



W 15th St



10X 15TH STREET FLATS



W 14th St

W 13th St

PRICE REDUCED
MOTIVATED
SELLER

N Shepherd Dr



N Durham Dr




100'

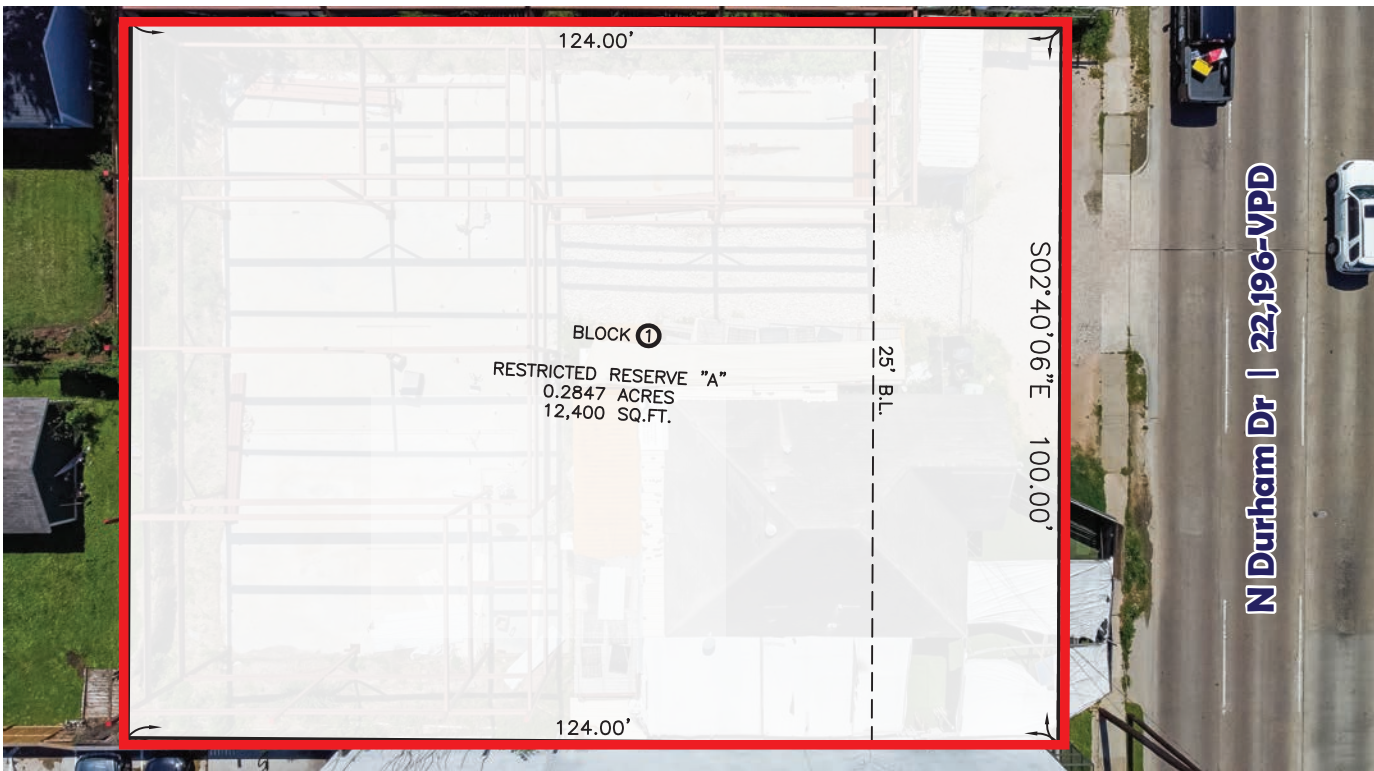
124'

12,400 SF LOT FOR SALE IN HOUSTON HEIGHTS



1211 N Durham Drive
Houston, TX 77008


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DEMOGRAPHICS


\$152,795

Median
Household
Income


78.1%
Bachelors/
Grad/Prof
Degree


35.8
Median Age


88.2%
White Collar
Employment

ESRI, 2 mile radius

LOCATION

Located on the west side of
N Durham Dr, between
W 12th & W 13th Street

SUBMARKET

Houston Heights

LOT SIZE

12,402 SF

PRICE

~~\$1.75M~~ \$1.24M

UTILITIES

City of Houston

TAX RATE

2.092%

APN

1468120010001

LEGAL

RES A BLK 1

FUR PAWS CENTER

LOCATION HIGHLIGHTS GREATER HEIGHTS

- ⊕ Located in the walkable, hip, vibrant Greater Heights neighborhood sought out by young professionals with a high disposable income
- ⊕ Urban living with iconic restaurants and nightlife
- ⊕ N Durham/Shepherd Dr. are undergoing a dual-phase \$115 million reconstruction project that will improve drainage and create a pedestrian- friendly bike lanes and sidewalks.
- ⊕ 1211 N Durham presents an exceptional opportunity for businesses looking to establish a strong presence in one of Houston's most dynamic and successful neighborhoods.
- ⊕ Site is already permitted, designed and partially constructed with the slab completed and steel structure partially completed
- ⊕ 22,196 VPD on N Durham Dr
- ⊕ 100 ft of frontage on N Durham Dr
- ⊕ 453,000 people within a 5 mile radius



DOWNTOWN HOUSTON

N Shepherd Dr (19,573-VPD)

W 11th St (14,217-VPD)

W 12th St

N Durham Dr (22,196-VPD)

100'

124'



1211 N Durham was a proposed two-story mixed-use office/retail property that was originally designed for a pet boarding facility and is located in the heart of the highly sought-after Houston Heights district. This partially constructed project features a completed 4,567 SF slab foundation and partial structural two-story steel framing, providing a strong starting point for customization to suit retail, office, or mixed-use development needs. Ideal for a buyer looking to take over the project in its current state, avoiding the lengthy and costly permitting and design process, which can take up to 18 months.









LEGEND

EXISTING

- Bus Routes (10 min or less frequency)
- Light Rail Routes (Red, Green and Purple)
- Regional Transit Nodes
- Bus Rapid Transit (BRT)

IN DEVELOPMENT

- Regional Transit Nodes
- Bus Rapid Transit (BRT)
- Project Phase I (BUILD Submittal)
- Project Phase II
- Project Phase III

0 0.25 0.5 1 1.5 2 3 Miles



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.

11-03-2025



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	E mail	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	E mail	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ E mail	_____ Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ E mail	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2