

**FOR
SALE**

WHITE OAK BAYOU
GREENWAY

DOWNTOWN
HOUSTON

BUFFALO
BAYOU PARK

MEMORIAL PARKWAY

STUDE PARK

SAWYER
YARDS

LOWER HEIGHTS DISTRICT



SITE

HEIGHTS BLVD

YALE BLVD

HEIGHTS BLVD

YALE BLVD



NewQuest

6.47 ACRES AT YALE & I-10

Premier Development Opportunity at the Gateway to the Heights
The Heights | Houston, Texas 77007

Andre Azizi

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Glenn Dickerson

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Brad LyBrand

713.438.9516 | blybrand@newquest.com

Project Highlights

±6.47 Acres Available For Sale in Houston, Texas

- Newly improved additions including:
 - TCEQ clearance
 - Over 15x more frontage on Yale Street, totaling ±1,300
- 6.47 acres at one of Houston's premier intersections
 - **Tract 1 (West of Yale):**
± 4.66 AC
 - **Tract 2 (East of Yale):**
± 1.81 AC
- Gateway entrance via Yale to The Heights, one of Houston's most vibrant neighborhoods
- Exceptional Freeway visibility
- Ease of access
- Rare corner lot
- Unrestricted
- Last and largest available multi-acre tract

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Approximate Size:	±6.47 Acres
Price:	Call Broker for Pricing
Utilities:	City of Houston
Frontage:	445' on Yale Street 240' on I-10 (Katy Freeway)



18% POPULATION GROWTH
within 1 mile from 2020 to 2024



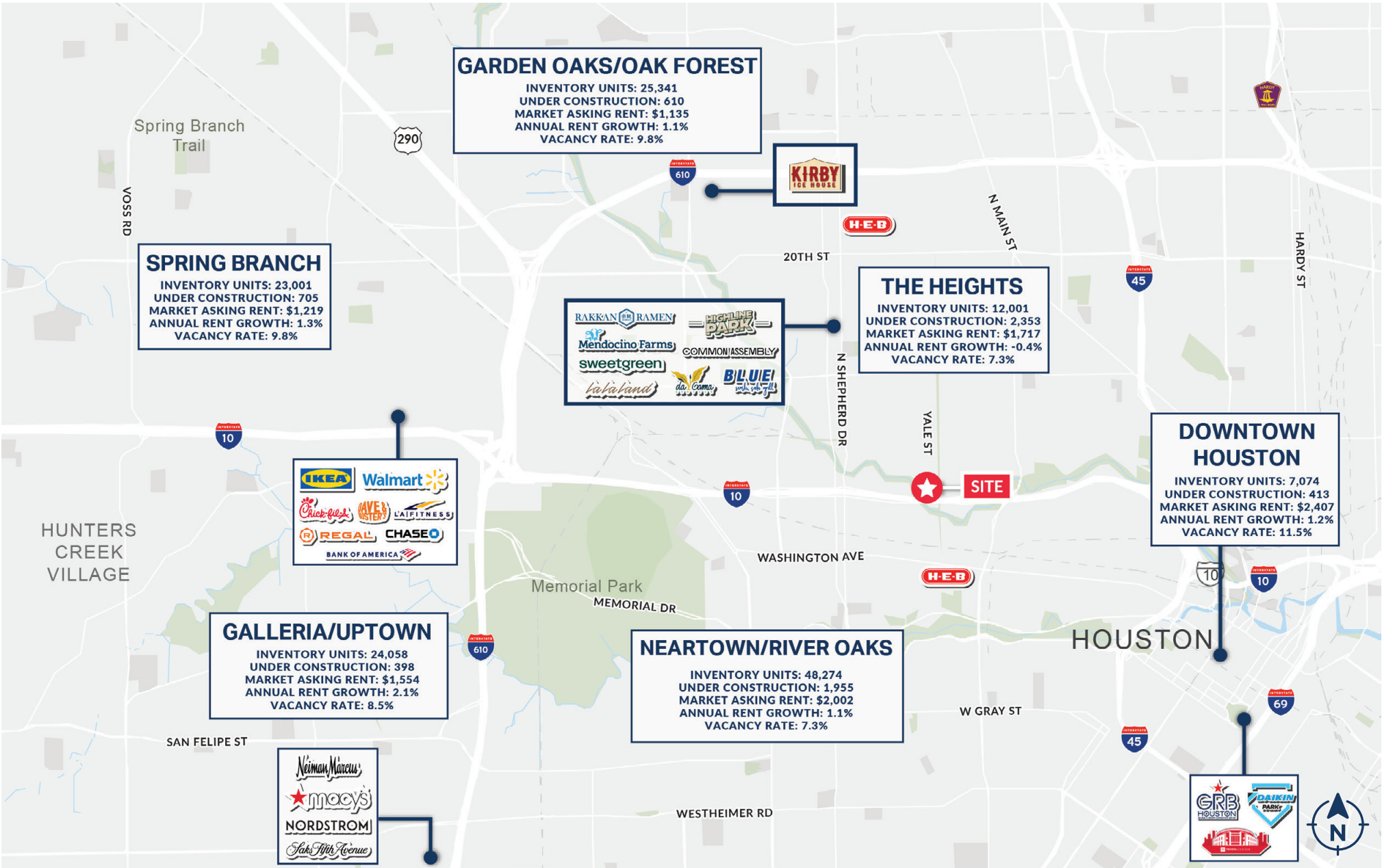
\$212K AVERAGE HOUSEHOLD INCOME
within 1 mile

