

FOR SALE | 1433 Dian St.

Redevelopment Opportunity In The Heights

UP TO 2.05 ACRES AVAILABLE



PROPERTY DETAILS

- Subject Property - 1.402 Acres
- Corner lot available as well measuring 0.65 AC
- 13,440 SF of Improvements
- 200' of frontage on Dian Street
- Unique redevelopment opportunity in the Houston Heights Neighborhood
- Located just 3 blocks west of N. Durham Drive
- Five minute walk to Heights Bier Garden and a 10 minute walk to TC Jester Running Trail



Call broker for pricing

For more information, please contact:

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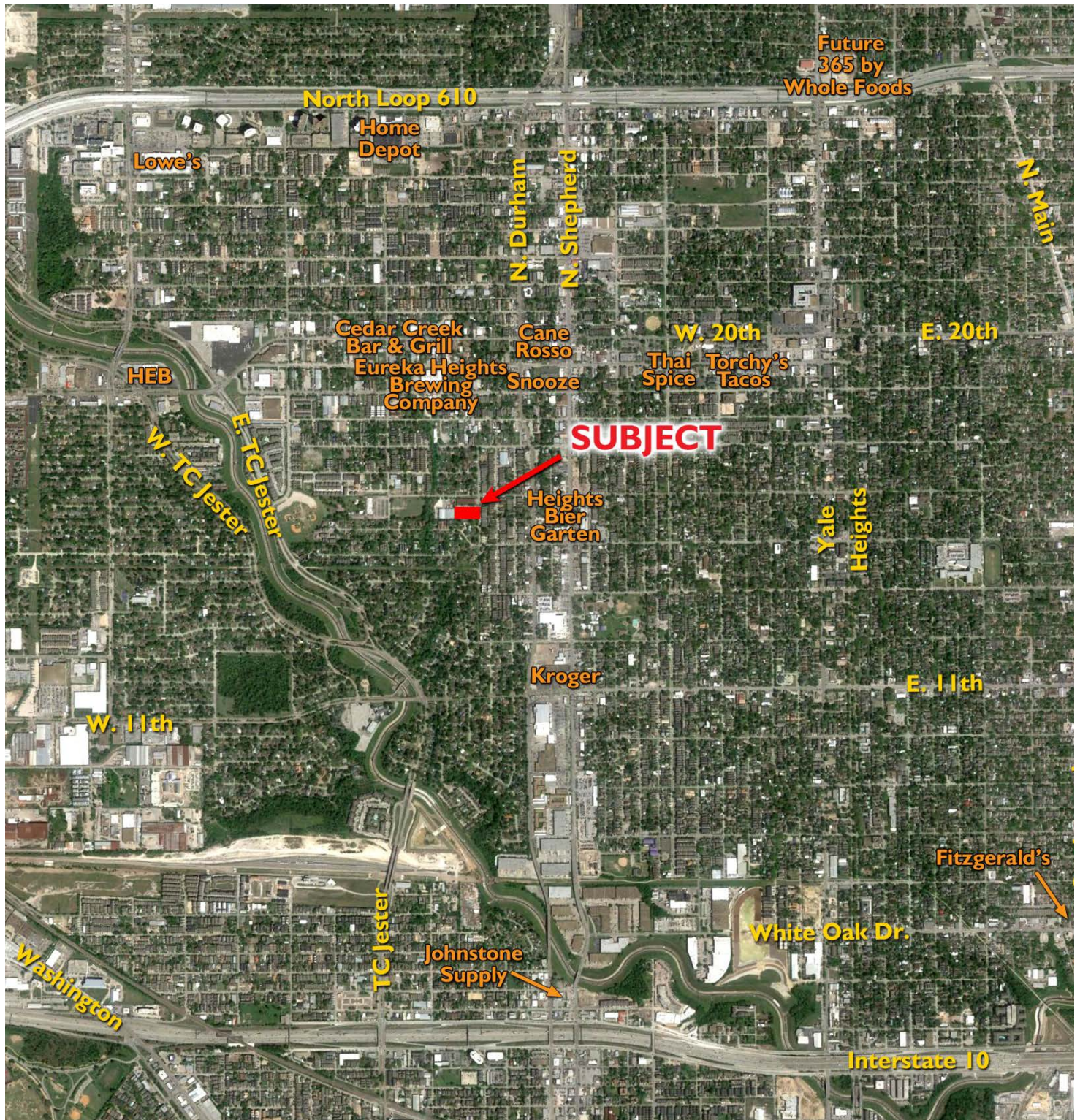


CUSHMAN & WAKEFIELD

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The Houston Heights

HISTORY

Established in 1891, the Houston Heights is one of Houston's most historic neighborhoods earliest planned communities in Texas. Twenty-three feet higher than the Central Business District (CBD) located four miles to the southeast, the area provided relief from flood-prone Buffalo Bayou at the end of the 19th Century.

Known for its grand Victorian homes and such features as the 60-foot-wide Heights Boulevard esplanade and 100-year-old Heights fire station, the Heights is a submarket in transition and enjoying new-found popularity and growth.

LIFESTYLE

New residential homes mirror turn-of-the century style, while newly constructed hike & bike trails follow the old trolley tracks all the way to the CBD. The neighborhood lifestyle features quaint, tree-lined streets with small residential lot sizes that foster social interaction with neighbors.

Area public schools include five elementary schools, two middle schools, and two high schools. Several private schools are also available.

And, in the Heights, parks are seemingly everywhere. To name just a few: Houston Heights Boulevard Esplanade, Buffalo Bayou Park, Spotts Park, Stude Park, Love Park, and Milroy Park.

An eclectic mix of old and new, the Houston Heights is unique in all of Houston and, as a result, is experiencing a steady rise in property values. The Heights has managed to attract a cool, funky, edgy kind of resident population which in turn has encouraged an influx of new retail, restaurants, and bars in the area, especially along West 19th & West 20th Streets.

DEVELOPMENTS

There are multiple mixed-use and retail properties planned or under construction in the area, including Braun Enterprises' Heights Waterworks redevelopment on 19th Street at Nicholson, a premiere retail redevelopment space with popular restaurants such as Common Bond and Hopdoddy; two multilevel H-E-B's, one at 2300 N. Shepherd Drive slated to open in the fall, and the other the anchor tenant at Buffalo Heights, a future mixed-use development at the corner of Washington Avenue and South Heights Boulevard opening spring 2019; and the Market at Houston Heights, a new 75,000-square-foot mixed use development dubbed a "lifestyle destination" at 1533 N. Shepherd Drive breaking ground in the fall of 2018.

The newly completed Height Mercantile at the intersection of 7th Street and Yale Street is a low-rise urban market district housing tenants such as Lululemon, Define Body & Mind and Local Foods in a mixture of six new and remodeled buildings – two of which are protected historic landmarks.

