



5105 - 5109 Yale Street

Houston, Texas 77018

PROPERTY OVERVIEW

PROPERTY INFORMATION

- Square Footage: 6,856 SF
- Acreage: 0.5 AC
- Year Built: 1952
- Accessibility: 1 Egress/Ingress
- Zoning: F1-Commercial

PHOTOS



5105 -5109 Yale Street



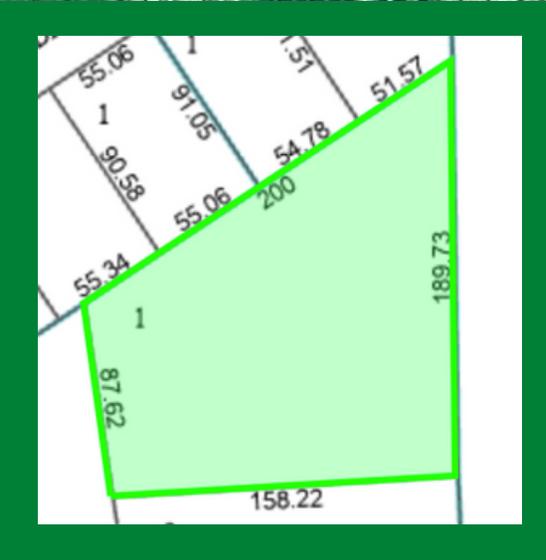
LOCATION MAPS

14,502 VPD Yale St

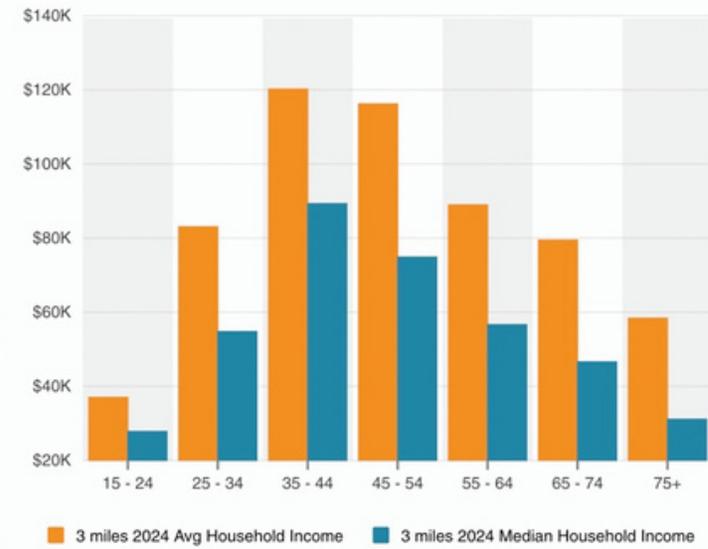
233,425 VPD North Frwy

MHS Locksmith

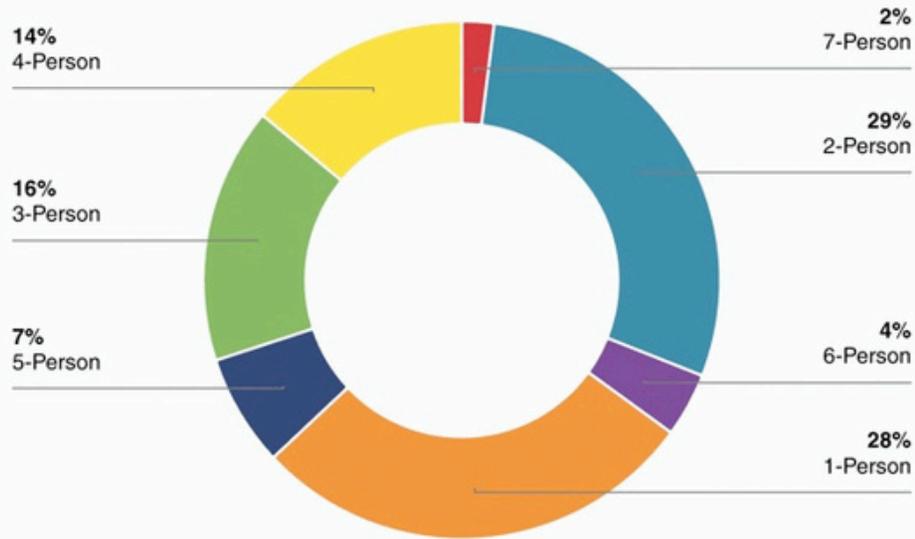
Interstate 45 Fwy HOV (Tollroad)



