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# ABOUT

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## PROJECT SCOPE

Heights Mercantile is the re-imagining of four corners in the center of the Historic Heights into a creative collection of adaptive spaces surrounding the Heights Bike Trail and Heights Boulevard running trail. Developed by local developer Radom Capital, the initiative was to create a modern but warm project that is home to great food, unique retailers, and landscaping that created a “place” for the neighborhood. Asana Partners, now current owners, continues to boast local operators, and work with best in class regional and national retailers.

## TRAFFIC COUNTS

- Yale St: 21,301 VPD
- Heights Blvd: 16,609 VPD

## DETAILS

- 40,000 total square feet
- Call for future opportunities
- Join:



Aēsop



Outdoor  
Voices

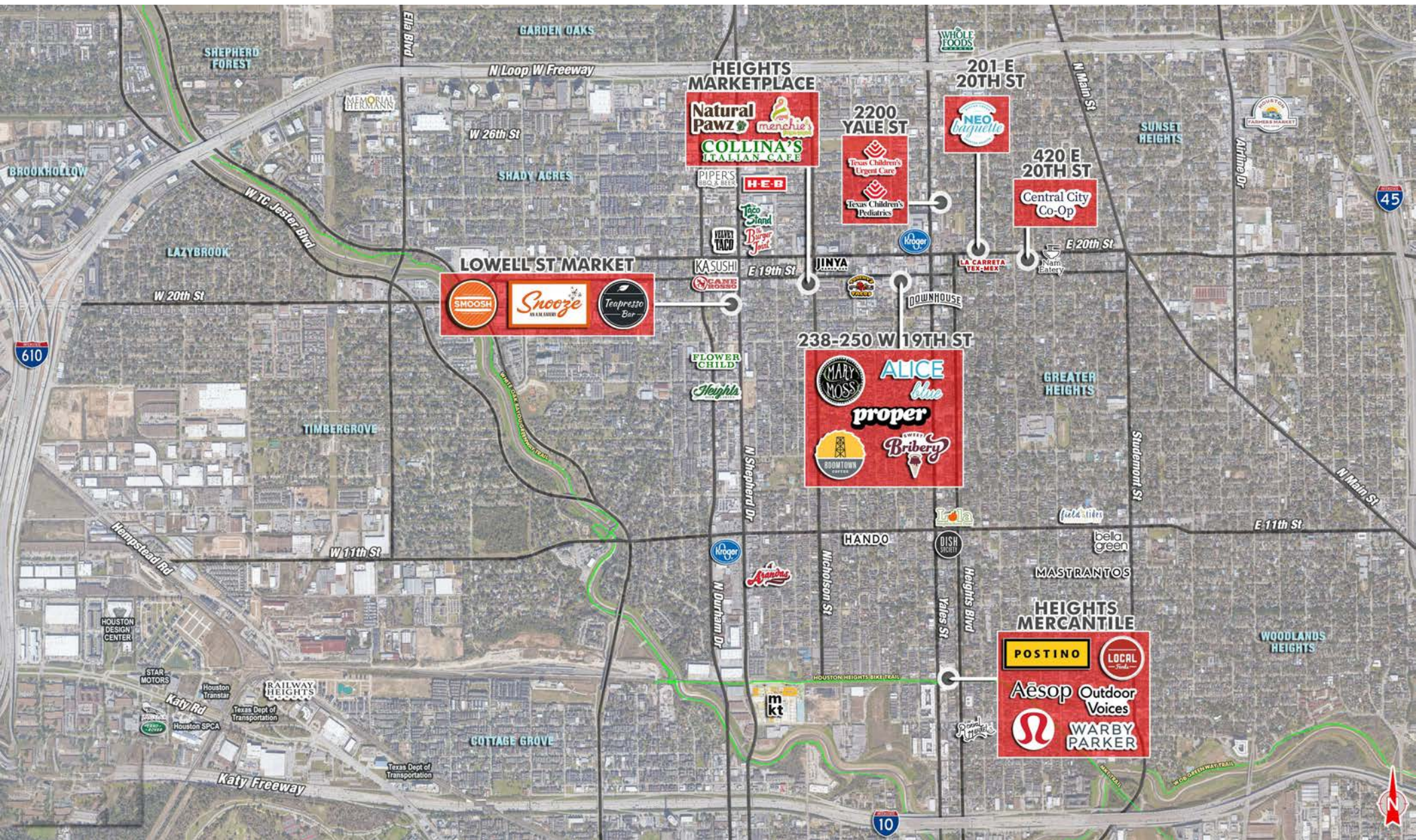


SAINT LO  
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THE KIND

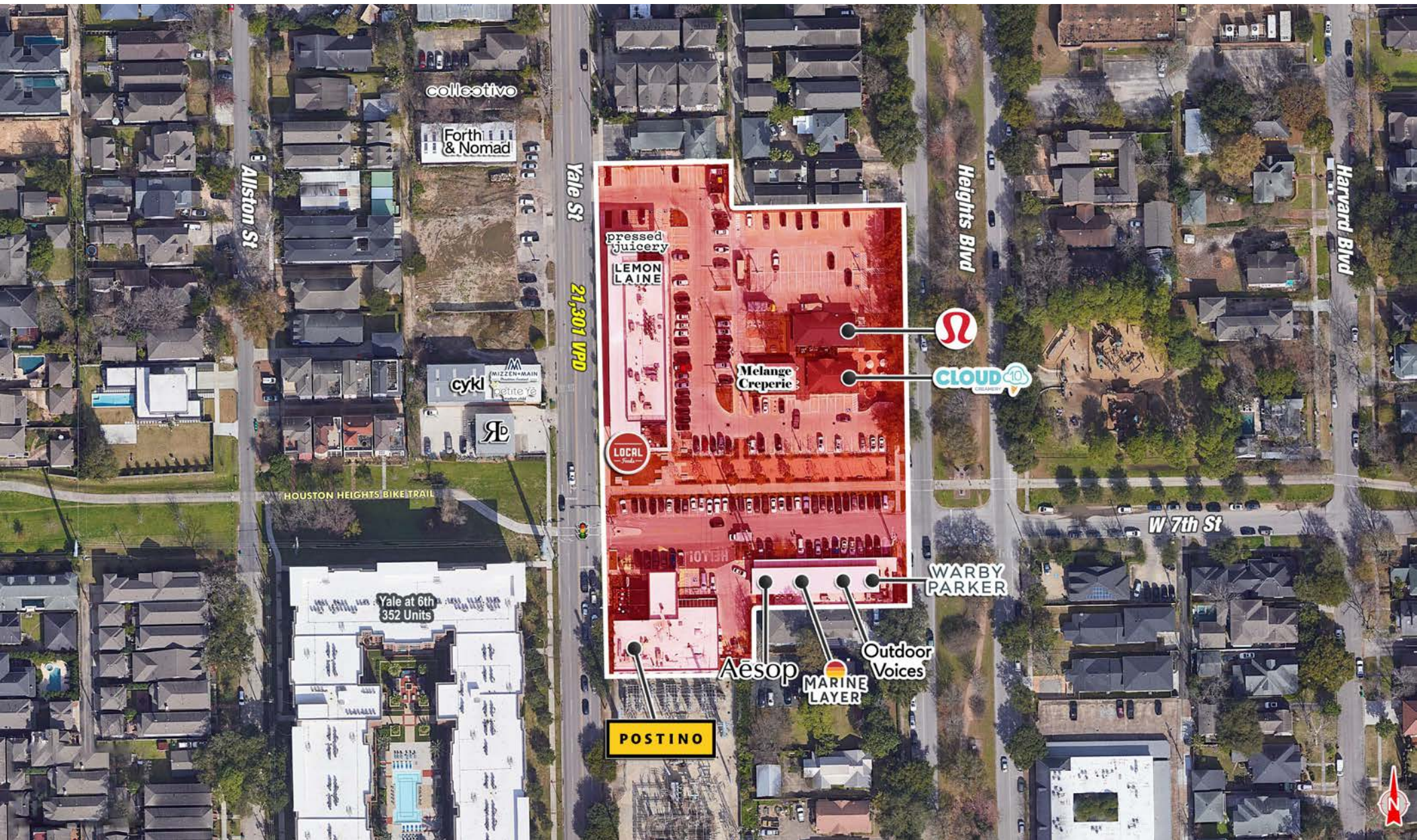


# TRADE AERIAL





# SITE AERIAL



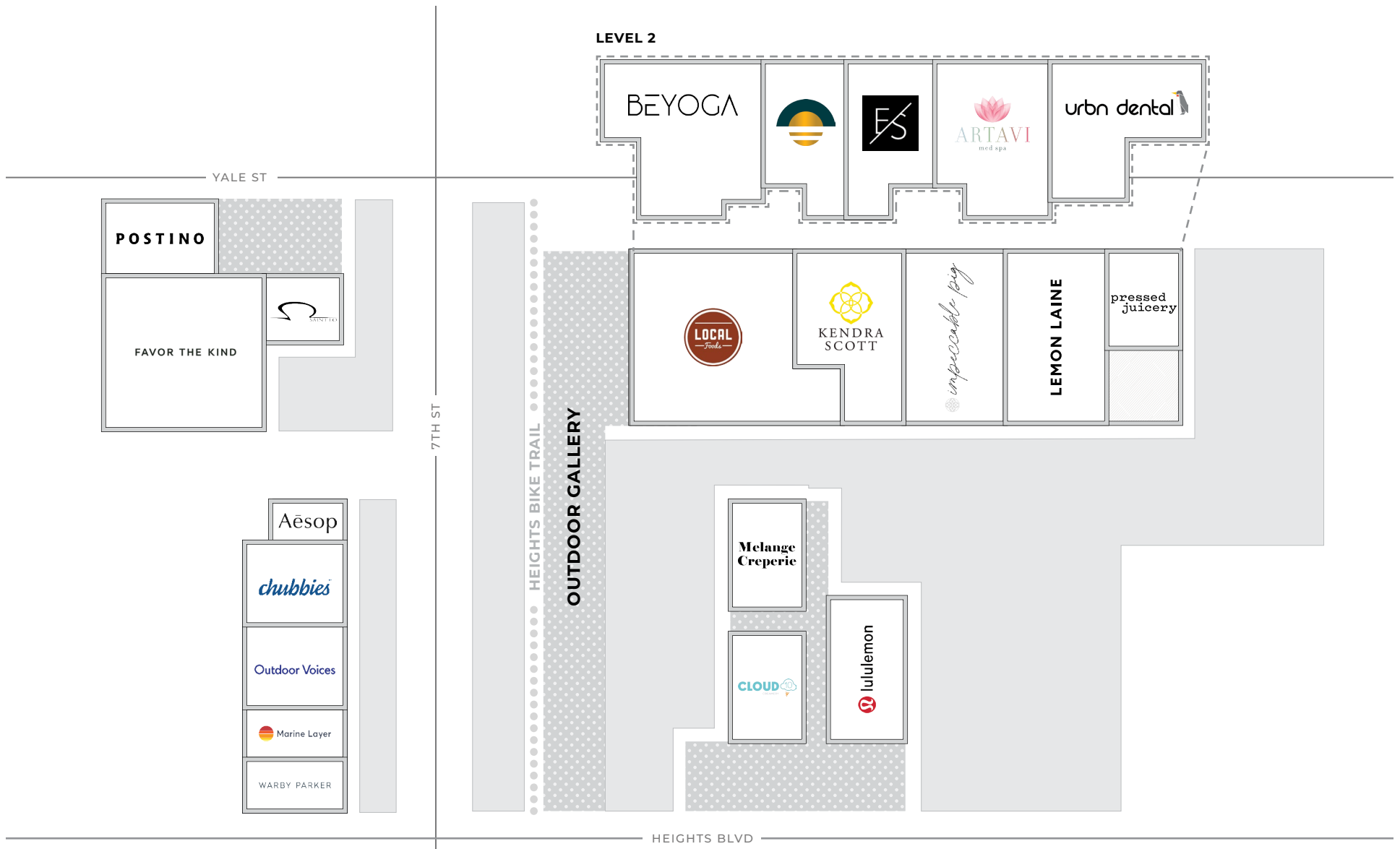


# Heights Mercantile Site Plan

714 YALE ST

 LEASED
  PATIO
  PARKING

LEVEL 2



# NEIGHBORHOOD VIBE RETAIL



## **FOURTH & NOMAD**

Forth & Nomad exists to serve. We thoughtfully curate every product, experience and detail.



## **LULULMEON**

We were born from a love of daily sweat, the desire to innovate technical athletic gear and the appetite to build a community where we can live our best life.



## **WARBY PARKER**

We believe that buying glasses should be easy and fun. It should leave you happy and good-looking, with money in your pocket.



## **CHUBBIES**

We believe in swim trunks, swim shorts, bathing suits, swim suits or whatever the heck else you wanna call 'em - if you're wearing them, you must be doing something right



## **PALOMA**

Paloma is Houston's first nail salon founded on the belief that beauty and wellness can coexist.



## **BLACK SWAN YOGA**

Black Swan Yoga is a donation-based, 90-degree heated yoga studio. We are an approachable, affordable, and community-driven yoga studio



## **FAVOR THE KIND**

Favor The Kind is a modern day general store featuring curated clothing, home goods, accessories and fun items in a modern bohemian setting.



## **HEMLINE**

Our goal is to provide high-quality, unique merchandise to the fashion-forward woman and to create long-lasting customer relationships rooted in the trusted Hemline name and reputation.



