

# For Sale 1903 Yale Street

Houston, TX 77008

±1.275 acres  
±18,101 SF Bldg 1  
±3,959 SF Bldg 2

EXECUTE CONFIDENTIALITY AGREEMENT



**Barrett Von Blon**  
First Vice President  
T +1 713 577 1777  
barrett.vonblon@cbre.com

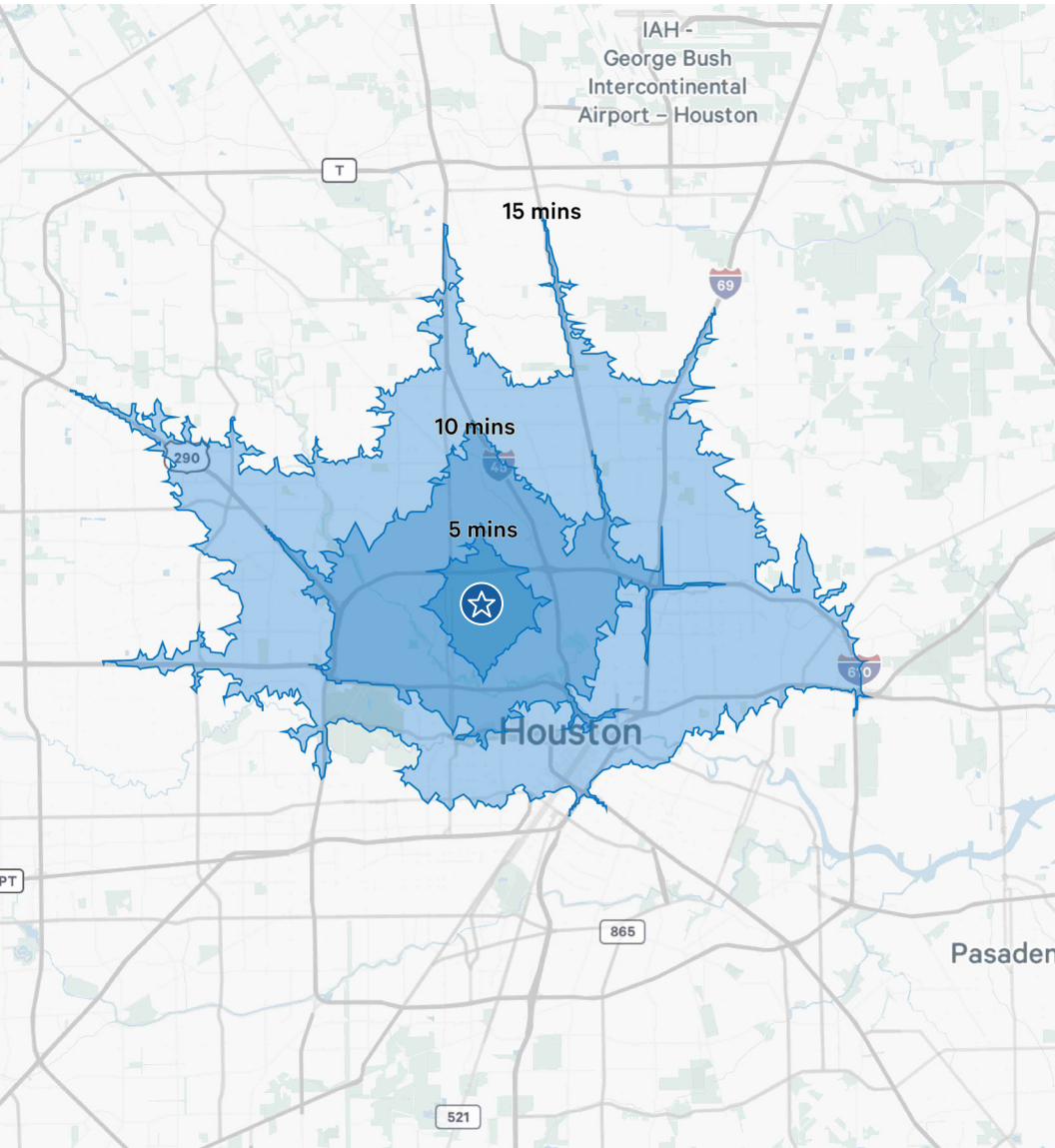
**Andrew Zeplain**  
Senior Vice President  
T +1 713 881 0918  
andrew.zeplain@cbre.com

**Chris Bergmann Jr.**  
Executive Vice President  
T +1 713 577 3847  
chris.bergmann@cbre.com

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# Commute & Demographics



Drive Times	Minutes
Downtown Houston	14
TMC	22
Galleria/Uptown	20

## Property Information

### Location

- 1903 Yale Street Houston, TX 77008

### Property Information

- ±1.275 acres
- Building 1: ±18,101 SF; Building 2: ±3,959 SF
- Outside of floodplain
- No pipelines through tract
- On-site detention required
- No restrictions or development guidelines
- Parking Easement Agreement in place with Heights Church (NW of the property)
- Owner is responsible for maintaining the section of the 30' Alley between the property and Heights Church.
- Utilities via City of Houston
- Total Tax Rate: \$2.092362 (2024)
- HISD (Helms Elementary, 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

