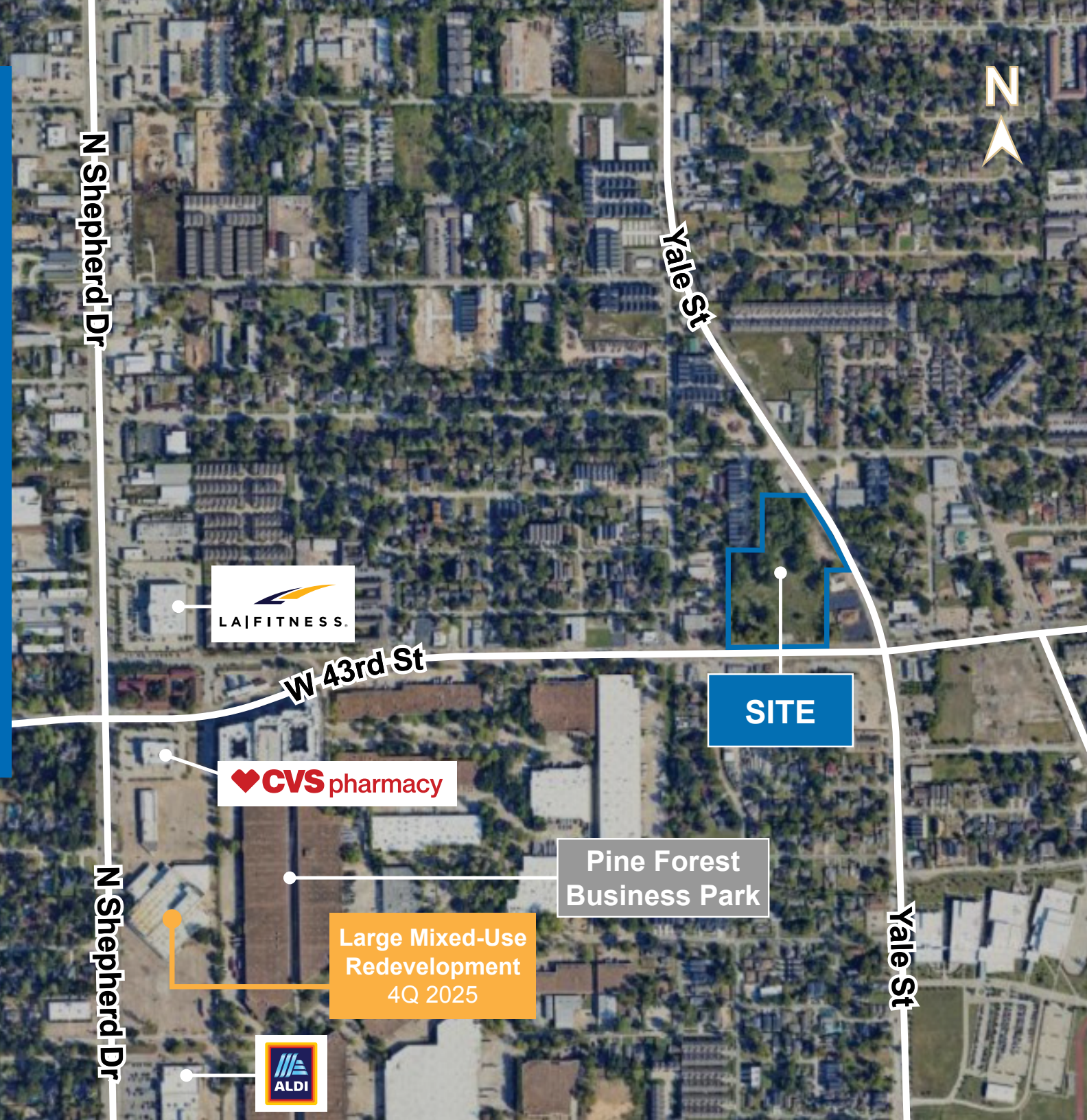


±5.17
Acres*

4411 Yale St,
HOUSTON, TX 77018

*ADDITIONAL ACREAGE
AVAILABLE, CONTACT
BROKER FOR DETAILS

NEWMARK



N Shepherd Dr

Yale St

W 43rd St

N Shepherd Dr

Yale St



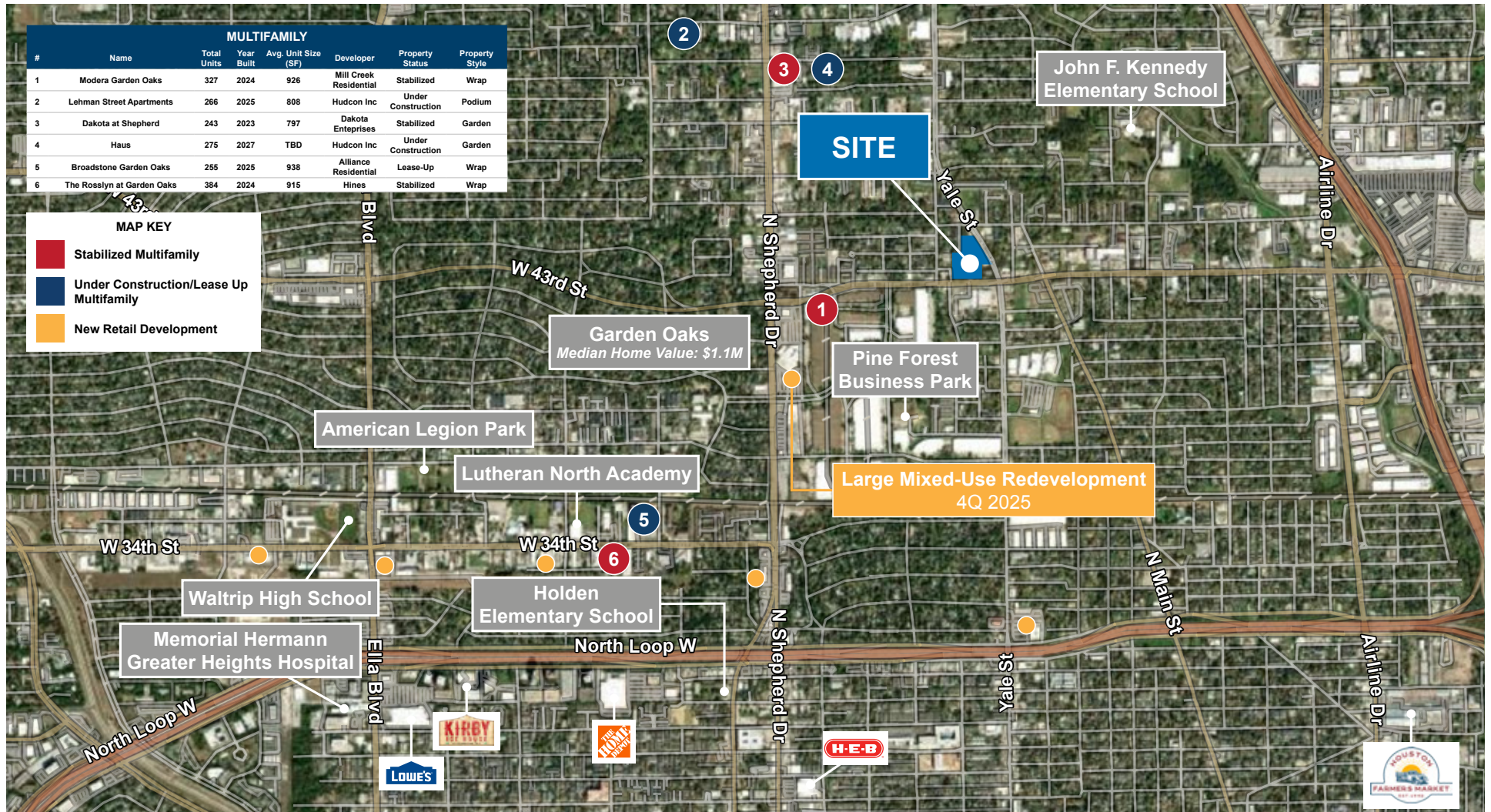
SITE

Pine Forest
Business Park

Large Mixed-Use
Redevelopment
4Q 2025

4411 Yale St

Newmark, on behalf of the Owner, is pleased to present the opportunity to purchase 5.17 aCres at 4411 Yale St, Houston, TX 77018 in the Garden Oaks/Oak Forest area of Houston.

