



THE MODERNE ON YALE **OFFICE AND RETAIL SPACE FOR LEASE**

NEC Yale St & W 10th St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1009 Yale St
Houston, TX 77008

Size:

- 1st Floor: ±910 SF
- 2nd Floor: ±2,610 SF

Price: \$45.00 PSF + \$9.00 NNN

HIGHLIGHTS:

- Prime location within the Heights submarket
- Positioned just off the signalized intersection of Yale St & 11th St, a major intersection for the immediate trade area
- Excellent access and visibility along Yale St with ±100 ft of frontage on Yale St
- Ample on-site parking available
- Easily accessible from Interstate 10

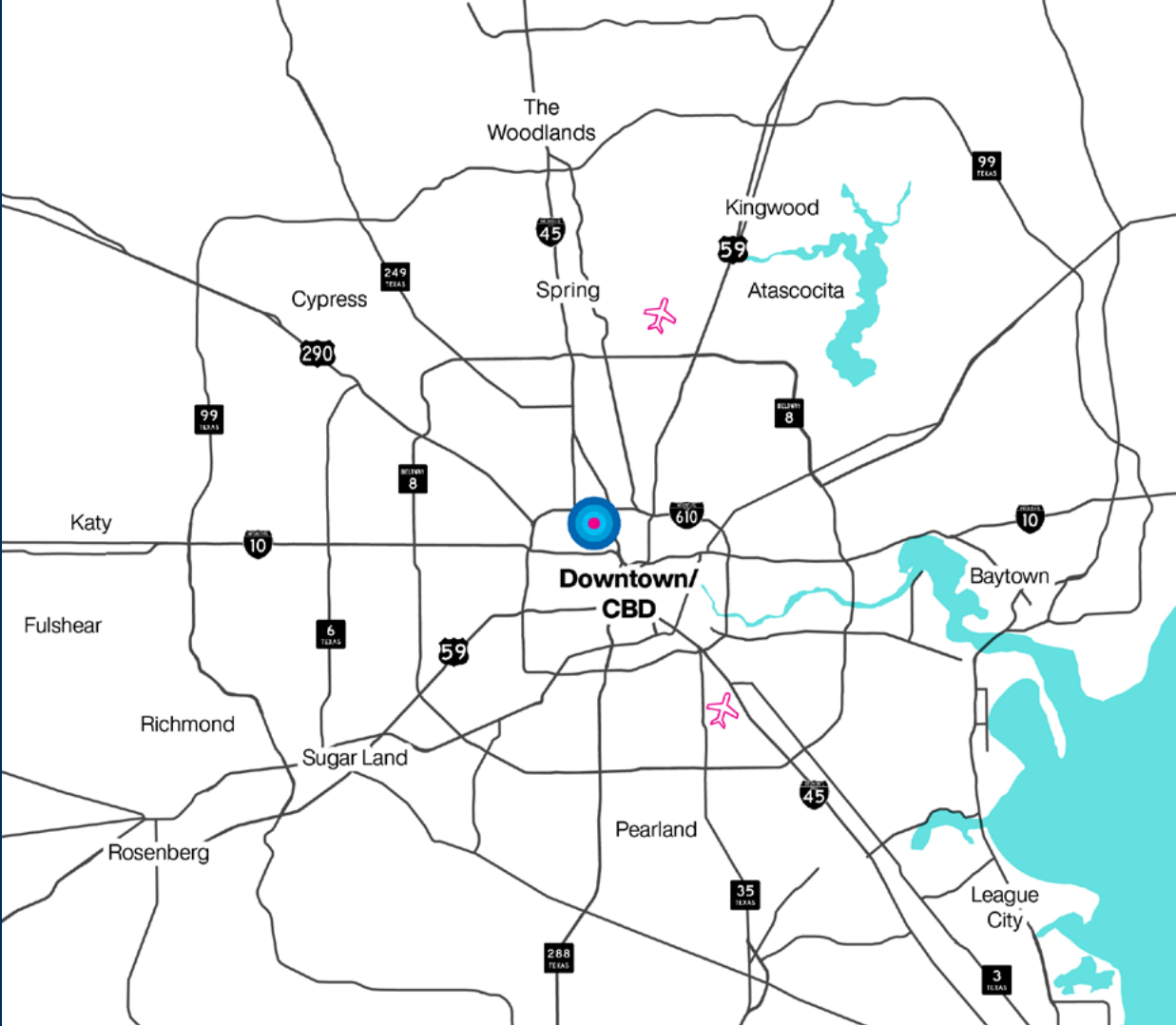
TRAFFIC COUNTS:

