

# Sawyer Yards

## Land For Sale

SEC Sawyer St & Summer St  
±1.88 AC (±81,820 SF)

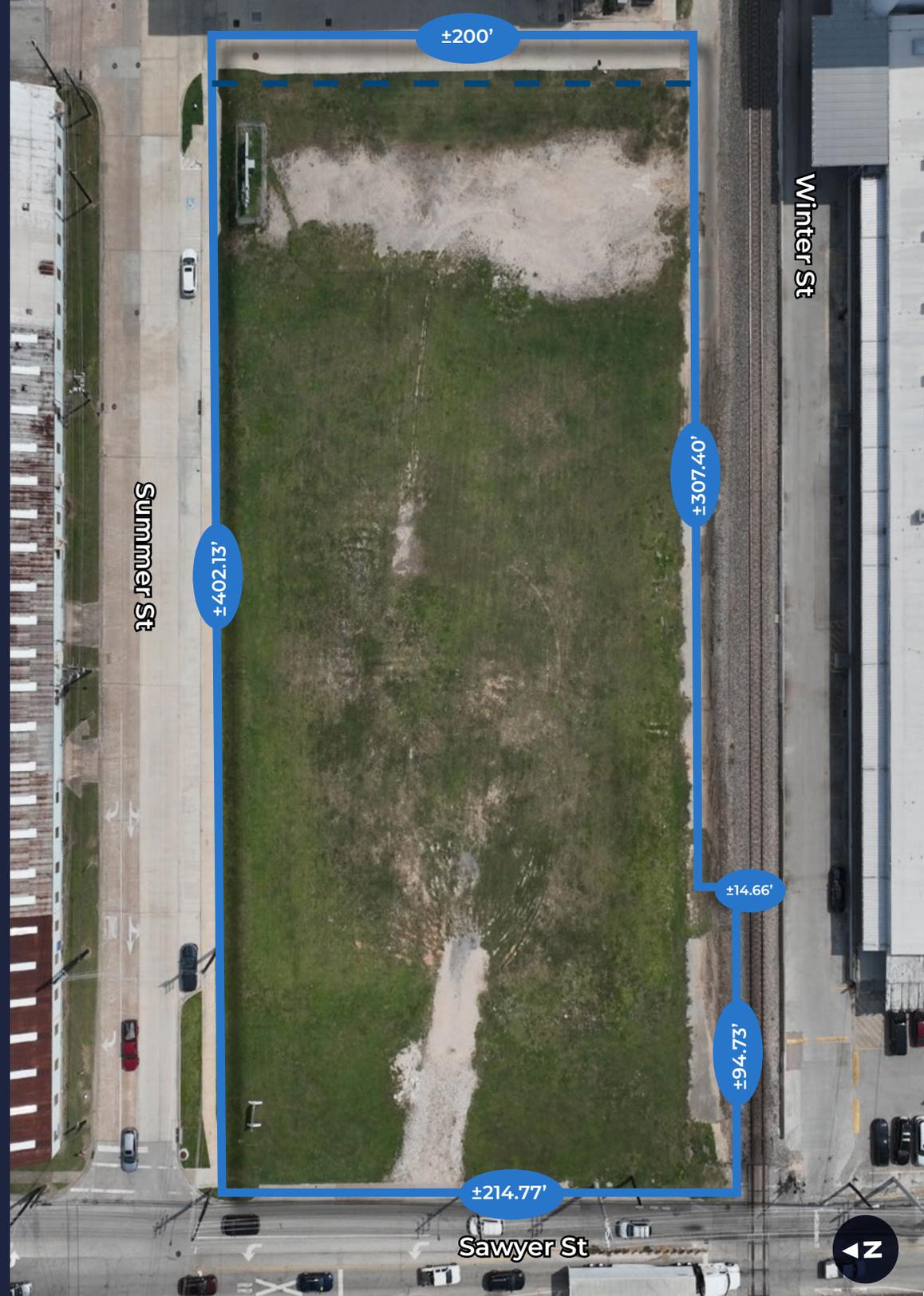


# Best and Last Major Development Site in Sawyer Yards

- 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



Summer St

Taylor St

Summer St

Winter St

Sawyer St

Sawyer St



# 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

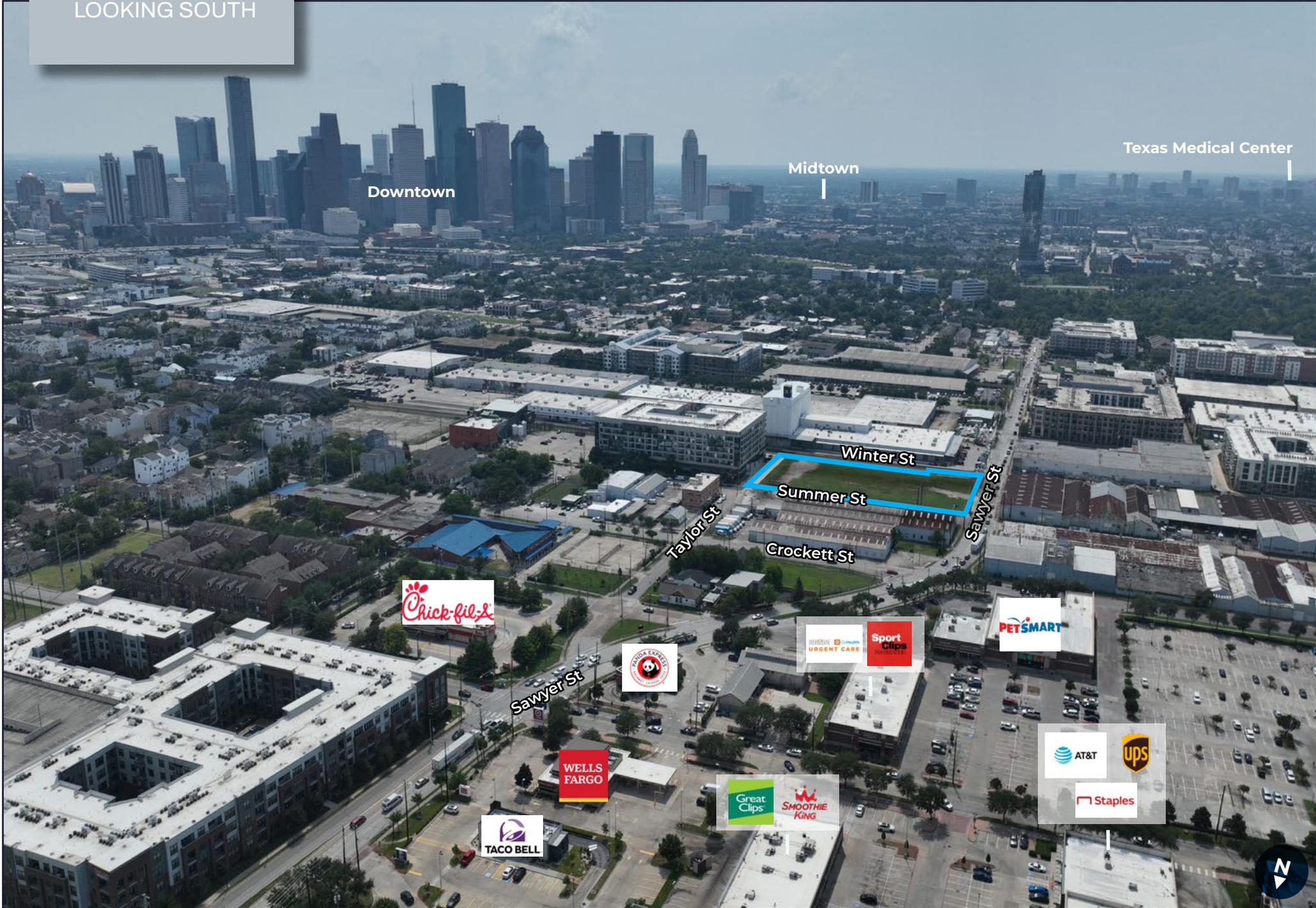
Sawyer St

Crockett St

Taylor St



# AERIAL LOOKING SOUTH



Downtown

Midtown

Texas Medical Center

Winter St

Summer St

Crockett St

Taylor St

Sawyer St

Chick-fil-A

PANDA EXPRESS

URGENT CARE  
Sport Clips

PETSMART

