

Exclusive basis to offer a unique opportunity to acquire +/- 30,000 Sq. Ft. parcel in one of the most sought after neighborhoods in the Houston. The Houston Heights, located in the inner loop submarket of Houston, TX. This offering is a tremendous opportunity to acquire extremely well positioned property in the most diversified and viable City in the Nation.



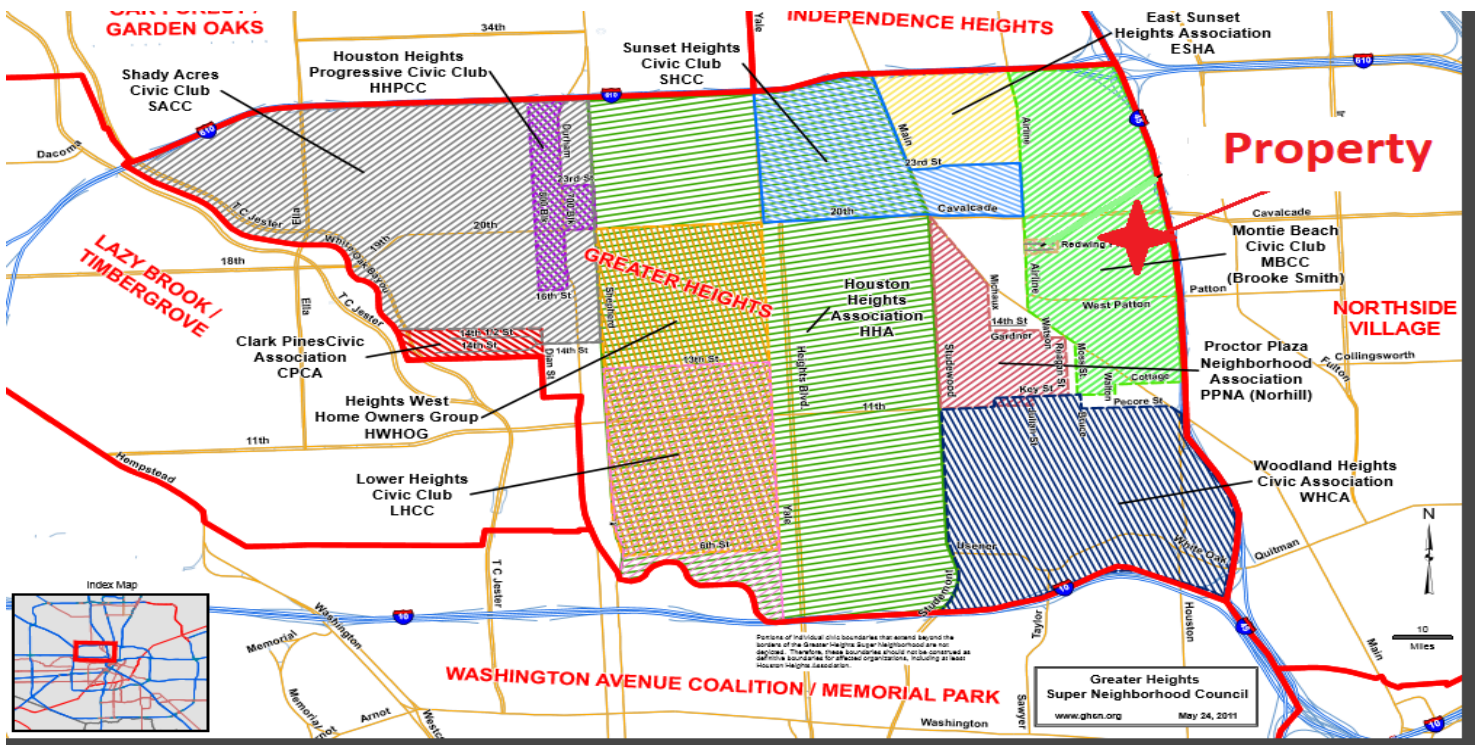
Established in 1891, the Houston Heights is one of Houston's most historic neighborhoods. Twenty-three feet higher than the Central Business District (CBD) located four miles to the southeast, the area provided relief from flood-prone Buffalo Bayou at the end of the 19th Century.

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.