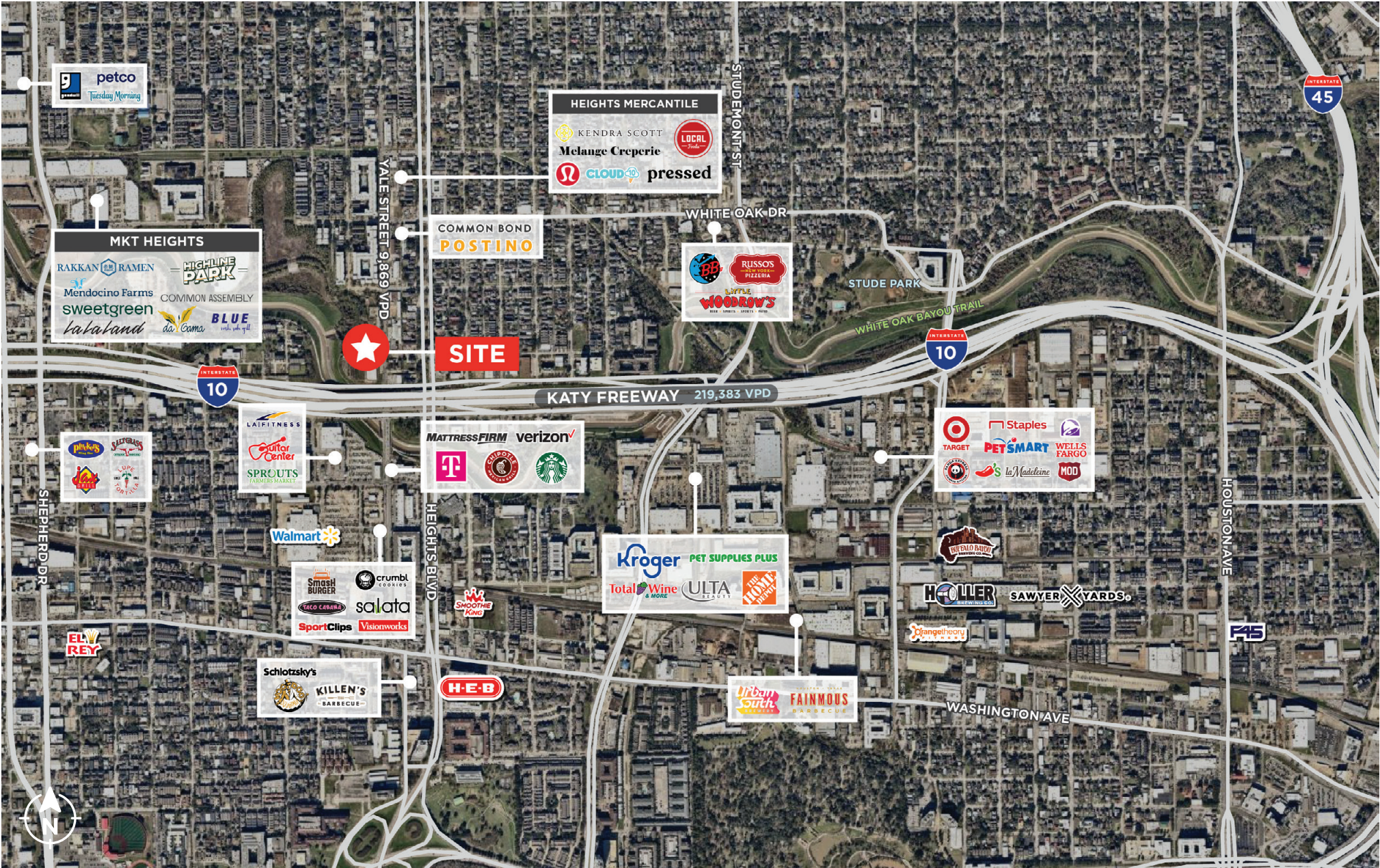


501,936 POPULATION
within 5 miles

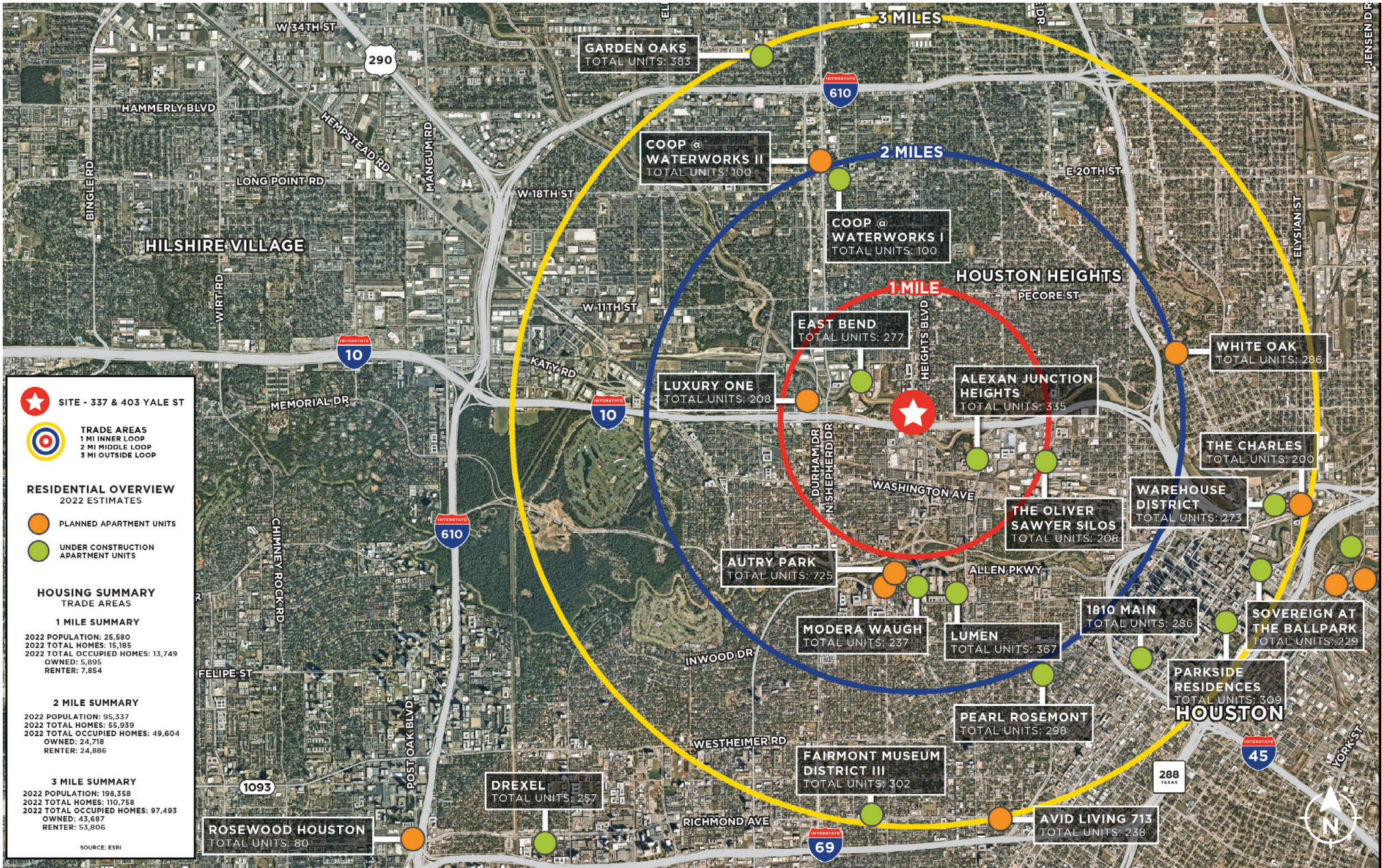








TxDot Traffic Counts as of 2024 05.25 | 01.25





TxDot Traffic Counts as of 2024

05.25 | 04.25

6.47 ACRES AT YALE & I-10 | HOUSTON, TEXAS

Why Houston?



