

SAWYER YARDS

LAND FOR SALE

SEC Sawyer St & Summer St

±1.88 AC (±81,820 SF)



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

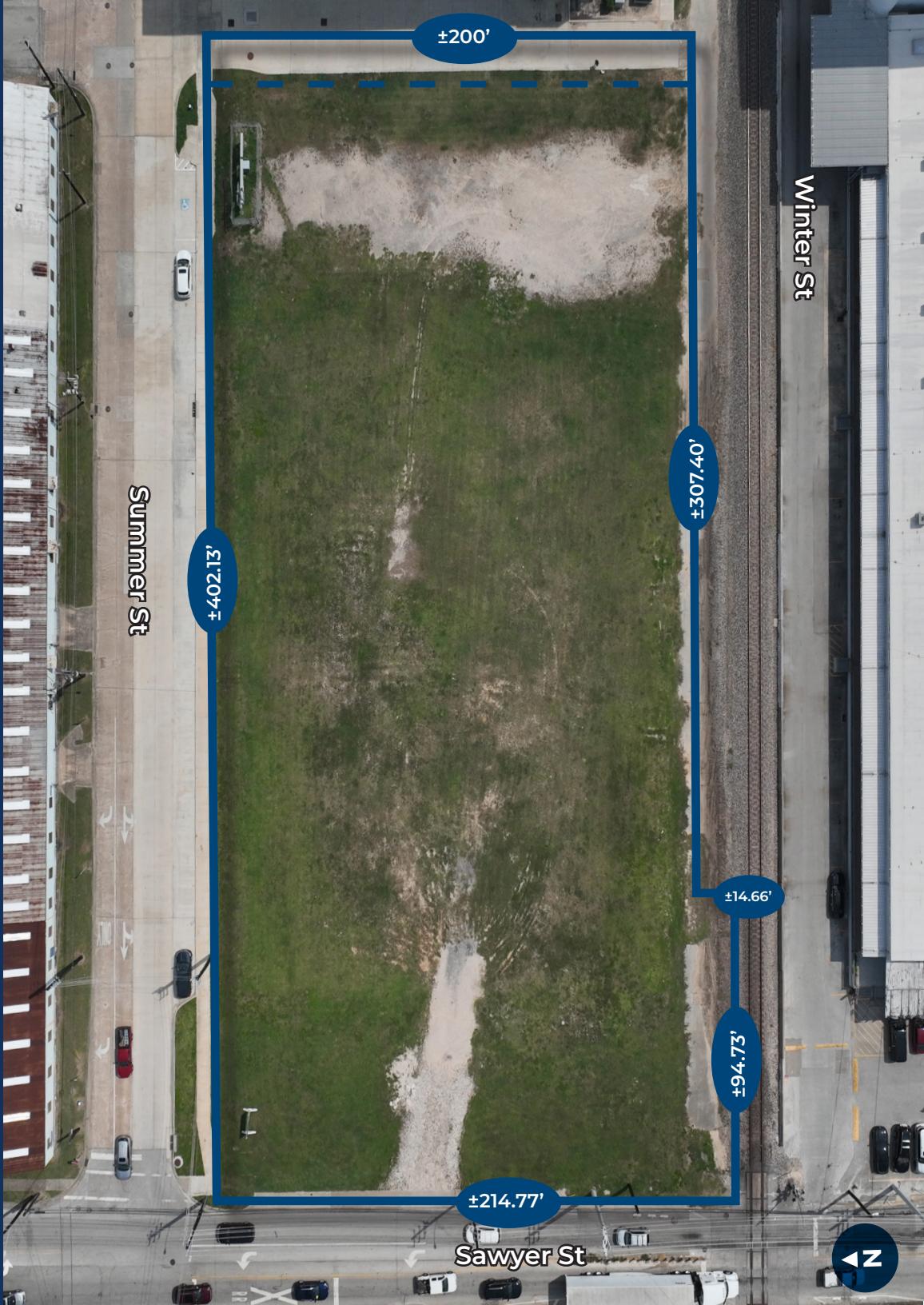
KYLE S. WALKER
ASSOCIATE
713.231.1584
kyle.walker@transwestern.com

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 ($\pm 81,820$ 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.



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.



