

SAWYER YARDS

LAND FOR SALE

SEC Sawyer St & Summer St

±1.88 AC (±81,820 SF)

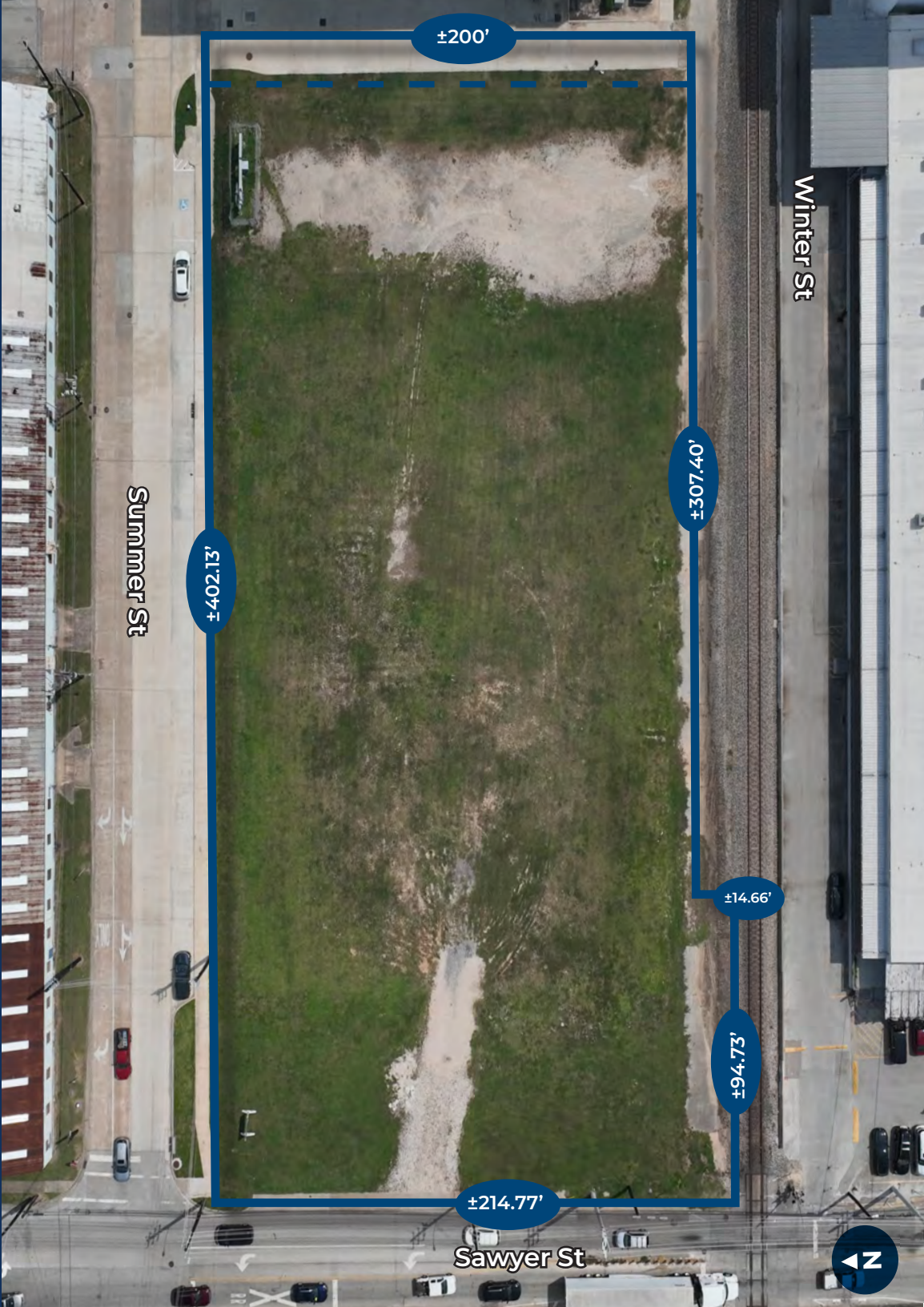


BEST AND LAST MAJOR DEVELOPMENT SITE IN SAWYER YARDS

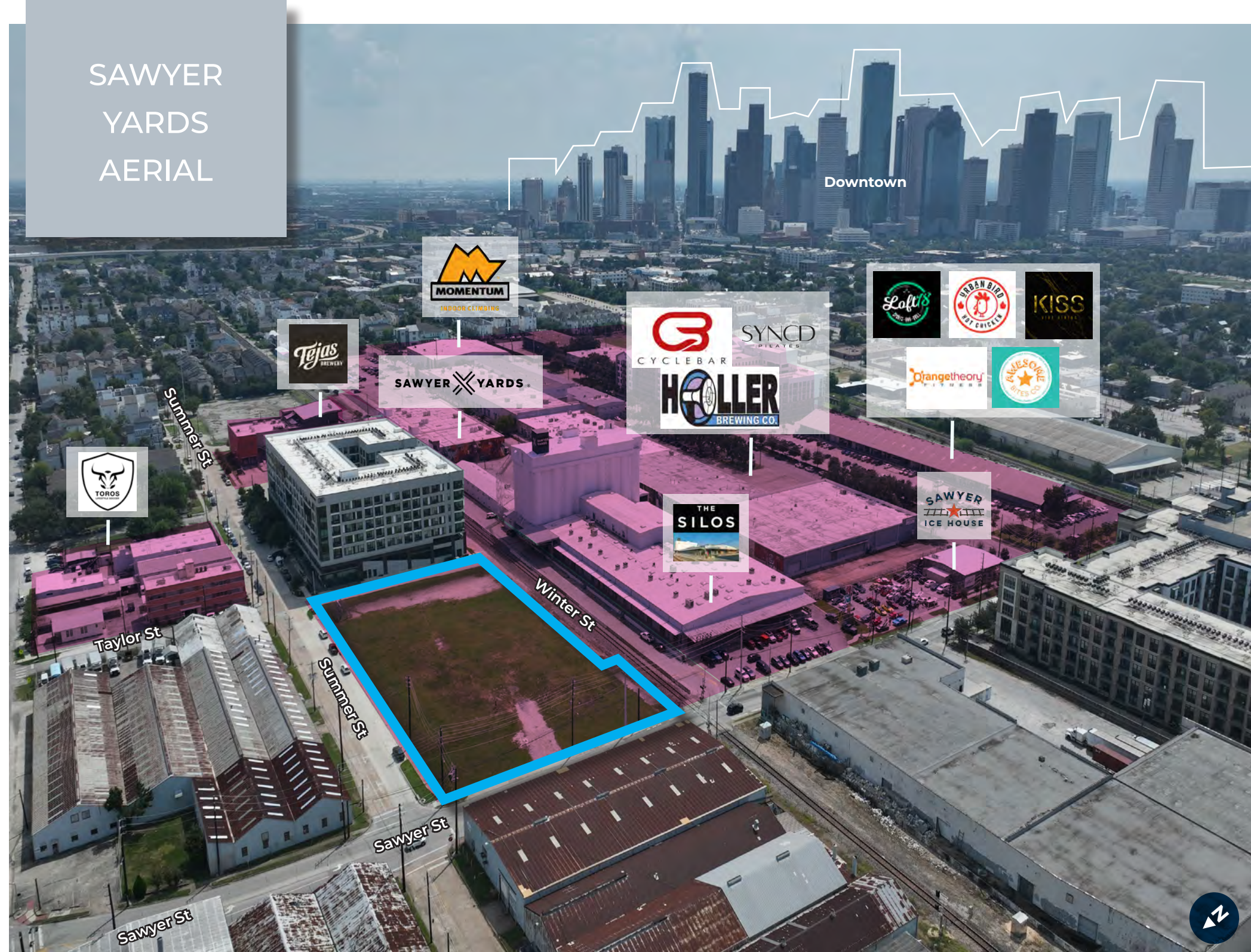
- Ideal for hospitality, office, medical, retail or residential development
- Fully updated water & sewer lines available to the property
- Partial underground detention provided

PROPERTY INFORMATION

Type	Land For Sale
Address	SEC OF SAWYER ST & SUMMER ST
Land Size	±1.88 AC (±81,820 SF)
Utilities	City of Houston
Flood Zone	Not in Hazard
Tax ID	005 160 0000 002
Asking Price	Call Broker



SAWYER YARDS AERIAL



About Sawyer Yards

Launched in 2005 by The Deal Company, with the conversion of a 75,000 SF warehouse surrounded by a still-thriving rail yard, Sawyer Yards is a dynamic arts and entertainment destination offering continuous opportunities to appreciate the arts, enjoy extraordinary experiences, and be inspired.



The **Largest** Creative Campus in the Nation

The distinctive environment of Sawyer Yards plays up the neighborhood's electric and industrial past and moves it forward with the energy of today's artists, makers, and innovators. Many of the structures have been reclaimed rather than rebuilt, respecting the building's original character.

