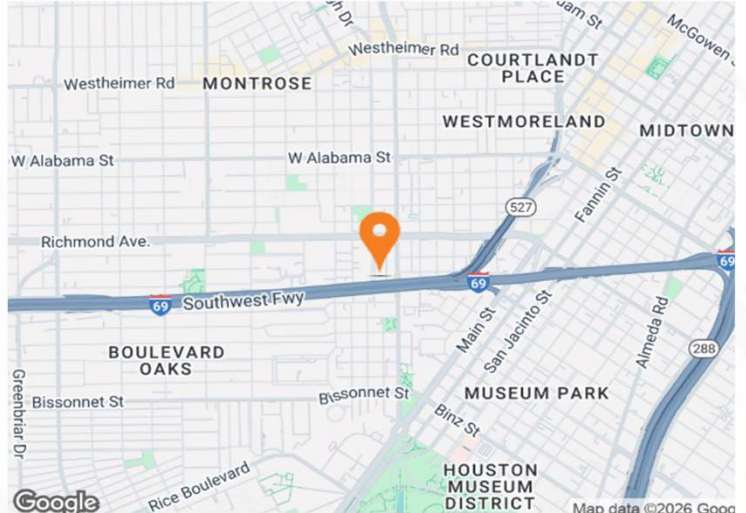


PRICE REDUCED | THE STERLING MANSION

HUMBLE OIL BUILT HOUSTON. ITS FOUNDER LIVED HERE.

1916 Montrose landmark, home of Ross Sterling, founder of Humble Oil (Exxon) and Governor of Texas.
Ready for executive office or boutique hospitality.

4515 Yoakum Boulevard, Houston, Texas 77006



REDUCED LISTING PRICE

\$3,750,000
(was \$4,845,000)



BUILDING SQUARE FEET

±4,546



YEAR BUILT

1916



LOT SIZE

±0.48 Acres

INVESTMENT HIGHLIGHTS

Prime Location in Montrose / Museum District

- Situated in one of Houston's most desirable neighborhoods, offering excellent connectivity to Downtown, the Texas Medical Center, Museum District, and major cultural institutions.

Historic Architectural Landmark

- Designated as a City of Houston Landmark and listed on the National Register of Historic Places.

Strong Market Fundamentals

- Located in Montrose, one of Houston's highest-demand submarkets for office, mixed-use, and residential developments.

Historical Provenance

- Formerly owned by Ross Shaw Sterling (founder of Humble Oil, later Exxon) and Joel H. Berry (Houston banker and civic leader), adding prestige and storytelling value for branding or marketing.

Recent Renovations

- Extensive updates to flooring and roof structures ensure structural integrity while preserving historical character.

Exclusively Listed By:

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