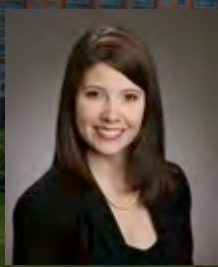
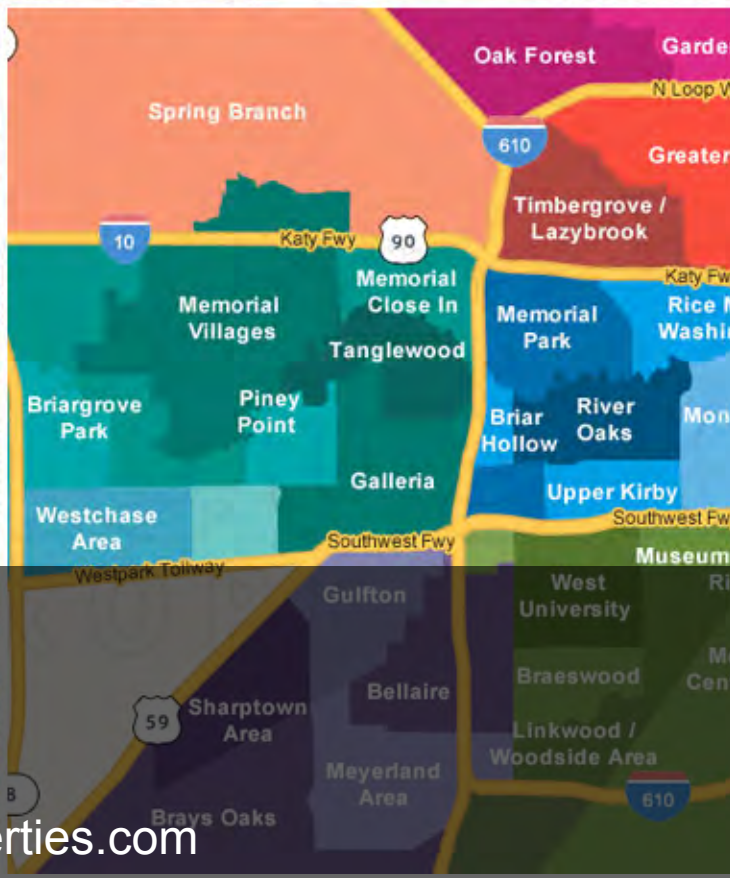




# GUIDE TO HOUSTON'S BEST NEIGHBORHOODS



**Paige Martin**  
Broker Associate  
Keller Williams Realty  
713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Benefits Of Buying A Home In Houston

## 1. Houston homeownership builds wealth over time.

Houston is the #1 US city for job creation. Long-term, property values increase as employment grows in the area.

Six “Close In” Houston neighborhoods posted at least 10% appreciation per year over the past few years.



## 2. You build equity every month.

Equity is the amount of money you can sell a house for minus what you still owe on it. Every mortgage payment reduces the amount you owe, and increases your equity and investment.

## 3. You receive tax benefits.

The tax code allows homeowners to deduct home-related expenses from their income tax obligations like: mortgage interest, closing cost deductions, and interest on home equity loans.

Property tax is also deductible for income tax purposes. Houston homeowners also have Homestead Exemptions.

## 4. Owning real estate allows you to diversify your investment portfolio.

Houston has 5.9 million people in the MSA (Metropolitan Statistical Area) as of the last census. Houston’s Area Council expects this to grow to around 7.6 million by 2025. Owning real estate poised to take advantage of this growth trend can offer value for your portfolio.

## 5. Buying now allows you to take advantage of record-low mortgage rates.

Interest rates are at historic lows: below 4% for a 30-year, fixed-rate mortgage and below 3.25% for a 15-year term. The Fed has committed unprecedented capital to reducing interest rates, benefiting current homebuyers and homeowners looking to refinance.

