

For Sale  
**1103 Stude Street**  
Houston, TX 77007

Site ±0.26 Acres



**Jillian Fredericks**  
Senior Vice President  
+1 713 830 2133  
[jillian.fredericks@colliers.com](mailto:jillian.fredericks@colliers.com)

**Melissa Zamora-Marentez**  
Associate  
+1 713 835 0093  
[melissa.zm@colliers.com](mailto:melissa.zm@colliers.com)

# Property Overview

Prime location in the highly sought-after Greater Houston Heights area! This land site presents an exceptional opportunity for small-scale commercial development or boutique residential. With easy access to major highways and just minutes from Houston's top dining, shopping, and entertainment, the property offers a rare combination of convenience and visibility. A striking view of downtown Houston adds to its appeal, ideal for a distinctive commercial concept with access to the White Oak Bayou Greenway Trail.

## Property Highlights

Address	1103 Stude St. Houston, TX 77007
Land Area	±0.26 Acres (11,408 SF)
Access	Quick access to I-10 (Katy Freeway)

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# For Sale

SITE

Stude St

Stude Park

White Oak Dr

Studemont St

White Oak Bayou

Bayou Greenways Park

INTERSTATE  
10

INTERSTATE  
45

Lower Heights Retail

## Demographics

5 Mile Radius



2025 Population

462,811



2030 Projection  
Population

490,250



2025 Average  
Household Income

\$154,680



2025 Total  
Households

214,886



2025 Total  
Household  
Expenditure

\$25.32B



2025 Total  
Businesses

33,877

## Property Tax Rates (2024)

Harris County et al	\$0.704872
Houston ISD	\$0.868300
City of Houston	\$0.519190
<b>Total</b>	<b>\$2.092362</b>

## Helpful Links

[Houston ISD](#)

[City of Houston](#)

[Harris County](#)

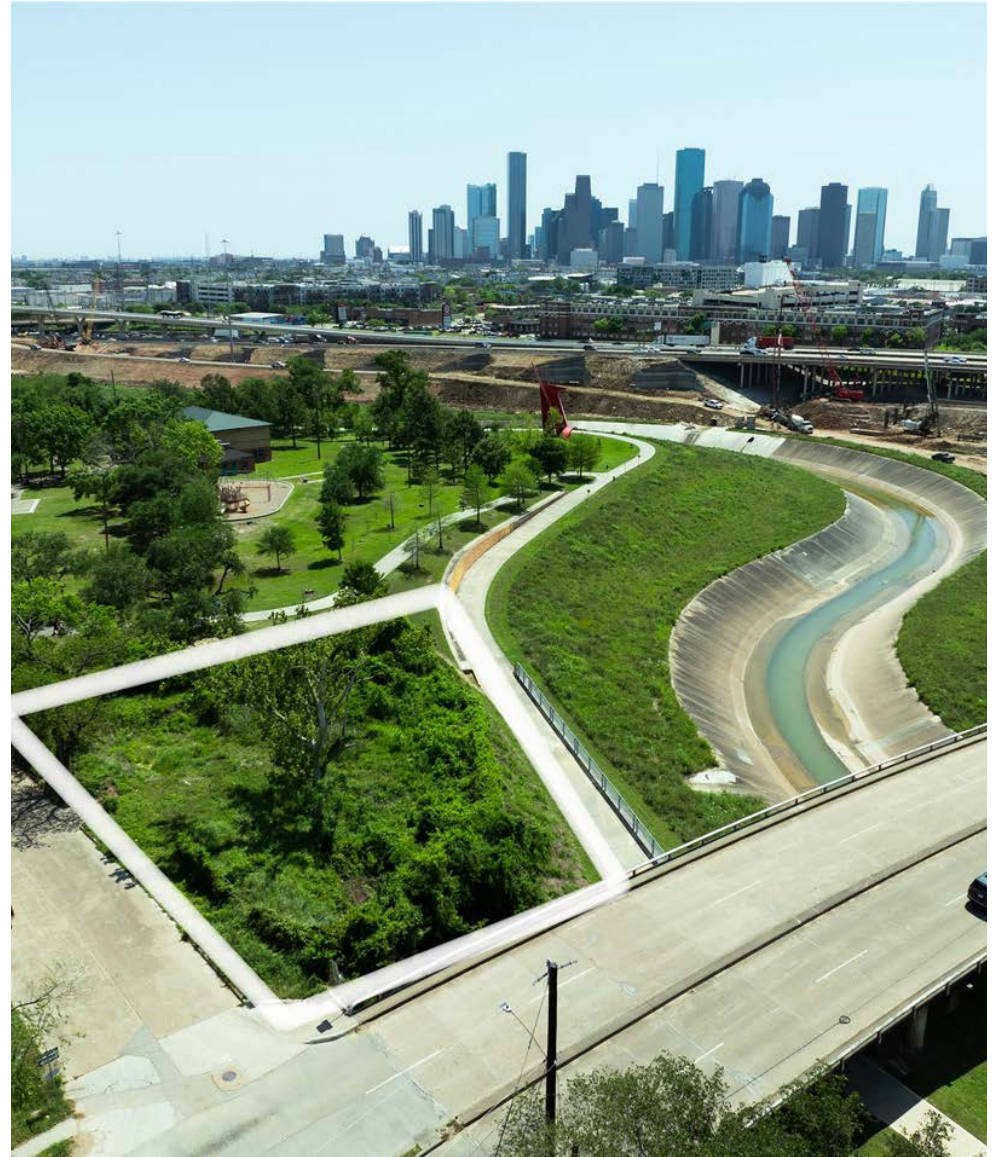


# Location & Access

Located in the Greater Houston Heights, this property is surrounded by a vibrant mix of commercial destinations, some of Houston's most sought-after restaurants, and lively residential neighborhoods with immediate access to I-10.

