

A NEW OPPORTUNITY IN THE HEART OF THE HEIGHTS

the
TERRACE
ON WHITE OAK

SEEKING RESTAURANTS, CAFÉ & BOUTIQUE RETAIL

PROPOSED
BREAKFAST USER

AVAILABLE

AVAILABLE

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COMING SOON
THE HAT CHICK

NewQuest

area highlights —



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.



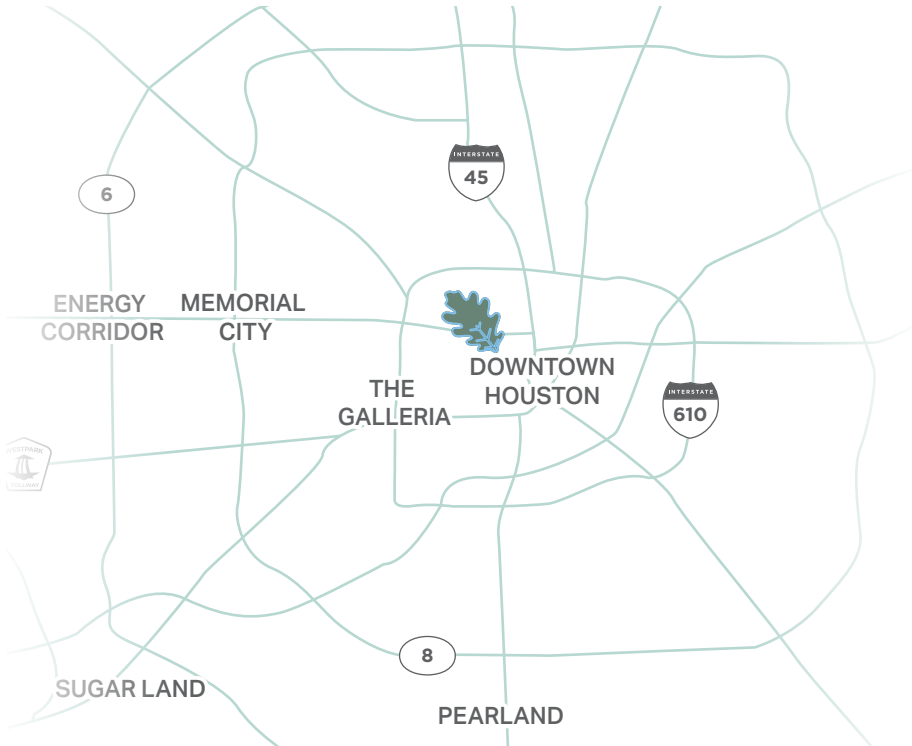
SHOPPING

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



spaces for lease —

building two-story	C	available	640 SF first floor
			640 SF second floor (may be combined)
building	D	available	613 SF

AERIAL





OBLIQUE - NEAR

HEIGHTS MERCANTILE

Melange Creperie



CLOUD 10

pressed

Aēsop

chubbies

YALE AT 6TH
APARTMENTS
352 UNITS

POSTINO

COMMON BOND

The Terrace on White Oak

PADRE'S

GENARA

WINE COMPANY

handies
douzo



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

8th street

7th street

heights hike & bike trail

harvard street

cortlandt street

white oak drive

heights boulevard

05.25 | 05.25

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PARKING SUMMARY

Onsite parking = 8 spaces

Public Parking (non-residential street)
bordering The Terrace with no competitive uses = 9 spaces
within 1 block available with little or no competitive uses = 56 spaces

Average spaces available

7AM - 12PM = 46 spaces
12PM - 5PM = 50 spaces
5PM - 10PM = 58 spaces

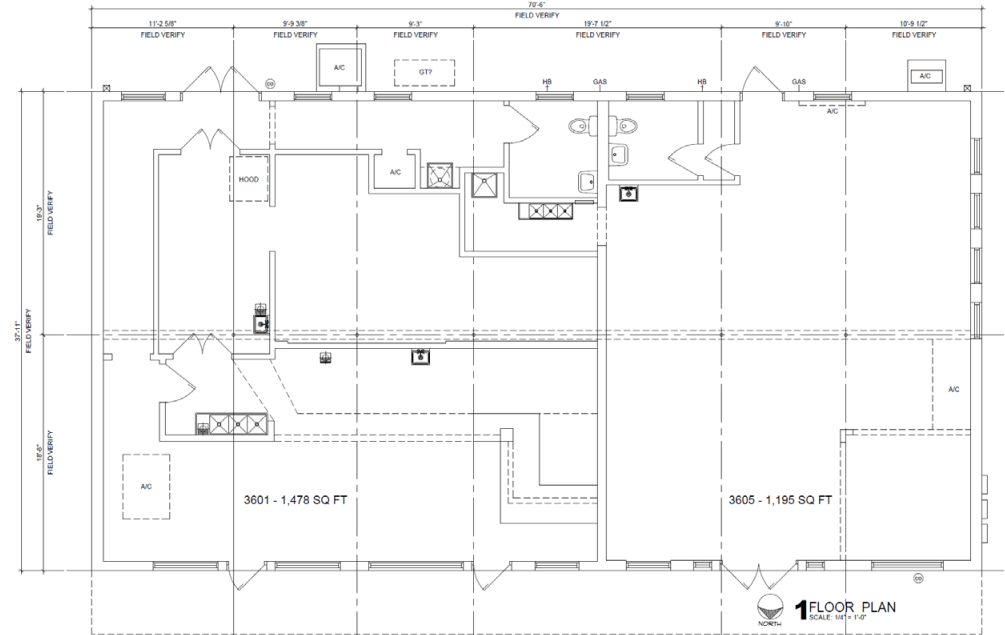
NOT INCLUDING parking on residential streets (common in this area)

building a — lease pending proposed breakfast user

- **2,673 SF**
- Previously home to Louie Comella's Gelazzi - a long standing go-to gelato and pizza shop in the Heights
- 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.
- Each space has a dedicated outdoor area that can be utilized for patio seating.



