

LAST TRACT CORNER LOT IN THE HEIGHTS

HEIGHTS AREA APARTMENT
RATES UP TO \$2.75 PSF
RETAIL RENTS UP TO \$75 PSF



NewQuest

4.64 ACRES AT YALE & I-10

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

Andre Azizi
281.955.3888 | aazizi@newquest.com

Glenn Dickerson
281.477.4384 | gdickerson@newquest.com

Project Highlights

±4.64 Acres Available For Sale in Houston, Texas

- Newly improved additions including:
 - TCEQ clearance
 - Over 15x more frontage on Yale Street, totaling ±1,300
- 4.64 acres at one of Houston's premier intersections
 - **Tract 1 (West of Yale):**
± 4.64 AC
 - **Tract 2 (East of Yale):**
± 1.81 AC - **Under Contract**
100% impervious coverage
0-foot building setback line
- Gateway entrance via Yale to The Heights, one of Houston's most vibrant neighborhoods
- Exceptional Freeway visibility
- Ease of access
- Rare corner lot
- Unrestricted
- Largest available land assemblage in The Heights

Andre Azizi

aazizi@newquest.com

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Glenn Dickerson

gdickerson@newquest.com

281.477.4384

Approximate Size:	±4.64 Acres
Price:	Call Broker for Pricing
Utilities:	City of Houston
Frontage:	Approx. 445' on Yale Street Approx. 240' on I-10 (Katy Freeway)



