

# For Sale 1523 Yale Street

Houston, TX 77008

±8,195 SF Building  
±19,798 SF Land

EXECUTE CONFIDENTIALITY AGREEMENT



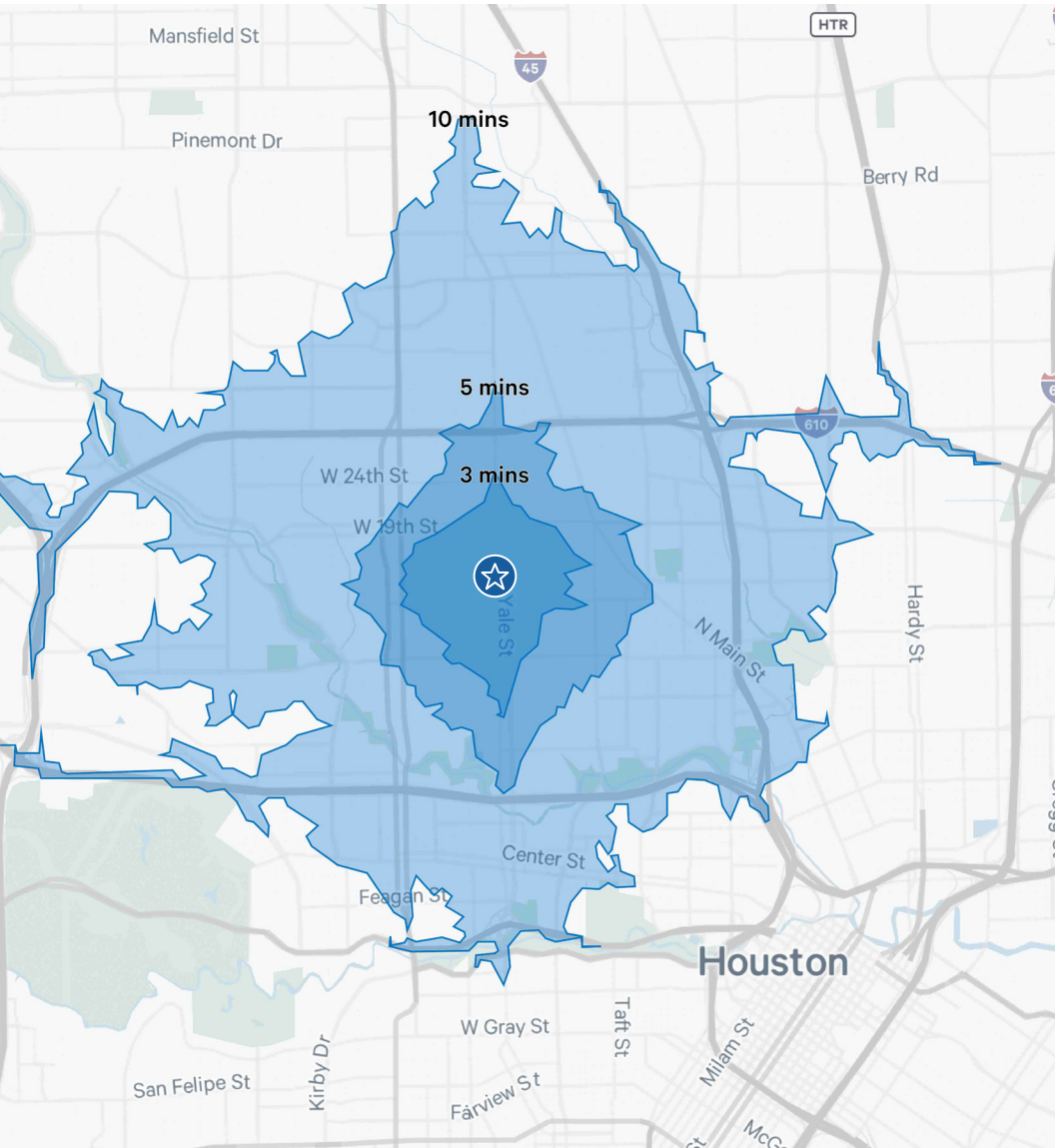
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# Commute & Demographics



Drive Times	Minutes
MKT	6
Downtown Houston	15
Galleria Houston	20
Texas Medical Center	25

## Property Information

### Location

- 1523 Yale Street Houston, TX 77008

### Property Information

- ±8,195 SF of building (3 levels, built 2013)
- ±19,798 SF of land (+0.454 acres)
- 31 parking spots
- Outside of floodplains
- Utilities via City of Houston
- Total tax rate: \$2.092362 (2024)
- HISD (Love Elementary, Hamilton Middle, 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

