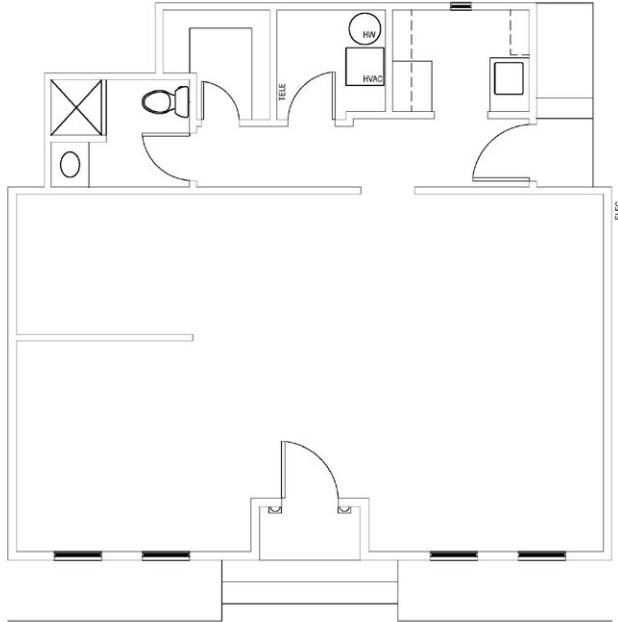




building b — AVAILABLE

- 874 SF
- Previously leased by Tre' Sorelle Clothing Boutique, this quaint freestanding building fronts White Oak and offers high ceilings with expansive storefront windows—perfect for a small café or boutique retail shop.

floor plan —



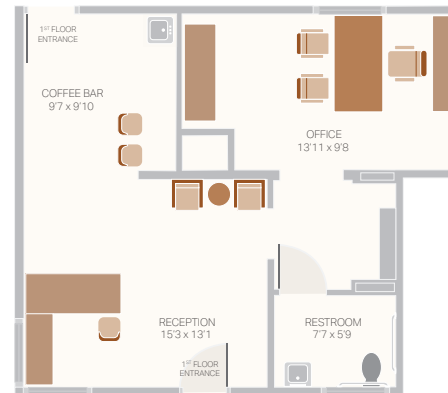
building c — AVAILABLE

- Offering two fully-built out office suites (one suite per floor)
- Units can be leased together or separate
- Each suite includes
 - entry/reception area
 - coffee bar
 - two piece bathroom
 - washer/dryer hookups
 - separate office/workspace
- Suites are separately metered
- Gross & NNN lease options available

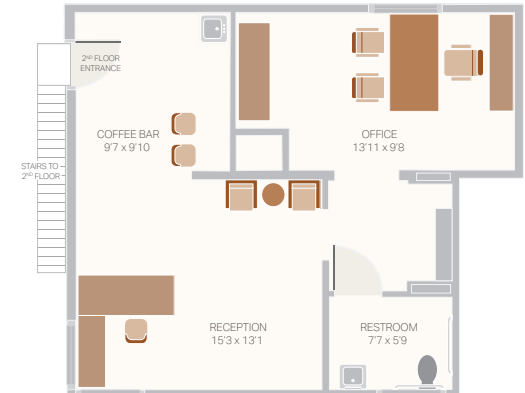


floor plan —

FIRST FLOOR - 640 SF



SECOND FLOOR - 640 SF





building d — PENDING

- **PROPOSED CLOTHING BOUTIQUE - 610 SF**
- This picture-perfect cottage, formerly a law office, now boasts a new deck for outdoor seating and a small green space in front. Offering serious curb appeal, it's an ideal location for a 'to-go' concept, such as a bakery, coffee shop, smoothie bar, dessert spot, or other quick-service retail.





Proposed
Clothing Boutique

C

D

A2

A1

B

Proposed
Pilates

Proposed
Café

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.

Home Asset, Inc., dba NewQuest Licensed Broker/Broker Firm Name or Primary Assumed Business Name	420076 License No.	- Email	281.477.4300 Phone
H. Dean Lane, Jr. Designated Broker of Firm	366134 License No.	dlane@newquest.com Email	281.477.4300 Phone
H. Dean Lane, Jr. Licensed Supervisor of Sales Agent/Associate	366134 License No.	dlane@newquest.com Email	281.477.4300 Phone
Lara Lee LaMendola Sales Agent/Associate's Name	766215 License No.	llamendola@newquest.com Email	281.640.7699 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS24-951_DK_10.14.24