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

BY THE NUMBERS

55
ACRES
JUST THREE
MINUTES
OUTSIDE
DOWNTOWN

22
BARS AND
RESTAURANTS

80+
ART
EXHIBITIONS
AND OPENING
RECEPTIONS
ANNUALLY

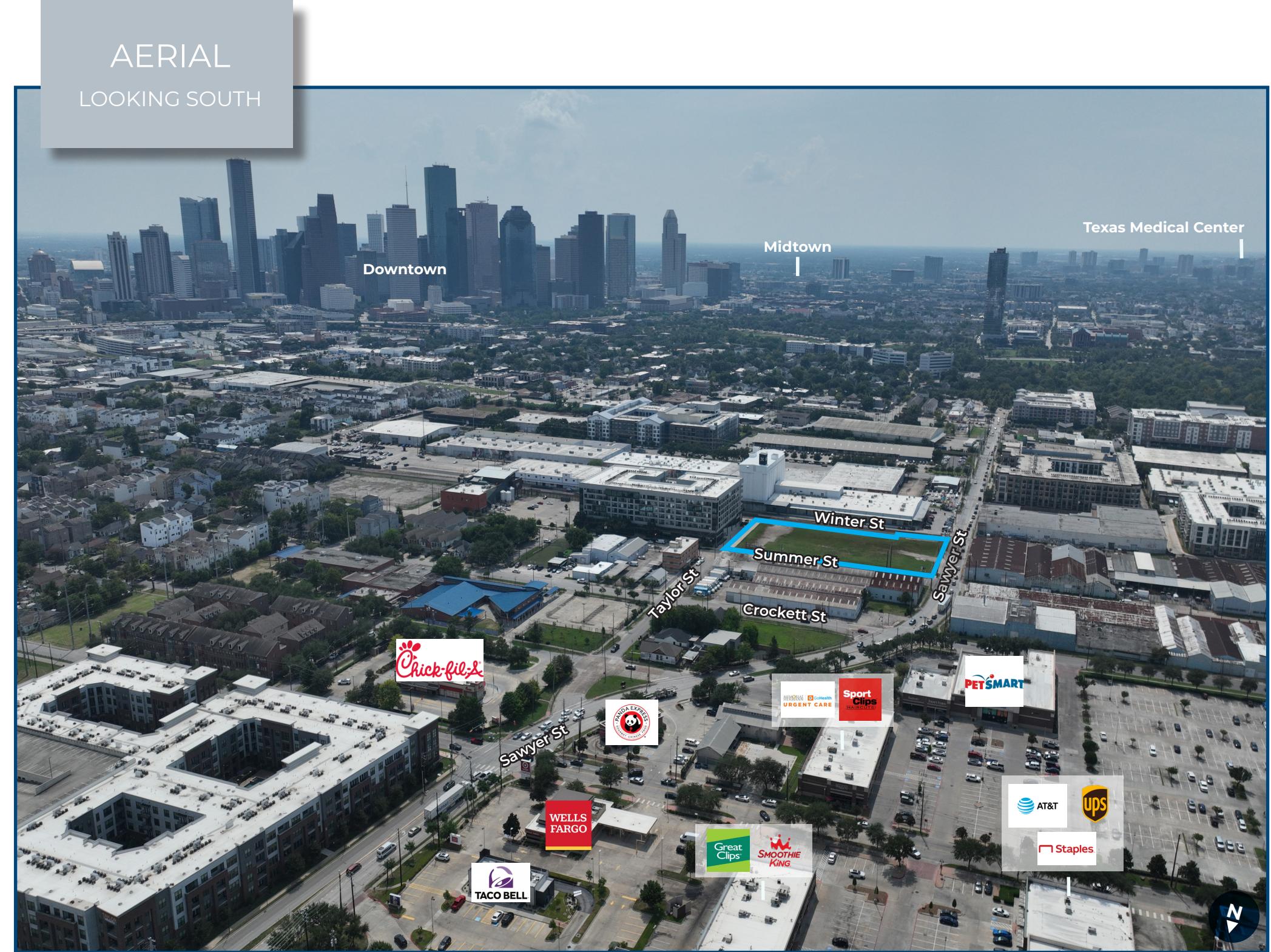
15
ART
MURALS



AEIRAL LOOKING WEST



AERIAL
LOOKING SOUTH





