

**URBANO**  
INVESTMENTS

THE  
**DEAL**  
COMPANY

DEVELOPMENT & INVESTMENTS

*1224 & 1230  
Houston Ave*

HOUSTON, TX



1230 Houston Ave | Proposed rendering

*OVERVIEW*  
*1224 & 1230*  
*Houston Ave.*  
**HOUSTON, TX**

Expected delivery:  
 Fall, 2022

**DEVELOPMENT HIGHLIGHTS**

The Deal Co. and Urbano Architects present a new collaboration for lease on the edge of Sawyer Yards and the First Ward Arts District. The two existing structures will be re-designed for retail and loft offices. The site is on the edge of downtown, allowing easy access to anywhere in the CBD, Midtown, Memorial Park, I-45 and I-10.

**1230 Houston Ave (+/- 2,646 sq ft)** Originally built in 1940 as a Knapp Cheverlot showroom, This building will be restored back to its original architectural style known as “Streamline Moderne” categorized by having machine-like forms, geometric character and influenced by industrial design. The space is currently envisioned for retail or loft office space.

**1224 Houston Ave (+/- 6,240 sq ft)** A two-story metal building built in 1991 will be redeveloped into loft offices for either a single or multi-tenant space.

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Population	17,190	199,552	430,758
Current Households	6,821	87,739	179,343
Average Household Income	\$120,502	\$116,720	\$108,259
Growth (2021-2026)	4.53%	3.29%	2.61%

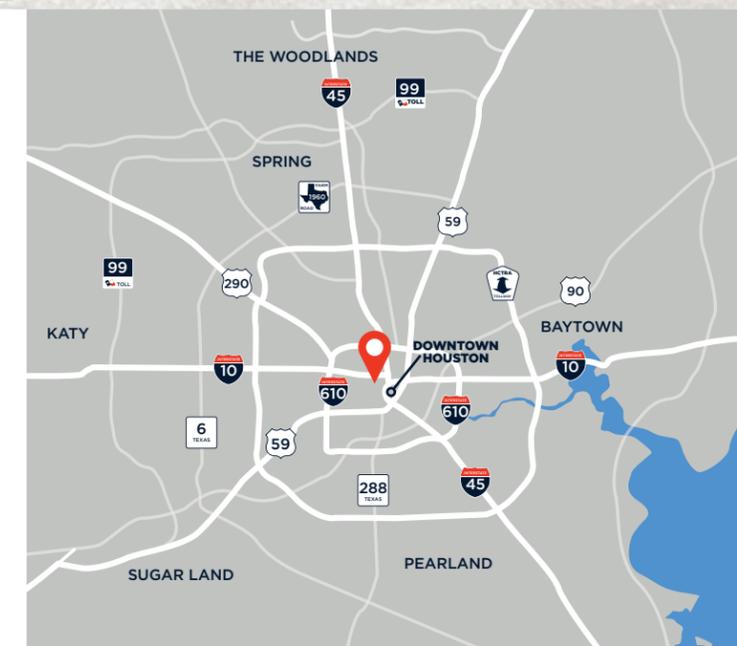
Source: CoStar, 1/2020

**CONTACT**

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**Lauren Goodwin:** lauren@dealco.net, M: 713.259.0399 | O: 713.993.9823

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1224 & 1230 Houston Ave, 77007