W 11th St: 11,322 CPD '22

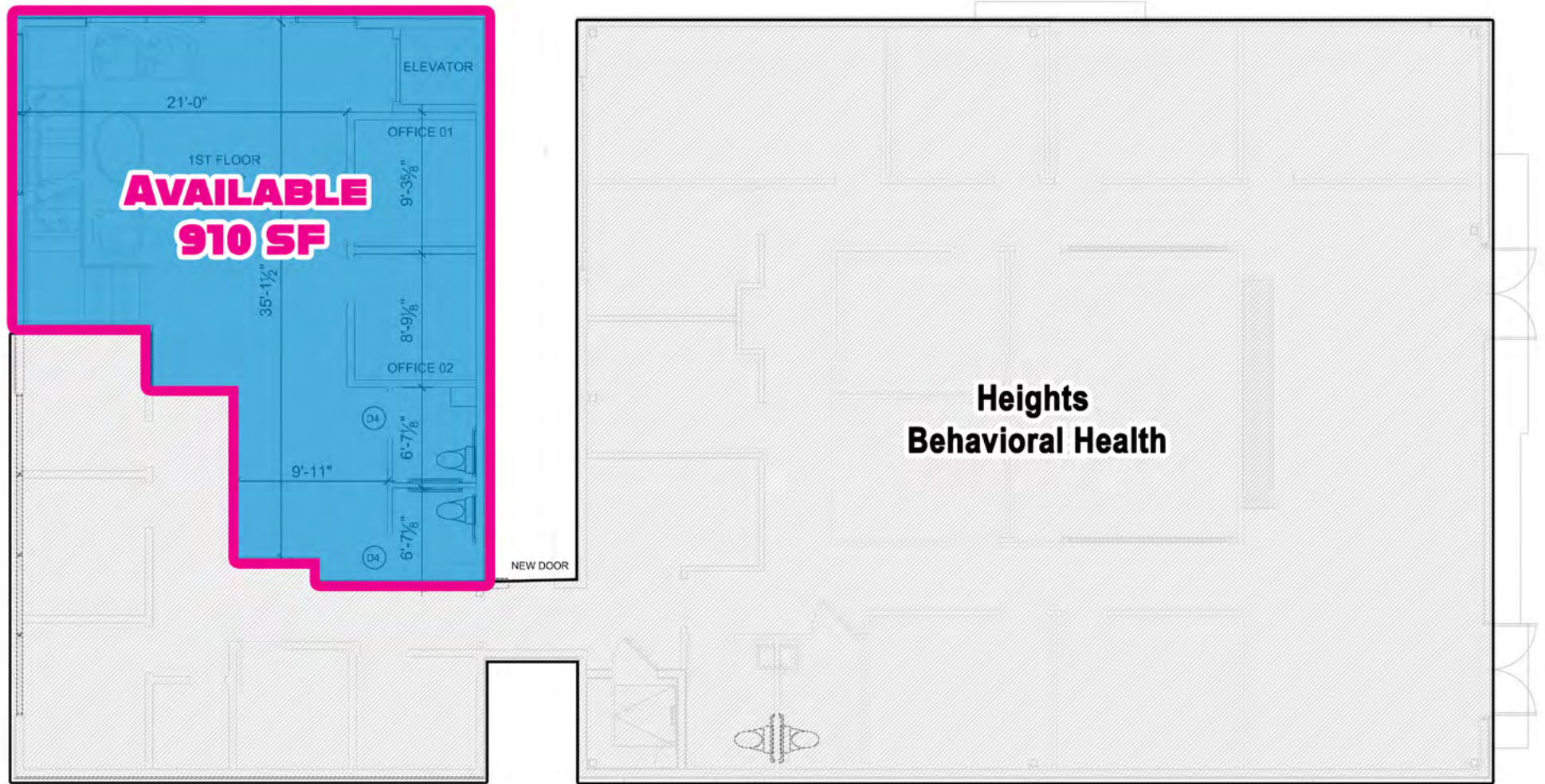
Yale St: 12,590 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	22,883	199,728	490,112
Daytime Pop.	13,338	226,632	583,116
Avg HH Income	\$270,573	\$197,854	\$175,157