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**One of America's Best  
Real Estate Agents**



**One of Houston's Top 25  
Residential Realtors**



**Top Keller Williams Agent  
#1 in Texas  
#9 in the United States**



**One of The Most Influential  
Real Estate Agents in Texas**



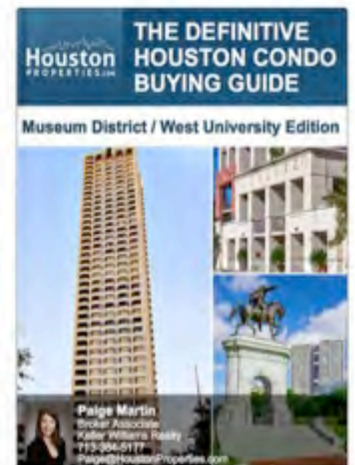
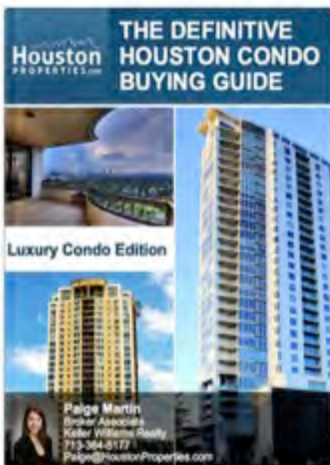
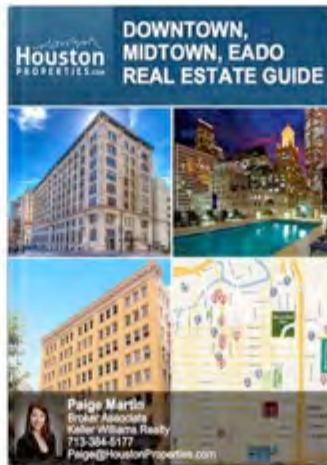
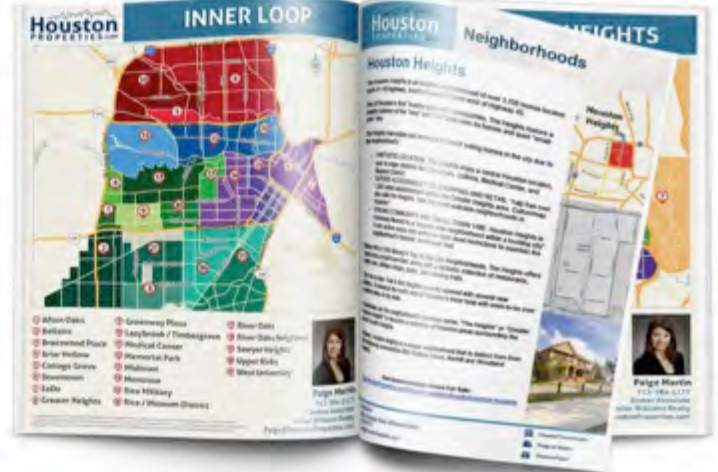
**Five Star Realtor Award**