600+
CREATIVE
TENANTS

400+
LOCAL
ARTISTS

7
MAJOR
STUDIO
BUILDINGS

From the Start, the Focus was on creativity

To enhance its position as a bustling campus that attracts people and encourages them to linger, Sawyer Yards continues to add artisanal eating, drinking, retail, and recreational opportunities for tenants and visitors.

BY THE NUMBERS

55
ACRES
JUST THREE
MINUTES
OUTSIDE
DOWNTOWN

80+
ART
EXHIBITIONS
AND OPENING
RECEPTIONS
ANNUALLY

22
BARS AND
RESTAURANTS

15
ART
MURALS



AERIAL
LOOKING WEST

Buffalo Bayou Park

Galleria

Memorial Park

Sawyer St

SAWYER X YARDS

Sawyer St

Summer St

Summer St

Crockett St

Sawyer St

Taylor St

Crockett St



AERIAL

LOOKING SOUTH

Downtown

Midtown

Texas Medical Center

Winter St

Summer St

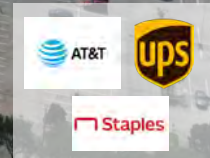
Crockett St

Taylor St

Sawyer St



Sawyer St



AREA AMENITIES



AMPOLO
Starbucks
Mojito
jamba F Mobile
L&L

SPROUTS
Guitar Center
LA FITNESS
WORLD MARKET

CHASE
WING-STEP
Smash Burger
salata
1751 SEA and BA
TACO CABANA

Walmart

WITCH WINGS
FIVE GUYS
BAYOU HEIGHTS
BANK OF AMERICA

H-E-B

W

Kroger

THE HOME DEPOT

UPS
STAPLES
AT&T
amazon locker

TARGET

PETSMART

chili's

WELLS FARGO

Chick-fil-A

Sawyer St & Summer St



SAWYER YARDS

Spotts Park

Buffalo Bayou Park

Glenwood Cementary

Houston Overview

Arts + Culture

Minutes from the Museum District, home to 21 cultural institutions including the Museum of Fine Arts and Contemporary Arts Museum Houston. Nearby the city's performance venues like MATCH (Midtown Arts & Theater

21

MUSEUMS AND
CULTURAL CENTERS

7M

VISITORS
EACH YEAR

70,000

MFAH WORKS
OF ART



Parks + Recreation

Houston offers rich array of parks and green spaces. From urban parks to expansive nature preserves. Whether you're interested in hiking, biking, picnicking, or simply enjoying nature. City Place is within close proximity to Hermann Park, the Houston Zoo, and the Museum District, all within a 15-minute drive.

382

DEVELOPED
PARKS

39,500

ACRES MANAGED
BY HOUSTON
PARKS &
RECREATION

125

MILES OF
TRAILS
THROUGHOUT
THE CITY

Sports + Entertainment

Houston offers a vibrant sports scene, with several major venues and teams located within a short distance from the property. Living at City Place puts you in close proximity to Houston's dynamic sports culture, offering easy access to a variety of professional and college sporting events throughout the year.