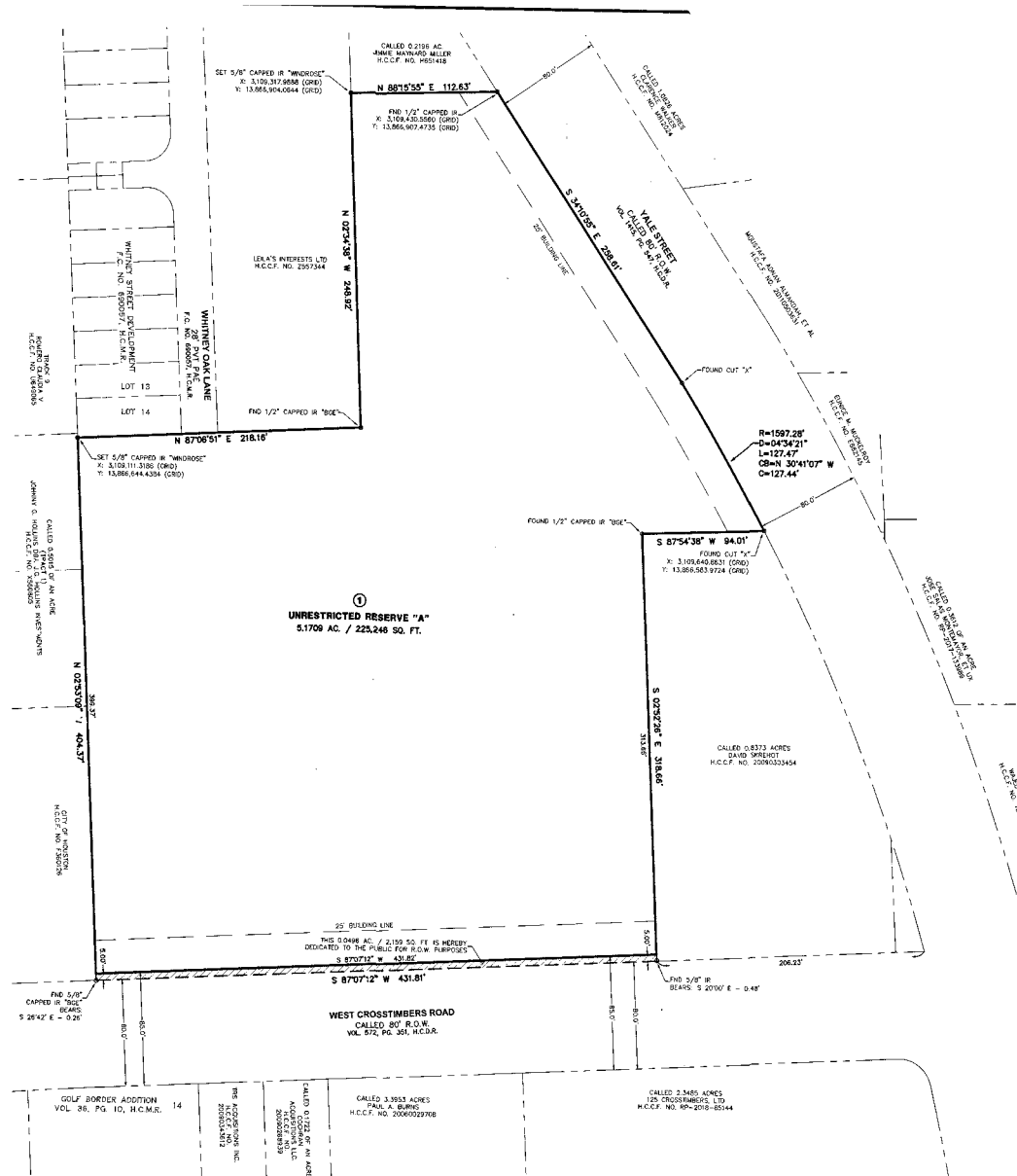


Property Details

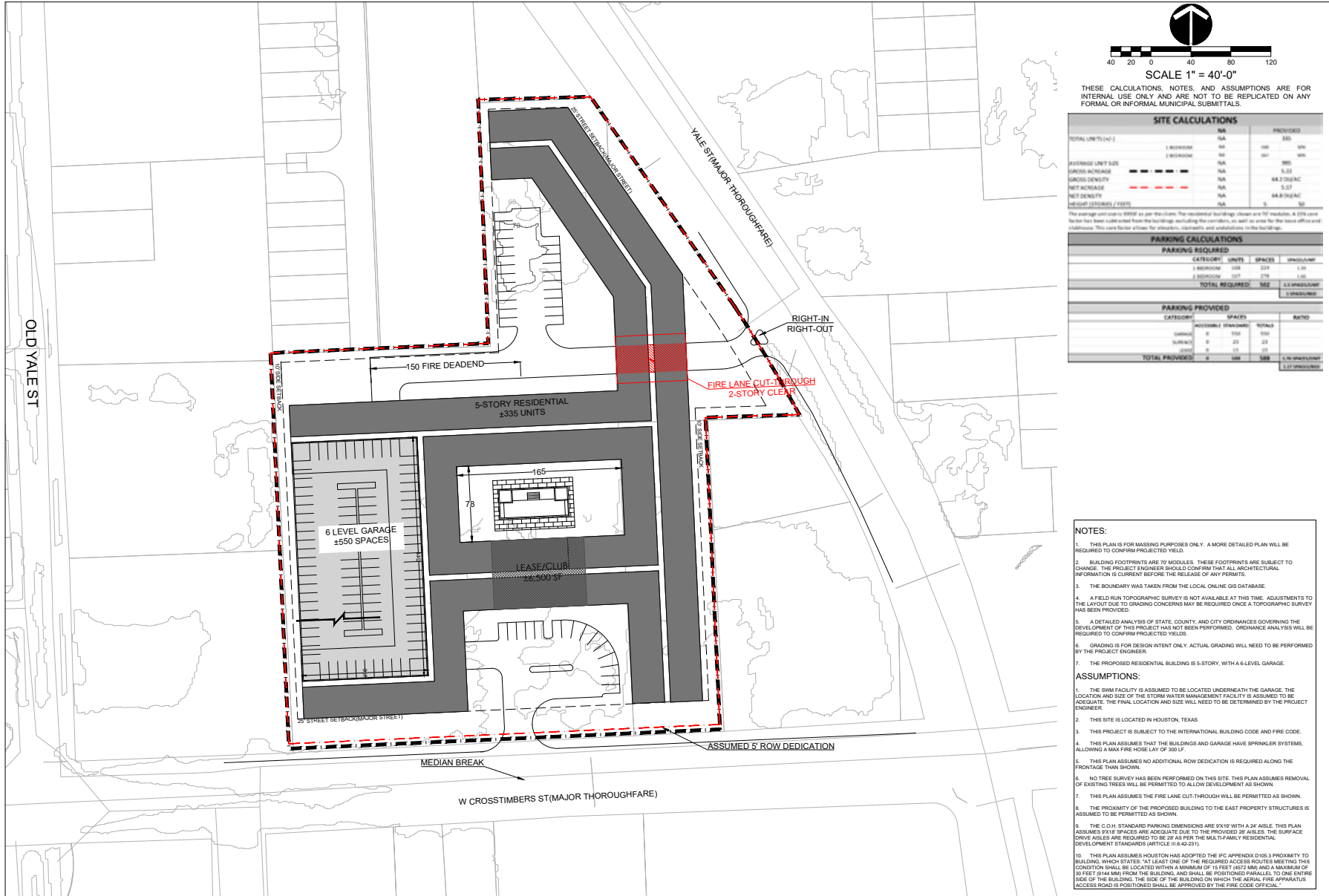
| | |
|-------------------------|--|
| ADDRESS | 4411 Yale St, Houston, TX 77018 |
| SIZE | 5.17 Acres |
| UTILITIES | City of Houston |
| JURISDICTION | City of Houston |
| ZONING/ RESTRICTIONS | None |
| FLOOD PLAIN | None |
| DETENTION | Required On Site |
| TAX RATE | 2.09% |
| SCHOOL DISTRICT | Houston ISD |
| ACCESS/VISIBILITY | Yale and Crosstimbers |
| POTENTIAL USES | Multifamily, Townhomes, Senior Living, Retail, End User, Gov't/Civic Use |
| APN | 1464850010001 |
| OWNERSHIP | WHF Ranch Company LLC |
| LEGAL | RES A BLK 1 ALLE CROSS FIVE |

Ask Broker for details and refer to surveys

Survey



Site Plan



SCALE 1" = 40'-0"