Sawyer St

WELLS FARGO

Great Clips  
SMOOTHIE KING

AT&T  
ups

TACO BELL

Staples



# AREA AMENITIES



INTERSTATE 10

CHIPOTE  
Starbucks  
Doritos  
Jamba  
T Mobile  
L & L

SPROUTS  
Guitar Center  
LA FITNESS  
WORLD MARKET

UPS  
STAPLES  
AT&T  
amazonlocker

chili's

THE HOME DEPOT

WELLS FARGO

Kroger

TARGET

PETSMART

Chick-fil-A

CHASE  
Smash Burger  
salata  
1751 SEA and BA  
TACO CABANA

Walmart

Sawyer St & Summer St



7

WILD WINGS  
FIVE GUYS  
BAYOU BEATS  
BANK OF AMERICA

H-E-B

SAWYER YARDS

Spotts Park

Glenwood Cemetery

Buffalo Bayou Park



# 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 Center Houston) and Miller Outdoor Theatre.

**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**

**Memorial Park**

**160**

**ACRE GREEN SPACE**

**2.3**

**MILE STRECH OF THE BAYOU**

**1**

**MILE AWAY FROM SAWYER YARDS LOCATION**

**1,500**

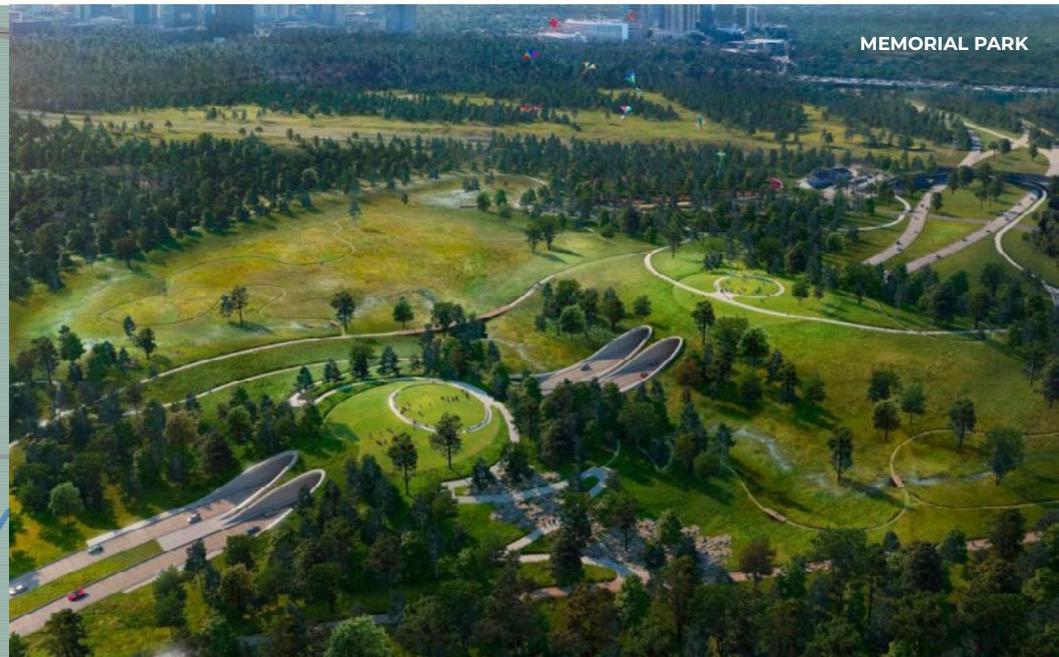
**ACRE GREEN SPACE**

**2.88**

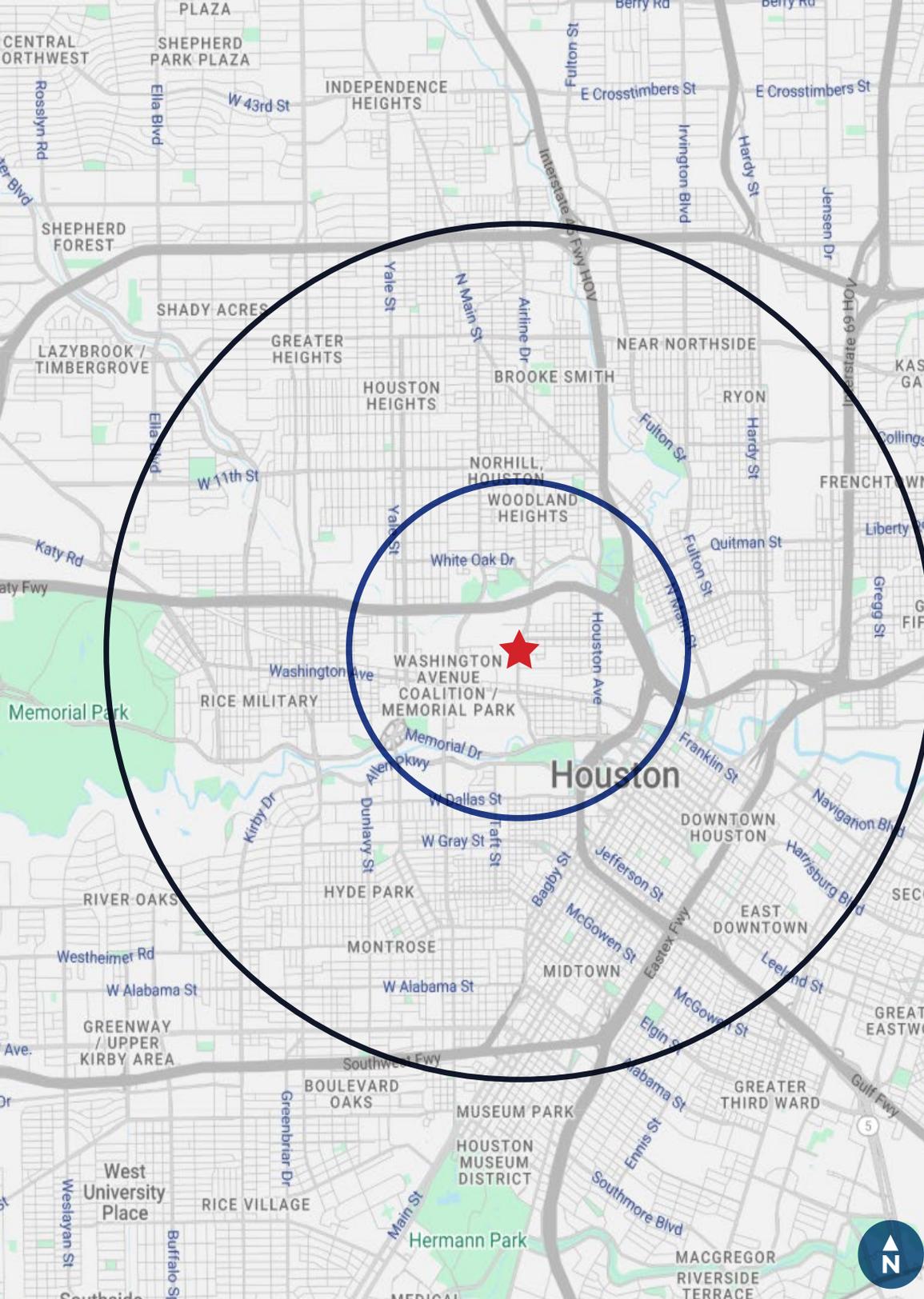
**MILES ONE LAP AROUND**

**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         | 3 MILES         | 5 MILES         |
|----------------|-----------------|-----------------|
| Downtown       | Houston Heights | Greenway Plaza  |
| Buffalo Bayou  | Memorial Park   | Museum District |
| Washington Ave | Montrose        | Rice Military   |



# Sawyer Yards

**Land for sale | SEC Sawyer St & Summer St, Houston, TX 77007**

**±1.88 AC (81,820 SF)**

**FOR MORE INFORMATION:**

**JEFF G. PEDEN, SIOR**  
EXECUTIVE MANAGING DIRECTOR  
713.231.1640  
jeff.peden@transwestern.com

**SCOTT E. MILLER**  
SENIOR DIRECTOR  
713.231.1637  
scott.miller@transwestern.com

**KYLE S. WALKER**  
ASSOCIATE  
713.231.1584  
kyle.walker@transwestern.com



1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | [www.transwestern.com](http://www.transwestern.com)

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