



FOR SALE

841 Yale Street
HOUSTON, TX 77007

Matt Sanderson
713.379.8186 (o)
832.517.8511 (c)
matt@titantexas.com

Brock Hartson
713.379.8164 (o)
832.866.2424 (c)
brock@titantexas.com

Amanda Sanderson
713.379.8167 (o)
817.455.8774 (c)
amanda@titantexas.com





1235 NORTH LOOP WEST, SUITE 500 | HOUSTON, TX 77008 | WWW.TITANTEXAS.COM

841 YALE STREET | HOUSTON, TX 77007

Property Features

- Three Story Medical Office Building
- 7,591 SF on 0.30 Acres
- 100% leased
- 3.5/1,000 SF Parking Ratio | 28 Spaces
- High End Finishes
- Two Main Entrances
- High Ceilings
- Triple Net Leaser Structure - Tenants reimburse for real estate taxes, insurance, and operating expenses on a pro-rata basis

Asking Price: \$4,750,000

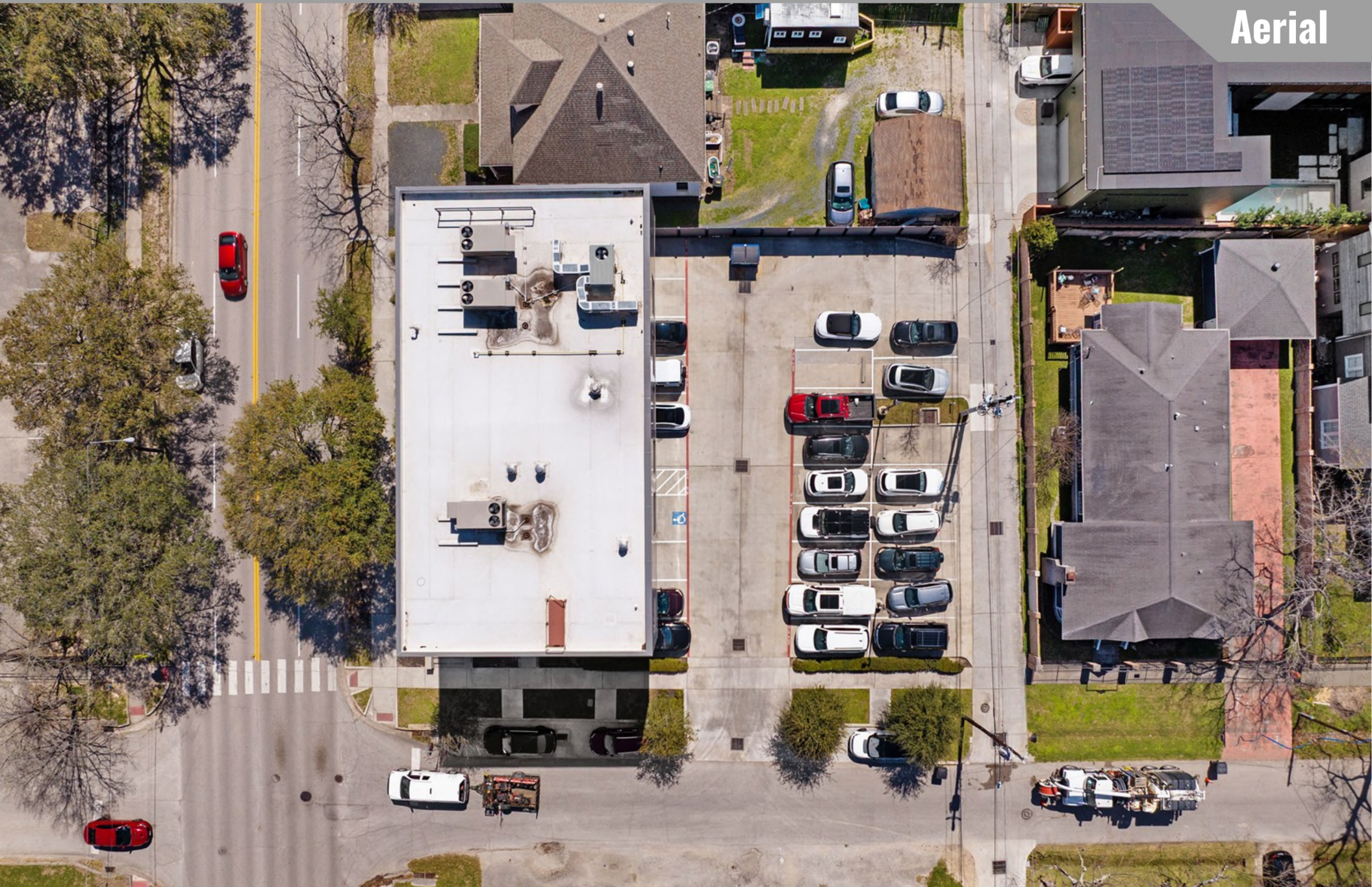


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Aerial



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📍 DOWNTOWN

Community Aerial

📍
m
kt

📍 Heights High School

ONION
CREEK



📍 Donovan Park

📍 Heights Mercantile



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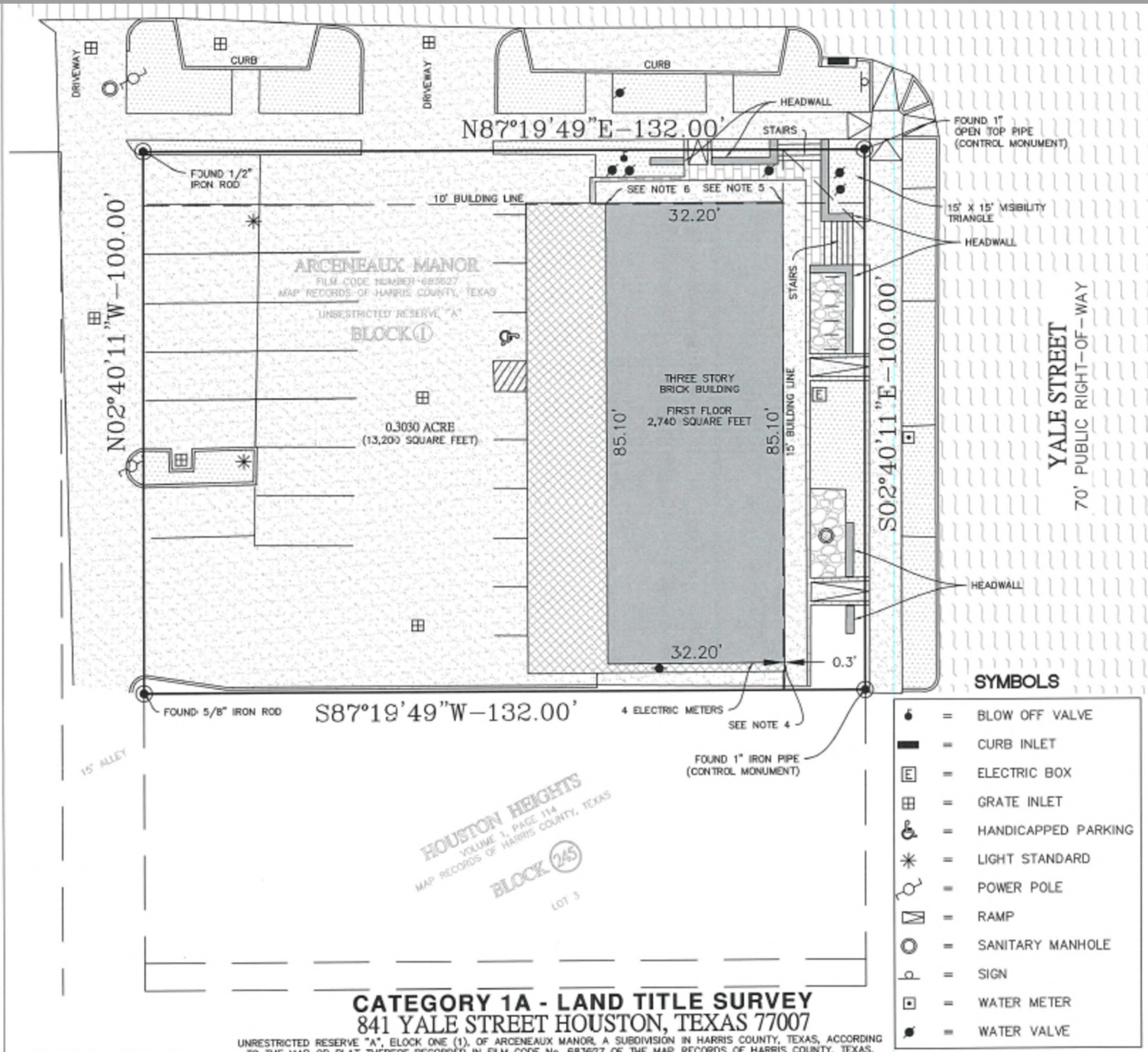
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Interior