HOUSTON, TX

## PROPOSED SITE PLAN

UPDATED: SEP 2022

## UNITS

### 1230 HOUSTON AVE

2,646 SF

Leased by Mont Art House Gallery

### 1224 HOUSTON AVE

Suite 101: 1,370 SF

Suite 102: 1,502 SF

Suite 201: 1,592 SF

Suite 202: 1,867 SF

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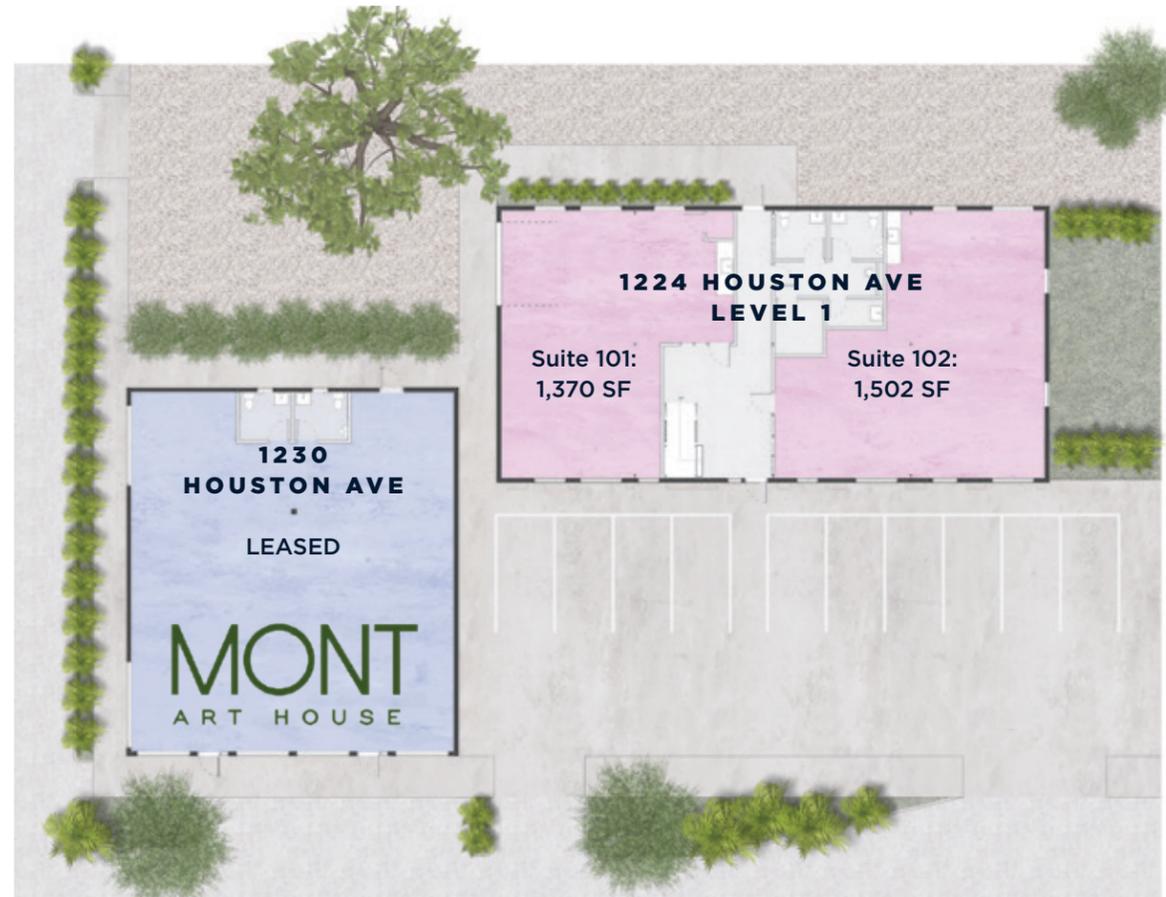
M: 713.822.2657

