



FOR SALE
THE MODERNE ON YALE

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



www.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1009 Yale St
Houston, TX 77008

Size: 7,185 SF

Price: Call For Pricing

HIGHLIGHTS:

- Prime location within the Heights submarket
- Existing elevator access
- 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

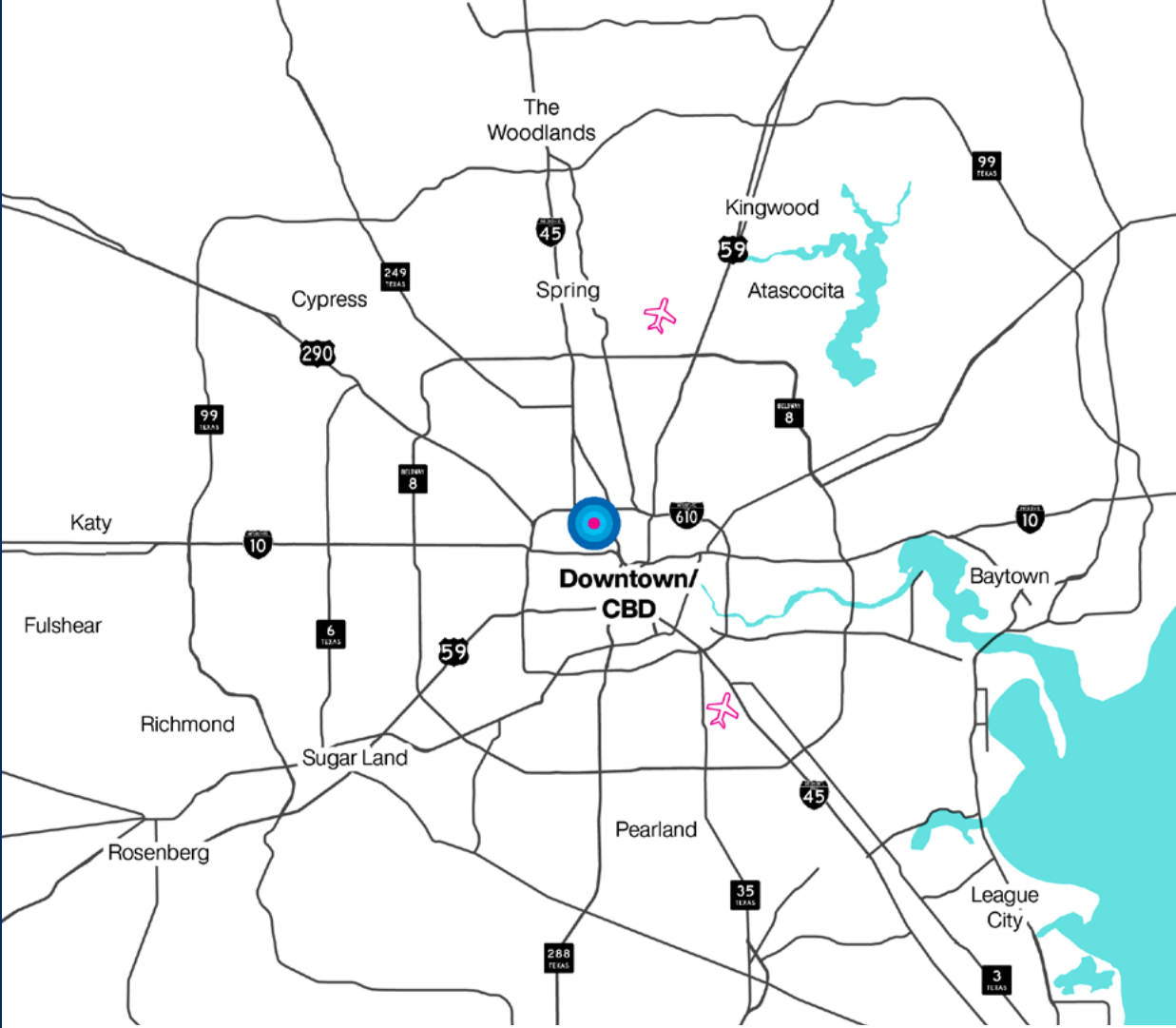
TRAFFIC COUNTS:

