

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

22
BARS AND
RESTAURANTS

80+
ART
EXHIBITIONS
AND OPENING
RECEPTIONS
ANNUALLY

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



INTERSTATE
10

CHIPOTLE
STARBUCKS
REMARKS
Jamba F Mobile
L & L

SPROUTS
LA FITNESS
Guitar Center
WORLD MARKET

UPS
STAPLES
amazon locker
AT&T

chili's

WELLS FARGO

Kroger

TARGET

PETSMART

Chick-fil-A

CHASE
WING-SP
Smash BURGER
salata
1751 SEA and BA
TACO CABANA

Walmart

Sawyer St & Summer St



SAWYER YARDS

W

H-E-B

BUFFALO WINGS
FIVE GUYS
BAYOU HEIGHTS
BANK OF AMERICA

Spotts Park

Glenwood Cementary

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

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

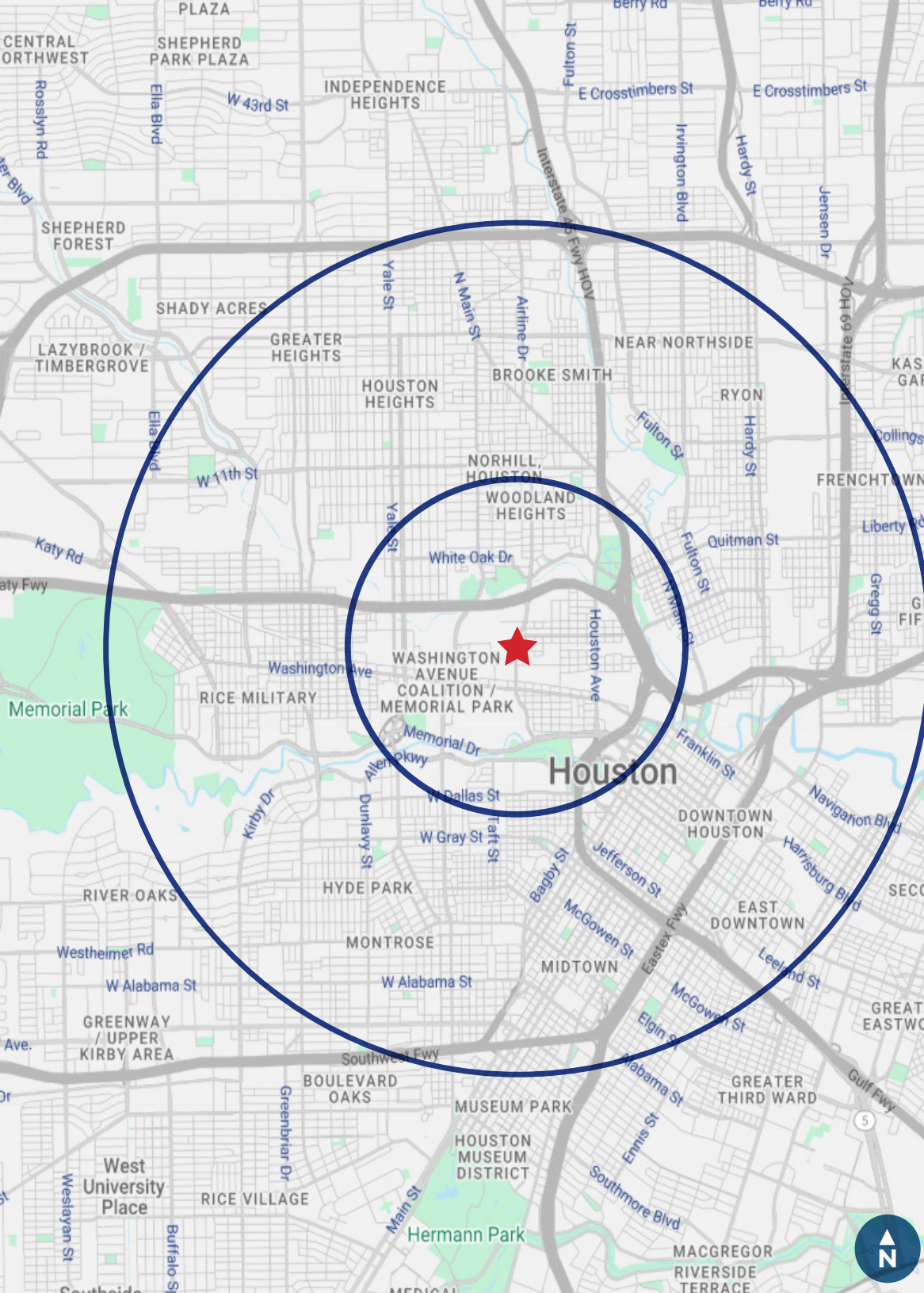
MILES ONE LAP
AROUND

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



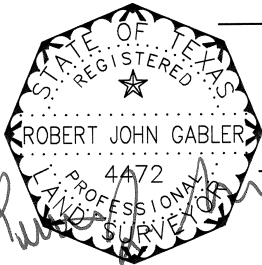
1 inch = 60 ft.

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)

FND 1/2" IR

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

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

FUTURE 15' X 15' VISIBILITY TRIANGLE

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.

25.00'

N87°37'07"E 335.00'

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)

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

 **TRANSWESTERN** REAL ESTATE SERVICES

1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | www.transwestern.com

DISCLAIMER

TRANSWESTERN makes no representations or warranties as to the accuracy or completeness of the information contained in this Confidential Offering Memorandum (the "Offering Information") or that actual results will conform to any projections contained therein. The information used to prepare the Offering Information was furnished to Transwestern by others and has not been independently verified by Transwestern. The Offering Information does not purport to be all inclusive or to contain all the information a potential investor may desire. Transwestern expressly disclaims any and all liability for representations or warranties, express or implied, contained in the Offering Information. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Copyright © 2025 Transwestern.



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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date