

**±6.035 ACRES FOR SALE**  
**1704-1750 SEAMIST DR | HOUSTON, TX 77008**

**SHOP<sup>cos.</sup>**

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# ABOUT

## PROJECT SCOPE

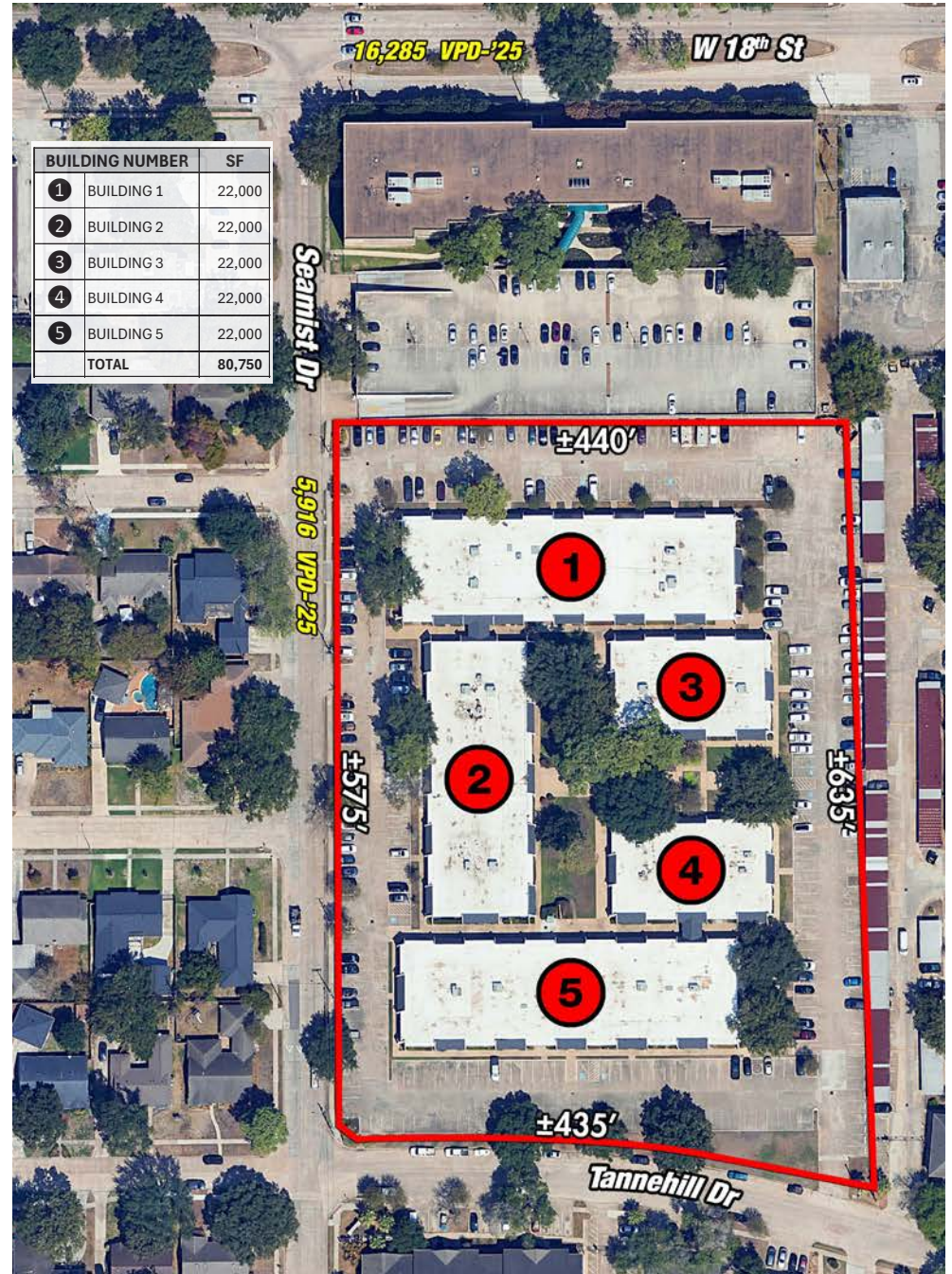
This inner-loop, multi-tenant site is strategically located in the heart of Timbergrove, serving as the Western Gateway to the Greater Heights. As the area continues to transition from its industrial roots to a more residential-focused environment, this property presents a unique opportunity to capitalize on that evolution. Surrounded by some of Houston’s most desirable neighborhoods, known for their historic charm, walkable streets, and ongoing economic growth, the site is ideally positioned for a high-density residential development. With immediate access to Loop 610, Highway 290, and I-10, the highest and best use of this site is multifamily, offering future residents seamless connectivity to Downtown Houston, the Energy Corridor, and other major employment centers.

