

SINGLE FAMILY HOMES IN SHADY ACRES WITH CASH FLOW

NewQuest

1031 1035 & 1037 WEST 17TH STREET

1031 1035 & 1037 West 17th Street | Houston, TX 77008

Three Investment Single Family Homes in Greater Heights Available For Sale

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THREE INVESTMENT SINGLE FAMILY HOMES IN THE GREATER HEIGHTS

Ideal for investors seeking strong cash flow in a thriving, high-demand market.

Bedrooms: 3
Baths: 3 full and 1 half bath(s)
Size: 2,064 SF
Lease Term: 12 and 18 months

Charming traditional homes in desirable Shady Acres. Featuring a brick entrance, covered porch, and a functional layout: one bedroom with a full bath on the entry level, open-concept living/dining/kitchen on the second, and a stunning primary suite with an additional bedroom on the third.

Highlights
High ceilings, balconies, designer finishes, updated appliances, and a luxurious primary bath with double sinks, a standalone tub, and a spacious walk-in closet. The homes boast a private gated entrance, great curb appeal, and a side yard ready for your touch—perfect for everyday living.



Aerial



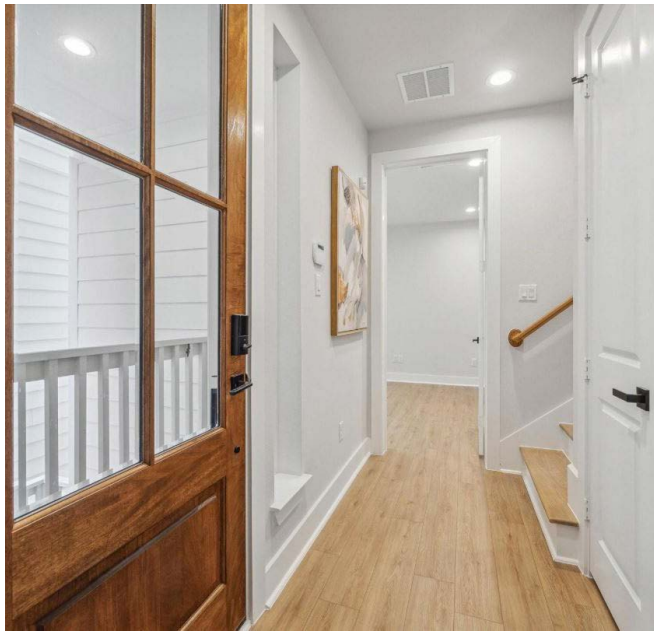
MAJOR AREA BUSINESSES

King's Cuppers · Egg Haus Gourmet · foodarama · dak&bop · Pappa Geno's Steak & Cheese · Preslee's Southern Good Eatery · Hughie's Tavern & Grille · Drift · 24 Hour Fitness · Moonshine Deck

TxDot Traffic Counts as of 2024

08.25 | 01.25

Photos













Why Houston?

HOUSTON

As the fourth most populous metro area in the U.S., Houston houses roughly seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west. The city of Houston is the largest in the metro with 2.3 million residents.



TEXAS MEDICAL CENTER

World's largest medical complex in: number of hospitals, physicians, square footage, and patient volume. Medical workers account for 1 in 8 of entire Houston workforce.

METRO HIGHLIGHTS

CORPORATE GROWTH

Houston will remain a top destination for corporate relocations due to its business-friendly environment. More than 26 Fortune 500 companies are headquartered in the metro.

HIGHER EDUCATION

Over 40 post-secondary educational institutions are located in the metro. Nearly 31 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.

LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.

Houston Heights

HOUSTON HEIGHTS

Also referred to as The Heights, quiet Houston Heights is known for its Victorian homes along tree-lined Heights Boulevard, as well as its quirky stores. Retro-seekers head to the antique and record shops of West 19th Street, also home of the classic Heights Theater and the monthly First Saturday Arts Market. The Heights hike-and-bike trail follows a leafy path all the way to Downtown Houston.

MAJOR AREA AMENITIES

MKT/SP HEIGHTS BIKE TRAIL

- 4.6 miles of mixed-use pedestrian and bike trail running along the south edge of the neighborhood.
- MKT/SP stands for Missouri, Kansas, Texas Southern Pacific Railroad – the trail runs along the abandoned rail bed.
- Runs by historic homes and several of the shopping centers.
- Multiple parks operated/maintained by both the City of Houston and Houston Heights Association.
- Lighted sports facilities, event centers available for rent, public pools, etc.

SHOPPING

- M-K-T Heights
- 600 N Shepherd Dr, Houston, TX 77007
- 5 buildings
- 30 retail and restaurant spaces
- Boutique and high-end chain stores
- Including Ray-Ban, Taft Shoes, Highline Park, Anjouil's, and Blue Sushi Sake Grill

MERCHANTS PARK

- 1303-1421 W 11th St, Houston, TX 77008
- 243,798 sf
- 10+ retail stores
- Includes Ross Dress for Less, Big Lots, and Petco
- Heights Mercantile
- 714 Yale St, Houston, TX 77007
- 5 buildings
- Upscale tenants, including Lululemon, Warby Parker, and Aesop

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	12,354	82,827	230,145
Current Population	25,462	175,328	502,403
2020 Census Average Persons per Household	2.06	2.12	2.18
2020 Census Population	17,577	139,923	423,961
Population Growth 2020 to 2025	44.86%	25.30%	18.50%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	41.48%	42.71%	44.10%
2 Person Households	29.54%	29.12%	28.05%
3+ Person Households	28.98%	28.17%	27.84%
Owner-Occupied Housing Units	61.28%	54.32%	43.80%
Renter-Occupied Housing Units	38.72%	45.68%	56.20%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	62.74%	55.71%	47.68%
Black or African American	6.35%	10.78%	14.72%
Asian or Pacific Islander	8.59%	6.90%	6.38%
Other Races	21.69%	25.82%	30.30%
Hispanic	30.86%	34.14%	40.37%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$217,116	$190,148	$158,714
Median Household Income	$163,838	$133,110	$106,122
Per Capita Income	$103,527	$89,235	$72,179

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	8.92%	11.94%	16.17%
Estimated Bachelor's Degree	38.52%	34.46%	27.94%
Estimated Graduate Degree	32.51%	28.52%	24.17%

AGE	1 MILE	3 MILES	5 MILES
Median Age	35.8	35.7	35.9

Information About Brokerage Services

2-10-2025

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	**542479**	**gdickerson@newquest.com**	**281.477.4384**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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