

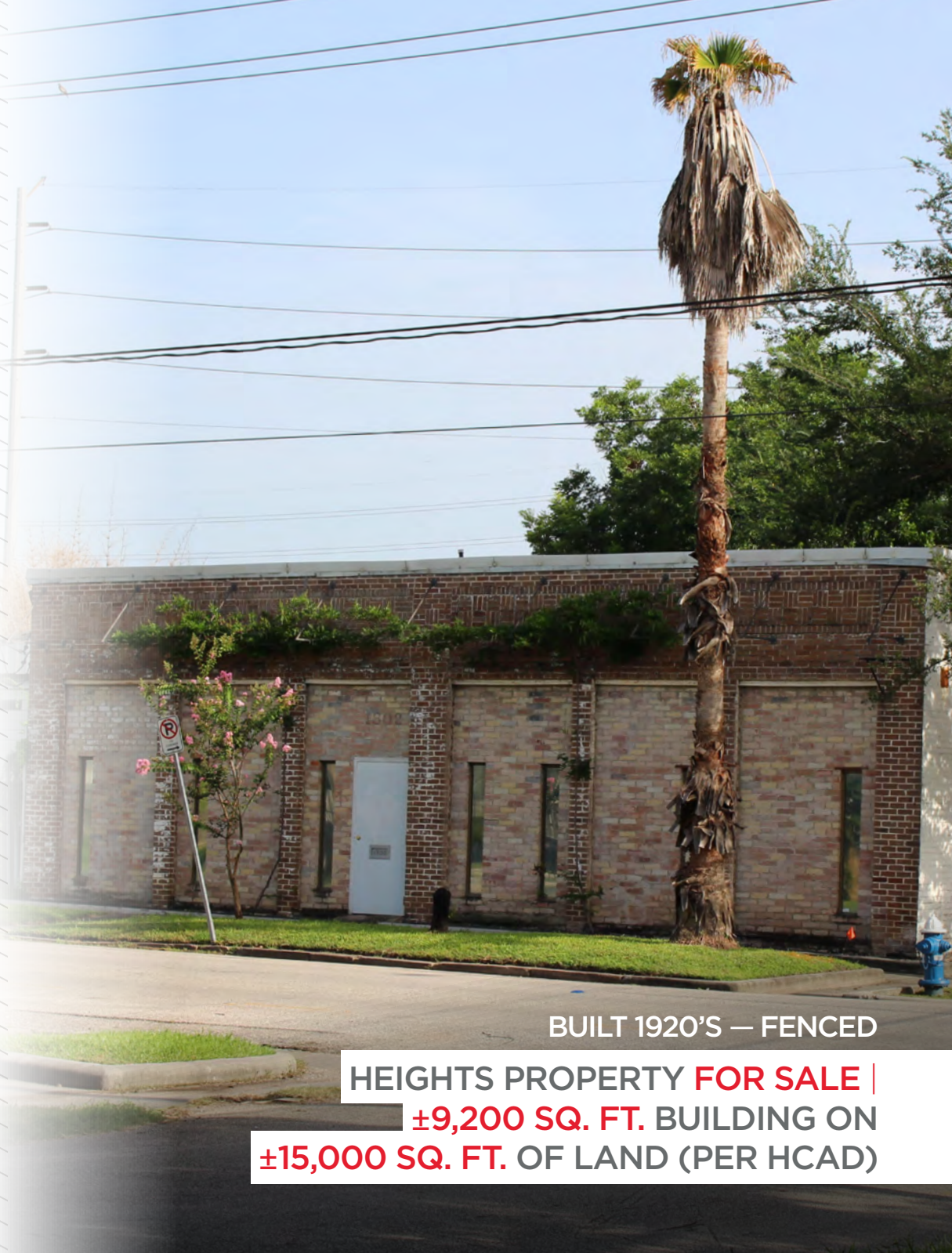
1802 CROCKETT STREET

HOUSTON, TX 77007

View from Crockett Street

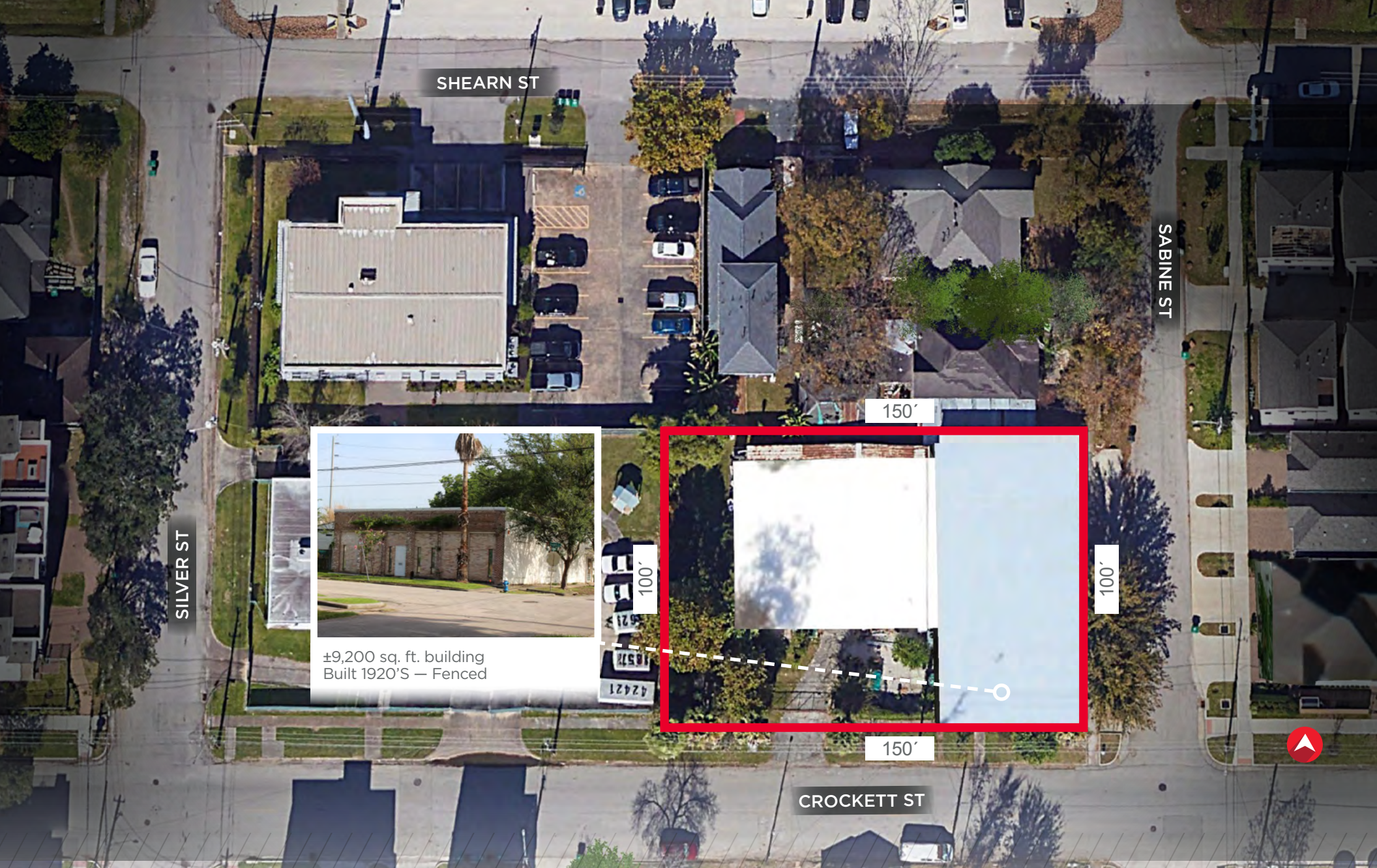


View from Crockett Street



BUILT 1920'S — FENCED

HEIGHTS PROPERTY **FOR SALE** |
±9,200 SQ. FT. BUILDING ON
±15,000 SQ. FT. OF LAND (PER HCAD)



SHEARN ST

SABINE ST

SILVER ST



±9,200 sq. ft. building
Built 1920'S — Fenced

100'

150'

100'

150'

CROCKETT ST



1802 CROCKETT STREET

HEIGHTS PROPERTY FOR SALE | ±9,200 SQ. FT. BUILDING ON ±15,000 SQ. FT. OF LAND (PER HCAD)

This ±15,000 sq. ft site at 1802 Crockett Street is located in a historic district and is in the heart of the Washington Avenue Corridor.

- Brick 1920's store front building with metal warehouse building attached. Three overhead doors; two located in the warehouse and the third in the brick building.
- Bordered to the south by the Old 6th Ward and to the north by the Heights, it is situated in the Houston Arts District and the Sawyer Yards Campus, home to the internationally celebrated Houston Photo Fest. A neighborhood where people like to walk or bike to venues. More multimodal corridors improvements are planned such as Center St. and a Winter St. Promenade. <https://envisionold6wardtirz.com/>
- It is 1 block from the extensive Spring St. Hike & Bike Trail that follows the White Oak Bayou Greenway west to the Heights & east past UofH Downtown.
- Just south is the Buffalo Bayou Park complex with the Jamail Skatepark, Canoe/Kayak Rentals, Eleanor Tinsley Park and miles of trails including the 23 acre Sabine to Bagby Promenade. To the west is the Johnny Steel Dog Park & the more than 1,400 acre Memorial Park.
- The redevelopment momentum of Washington Ave offers popular retail, restaurants & craft breweries. Close by is Target, Kroger, HEB, Sprouts, Momentum Indoor Climbing, The Aquarium and the Theater District. In development is a Home Depot and the sizable Post Houston hub.
- The nearest Metro Rail station is a mile to the east on Main St.
- Well located for easy access to the CBD, Midtown, Museum District/Texas Medical Center, River Oaks, and the Galleria/West Loop areas.

