

SAWYER HEIGHTS HOUSTON REAL ESTATE GUIDE

Located directly northwest of [Downtown Houston](#), Sawyer Heights – or the historic First Ward – is one of the city's oldest neighborhoods.

Previously Houston's central business district, the First Ward/Sawyer Heights has become a mix of new development and preserved vintage homes.

Homes in the neighborhood are in high demand due to:

- **5-MINUTE COMMUTES TO DOWNTOWN:** Sawyer Heights homes are 5 minutes away from downtown by bike, Uber, or bus. Houston's main business hub, Downtown, is home to over 3,500 businesses and 100,000 workers.
- **RETAIL AND ENTERTAINMENT NEARBY:** The First Ward is minutes away from several dining and retail hubs, including Sawyer Heights Village, the Washington Corridor, and downtown's Main Street and Theatre District.
- **ACCESS TO TRAIL SYSTEM:** The neighborhood is located between three of Houston's hike and bike trails: the Buffalo Bayou Trail (which connects to Memorial Park), the Heights Hike and Bike Trail, and the White Oak Bayou Hike and Bike Trail.
- **HISTORIC DISTRICT:** The High First Ward district, newly added to Houston's designated historic districts, is made up of 55 homes built between 1890 and 1930. Most feature turn of the century Queen Anne and Craftsman architecture.
- **ACTIVE CIVIC ORGANIZATION:** The First Ward Civic Council, Inc. is an all-volunteer non-profit that helps promote the neighborhood as an arts district. The FWCC also raises funds that go into several projects, including community events, community garden, and beautification.