## **PETITE RE**

Modern Children's Boutique specializing in the trendiest clothing, toys, and shoes for all your little ones needs.



## **707 CYKL**

A community focused bike shop ready to match you with the perfect wheels, gear, and accessories while guiding you to some of the best places to use it!



## **MIZZEN & MAIN**

Mizzen+Main is a purveyor of performance menswear - classic style in a moisture-wicking, wrinkle-free fabric. Because clothes should feel good and look great.



## **MARINE LAYER**

Absurdly soft clothes for men and women designed in San Francisco and enjoyed by all who wears them.

# NEIGHBORHOOD VIBE

## FOOD + BEVERAGE

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### POSTINO

Set in comfortable, rustic and immaculately restored buildings, each Postino combines unique & approachable wines with delicious locally grown fare.



### LOCAL FOODS

We're passionate about creating amazingly fresh, hyper-seasonal, and just plain great dishes made from scratch every day with the best local ingredients Texas has to offer.



### BETTER LUCK TOMORROW

This is a place to drink. And to eat. A place to celebrate friendships. And defeat your enemies. It's a place to cheer. Whatever it is, we sincerely hope that you at least have a great time. And if not? Well. Better Luck Tomorrow.



### COLTIVARE

A Houston Heights neighborhood restaurant serving rustic Italian cuisine with a gulf coast twist, dictated by our own backyard garden.



### CLOUD 10 CREAMERY

Scoop shop serving handcrafted ice cream & sorbet flavors created in small batches with only the freshest and most premium ingredients.



### MELANGE CREPERIE

Parisienne street style creperie started in the Montrose neighborhood of Houston, Texas.



### JUICELAND

Fueled by fun and the belief that fresh foods can be life-changing, Juiceland creates raw, cold-pressed juices and superfood smoothies from the most interesting & delicious ingredients around.



### PRESSED JUICERY

Pressed Juicery has set the standard for cold-pressed juice by abiding to a simple, guiding principle: nutrition should be delicious, affordable and accessible to everyone.