Heights is most known for its new, chic, and popular bars and restaurants, highly desired by young professionals seeking active nightlife, shopping, recreation, convenience, and transportation options. Over the last decade, fueled by robust population growth and significant capital investment the Heights has become one of Houston's most sought after residential neighborhoods.

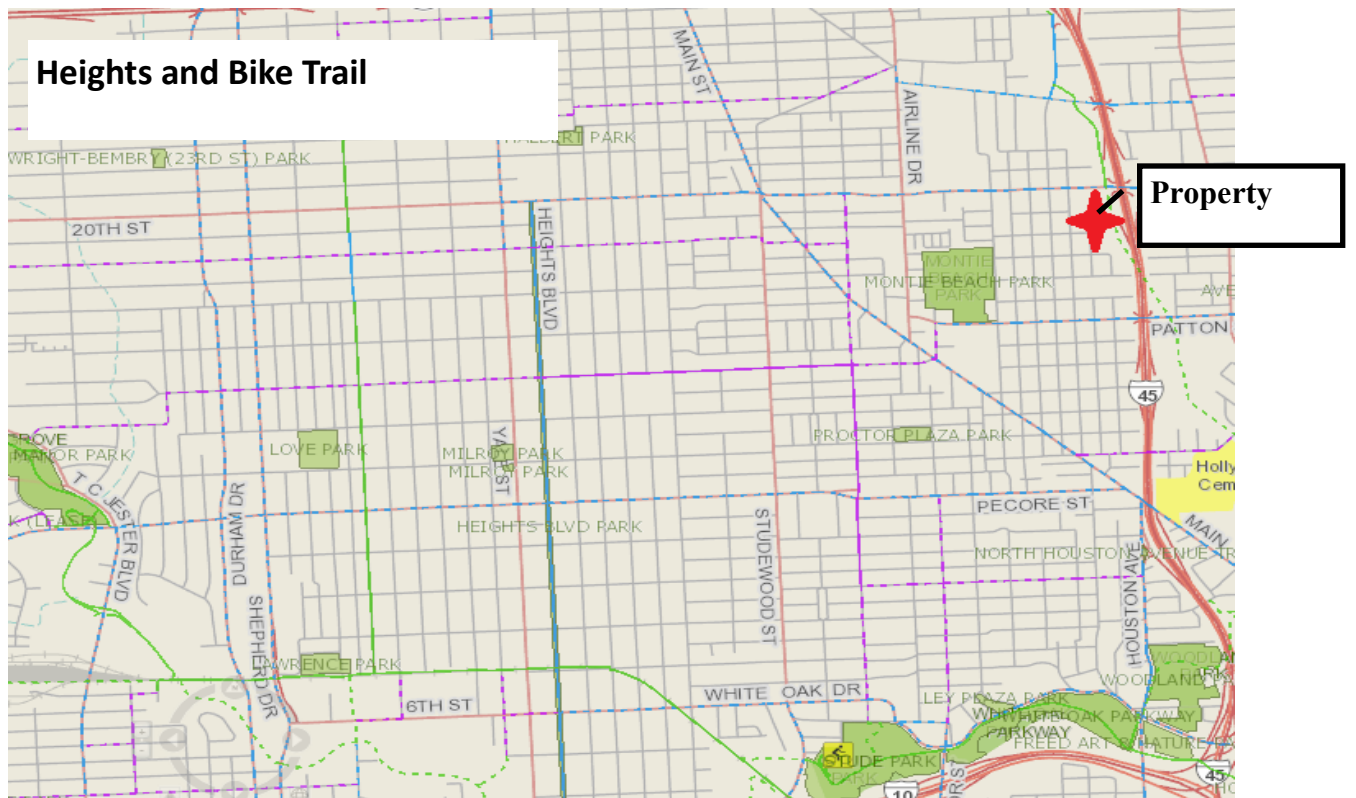
One of Houston's best performing retail corridors with 97.8% current occupancy and average annual rent growth of 10% over the last 5 years. (Source: CoStar)

Greater Heights Map with sub neighborhoods.



Greater Heights Boundaries north and South are from I 10 to 610 loop.