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

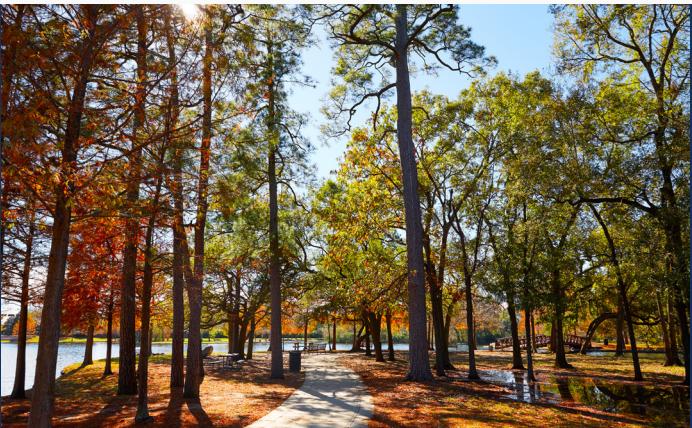
MUSEUMS AND CULTURAL CENTERS

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

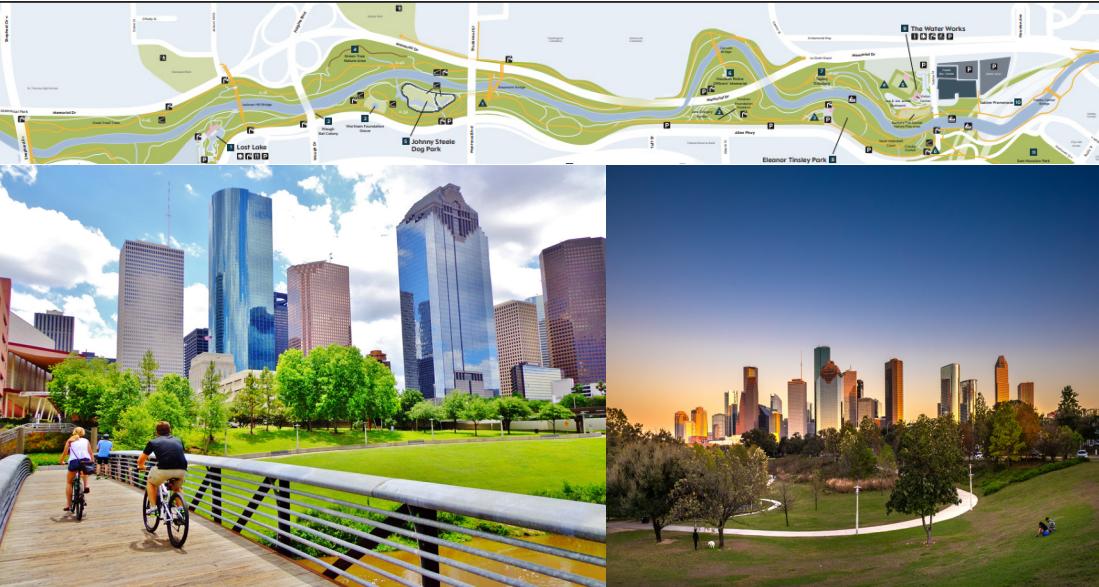
41

ROCKETS HOMES GAMES

20,656

SEATING CAPACITY AT SHELL ENERGY STADIUM