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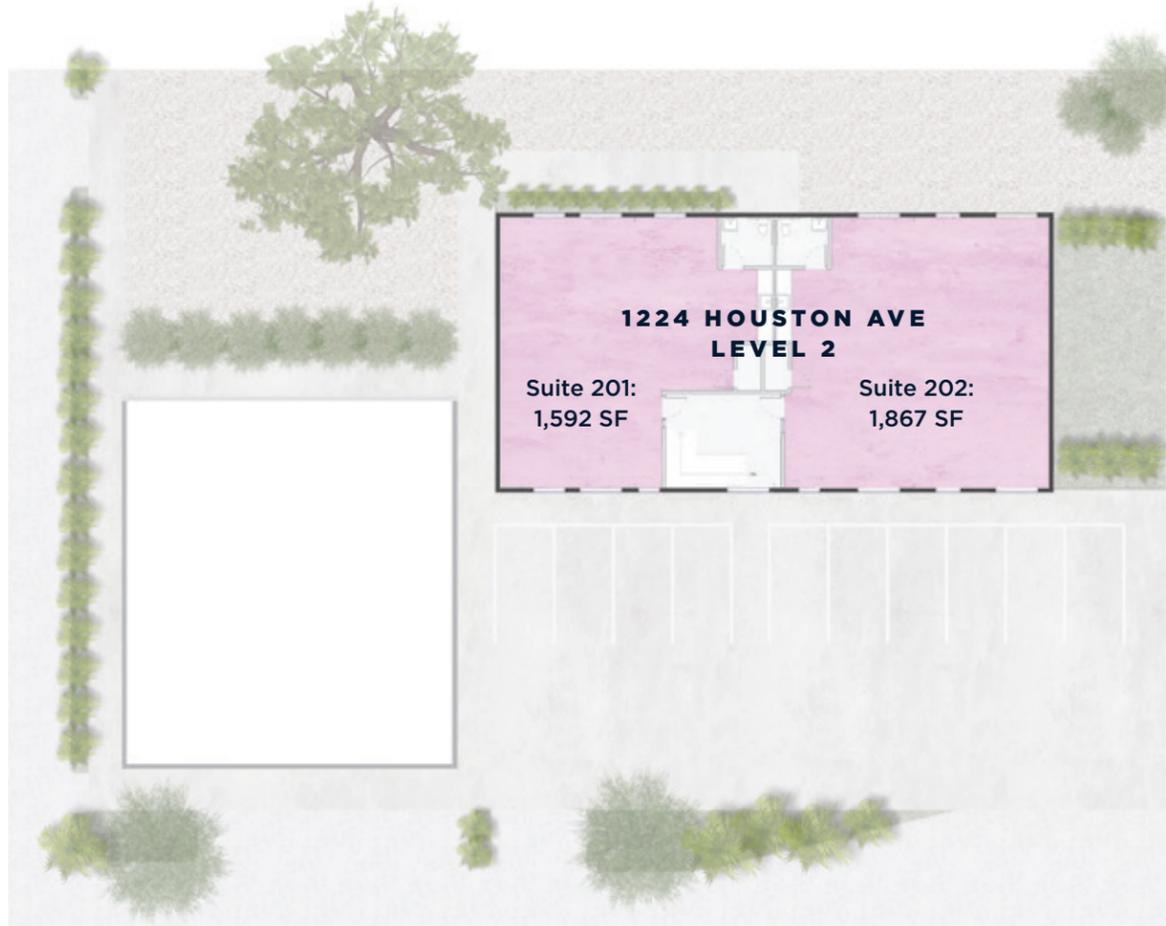
[www.dealco.net](http://www.dealco.net)

URBANO  
INVESTMENTS

GROUND LEVEL



LEVEL 2



DOWNTOWN

KNAPP CHEVROLET



WASHINGTON CORRIDOR

MONTALBANO LUMBER

HOUSTON AVE

1224 & 1230  
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HOUSTON, TX

SAWYER  YARDS®

HEIGHTS



PLANNED MULTI-FAMILY DEVELOPMENT

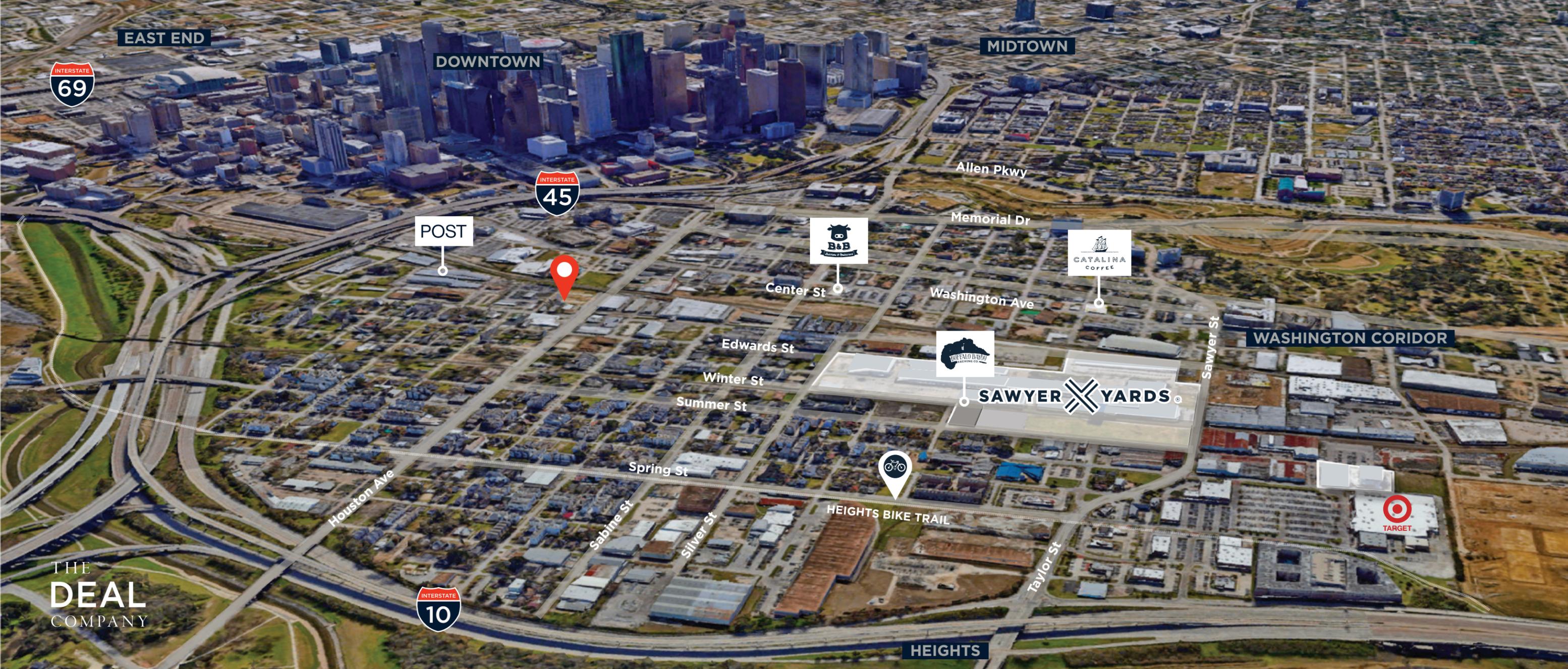
**1302 HOUSTON AVE**  
R Bar, Houston Fitness Factory F45,  
Institute of Contemporary Dance,  
Cali Vibes Smoke Shop