## Travel Distances

I-10 (Katy Freeway)	0.2 miles
I-45 North	1.5 miles
Memorial Park	2.9 miles
Downtown	3.3 miles
Highway 290	6.1 miles
The Galleria	7.3 miles
Loop 610	8.6 miles



## Broker Contact

### Jillian Fredericks

Senior Vice President

+1 713 830 2133

jillian.fredericks@colliers.com

### Melissa Zamora-Marentez

Associate

+1 713 835 0093

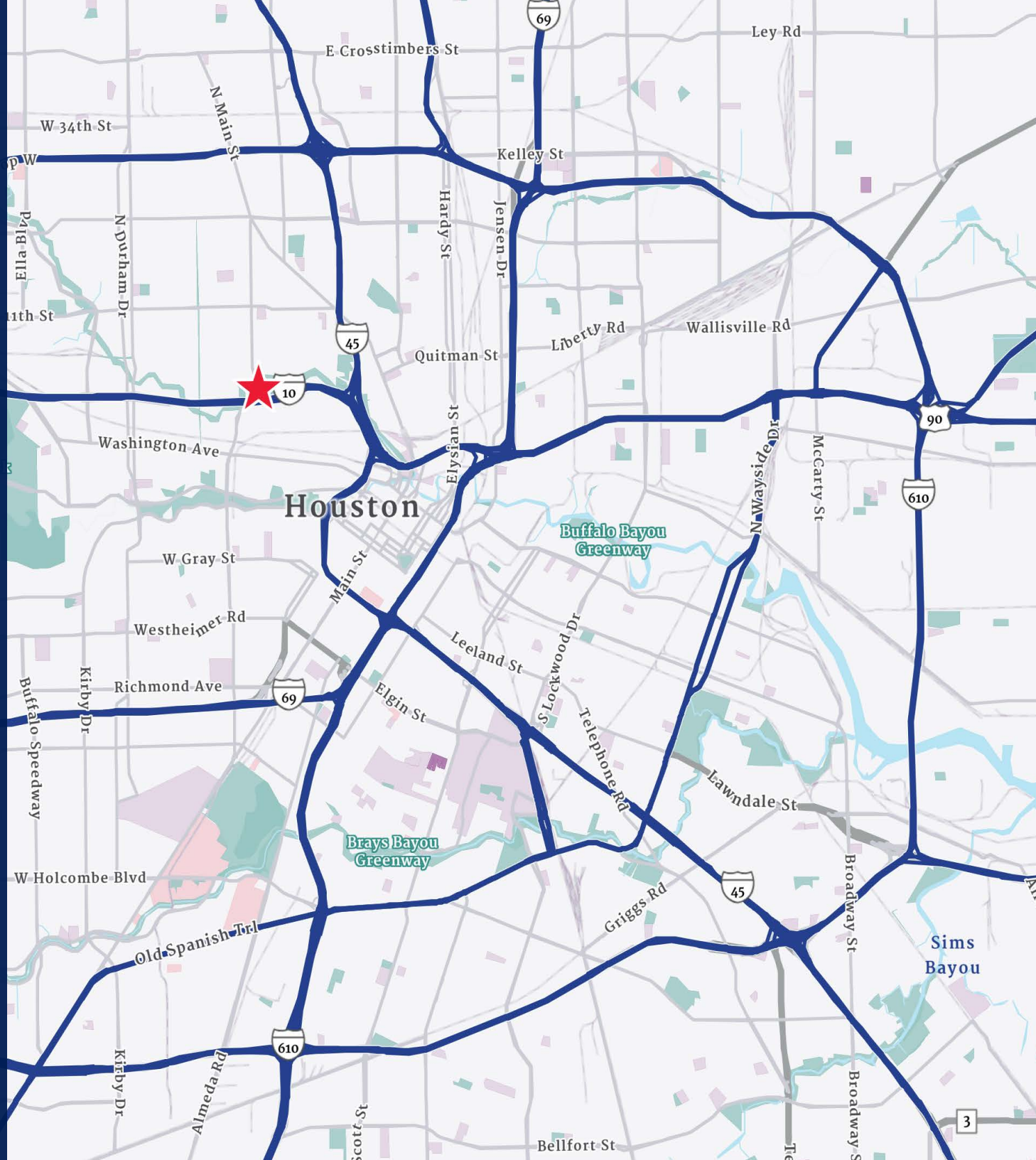
melissa.zm@colliers.com

1233 West Loop South, Suite 900

Houston, TX 77027

+1 713 830 4001

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## 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.

Colliers International Houston, Inc.

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

houston.info@colliers.com

Email

29114

License No.

+1 713 222 2111

Phone

Daniel Patrick Rice

Designated Broker of Firm

danny.rice@colliers.com

Email

811065

License No.

+1 713 830 2134

Phone

Licensed Supervisor of Sales Agent/  
Associate

Email

License No.

Phone

Jillian Fredericks

Sales Agent/Associate's Name

jillian.fredericks@colliers.com

Email

622741

License No.

+1 713 830 2133

Phone

Buyer/Tenant/Seller/Landlord Initials

Date