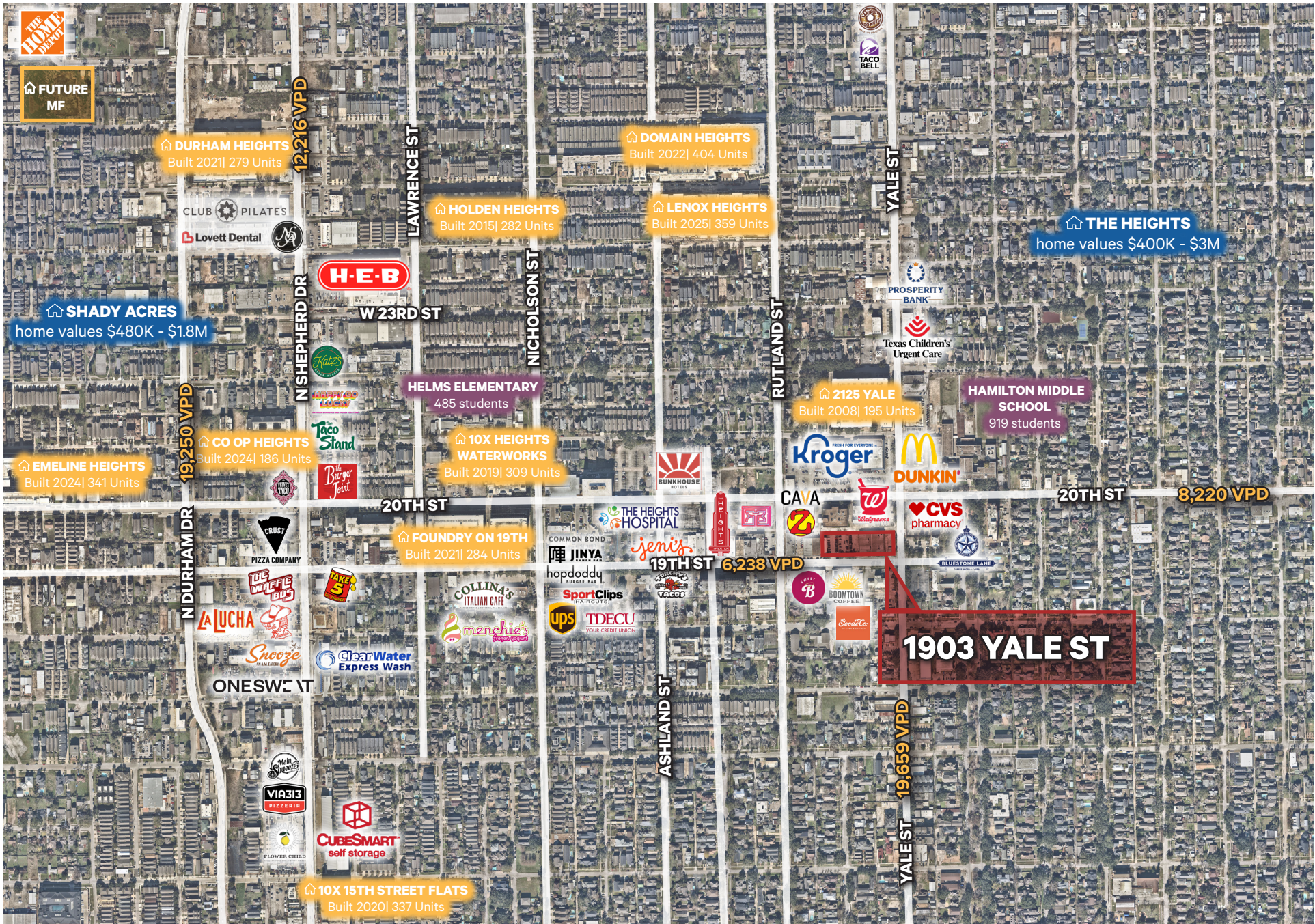
Traffic Counts	Vehicles Per Day
19th St	6,238
Yale St	19,659
610 (The Loop)	200,207



## 2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	24,540	173,539	433,501
Median Age	37.9	36.0	35.8
Average Household Income	\$213,331	\$165,155	\$140,783
Average Home Value	\$644,200	\$543,375	\$533,823
College Degree or Higher	77.8%	61.9%	55.7%

# Property Aerial



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# The Heights

The Heights is an eclectic, vibrant neighborhood near downtown Houston that effortlessly blends old-school charm and contemporary cool. The area has become a hotspot for young professionals, long-time residents, and families—all attracted by the unique character and convenient urban location.

## Experience The Heights

**The Heights Mercantile:** A unique shopping and dining destination with a mix of boutiques, restaurants, and cafes.

**19th Street Shopping District:** Known for its antique shops, art galleries, and eclectic boutiques.

**The Heights Theater:** A historic venue that hosts concerts, movies, and live performances.

**Donovan Park:** A beautiful park with playgrounds, walking trails, and picnic areas.

**White Linen Night:** An annual event where residents and visitors dress in white and explore art galleries along White Oak Drive.

**Houston Fringe Festival:** A multi-day event showcasing innovative performing arts and theater productions.

**The Heights Bike Trail:** A scenic trail that runs through the neighborhood and connects to other popular trails in Houston.



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

## Contact Us

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[barrett.vonblon@cbre.com](mailto:barrett.vonblon@cbre.com)

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