BUFFALO BAYOU PARK

160

ACRE GREEN
SPACE

2.3

MILE STRECH
OF THE BAYOU

1

MILE AWAY FROM
SAWYER YARDS
LOCATION

MEMORIAL PARK

1,500

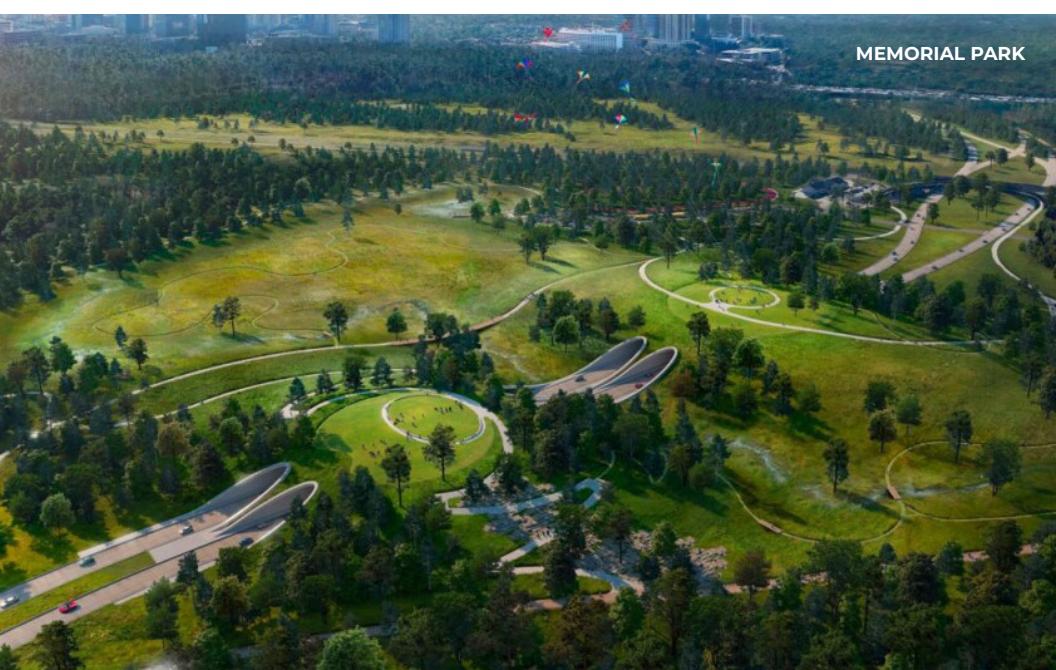
ACRE GREEN
SPACE

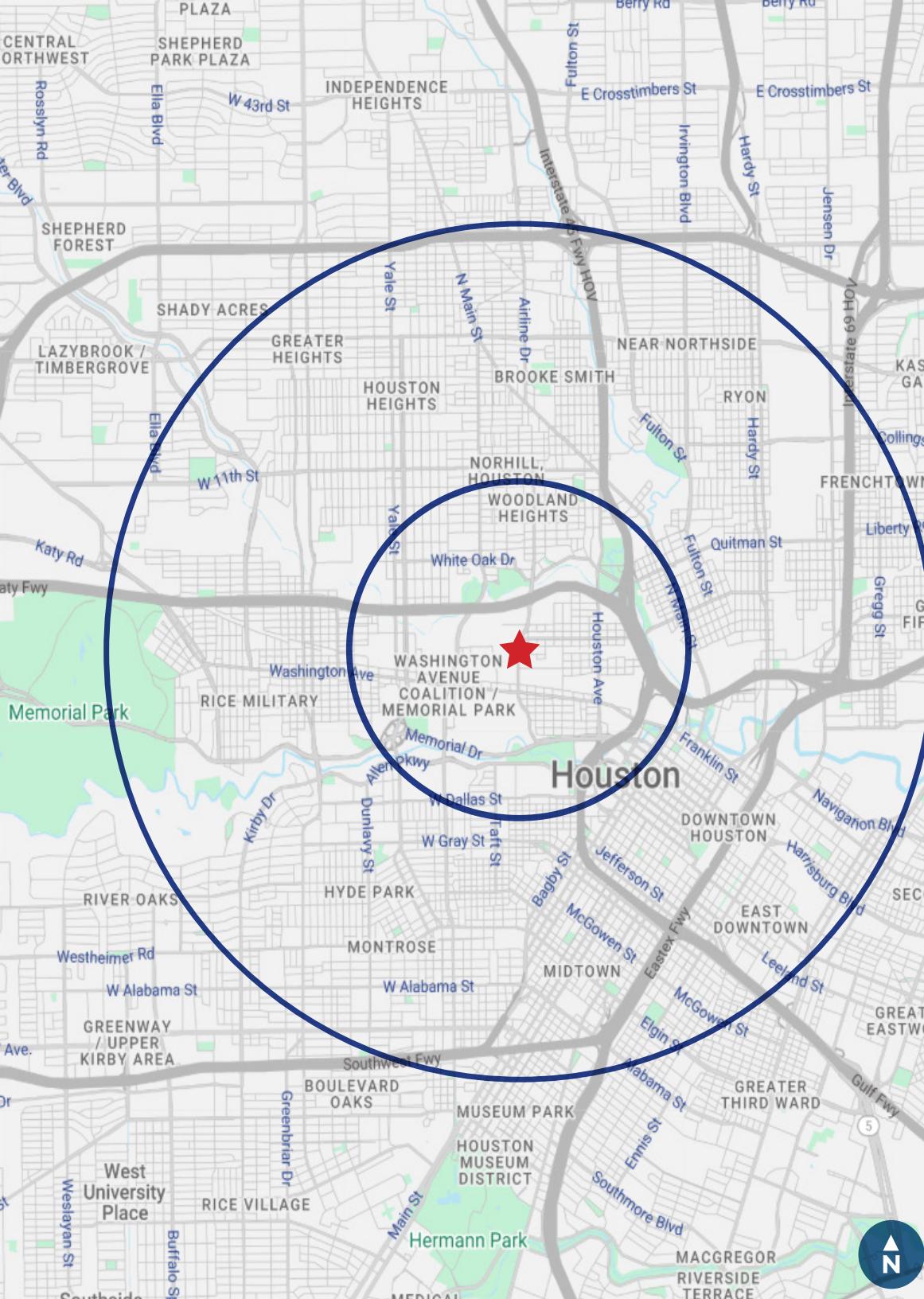
2.88

MILES ONE LAP
AROUND

3

MILES AWAY
FROM SAWYER
YARDS LOCATION