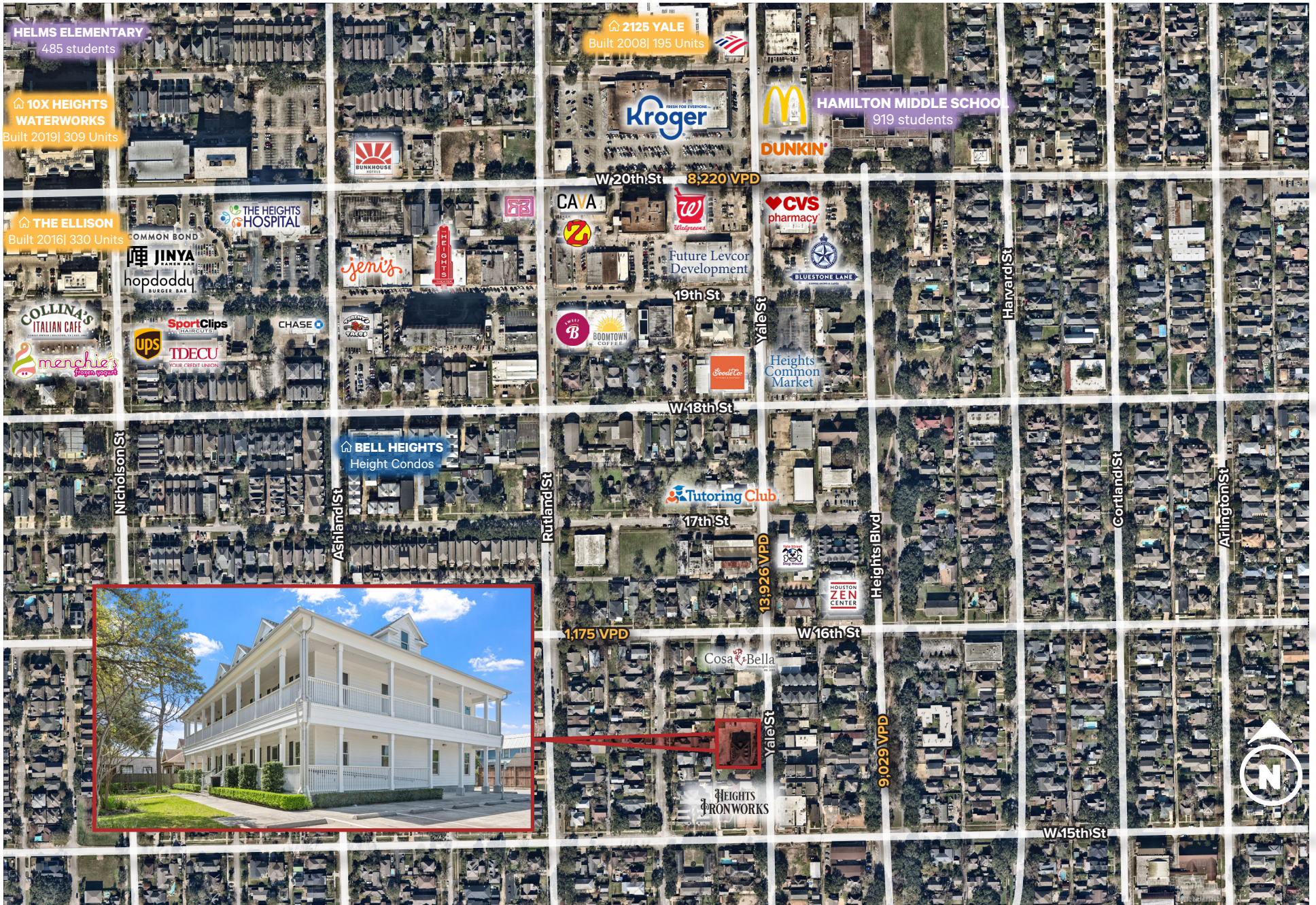
Traffic Counts	Vehicles Per Day
Yale St	13,922
Heights Blvd	12,827
16th St	1,175



## 2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	24,391	177,867	445,423
Median Age	38.1	35.8	35.7
Average Household Income	\$213,598	\$166,928	\$142,569
Average Home Value	\$684,251	\$550,629	\$550,291
College Degree or Higher	79.6%	63.8%	54.6%

# Property Aerial



# Interior Photos





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

## Contact Us

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