HOUSTON

As the fourth most populous metro area in the U.S., Houston houses roughly seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west. The city of Houston is the largest in the metro with 2.3 million residents.



TEXAS MEDICAL CENTER

World's largest medical complex in: number of hospitals, physicians, square footage, and patient volume. Medical workers account for 1 in 8 of entire Houston workforce.



METRO HIGHLIGHTS

CORPORATE GROWTH

Houston will remain a top destination for corporate relocations due to its business-friendly environment. More than 26 Fortune 500 companies are headquartered in the metro.

HIGHER EDUCATION

Over 40 post-secondary educational institutions are located in the metro. Nearly 31 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.

LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.

Houston Heights



HOUSTON HEIGHTS

The Heights is a charming and lively Houston neighborhood known for its mix of local art shops, parks, historic homes, and vibrant nightlife. Visitors can explore the historic 19th Street for unique shopping, coffee at Boomtown, rare records at Vinyl Edge, and grooming at Cut Throat barbershop. Music fans can enjoy live performances at The Heights Theater and White Oak Music Hall. The area also offers scenic walking and biking along Heights Boulevard, with stops like Manready Mercantile and various art galleries along the way.



MAJOR AREA AMENITIES

MKT/SP HEIGHTS BIKE TRAIL

- 4.6 miles of mixed-use pedestrian and bike trail running along the south edge of the neighborhood.
- MKT/SP stands for Missouri, Kansas, Texas Southern Pacific Railroad – the trail runs along the abandoned rail bed.
- Runs by historic homes and several of the shopping centers.
- Multiple parks operated/maintained by both the City of Houston and Houston Heights Association.
- Lighted sports facilities, event centers available for rent, public pools, etc.



SHOPPING

M-K-T HEIGHTS

- 600 N Shepherd Dr, Houston, TX 77007
- 5 buildings
- 30 retail and restaurant spaces
- Boutique and high-end chain stores
- Including Ray-Ban, Taft Shoes, Highline Park, Anjouil's, and Blue Sushi Sake Grill

MERCHANTS PARK

- 1303-1421 W 11th St, Houston, TX 77008
- 243,798 sf
- 10+ retail stores
- Includes Ross Dress for Less, Big Lots, and Petco
- Heights Mercantile
- 714 Yale St, Houston, TX 77007
- 5 buildings
- Upscale tenants, including Lululemon, Warby Parker, and Aesop

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	15,310	114,255	241,834
Current Population	28,647	217,946	501,936
2020 Census Average Persons per Household	1.87	1.91	2.08
2020 Census Population	24,348	185,619	435,470
Population Growth 2020 to 2024	17.66%	17.42%	15.26%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	50.56%	51.03%	47.20%
2 Person Households	29.40%	28.09%	27.57%
3+ Person Households	20.04%	20.88%	25.23%
Owner-Occupied Housing Units	46.33%	43.68%	42.67%
Renter-Occupied Housing Units	53.67%	56.32%	57.33%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.26%	56.00%	48.70%
Black or African American	10.27%	11.83%	16.81%
Asian or Pacific Islander	9.92%	8.26%	7.91%
Other Races	19.14%	23.27%	25.85%
Hispanic	26.12%	31.56%	34.31%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$211,548	\$186,090	\$167,005
Median Household Income	\$144,043	\$127,034	\$112,053
Per Capita Income	\$113,286	\$93,194	\$78,372
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	5.95%	12.42%	14.59%
Estimated Bachelor's Degree	41.08%	33.88%	29.65%
Estimated Graduate Degree	36.87%	30.30%	27.59%
AGE	1 MILE	3 MILES	5 MILES
Median Age	33.3	35.6	36.1

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	420076	aazizi@newquest.com	281.955.3888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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



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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.

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