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- **Houston Area Neighborhoods**
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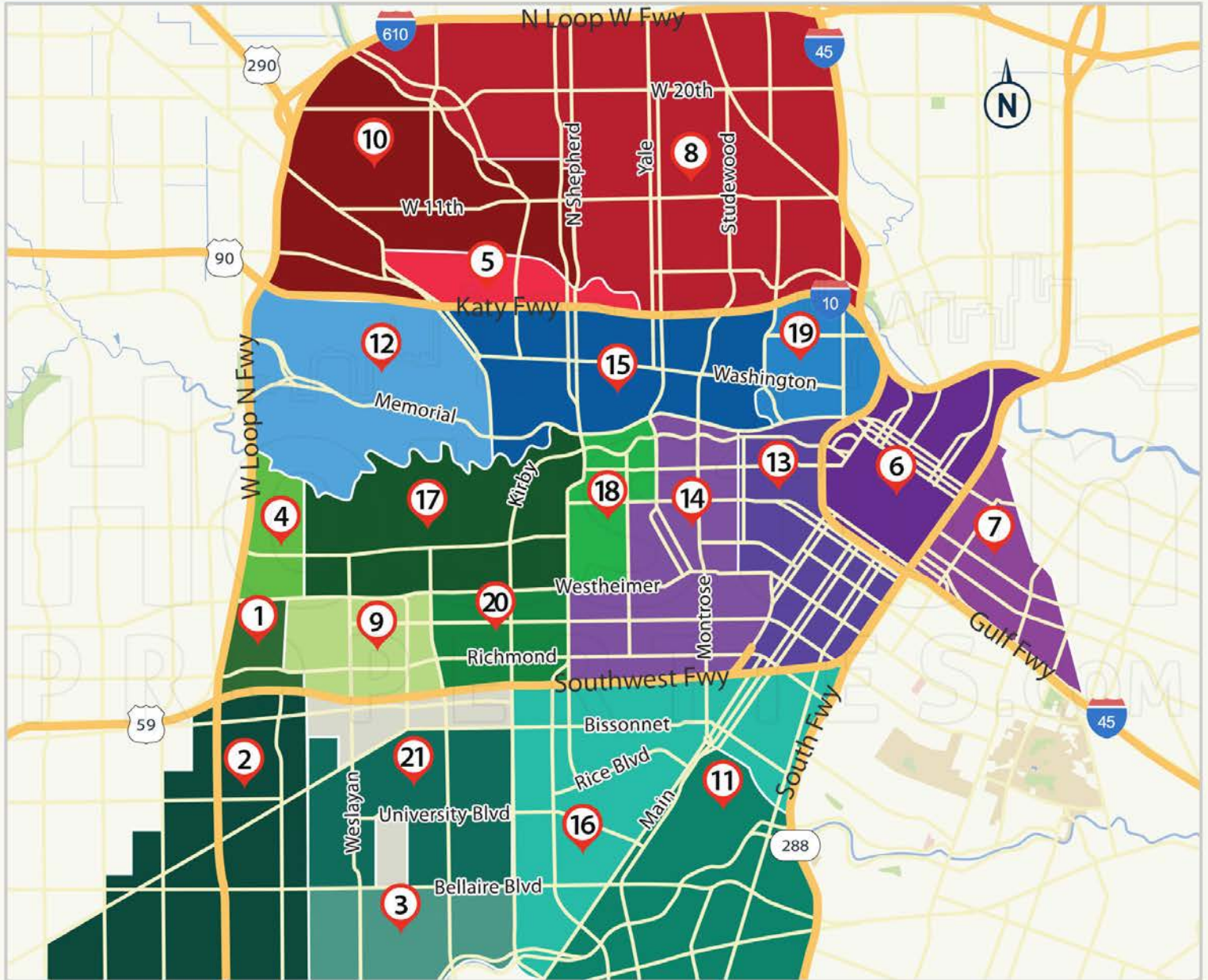
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# HOUSTON MAPS





- |                   |                           |                        |
|-------------------|---------------------------|------------------------|
| ① Afton Oaks      | ⑨ Greenway Plaza          | ⑰ River Oaks           |
| ② Bellaire        | ⑩ Lazybrook / Timbergrove | ⑱ River Oaks Neighbors |
| ③ Braeswood Place | ⑪ Medical Center          | ⑲ Sawyer Heights       |
| ④ Briar Hollow    | ⑫ Memorial Park           | ⑳ Upper Kirby          |
| ⑤ Cottage Grove   | ⑬ Midtown                 | ㉑ West University      |
| ⑥ Downtown        | ⑭ Montrose                |                        |
| ⑦ EaDo            | ⑮ Rice Military           |                        |
| ⑧ Greater Heights | ⑯ Rice / Museum District  |                        |