## DETAILS

- Size: ±6.035 AC
- Total GLA: 80,750 SF (5 Bldgs)
- Leases Expire: 3/31/29 (Rent Roll available upon request)
- No Known Restrictions
- Call Broker for Pricing

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,086	143,507	449,889
Avg. HH Income	\$153,313	\$183,079	\$160,141
Total Housing Units	6,922	67,663	211,545
Daytime Population	30,934	184,619	624,098
Medium Home Value	\$487,195	\$520,614	\$490,030





**SITE**

**Oak Forest**  
Average Home Value \$682K

**Garden Oaks/  
Shepherd Park Plaza**  
Average Home Value \$840K

**Independence Heights**  
Average Home Value \$345K

- ROSS
- ULTA
- FLOOR DECOR
- Curlington
- Michael's
- petco
- five
- OLD NAVY
- TJ-max

**Shepherd Forest**  
Average Home Value \$506K

- MOONSHINE DECK
- Prede's
- Crater Coffee
- EUREKA HEIGHTS BREW CO

**Shady Acres**  
Average Home Value \$540K

**Greater Heights**  
Average Home Value \$659K

**Spring Branch East**  
Average Home Value \$680K

- Proposed Bullet Train Station
- LA FITNESS
- DAVE BUSTERS
- REGAL
- W\*

**Lazybrook/  
Timbergrove**  
Average Home Value \$790K

**Houston Heights**  
Average Home Value \$867K

- petco
- Kroger
- BIG LOTS
- JD

- POSTINO
- LOCAL
- Aesop
- pressed
- WAREY PARKER

- MENDOCINO FARMS
- GRACE LOVES L.A.F.E.
- RAKKAN RAMEN
- MYX
- sweet green
- HOMESTEAD

**West Oaks**  
Average Home Value \$1.3M

**7 min**  
2.4 miles

**Rice Military**  
Average Home Value \$597K

**Washington Ave/  
Memorial Park**  
Average Home Value \$576K

Memorial Park

US-290

I-45

Hempstead Rd

US-290

Ella Blvd

N Shepherd Dr

N Loop W Fwy

Loop 610 / US 290

**3 min**  
1.5 miles

E 20th St

Interstate 45

point Rd

Wirt Rd

I-10

Loop 610

W 18th St

Ella Blvd

Durham Dr

E 11th St

N Main St

CACTUS COVE

PRIVE

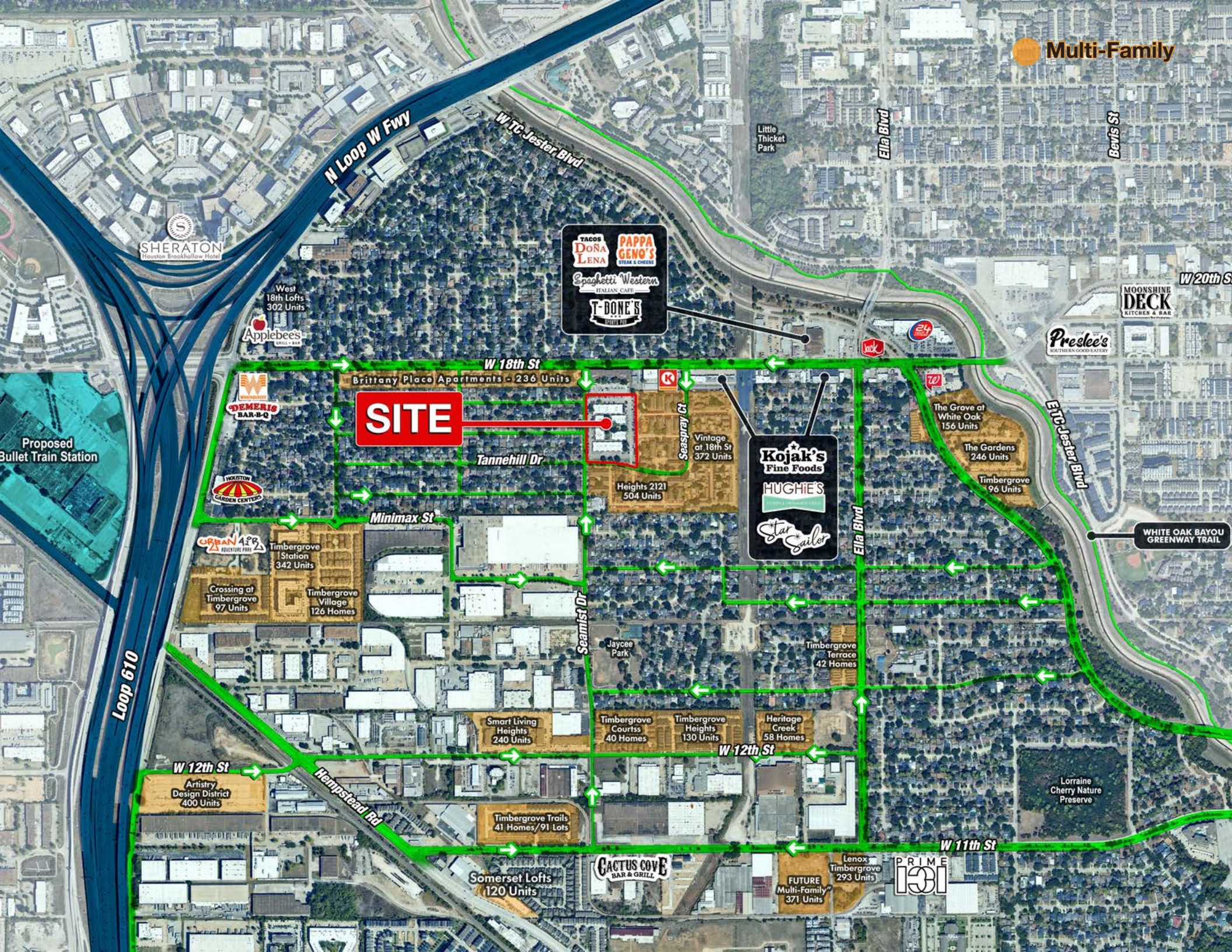
Interstate 10

White Oak Dr

Washington Ave

Memorial Dr

Gulf Fwy



SHERATON  
Houston Brookhollow Hotel

West  
18th Lofts  
302 Units  
Applebee's

TACOS  
DONA  
LENA  
PAPPA  
GENO'S  
STEAK & CHEESE  
Spaghetti Western  
ITALIAN CAFE  
T-BONE'S  
STEAK HOUSE

**SITE**

Brittany Place Apartments - 236 Units

Vintage  
at 18th St  
372 Units

Heights 2121  
504 Units

Kojak's  
Fine Foods  
HUGHIE'S  
Star Sailor

The Grove at  
White Oak  
156 Units

The Gardens  
246 Units

Timbergrove  
96 Units

DEMERIS  
BAR-B-Q

HOUSTON  
GARDEN CENTERS

URBAN  
APPS  
ADVENTURE PARK

Timbergrove  
Station  
342 Units

Crossing at  
Timbergrove  
97 Units

Timbergrove  
Village  
126 Homes

Seamist Dr

Jaycee  
Park

Timbergrove  
Terrace  
42 Homes

Smart Living  
Heights  
240 Units

Timbergrove  
Courts  
40 Homes

Timbergrove  
Heights  
130 Units

Heritage  
Creek  
58 Homes

W 12th St  
Artistry  
Design District  
400 Units