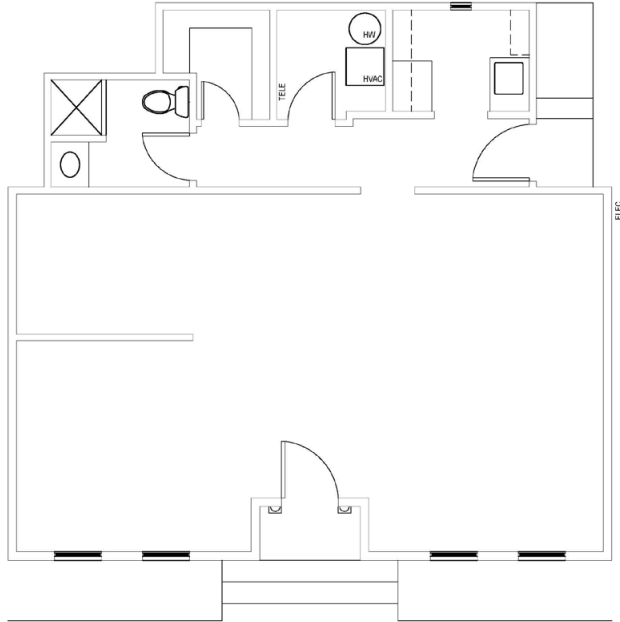
floor plan —





**building b
coming soon: The Hat Chick**

floor plan —



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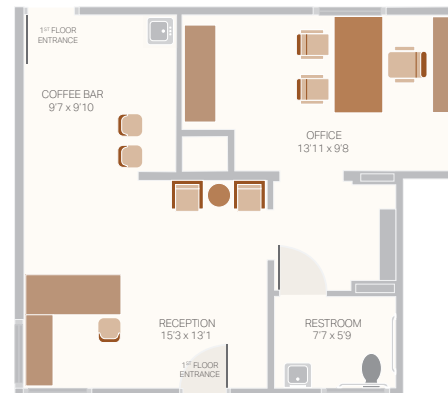
building c — available

- 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

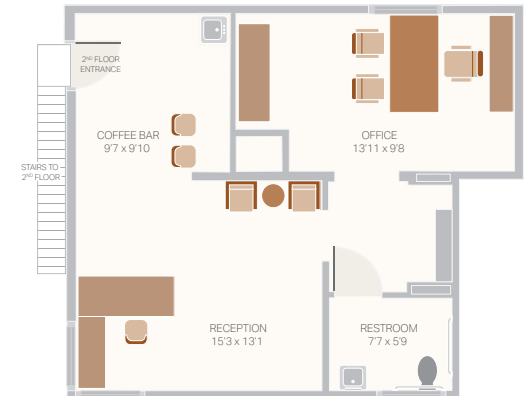


floor plan —

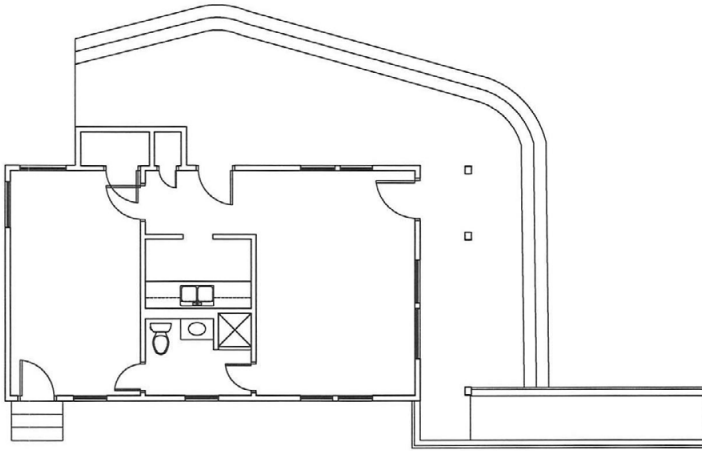
FIRST FLOOR - 640 SF



SECOND FLOOR - 640 SF



floor plan —



HARVARD ST

building d — available

- **613 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.





demographics —

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

POPULATION	1 mile	2 miles	3 miles
current households	13,593	59,005	110,166
current population	25,850	114,349	214,383
2020 census population	22,227	90,647	182,616
population growth 2020 to 2024	16.30%	26.15%	17.40%
2024 median age	34.3	35.7	35.6
INCOME	1 mile	2 miles	3 miles
average household income	\$218,731	\$203,041	\$184,455
median household income	\$141,229	\$143,127	\$127,052
per capita income	\$115,017	\$106,188	\$91,306
RACE & ETHNICITY	1 mile	2 miles	3 miles
white	62.24%	60.17%	54.88%
black or african american	9.86%	8.84%	12.19%
asian or pacific islander	8.58%	8.95%	7.99%
other races	18.89%	21.47%	24.28%
hispanic	25.67%	29.19%	32.82%
HOUSEHOLDS	1 mile	2 miles	3 miles
1 person household	50.69%	49.97%	50.30%
2 person households	27.68%	28.35%	28.16%
3+ person households	21.63%	21.68%	21.54%
owner-occupied housing units	49.99%	48.24%	44.55%
renter-occupied housing units	50.01%	51.76%	55.45%

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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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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