**Paige Martin**

713-384-5177

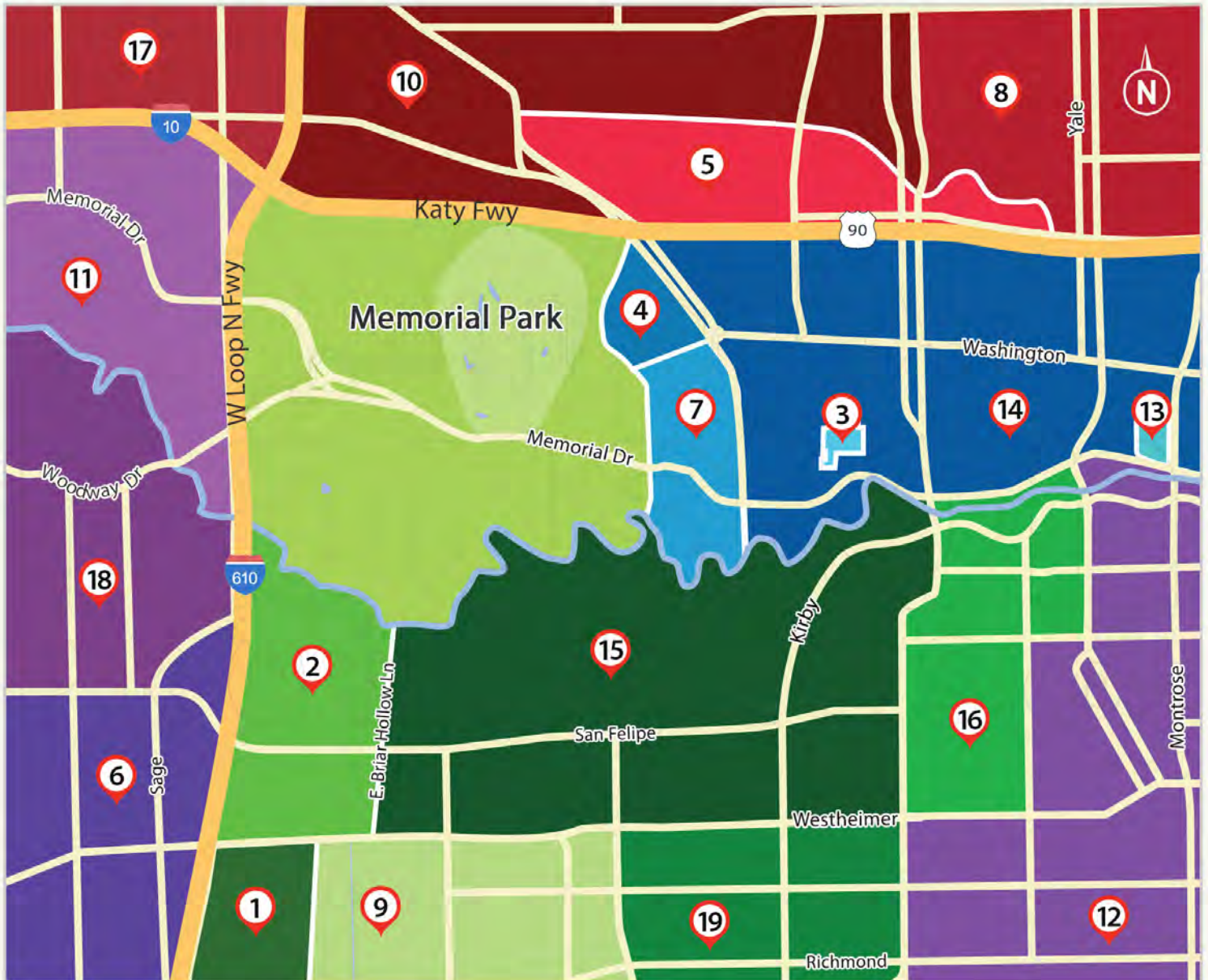
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# Memorial Park Area



- |                 |                            |                        |
|-----------------|----------------------------|------------------------|
| ① Afton Oaks    | ⑧ Greater Heights          | ⑮ River Oaks           |
| ② Briar Hollow  | ⑨ Greenway Plaza           | ⑯ River Oaks Neighbors |
| ③ Caceres       | ⑩ Lazybrook                | ⑰ Spring Branch        |
| ④ Camp Logan    | ⑪ Memorial Close in        | ⑱ Tanglewood           |
| ⑤ Cottage Grove | ⑫ Montrose                 | ⑲ Upper Kirby          |
| ⑥ Galleria      | ⑬ Park At Memorial Heights |                        |
| ⑦ Glen Cove     | ⑭ Rice Military            |                        |