W 11th St: 11,322 CPD '22

Yale St: 12,590 CPD '22

2026 DEMOGRAPHICS:

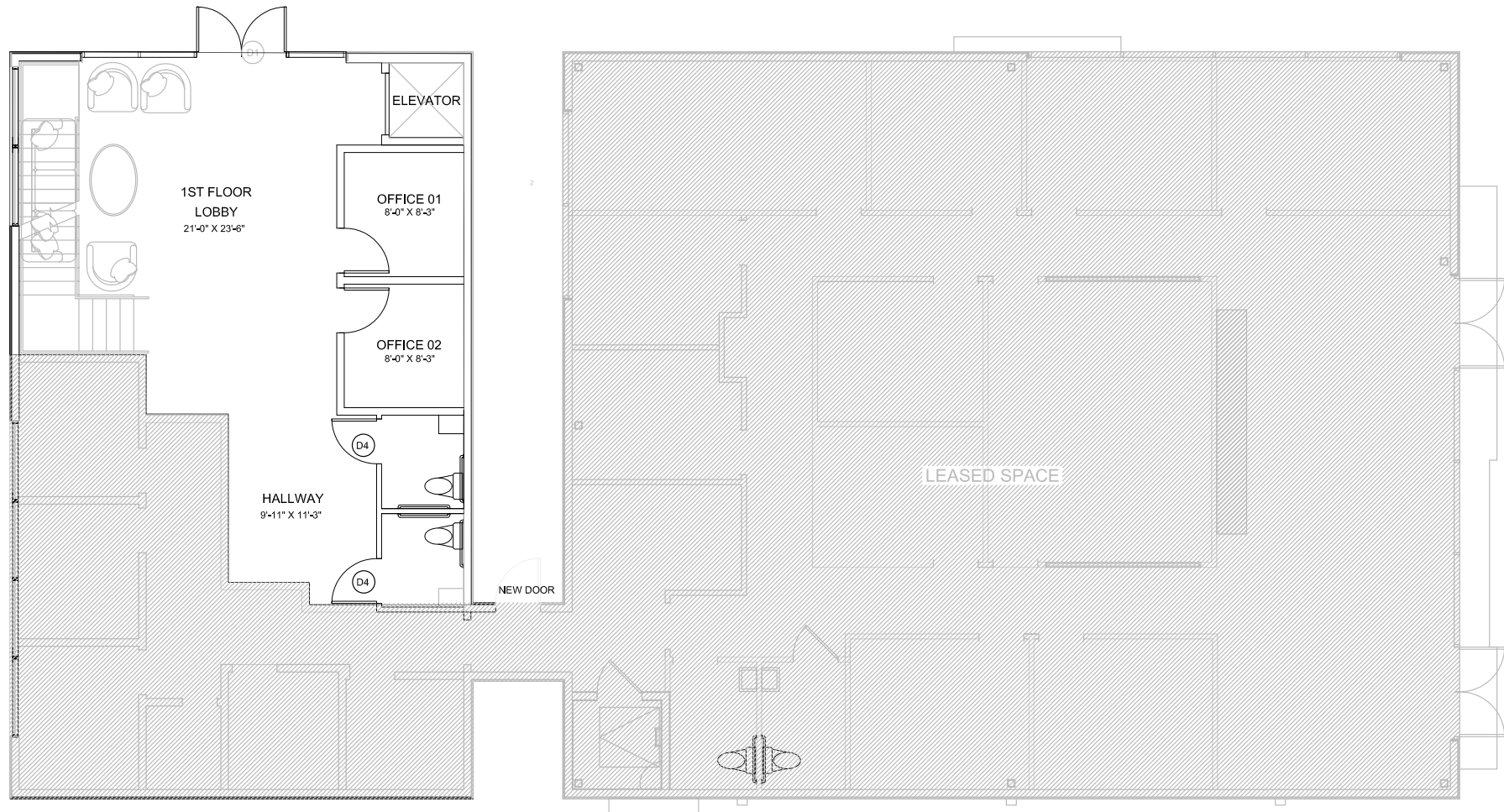
	1 Mile	3 Miles	5 Miles
Population	22,883	199,728	490,112
Daytime Pop.	13,338	226,632	583,116
Avg HH Income	\$270,573	\$197,854	\$175,157