Household Income By Age



Household Size



3 miles 2024 % of Households



- Suite 5105 – \$500
- Suite 5105A – \$800
- Suite 5105B – \$800
- Suite 5105C- \$800
- Suite 5105D – \$700
- Suite 5107A (Beauty shop)- \$1500
- Suite 5107B – \$1,500
- Suite 5107C (Office space) – Vacant (\$1,300 potential)
- Suite 5109 – \$1,500
- Suite 5109A (flex unit) – Vacant (\$1,500 potential)

Annual Rent (Occupied Units Only): \$97,200

Annual Operating Expenses

- Lights (Electricity): \$14,400
- Water: \$4,200
- Dumpster: \$1,920
- Taxes: \$13,228

Total Expenses = \$33,748/year

Asking Price: \$1,200,000 (negotiable)

Current spaces are on an MTM lease, which affords a potential buyer a value-add opportunity to redevelop or increase current rental rates substantially.

*Average rents in the area vary from \$10-\$14/PSF (not including NNNs) with fairly new properties ranging from \$15-\$22/PSF.

SURROUNDING DEVELOPMENTS

\$115M Reconstruction of Shepherd & Durham Drives

This \$115 million project, led by the Memorial Heights Redevelopment Authority, involves the reconstruction of Shepherd and Durham drives, which are major corridors near Yale Street. The project includes pedestrian and bicycle facilities, traffic control enhancements, and underground utility work. This aims to improve infrastructure and mobility in the area.



Development at Yale & I-10

A 6.47-acre site at the intersection of Yale Street and I-10 is undergoing development, including improvements like TCEQ clearance and increased frontage on Yale Street. This location is strategically located at a gateway to the Heights neighborhood



260-Unit Mixed-Income Housing (Houston Housing Authority)

In January 2024, the HHA Board approved a land swap with Yale Street Baptist Church, enabling HHA to secure nearly the entire block (approximately 75,000 sq ft total) for the Houston Housing Authority project. The swap expanded the footprint sufficiently to support a 260-unit apartment complex, intended to be mixed-income, with units ranging from 30% up to 80% of Area Median Income (AMI)

Yale & I-10 Gateway Development (traffic and frontage improvements)



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	17,886	144,086	384,926
2024 Population	17,111	139,724	373,712
2020 Population	14,962	132,539	356,901
Annual Growth 2024-2029	0.9%	0.6%	0.6%
Annual Growth 2020-2024	3.6%	1.4%	1.2%
HOUSEHOLDS & GROWTH			
2029 Projection	6,631	53,059	145,139
2024 Households	6,339	51,357	140,563
2020 Households	5,547	48,389	132,880
2024 HOUSEHOLDS BY HH INCOME			
<\$25,000	2,332	13,133	32,898
\$25,000-\$50,000	1,534	10,161	29,105
\$50,000-\$75,000	834	7,247	19,786
\$75,000-\$100,000	706	4,671	13,074
\$100,000-\$125,000	260	3,308	10,189
\$125,000-\$150,000	115	2,595	6,747
\$150,000-\$200,000	358	3,581	9,847
\$200,000+	200	6,662	18,917
2024 AVG HOUSEHOLD INCOME	\$57,851	\$93,836	\$96,160



CONTACT INFORMATION



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