51.4M

SPORTING
EVENT
VISITORS
IN 2023

41

ROCKETS
HOMES
GAMES

20,656

SEATING
CAPACITY AT
SHELL ENERGY
STADIUM





BUFFALO BAYOU PARK



BUFFALO BAYOU PARK

160

ACRE GREEN
SPACE

2.3

MILE STRECH
OF THE BAYOU

1

MILE AWAY FROM
SAWYER YARDS
LOCATION

MEMORIAL PARK

1,500

ACRE GREEN
SPACE

2.88

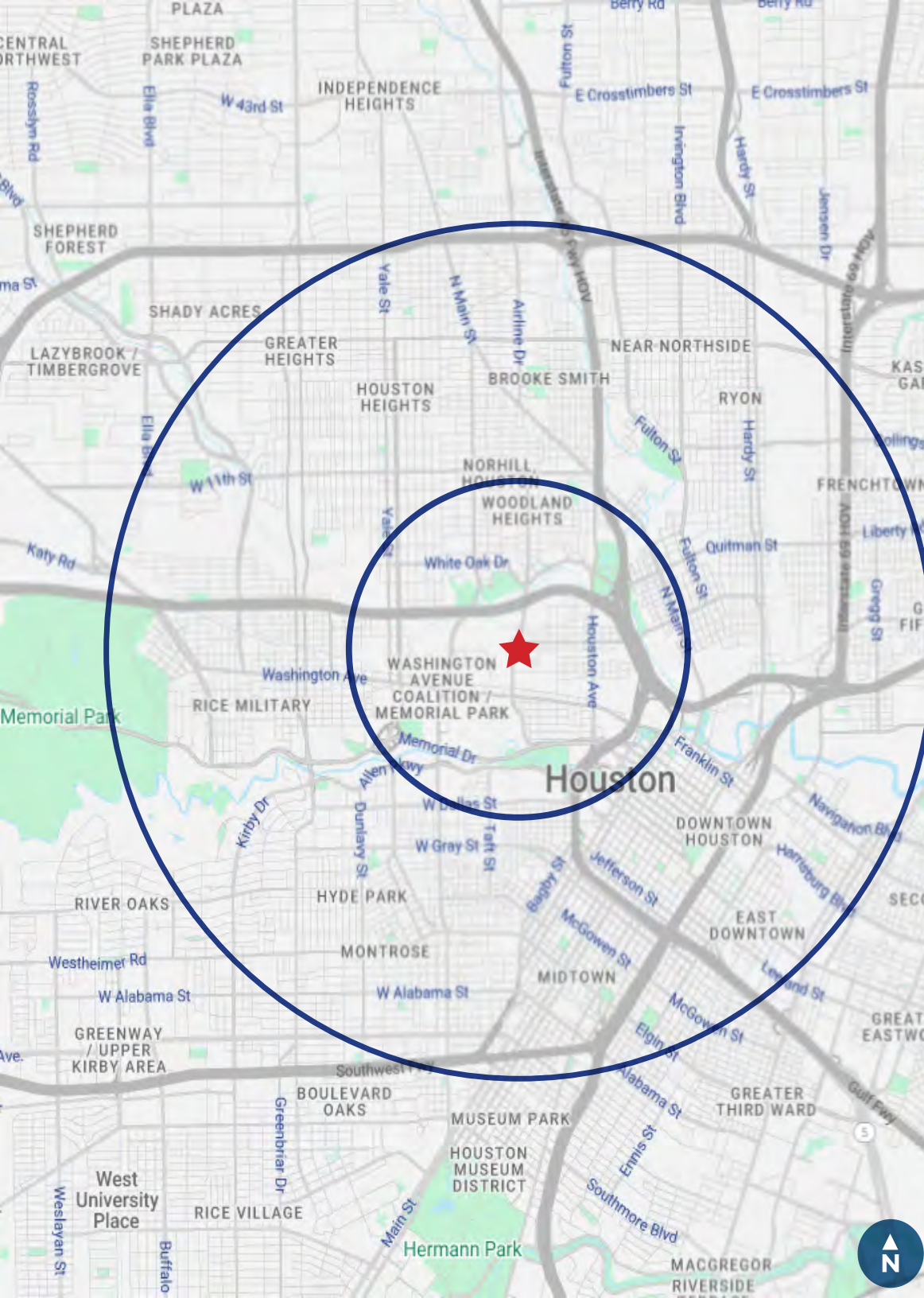
MILES ONE LAP
AROUND

3

MILES AWAY
FROM SAWYER
YARDS LOCATION



MEMORIAL PARK



DEMOGRAPHICS

	1 Mile	3 Miles
Population	17,351	197,038
AVG. HH Income	\$140,936	\$154,813
Median Age	33	36
Households	9,373	94,089

CENTRALIZED AROUND

1 MILE

Downtown

Buffalo Bayou

Washington Ave

3 MILES

Houston Heights

Memorial Park

Montrose

Rice Military

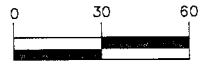
5 MILES

Greenway Plaza

Museum District

PROPERTY SURVEY

GRAPHIC SCALE



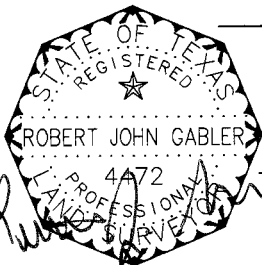
1 inch = 60 ft.

NOTES:

1. THERE EXISTS A SECOND PART TO THIS EXHIBIT, BEING A SEPARATE METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD83). ALL DISTANCES ARE SURFACE AND COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999870017.

3. THIS EXHIBIT IS BASED IN PART ON THE ALTA/ACSM LAND TITLE SURVEY OF 3.416 ACRES PREPARED BY TERRA SURVEYING CO., INC. DATED AUGUST 20, 2019, PROJECT NUMBER 2244-9901.