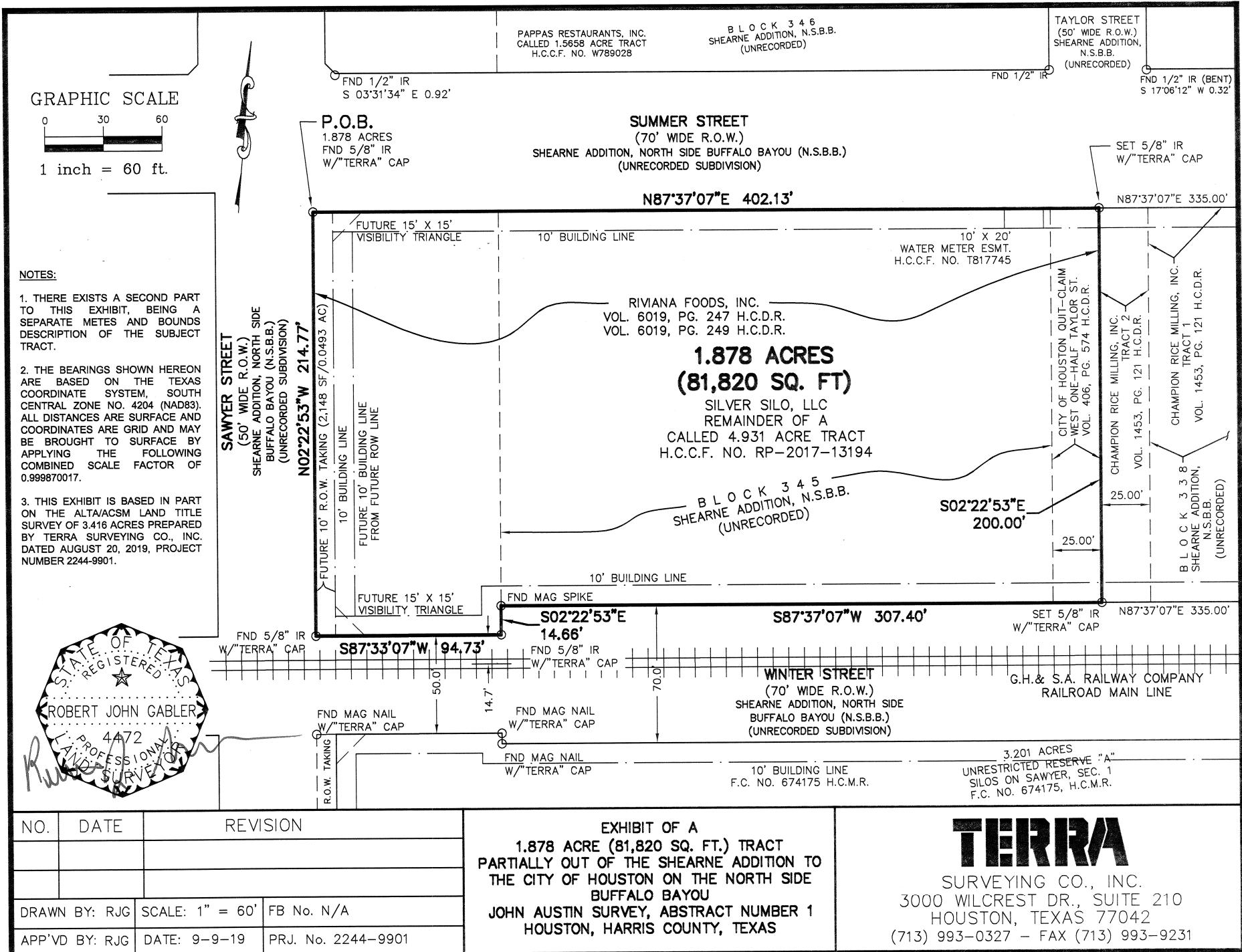
DEMOGRAPHICS

	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	

PROPERTY SURVEY



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

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.

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	