1ST FLOOR SITE PLAN



1st floor available space
1009 YALE STREET

2ND FLOOR SITE PLAN



2nd floor available space
1009 YALE STREET



SITE

Yale St

W 10th St

W 10th 1/2 St

Allston St

Downtown Houston

±5.0 Miles

SITE

Yale Street

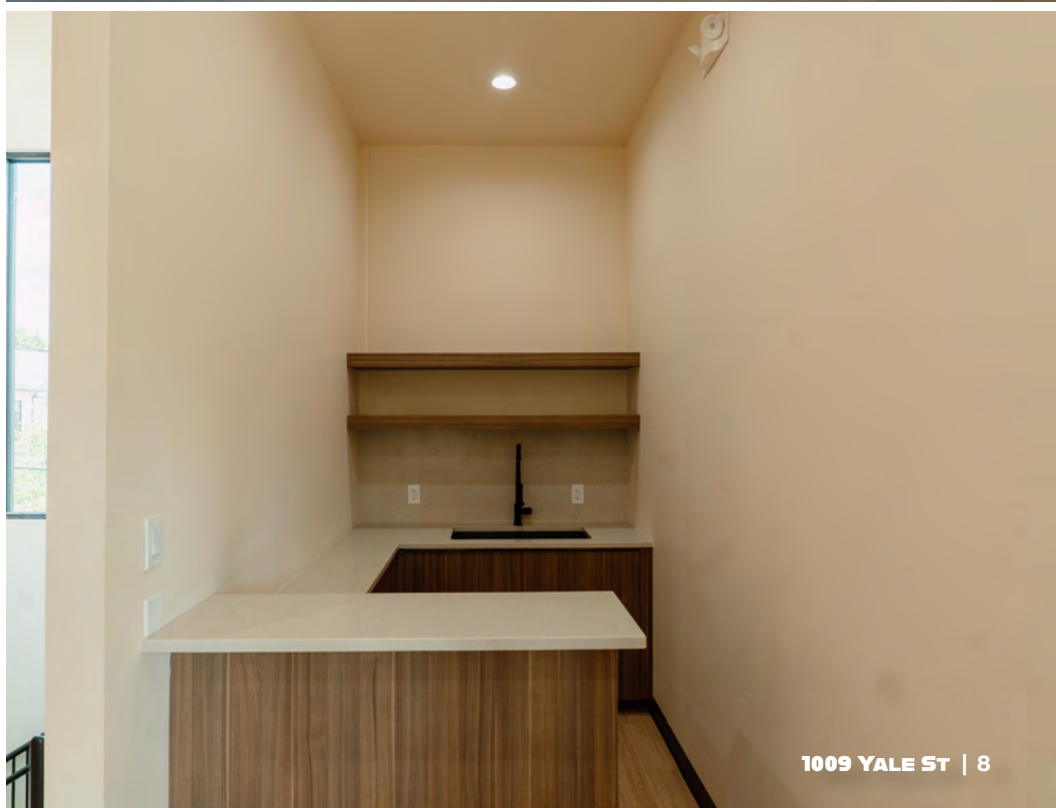
Allston Street

11,775 CPD '22

INTERIOR PHOTOS



INTERIOR PHOTOS



Heights High School

Houston Heights High School

11,322 CPD '22

SITE

11,775 CPD '22

W 11th St

E 11th St

E 10th St

ExxonMobil

E 9th St

W 9th St

Lawrence Park

Donovan Park

12,590 CPD '22

Gables at the Heights

MAA Greater Heights

Assembly At Historic Heights

East Bend Apartments

bittersweet

CHIEF'S TABLE

PATTERSON PARK

POSTINO

Better Luck Tomorrow

COMMON BOND

BAKED GOOD



jenie's
harold's
TORCHYS

McDonald's
Kroger
DUNKIN'
SUBWAY
CVS

JINYA
COMMON BOND
hopdoddy

Heights
Marketplace

Heights
High School

SITE

PAPAJOHNS
POPEYES
petco
Kroger
BURGER KING
Pepperoni's
No Forks

Tiff & Treats
KOLACHE SHOPPE
DISH SOCIETY

ExxonMobil

Yale St

Lawrence
Park

POSTINO
Better Luck
Tomorrow
COMMON BOND

mt
lululemon
Color Me Mine
BurdLife
FedEx
CASAI MAD
Tight Squeeze

Ainsley
Heights

The Park at
White Oak



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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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SITE

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