NEW TOWNHOME DEVELOPMENT  
Priced in the mid \$600,000

HOUSTON AVE



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*SURROUNDING RETAIL*

 *1224 & 1230  
Houston Ave 77007*  
**HOUSTON, TX**

**LUNCH & DINNER** (within 2 miles)

- |                                |                         |
|--------------------------------|-------------------------|
| Awesome Bites Co.              | Holler Brewing Co.      |
| B.B. Lemon                     | Kubo's Sushi & Washoku  |
| B&B Butchers & Restaurant      | Local Pho               |
| Buffalo Bayou Brewing Co.      | Loft 18                 |
| Catalina Coffee                | Platypus Brewing        |
| City Orchard Cidery            | Post HTX                |
| Dumplin' Haus                  | R Bar                   |
| Fainmous BBQ                   | Sticky's Chicken        |
| Gus World Famous Fried Chicken | Tacodeli Takeout        |
| Henderson & Kane               | Urban South Htx Brewery |

**FITNESS & RECREATION** (within 2 miles)

- |                                 |                                  |
|---------------------------------|----------------------------------|
| Cyclebar                        | The Studio Form                  |
| Empower Fitness Lab             | Washington Gym                   |
| Houston Fitness Factory F\$%    | Yoga Better                      |
| Institute of Contemporary Dance | 4th Wall Theater                 |
| Koko Fit Club                   | Buffalo Bayou Park               |
| Love Dance Houston              | Buffalo Bayou Park Cistern       |
| Momentum                        | Fotofest                         |
| Orange Theory Fitness           | Lee & Joe Jamail Skatepark       |
| Republic Aerial Yoga            | Sawyer Yards / Arts District Hou |
| The H Kickboxing and Fitness    | Spring Street Bike Path          |

**CONTACT**

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EAST END

MIDTOWN

DOWNTOWN

THE  
DEAL  
COMPANY

# SAWYER YARDS

Sawyer Yards has grown into one of the largest creative districts in the nation. Framed by the downtown Houston skyline, this eclectic neighborhood is punctuated with former warehouses and industrial buildings which have been revamped into art studios and creative space. A lively community of artists and makers is complimented by several local breweries, fitness concepts, restaurants, and curated local businesses.

[www.sawyeryards.com](http://www.sawyeryards.com)

- 1 THE SILOS AT SAWYER YARDS
- 2 WINTER STREET STUDIOS
- 3 FIRST INDUSTRIAL
- 4 SILVER STREET STUDIOS
- 5 MOMENTUM CLIMBING GYM
- 6 THE SHOPS AT SAWYER YARDS
- 7 SUMMER STREET STUDIOS
- 8 2500 SUMMER STREET
- 9 SPRING STREET STUDIOS
- 10 SABINE STREET STUDIOS
- 11 1818 WASHINGTON DEVELOPMENT
- 12 1512 CENTER STREET

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HEIGHTS



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