East to West from I 45 to TC Jester



Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	20,146	162,968	413,925
2017 Estimate	18,748	151,284	382,474
2010 Census	18,250	143,549	357,715
Growth			
Growth 2017– 2022	7.46%	7.72%	8.22%
Growth 2010-2017	1.23%	5.39%	6.92%
Avg. Household Income	\$84,554	\$85,179	\$88,238

Education:



Robert Browning Elementary School is a Texas Education Agency Exemplary School that is located on the eastern edge of the Heights Community in north-central Houston. A high-quality, rigorous education that connects our inner-city students with the environment has always been important at Browning Elementary. In 1995, a nature center was added to our campus to further our students' experiences with the natural world. Our campus now boasts a large vegetable garden, a pond, butterfly and hummingbird plantings, a wildflower garden, and a native plants' garden. Students and teachers alike enjoy getting their hands dirty as they plant, tend, and harvest a variety of vegetables year round. Squeals of delight abound as students discover new plants and tiny critters while searching through our gardens with hand lenses, science notebooks in hand to journal their findings.



JAMES HOGG MIDDLE SCHOOL IS COMMITTED TO PROVIDING A HIGH-QUALITY AND PERSONALIZED EDUCATION FOR EVERY CHILD. As members of our community, students choose from a variety of electives and interest activities to create a well-rounded curriculum that ignites their academic passion. Each course offered at Hogg is infused with the principles of The International Baccalaureate Middle Years Programme in order to ensure all students have a global view of both education and their life. At Hogg, we value developing our students into intelligent, in their quest to leave their mark on today's society.