17% POPULATION GROWTH
within 1 mile from 2020 to 2026

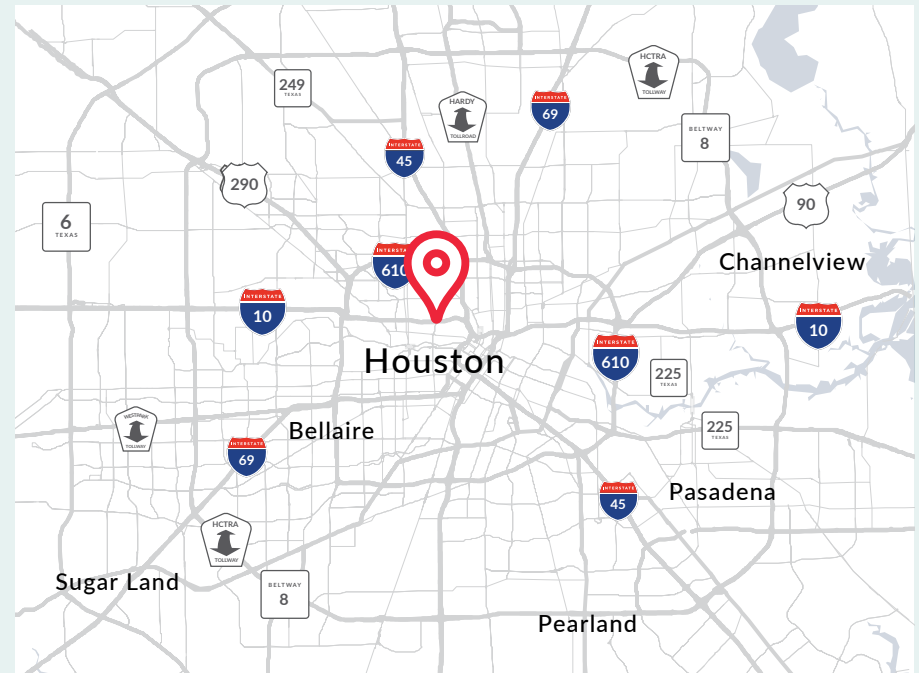


\$216K AVERAGE HOUSEHOLD INCOME
within 1 mile

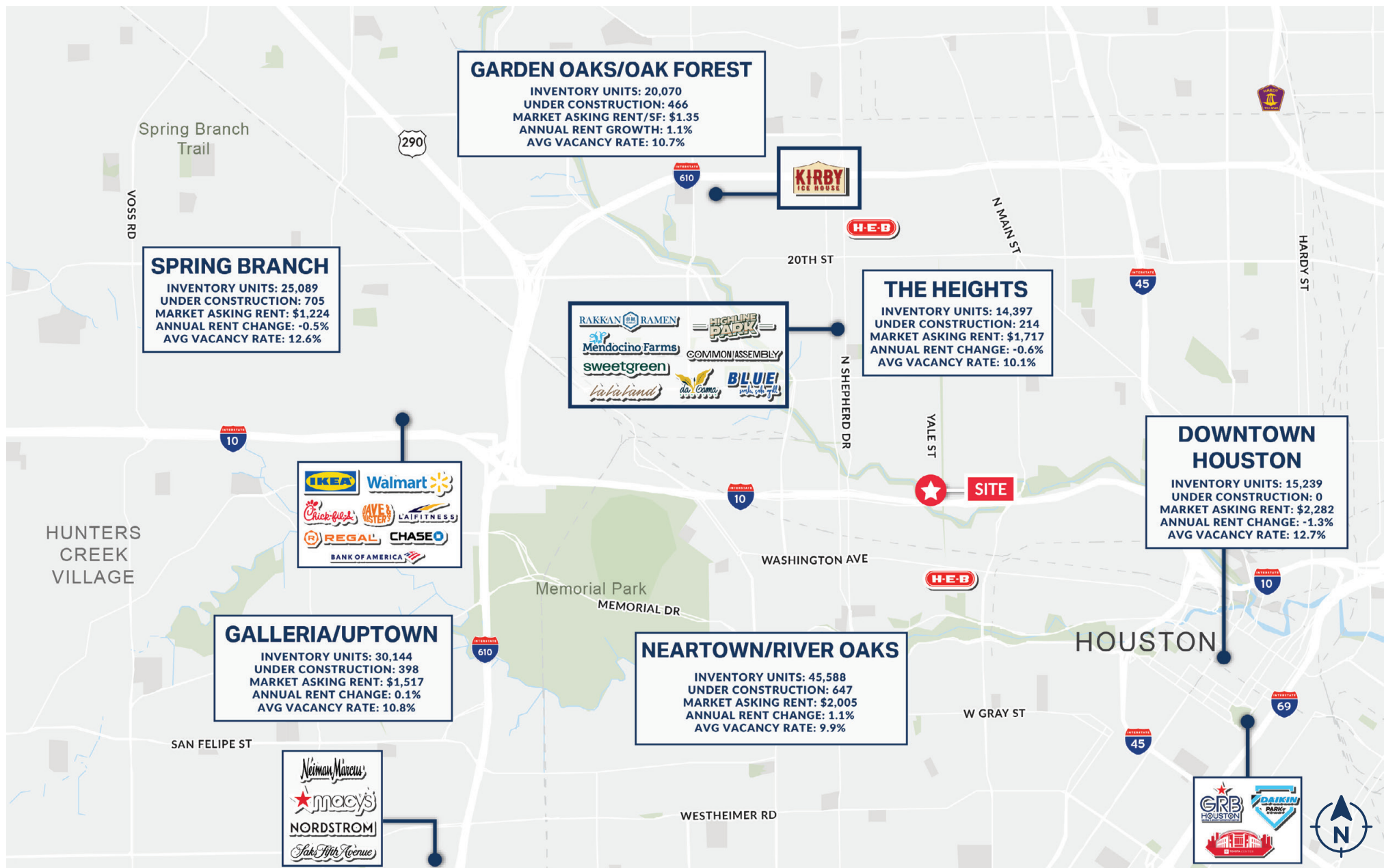


481,350 POPULATION
within 5 miles

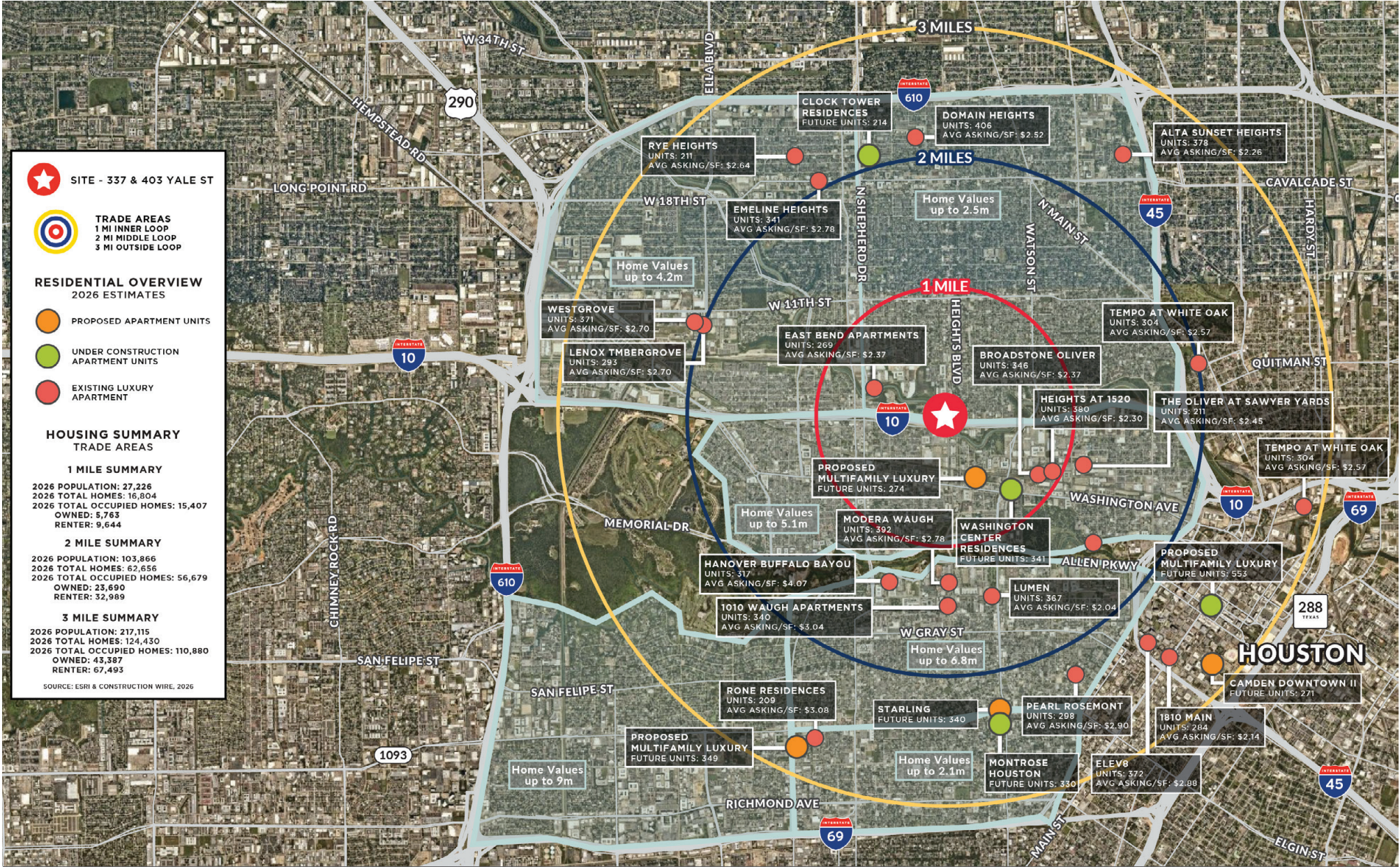
2020 Census, ESRI 2026

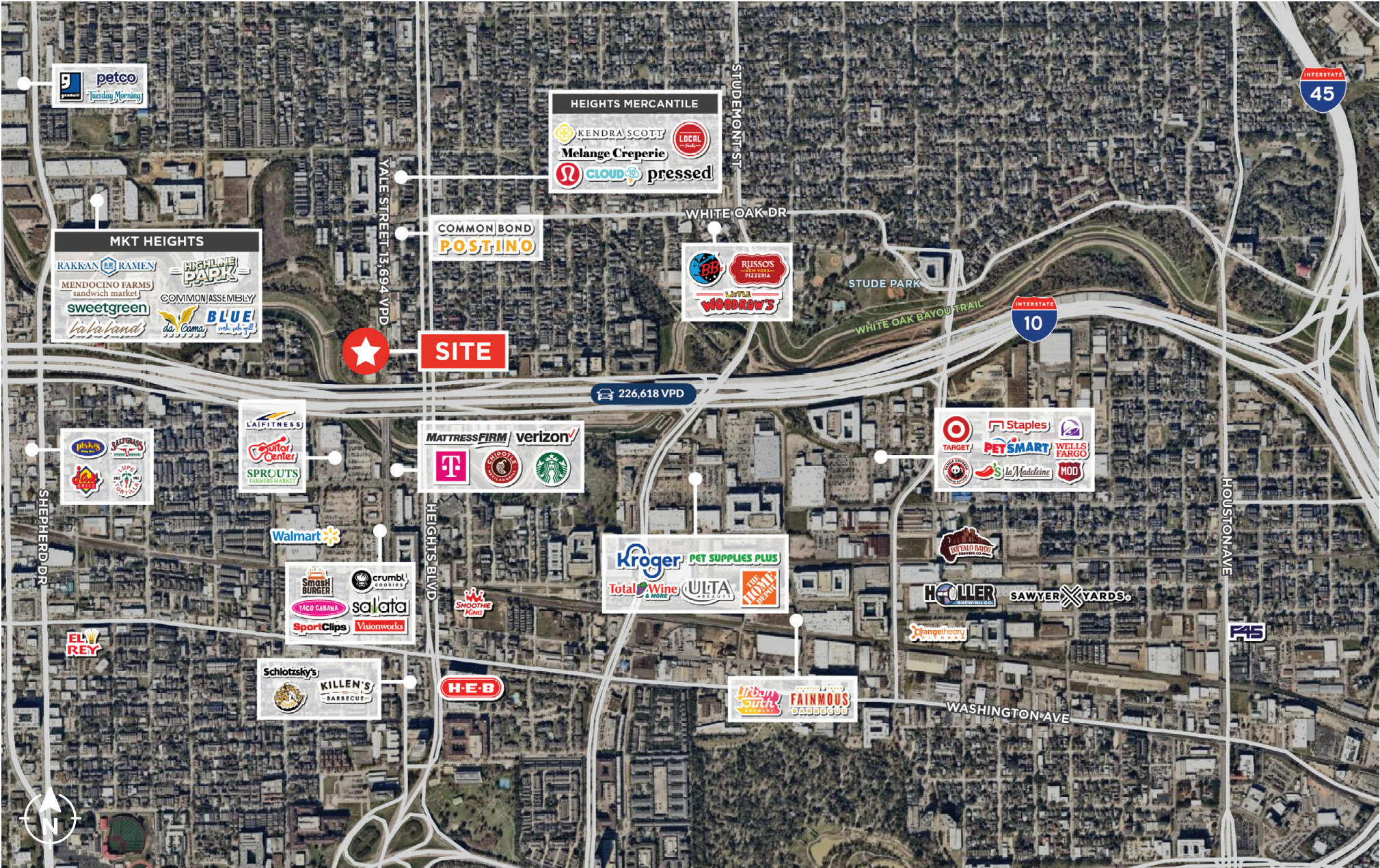






08.26 | 08.26





TxDot Traffic Counts as of 2026 08.26 | 01.26



TxDot Traffic Counts as of 2026 08.26 | 04.25

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, ESRI 2026

USPS POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Q2 2026	12,569	116,567	255,714

POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	15,394	110,845	230,889
Current Population	27,196	217,099	481,350
2020 Census Average Persons per Household	1.88	1.92	2.08
2020 Census Population	23,338	186,411	437,962
Population Growth 2020 to 2026	16.5%	16.5%	9.9%
2026 Median Age	34	36	36

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	43.3%	43.9%	41.1%
2 Person Households	35.8%	34.9%	32.7%
3+ Person Households	10.9%	10.7%	11.8%
Owner-Occupied Housing Units	27.7%	27.2%	27.8%
Renter-Occupied Housing Units	72.3%	72.8%	72.2%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	59.8%	56.5%	47.9%
Black or African American	6.0%	9.8%	14.9%
Asian or Pacific Islander	11.4%	8.0%	8.0%
Other Races	6.4%	8.9%	12.5%
Hispanic	23.3%	29.1%	33.0%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$215,888	\$200,602	\$176,945
Median Household Income	\$144,176	\$127,657	\$105,633
Per Capita Income	\$121,704	\$103,118	\$85,225

EDUCATION

	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	3.7%	7.9%	10.6%
Estimated Bachelor's Degree	47.3%	38.4%	33.4%
Estimated Graduate Degree	36.5%	32.4%	29.8%

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
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>



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

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