

For Sale 1444 & 1446 Yale St

Houston, TX 77008

±0.22 acres

EXECUTE CONFIDENTIALITY AGREEMENT



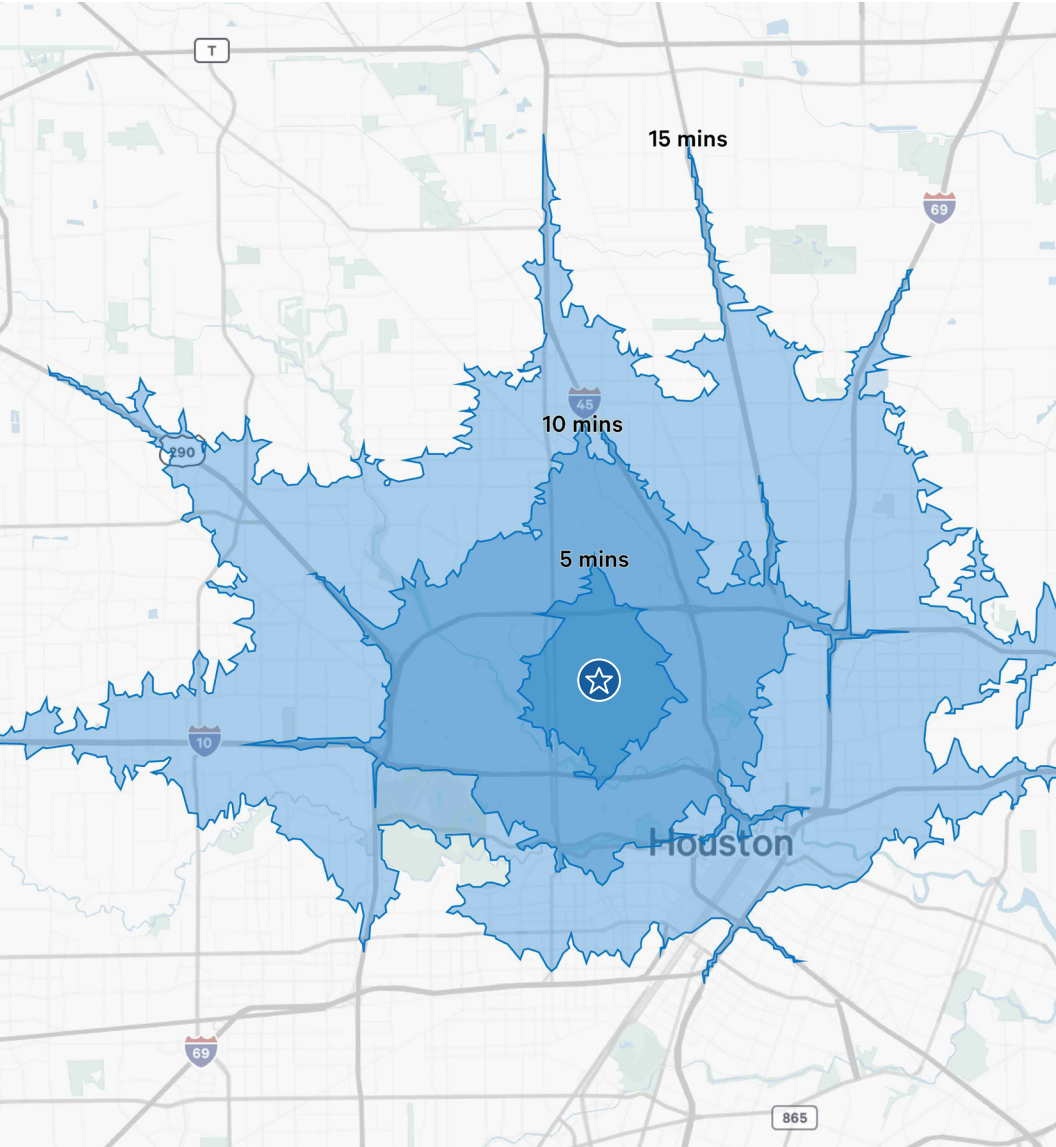
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Commute & Demographics



Drive Times	Minutes
Downtown Houston	15
TMC	23
Galleria/Uptown	19

Property Information

Location

- 1444 & 1446 Yale St Houston, TX 77008

Property Information

- ±0.22 acres | ±9,600 sf
- Outside of Heights historical districts
- Utilities via the City of Houston
- Total tax rate: \$2.092362 (2024)
- On-site detention required
- Underground stormwater required
- FEMA - no floodplains
- RRC - no pipelines
- FWS - no wetlands
- Vacant land - all improvements have been demolished
- ±100' on Yale St & +96' on W 15th St
- HISD (Love Elementary School, Hamilton Middle School, & Heights High School)

Surrounding Area

- Located in the Houston Heights, this charming and historic neighborhood has undergone significant growth and revitalization in recent years, with the emergence of new businesses, trendy restaurants, and modern residential developments, all while maintaining its unique character and historic charm.