SITE



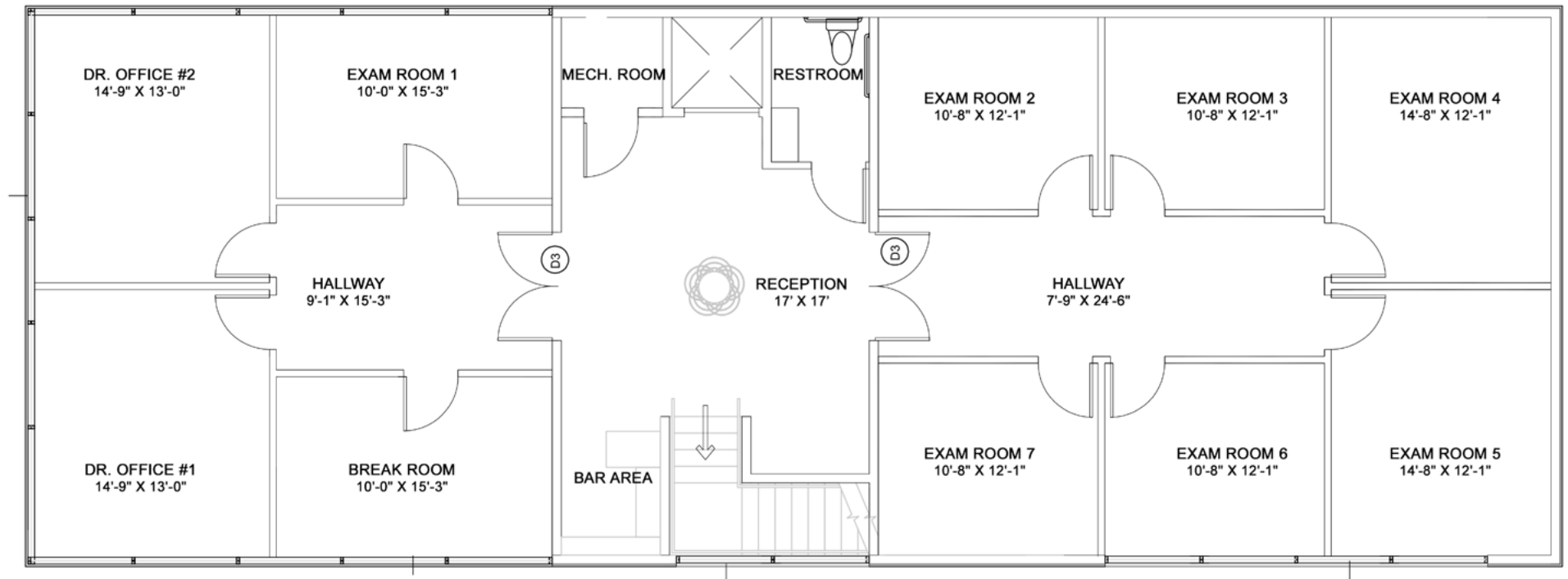
1ST FLOOR: FLOOR PLAN



1st floor

1st Floor : 910 SF
2nd Floor: 2,610 SF
Total area: 3,520 SF

2ND FLOOR: CONCEPTUAL FLOOR PLAN



2ND FLOOR
THE MODERNE ON YALE

ADDITIONAL STREET PARKING

W 10th St

SITE



**Additional
Street Parking**

Yale St

W 10th 1/2 St



SITE

Yale St

W 10th St

W 10th 1/2 St

Allston St

Downtown Houston

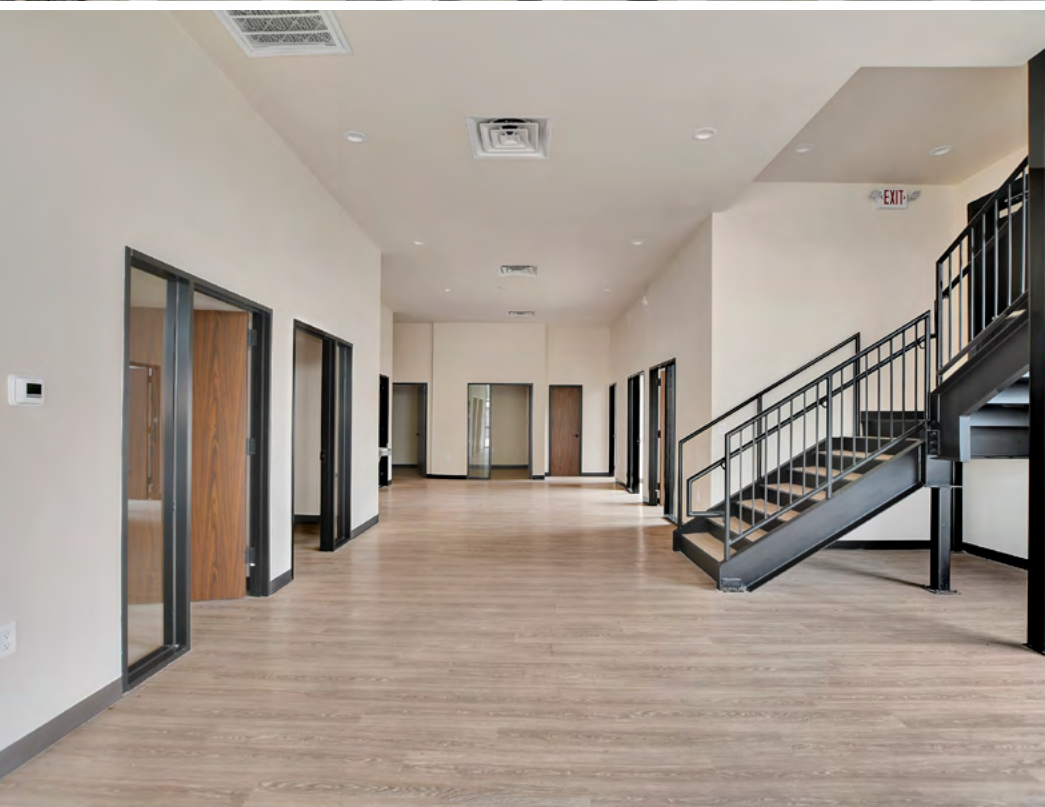
±5.0 Miles

SITE

Yale Street

12,590 CPD '22

Allston Street





Planet Fitness
PAPA JOHN'S
BURGER KING
DOPEYES
petco
Kroger
No Fork's
Pepperoni's
Crawfish

Heights High School

Houston Heights High School

11,322 CPD '22

SITE

11,775 CPD '22

CareNow Urgent Care
ANYTIME FITNESS
everywine
SHARKEY'S CUTS & KIDS

W 11th St

E 11th St

Tiff's Treats
KOLACHE SHOPPE
DISH SOCIETY
MIKE'S

E 10th St

ExxonMobil

E 9th St

mk
da Costa
BLUE
lululemon
Color Me Mine
PIPPA & PARI
Dala Land
BURDLIFE
trainingmate
BARKLEY
FedEx
CASA N MAD
Tight Squeeze

W 9th St

Lawrence Park

CLOUD
