



**CUSHMAN &  
WAKEFIELD**

**FOR SALE or FOR LEASE**

**±41,120 Sq. Ft. of Land with  
±5,725 Sq. Ft. Building  
in the Houston Heights**

**1239 W. 19<sup>TH</sup> STREET  
HOUSTON, TEXAS 77008**



# ±41,120 Sq. Ft. of Land with ±5,725 Sq. Ft. Building in the Houston Heights

1239 W. 19<sup>th</sup> | Houston, TX 77008



This ±41,120 sq. ft. of land with ±5,725 sq. ft. building, which offers frontage on 19<sup>th</sup>, 20<sup>th</sup>, and Bevis Streets, is located in a prime, infill location approximately one-half mile inside the 610 North Loop in the historic Houston Heights area.

The area, which offers the opportunity to work, live and play, continues to be robust. CNN Money ranked the Houston Heights number four of the Top 10 Big-City US Neighborhoods (2013)

Recent nearby developments include the new HEB, Allegiance Bank and several restaurants and bars; such as Starbucks, Cedar Creek Café Bar & Grill, Eureka Heights Brewing Company. Close by are retail stores: Lowe's, Home Depot, CVS and Walgreens.

White Oak Bayou Hike & Bike Trail and Heights Bike Trail are just over one-half mile away

## 2017 Demographics

	3 Miles	5 Miles
Total Population	138,508	425,746
Employees	108,609	509,664
Average Household Income	\$106,491	\$102,771

## 2022 Demographics

	3 Miles	5 Miles
Total Population	143,001	436,019
Average Household Income	\$123,266	\$118,160

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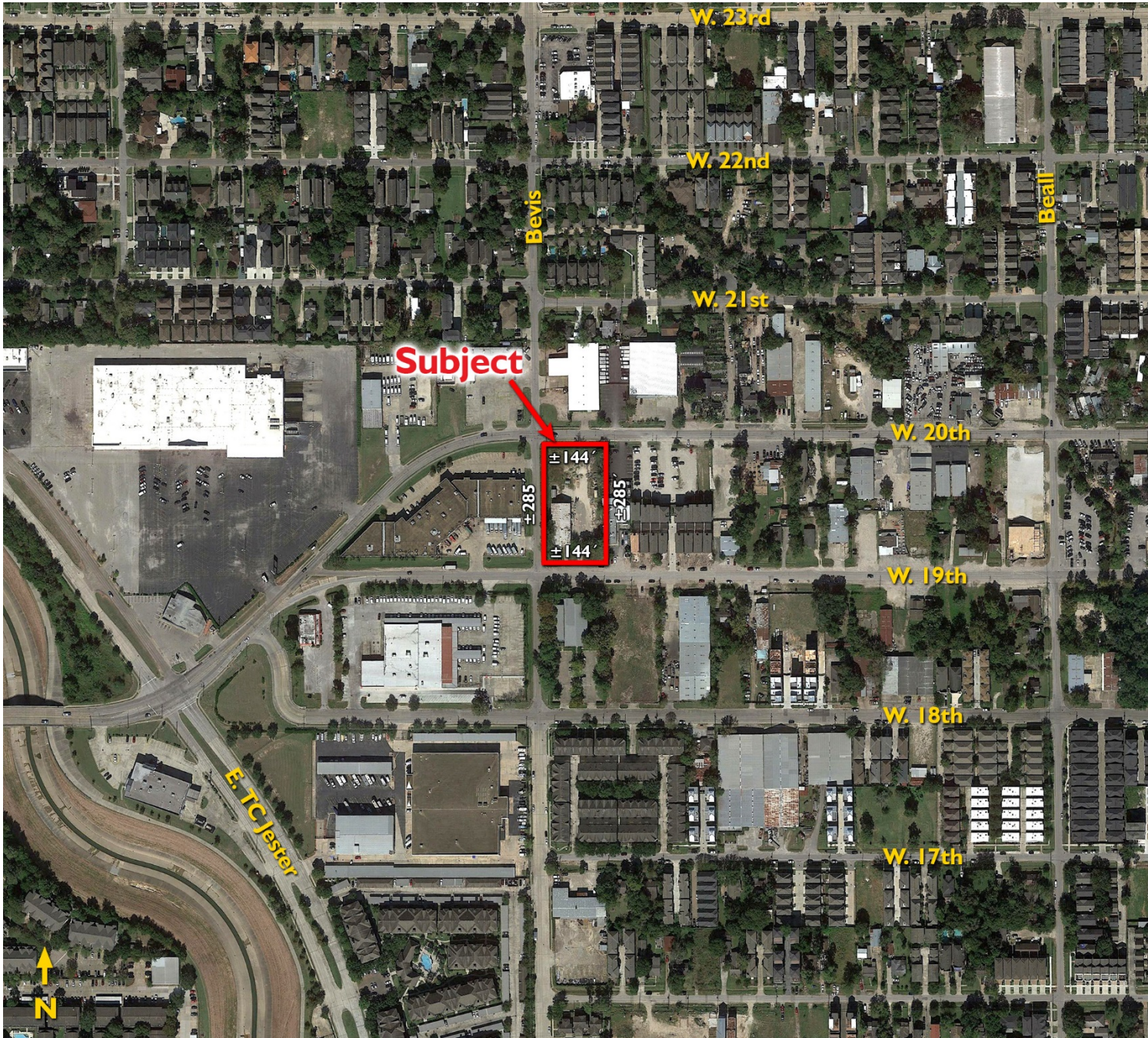
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## Property Features

The Property is located on W. 19<sup>th</sup> Street, East of E. TC Jester in the Heights area in Houston, Harris County, Texas. The property is a desirable size for retail, townhome/condo, and multi-family development.

Frontage:

19<sup>th</sup> - ±144

20<sup>th</sup> - ±144

Bevis - ±285

Building Information:

±5,725 sq. ft. metal building

One overhead door

Built: 1960

Key Map: 452U

**Call Broker for Pricing**



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### Neighborhood at a Glance

Established in 1891, the Houston Heights is one of Houston's most historic neighborhoods. 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. The Heights has managed to attract a cool, funky, edgy resident population which in turn has encouraged an influx of new retail, restaurants, and bars in the area, especially along West 19th & West 20th.

### Area Amenities

#### Retail

- Ambition Fitness
- Big Blue Whale
- Birds Barbershop
- Carter & Cooley
- Friends for Life
- Gypsy Girls
- Heights Floral Shop
- Painting with a Twist
- Sports Clips Haircut
- Uphouse Manor B&B
- YogaOne Studios

#### Restaurants

- Collina's
- KA Sushi
- Shade
- Smoothie King
- Southern Goods
- TCBY
- Mrs. Fields Cookies
- Thai Spice Asian Cuisine
- Vietnam Restaurant

#### Arts & Education

- Hamilton Middle School
- HITS Theater
- Opera in the Heights

#### Financial Services

- Comerica Bank
- The Dorian Fund LP
- Edward Jones
- JPMorgan Chase
- Heights Financial Services
- Texas Dow Employees Credit Union

#### Medical Services

- Heights Dermatology & Aesthetics Center
- Heights Hospital for Animals
- Memorial Hermann Select Specialty Hospital
- St. Joseph's Medical Center

