

- quick facts -

## 1403 Hyde Park Boulevard Unit C

Your commute to **Downtown Houston**:

car 7 minutes - metro 24 minutes - bike 13 minutes

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Walk Score of 90 out of 100. This location is a **Walker's Paradise**; daily errands do not require a car. Nearby parks include Cherryhurst Park, Menil Park and Live Oak Park. See <http://walkscore.com> for more details.

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Montrose is the **2nd most walkable neighborhood in Houston** with a neighborhood Walk Score of 79.

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### **Local restaurants**

Niko Niko's	~ 1.7 blocks
Katz's Deli & Bar	~ 3.9 blocks
Baba Yega Cafe	~ 3.1 blocks
Uchi	~ 3.1 blocks
Da Marco Cucina E Vino	~ 3.8 blocks

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In the attendance area of Lanier Middle School, which has a **GreatSchools rating of 9 out of 10**. See <http://www.greatschools.org> for more details.

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Zillow predicts Montrose **home values will rise 4.5% next year**, compared to a 3.5% increase for Houston as a whole.

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Notable Montrose natives and residents:

- Clark Gable studied acting in the neighborhood
- Howard Hughes's former home on Yoakum Street is now part of the University of St. Thomas
- Lyndon Johnson lived on Hawthorne Street while teaching high school in the 1930s