Mizzen+Main
Forth & Nomad
urban dental
LOCAL
MONKEY BOWLS

12,590 CPD '22

Donovan Park

17,824 CPD '25

N Durham Dr

16,771 CPD '22

N Shepherd Dr

DASH MART

INDEPENDENT ELECTRICAL CONTRACTORS

abac FITNESS

SKYLINE

East Bend Apartments

bittersweet

CHIEF'S TABLE

PATTERSON PARK

Gables at the Heights

Elite

MAA Greater Heights

Assembly At Historic Heights

POSTINO

Better Luck Tomorrow

COMMON BOND

BAKED GOOD



jenie's
harold's
TORCHYS

McDonald's
Kroger
DUNKIN'
SUBWAY
W
CVS

JINYA
COMMON BOND
hopdoddy

PAPAJOHNS
POPEYES
petco
Kroger
BURGER KING
Pepperoni's
No Forks

Tiff & Treats
KOLACHE SHOPPE
DISH SOCIETY

mt
lululemon
Color Me Mine
BurdLife
FedEx
CASA IN MAD
Tight Squeeze

SITE

213,361 CPD '25

10,995 CPD '22

213,495 CPD '25



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin Dan Flagel	651377-SA 822787-SA	aa@blueoxgroup.com df@blueoxgroup.com	713-324-8954 847-732-2599
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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