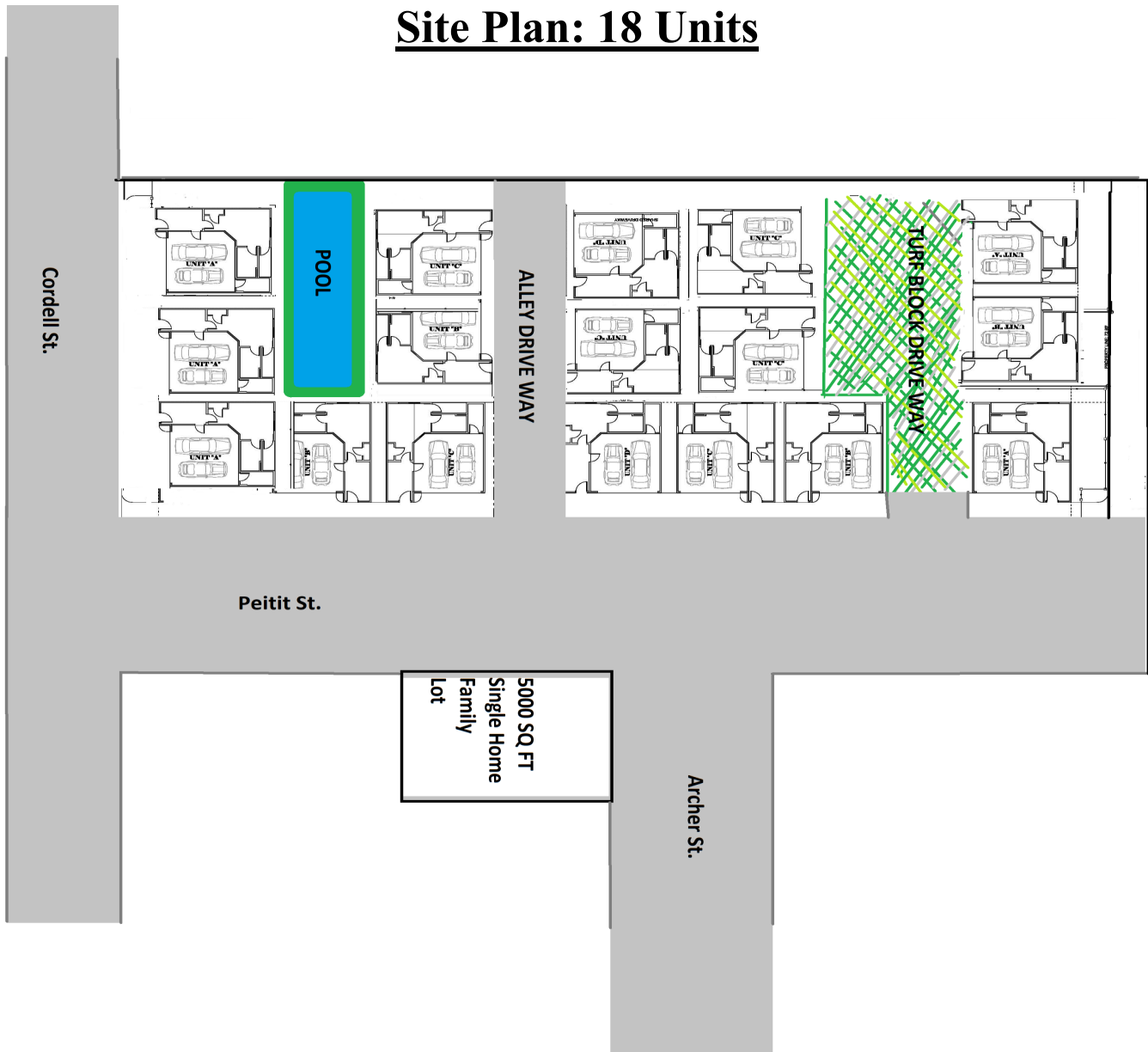


Heights High School was first established for Heights residents in 1904, at the site of the present Milroy Park, at the corner of Yale and 12th. However, as was common in those days, that school also housed an elementary and middle school. When the Heights joined the City of Houston in 1918, the building at end of Heights Boulevard and 20th known today as Hamilton Middle School became the Senior High School, and the old location became a Junior High School. When the original building on Yale and 12th burned in 1924, a new location for the high school was picked in the block between Oxford and Arlington, 13th and 14th. The new school was named John H. Reagan High School and opened in 1926.

Heights High School is a senior high school located in the Houston Heights in Houston, Texas. Reagan serves students in grades nine through twelve and is a part of the Houston Independent School District. Reagan is HISD's Magnet School of Computer Technology and offers the International Baccalaureate Programme (IB) Middle Years Program (till 10th grade) and twenty Advanced Placement (AP) courses. Students belong either to the Computer Magnet Academy, or to the Health Science Academy, Business Academy, Engineering and Design Academy and Transportation Academy. They receive specialized hands-on training to prepare them for a career in those fields.

"A school is the heart of the community, and the community is the soul of the school."
Oscar Carter and D.D. Cooley--Founders of the "Houston Heights" neighborhood

Site Plan: 18 Units



18 Units Total:

17 Townhomes

- 9 Front Loaders
- 8 Common Drive

1 Single Family Home

Amenities:

- City Views
- Pool
- Green space
- Yards
- Exclusive Community
- Walking to Farmers Market, Restaurants, Schools, Church, and Stores
- Houston Heights Neighborhood



New Developments:

Redevelopment of The Heights Farmer Market

Gentrification in the Heights has raised property values. MLB Capital Partners purchased the 17.67 Acre. Three year project includes changes include improved parking lots, new green spaces and restrooms, better pedestrian flow, and air-conditioned buildings. Many of those could benefit current shoppers and vendors as well as attract new ones.

<http://theleadernews.com/new-plans-for-houston-farmers-market-revealed/>



HEIGHTS

MERCANTILE

Heights Mercantile is a low-rise urban market district in Houston's historic Heights neighborhood situated at the intersections of Heights Boulevard, Yale Street and 7th Street. Inspired architecture from the office of Michael Hsu promises a destination that connects the rich history of the Heights with contemporary lifestyles. The dining, shopping, and service tenants of Heights Mercantile share a singular quality: that of being uncommon. The project values the area's upscale demographic, the charm of its historic neighborhood and its convenient access to Houston's core urban districts. This confluence of values is unique not only for the





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 will consist of 3 buildings total, two 2-story buildings fronting 11th Street, with their front doors street front, right 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 4:1000 parks as well as a bicycle station inviting on-foot patrons. Dish Society has committed to 3,800 SF on the first floor of the West Building.

Top Urban Area:

- Houstonian Magazine 2015/2016 Top 25 Neighborhoods
- Area Vibes Livability – #17 Neighborhood in Houston Metro