SAWYER STREET
(50' WIDE R.O.W.)
SHEARNE ADDITION, NORTH SIDE
BUFFALO BAYOU (N.S.B.B.)
(UNRECORDED SUBDIVISION)

N02°22'53"W 214.77'

FUTURE 10' R.O.W. TAKING (2.148 SF/0.0493 AC)

10' BUILDING LINE

FUTURE 10' BUILDING LINE FROM FUTURE ROW LINE

FUTURE 15' X 15' VISIBILITY TRIANGLE

FND 5/8" IR W/"TERRA" CAP

FND MAG NAIL W/"TERRA" CAP

R.O.W. TAKING

PAPPAS RESTAURANTS, INC.
CALLED 1.5658 ACRE TRACT
H.C.C.F. NO. W789028

BLOCK 346
SHEARNE ADDITION, N.S.B.B.
(UNRECORDED)

TAYLOR STREET
(50' WIDE R.O.W.)
SHEARNE ADDITION,
N.S.B.B.
(UNRECORDED)

FND 1/2" IR

FND 1/2" IR (BENT)
S 17°06'12" W 0.32'

P.O.B.
1.878 ACRES
FND 5/8" IR
W/"TERRA" CAP

SUMMER STREET
(70' WIDE R.O.W.)
SHEARNE ADDITION, NORTH SIDE BUFFALO BAYOU (N.S.B.B.)
(UNRECORDED SUBDIVISION)

N87°37'07"E 402.13'

FUTURE 15' X 15' VISIBILITY TRIANGLE

10' BUILDING LINE

10' X 20' WATER METER ESMT.
H.C.C.F. NO. T817745

RIVIANA FOODS, INC.
VOL. 6019, PG. 247 H.C.D.R.
VOL. 6019, PG. 249 H.C.D.R.

**1.878 ACRES
(81,820 SQ. FT.)**

SILVER SILO, LLC
REMAINDER OF A
CALLED 4.931 ACRE TRACT
H.C.C.F. NO. RP-2017-13194

BLOCK 345
SHEARNE ADDITION, N.S.B.B.
(UNRECORDED)

S02°22'53"E
200.00'

10' BUILDING LINE

FND MAG SPIKE

S02°22'53"E
14.66'

FND 5/8" IR W/"TERRA" CAP

FND MAG NAIL W/"TERRA" CAP

FND MAG NAIL W/"TERRA" CAP

WINTER STREET
(70' WIDE R.O.W.)
SHEARNE ADDITION, NORTH SIDE
BUFFALO BAYOU (N.S.B.B.)
(UNRECORDED SUBDIVISION)

10' BUILDING LINE
F.C. NO. 674175 H.C.M.R.

SET 5/8" IR W/"TERRA" CAP

G.H. & S.A. RAILWAY COMPANY
RAILROAD MAIN LINE

3.201 ACRES
UNRESTRICTED RESERVE "A"
SILOS ON SAWYER, SEC. 1
F.C. NO. 674175, H.C.M.R.

N87°37'07"E 335.00'

SET 5/8" IR W/"TERRA" CAP

CITY OF HOUSTON QUIT-CLAIM
WEST ONE-HALF TAYLOR ST.
VOL. 406, PG. 574 H.C.D.R.

CHAMPION RICE MILLING, INC.
TRACT 2
VOL. 1453, PG. 121 H.C.D.R.

CHAMPION RICE MILLING, INC.
TRACT 1
VOL. 1453, PG. 121 H.C.D.R.

BLOCK 338
SHEARNE ADDITION,
N.S.B.B.
(UNRECORDED)

NO.	DATE	REVISION
DRAWN BY: RJG	SCALE: 1" = 60'	FB No. N/A
APP'VD BY: RJG	DATE: 9-9-19	PRJ. No. 2244-9901

EXHIBIT OF A
1.878 ACRE (81,820 SQ. FT.) TRACT
PARTIALLY OUT OF THE SHEARNE ADDITION TO
THE CITY OF HOUSTON ON THE NORTH SIDE
BUFFALO BAYOU
JOHN AUSTIN SURVEY, ABSTRACT NUMBER 1
HOUSTON, HARRIS COUNTY, TEXAS

TERRA
SURVEYING CO., INC.
3000 WILCREST DR., SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 - FAX (713) 993-9231

SAWYER YARDS

LAND FOR SALE | SEC Sawyer St & Summer St, Houston, TX 77007

(±)1.88 AC (81,820 SF)

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