Hempstead Rd

Timbergrove Trails  
41 Homes/91 Lots

Somerset Lofts  
120 Units

CACTUS COVE  
BAR & GRILL

FUTURE  
Multi-Family  
371 Units

Lenox  
Timbergrove  
293 Units

PRIME  
131

W 11th St

Lorraine  
Cherry Nature  
Preserve

WHITE OAK BAYOU  
GREENWAY TRAIL

Proposed  
Bullet Train Station

Loop 610

N Loop W Fwy

WTC Jester Blvd

Little  
Thicket  
Park

Ella Blvd

Bewis St

W 20th St

MOONSHINE  
DECK  
KITCHEN & BAR

Preslee's  
SOUTHERN GOOD EATERY

Ella Jester Blvd



Lazybrook  
Average Home Value  
\$425K - \$787K

Vintage at 18th St  
372 units

Heights 2121  
504 units

**SITE**

±635'

±435'

±440'

±575'

Seamist Dr

W 18th St





**DEWALCH**

**SCS** SPECIALTY CAR SOLUTIONS

Bright Light CALLOOCS

EDM

**DICKSON** FURNITURE MANUFACTURING

**SITE**

Timbergrove Manor  
Average Home Value  
\$446K - \$994K

Heights 2121  
504 units

Seamist Dr

±435'

±575'

±635'

±440'



# NEIGHBORHOOD VIBE RESTAURANTS | BARS



## HUGHIE'S

Hughie's is where you can drop by for a quick Vietnamese sandwich, vermicelli bowl, shaking beef dish or traditional burger. Offering a large variety of craft, domestic & import beers supporting local breweries.



## PRIME 131

Prime 131 is a Korean and Japanese-influenced live-fire steakhouse and sushi bar, offering an immersive dining experience with wood fire grills, Korean BBQ tables, and a full sushi bar.



## CACTUS COVE

Cactus Cove is your favorite neighborhood bar & grill. Tucked away between Timbergrove, The Heights and Hempstead Highway, Cactus is your everyday spot to relax.



## RAINBOW LODGE

Sophisticated, Not Stuffy, Lodge Inspired Cuisine - Wild game, steaks and seafood in a refined log cabin setting along the banks of White Oak Bayou in the heart of Houston.



## CEDAR CREEK

Cedar Creek brings a bit of Hill Country to the city, Cedar Creek is the spot to relax and enjoy yourself with friends and family. Good times, great cocktails, and even better food!



## MOONSHINE DECK

Moonshine Deck blends innovative hospitality with a vibrant atmosphere designed for socializing, sports-watching, and enjoying handcrafted cocktails and rotating craft beers through its unique 'Pour My Beer' system.



## PRESLEE'S

As a family-owned Southern eatery, we offer something for everyone— whether it's enjoying our expansive brunch menu, relaxing on our spacious patio with kids and furry friends, or unwinding at the bar.



## EUREKA HEIGHTS

Eureka Heights Brewing Company emerged and spent years on a great spirit. Then we decided we wanted to make some beer. Our year-round beers are always crisp, flavorful and (mostly) low alcohol.





# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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