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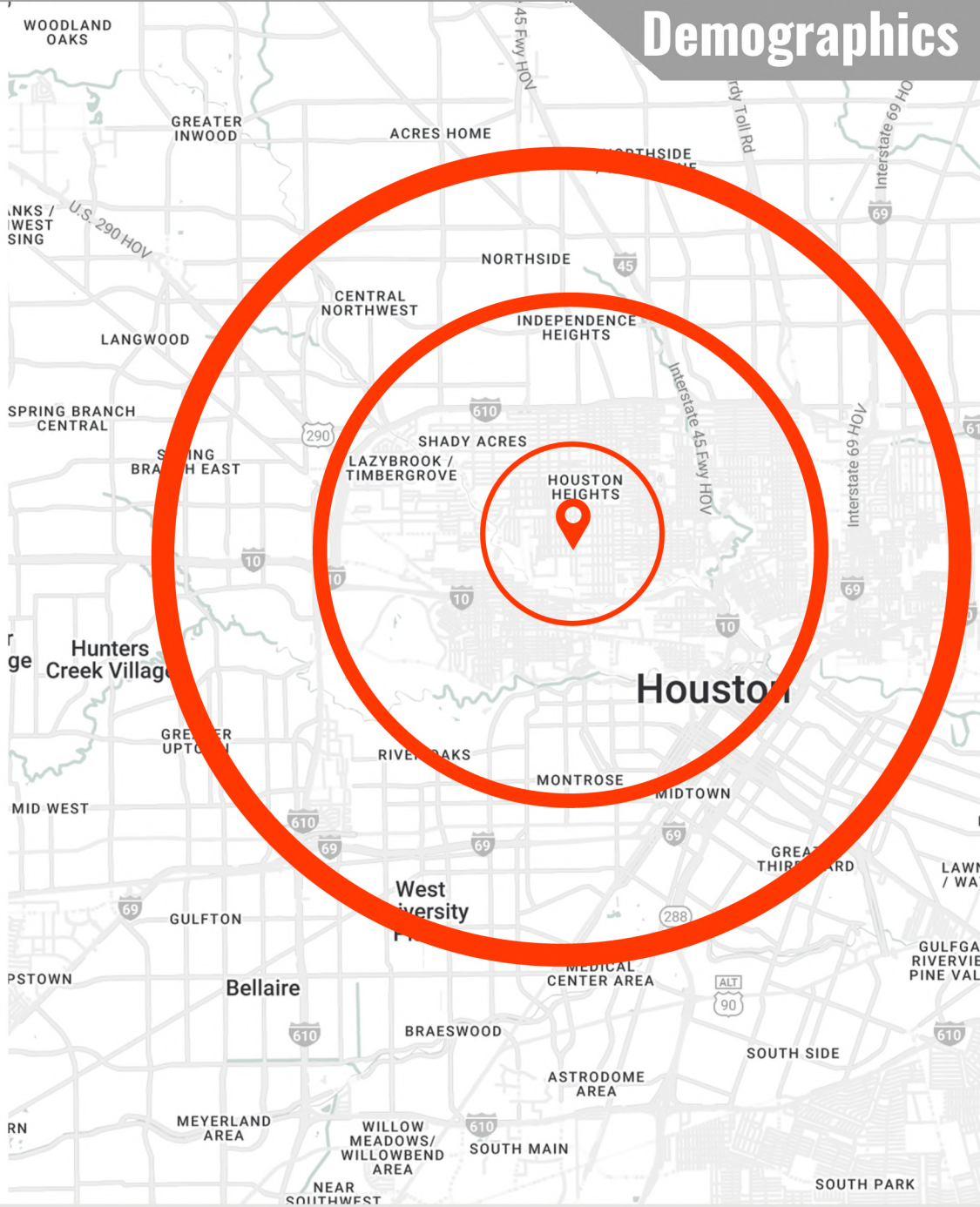


Location Highlights

841 Yale is located in the Houston Heights which is buzzing with energy and opportunity, making it one of the hottest spots in Houston.

This vibrant, eclectic neighborhood combines historic charm with modern flair, attracting a diverse and growing community that loves local, unique experiences. With its prime location, just minutes from downtown and major highways, the Heights offers unbeatable accessibility and foot traffic. The Heights promises a dynamic environment where businesses flourish and residents are always looking for their next favorite spot. The area’s ongoing revitalization makes it a strategic and stable place to invest.

Population	1 Mile	3 Mile	5 Mile
Average Household Income	\$200,077	\$174,516	\$148,059
Number of Households	11,388	92,382	213,331
2024 Total Population	22,607	185,075	461,852
2029 Total Population	23,111	196,856	484,438
Population Growth 2024-2029	0.44%	1.24%	0.96%



Demographics

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FOR MORE INFORMATION, CONTACT:

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

<u>Titan CRE, LLC dba Titan Commercial</u>	<u>9012707</u>	<u>peyton@titantexas.com</u>	<u>(713)379-8160</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Peyton Easley</u>	<u>633342</u>	<u>peyton@titantexas.com</u>	<u>(713)806-3451</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Matt Sanderson</u>	<u>631268</u>	<u>matt@titantexas.com</u>	<u>(832)517-8511</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov