



HEIGHTS CENTRAL STATION

3,432 SF for Lease On 2nd Floor

1050 Yale Street | Houston, Texas



Chris Dray | Rachael Keener | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Heights Central Station

1050 Yale Street | Houston, Texas



- Heights Central Station is a low-rise mixed-use urban development
- Site is located off 11th St., which is the main east/west street through the Heights
- It consists of 3 buildings total, two 2-story buildings fronting 11th Street, with their street front doors up on the sidewalk
- The third building is a drive thru served 1,200 SF coffee shop
- The buildings have a historical architecture that keeps in step with the surrounding area, as well as Heights Blvd. jogging trail which will connect the center with the community
- The site will have 4:K parks as well as a bicycle station inviting on-foot patrons
- Dish Society is estimated to open January 2019
- Space is ready to be turned over to tenants

Available Space:

East Building

- Second Floor: 3,432 SF available

Top Urban Area

- Houstonian Magazine 2015/2016 Top 25 Neighborhoods
- AreaVibes Livability - #17 Neighborhood in Houston Metro
- Call broker for pricing info



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Heights Central Station

1050 Yale Street | Houston, Texas



Galleria
15 Miles
7.5 Minutes

Allen Pkwy
2.7 Miles
7 Minutes

Downtown
4.3 Miles
8 Minutes

INTERSTATE 610 N LOOP W FWY 157,303 VPD

INTERSTATE 10 KATY FREEWAY 215,304 VPD

INTERSTATE 45 NORTH FREEMAN 195,109 VPD



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 09/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	10,882	82,885	205,806
Current Population	21,757	179,675	463,649
2010 Census Average Persons per Household	2.00	2.17	2.25
2010 Census Population	17,608	137,671	375,011
Population Growth 2010 to 2018	23.66%	32.73%	30.34%
CENSUS HOUSEHOLDS			
1 Person Household	43.16%	40.17%	40.06%
2 Person Households	33.23%	32.68%	30.48%
3+ Person Households	23.62%	27.14%	29.46%
Owner-Occupied Housing Units	54.89%	50.72%	45.57%
Renter-Occupied Housing Units	45.11%	49.28%	54.43%
RACE AND ETHNICITY			
2018 Estimated White	76.65%	64.98%	58.62%
2018 Estimated Black or African American	6.23%	12.51%	19.08%
2018 Estimated Asian or Pacific Islander	3.63%	4.29%	4.36%
2018 Estimated Other Races	12.84%	17.56%	17.35%
2018 Estimated Hispanic	34.30%	44.21%	42.49%
INCOME			
2018 Estimated Average Household Income	\$154,181	\$131,595	\$119,697
2018 Estimated Median Household Income	\$106,373	\$95,056	\$83,841
2018 Estimated Per Capita Income	\$79,560	\$62,871	\$53,580
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	10.39%	14.97%	18.05%
2018 Estimated Bachelors Degree	38.87%	29.79%	25.01%
2018 Estimated Graduate Degree	28.18%	22.08%	19.45%
AGE			
2018 Median Age	37.7	35.5	35.2

Our quest
is your success.

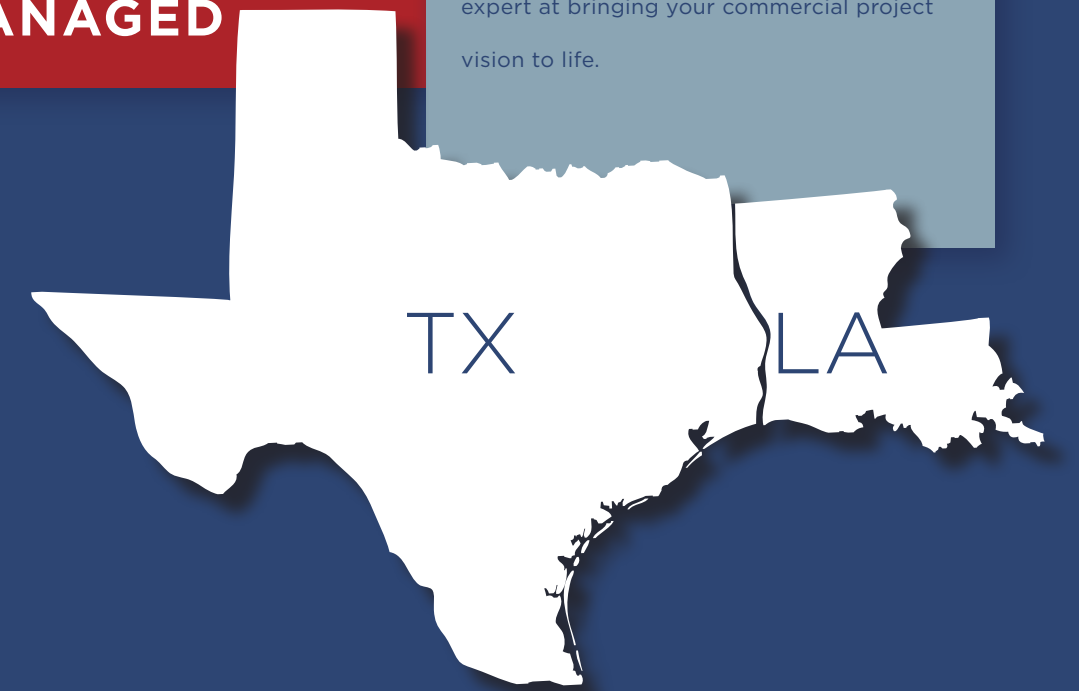
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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Information About Brokerage Services

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.

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.

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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