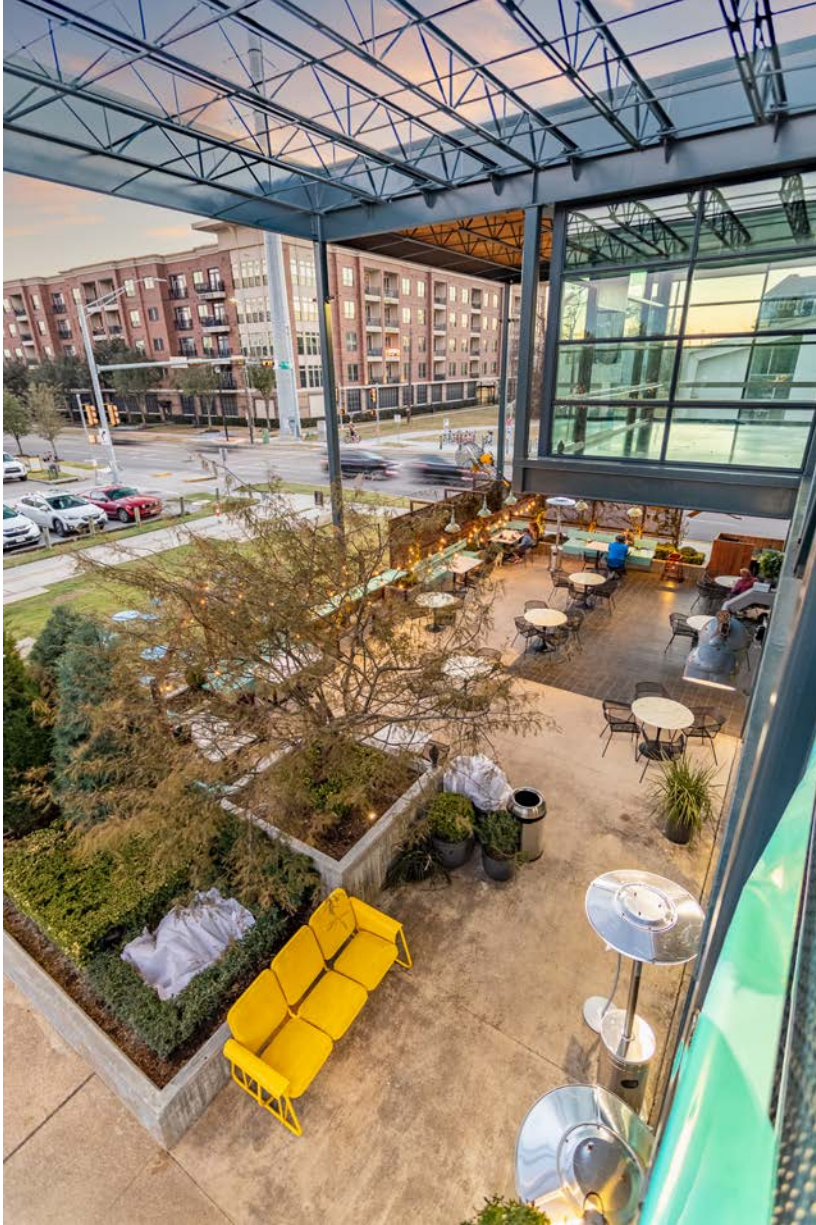
### EIGHT ROW FLINT

A revisionist ice house that celebrates Whiskey Mash and Masa.



# PROPERTY PHOTOS

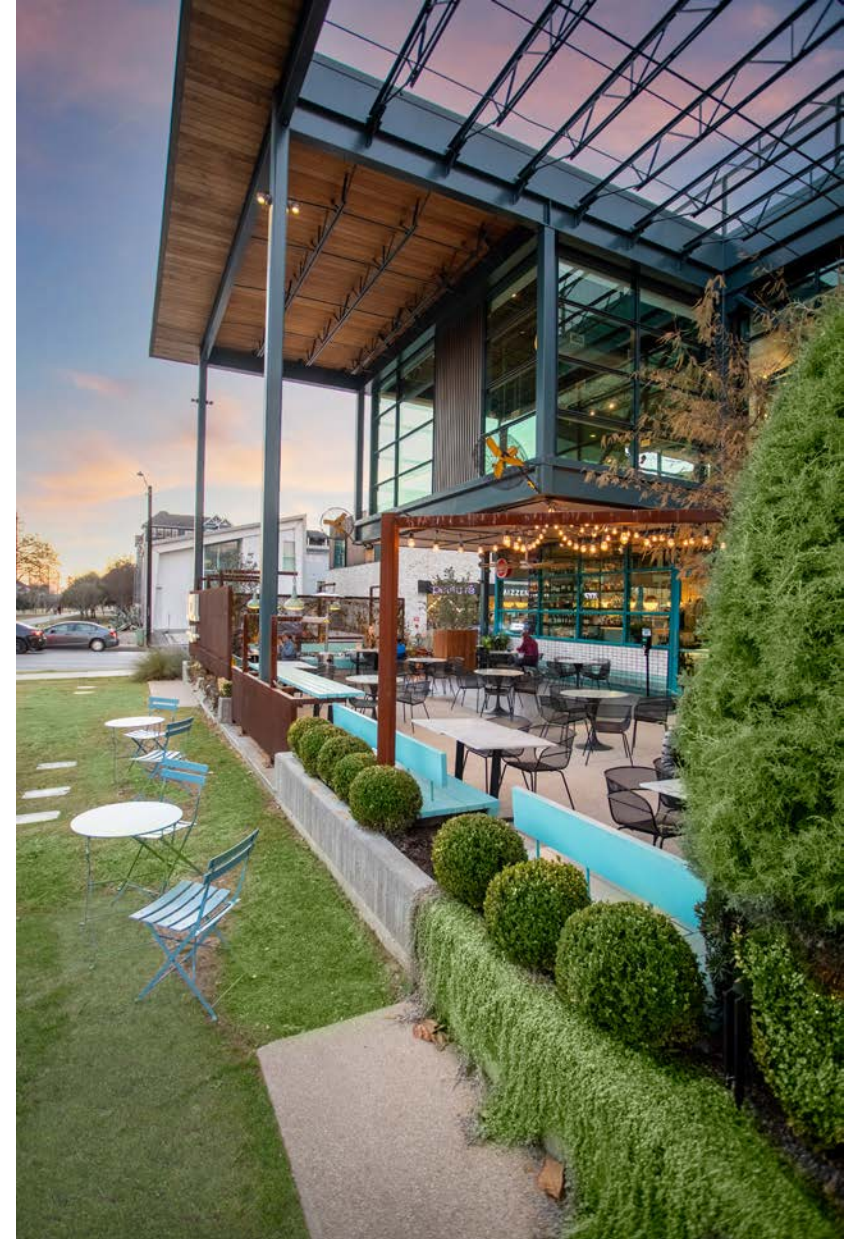
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# PROPERTY PHOTOS

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# SHOP<sup>cos.</sup>

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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