Price

Call Broker for Pricing



Commute

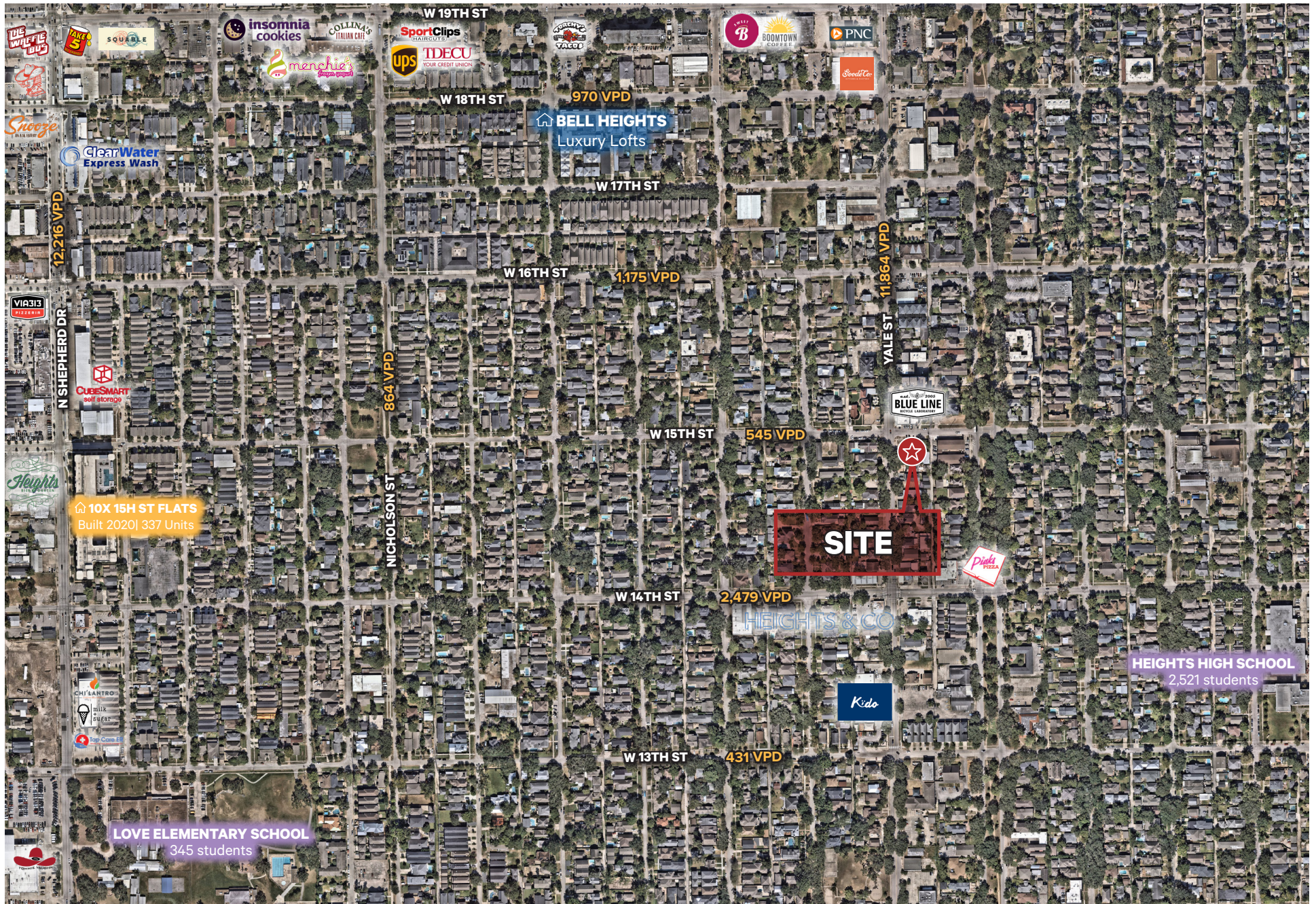
Traffic Counts	Vehicles Per Day
Yale St	11,864
Heights Blvd	9,029
W 15th St	545
W 14th St	2,479



2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	24,991	178,473	446,091
Median Age	38.8	36.3	36.1
Average Household Income	\$236,798	\$171,061	\$151,356
Average Home Value	\$74,930	\$583,291	\$578,831
College Degree or Higher	79.5%	63.9%	55.2%

Property Aerial



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www.cbre.com

Contact Us

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