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

| SITE CALCULATIONS | | |
|-------------------------|----|---------------|
| | NA | PROVIDED |
| TOTAL UNITS (AF-1) | NA | 335 |
| 1-BEDROOM | NA | 335 |
| 2-BEDROOM | NA | 0 |
| AVERAGE UNIT SIZE | NA | 967 |
| GROSS AREA/ACRE | NA | 5.23 |
| GROSS DENSITY | NA | 64.7 UNITS/AC |
| NET AREA/ACRE | NA | 5.17 |
| NET DENSITY | NA | 64.8 UNITS/AC |
| NET UNIT PERCENTAGE (%) | NA | 5 |

The average unit size is 967 sq ft per the client. The residential buildings shown are 10' modules. A 20% core factor has been subtracted from the building footprint, including the corridors, as well as core for the base and roof and circulation. This core factor is for elevators, stairs, and circulation in the building.

| PARKING CALCULATIONS | | |
|----------------------|--------|--------|
| CATEGORY | SPACES | SPACES |
| 1-BEDROOM | 134 | 134 |
| 2-BEDROOM | 107 | 107 |
| TOTAL REQUIRED | 241 | 241 |

| PARKING PROVIDED | | |
|------------------|--------|-------|
| CATEGORY | SPACES | RATIO |
| Garage | 550 | 2.28 |
| Street | 15 | 0.06 |
| TOTAL PROVIDED | 565 | 2.34 |

- NOTES:**
- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
 - BUILDING FOOTPRINTS ARE TO MODULES. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
 - THE BOUNDARY WAS TAKEN FROM THE LOCAL ONLINE GIS DATABASE.
 - A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED.
 - A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
 - GRADING IS FOR DESIGN INTENT ONLY. ACTUAL GRADING WILL NEED TO BE PERFORMED BY THE PROJECT ENGINEER.
 - THE PROPOSED RESIDENTIAL BUILDING IS 5-STORY, WITH A 6-LEVEL GARAGE.
- ASSUMPTIONS:**
- THE RVM FACILITY IS ASSUMED TO BE LOCATED UNDERNEATH THE GARAGE. THE LOCATION AND SIZE OF THE STORM WATER MANAGEMENT FACILITY IS ASSUMED TO BE ADEQUATE. THE FINAL LOCATION AND SIZE WILL NEED TO BE DETERMINED BY THE PROJECT ENGINEER.
 - THIS SITE IS LOCATED IN HOUSTON, TEXAS.
 - THIS PROJECT IS SUBJECT TO THE INTERNATIONAL BUILDING CODE AND FIRE CODE.
 - THIS PLAN ASSUMES THAT THE BUILDINGS AND GARAGE HAVE SPRINKLER SYSTEMS, ALLOWING A MAX FIRE HOSE LAY OF 300 LF.
 - THIS PLAN ASSUMES NO ADDITIONAL ROW DEDICATION IS REQUIRED ALONG THE FRONTAGE THAN SHOWN.
 - NO TREE SURVEY HAS BEEN PERFORMED ON THIS SITE. THIS PLAN ASSUMES REMOVAL OF EXISTING TREES WILL BE PERMITTED TO ALLOW DEVELOPMENT AS SHOWN.
 - THIS PLAN ASSUMES THE FIRE LANE CUT-THROUGH WILL BE PERMITTED AS SHOWN.
 - THE PROXIMITY OF THE PROPOSED BUILDING TO THE EAST PROPERTY STRUCTURES IS ASSUMED TO BE PERMITTED AS SHOWN.
 - THE C.O.H. STANDARD PARKING DIMENSIONS ARE 9'X19' WITH A 24' AISLE. THIS PLAN ASSUMES 9'X16' SPACES ARE ADEQUATE DUE TO THE PROVIDED 20' AISLES. THE SURFACE DRIVE AISLES ARE REQUIRED TO BE 20' AS PER THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS (ARTICLE III.6.42-21).
 - THIS PLAN ASSUMES HOUSTON HAS ADOPTED THE IFC APPENDIX D 105.3 PROXIMITY TO BUILDING, WHICH STATES: "AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4575 MM) AND A MAXIMUM OF 20 FEET (6144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL."

LEE AND ASSOCIATES
1481 W KORNBLI LANE
AUSTIN, TX 78756
(512) 345-8477
www.leeandassociates.net

the NRP group

| | |
|-----------|-------------|
| DATE | 6/29/2022 |
| PROJ. NO. | 3107 |
| FILE NAME | 3107 BASE 2 |

124 CROSTIMBERS HOUSTON, TEXAS

CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

CSP-1

Disclaimer

PROPERTY MARKETING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (June 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

Information on Brokerage Relationships

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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