Ingress/Egress

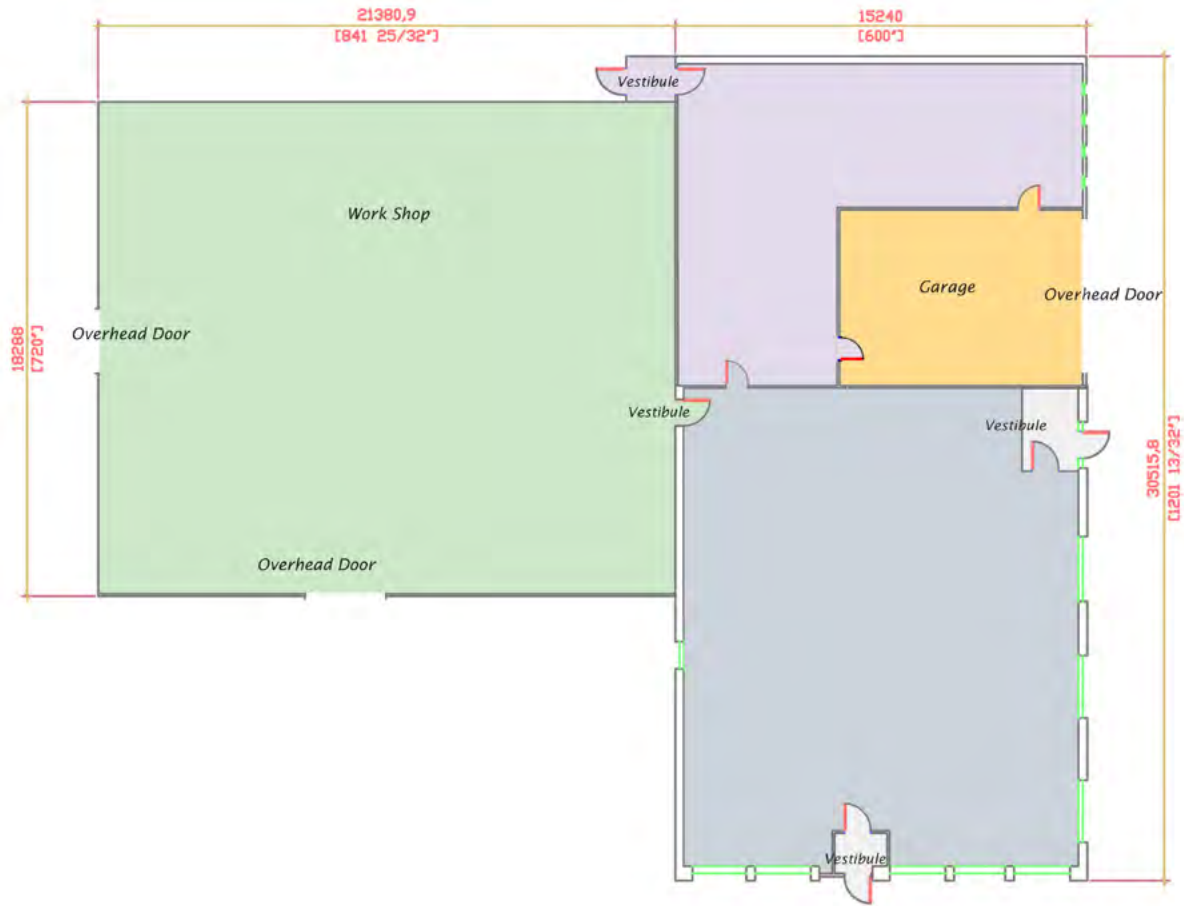
- I-10, east or west bound, via Sawyer/Taylor
- I-45, south or north bound, via Houston Ave
- Memorial Drive - south on Sabine, Sawyer or Houston Ave
- Washington Ave - south on Sawyer, Sabine or Houston Ave
- Elysian Viaduct - east on Crockett/Hogan

Key Map 493F Demographics

	1 Mile	3 Miles
2021 Summary		
Population	16,005	204,273
Median Age	36.9	36.2
Average Household Income	\$136,076	\$129,078
2026 Summary		
Population	18,847	233,013
Median Age	36.9	36.2
Average Household Income	\$147,673	\$141,321

**Call broker to schedule tours
Asking Price: \$1,600,000.00**





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