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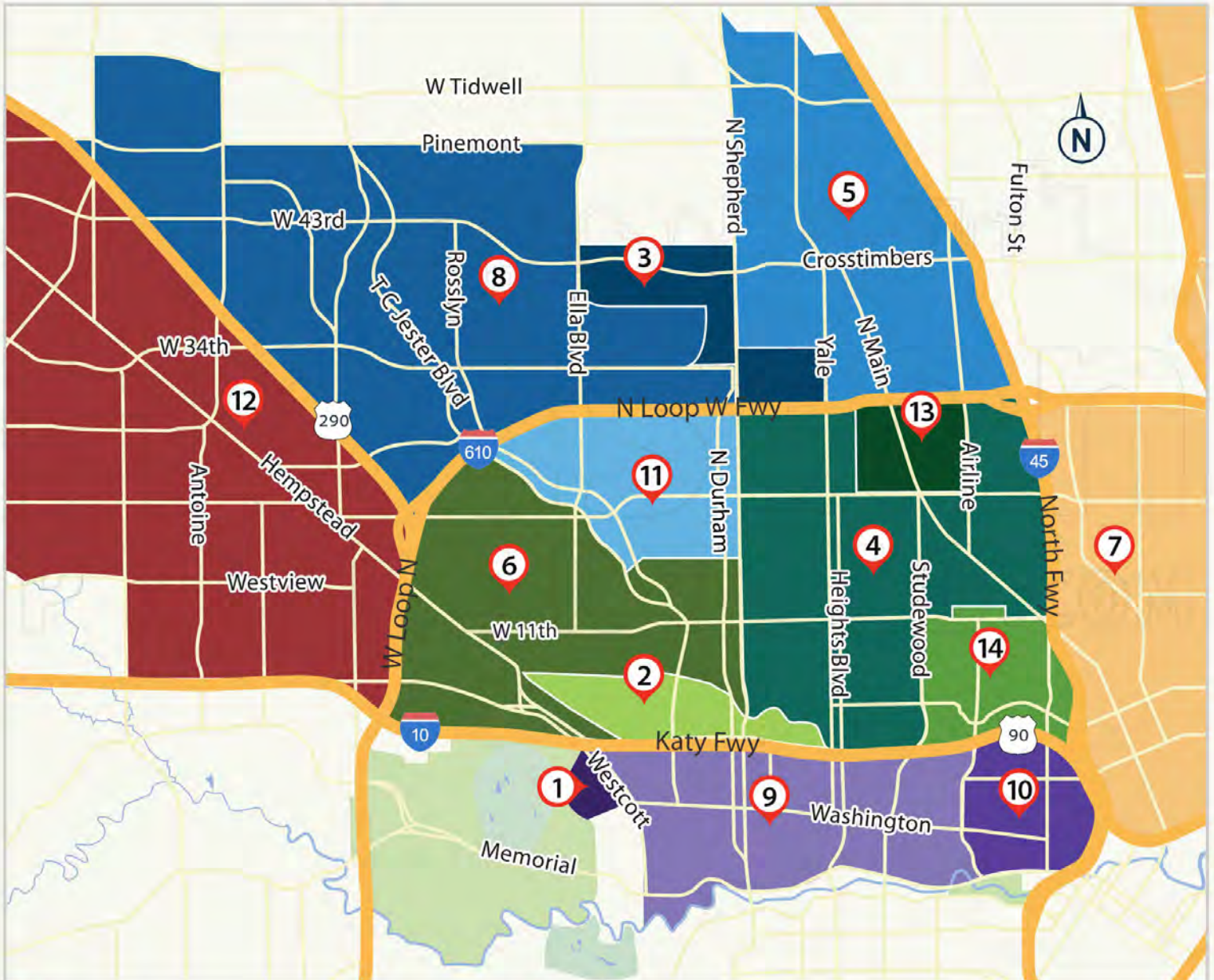
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- ① Camp Logan
- ② Cottage Grove
- ③ Garden Oaks
- ④ Houston Heights
- ⑤ Independence Heights Area
- ⑥ Lazy Brook/ Timbergrove
- ⑦ Northside
- ⑧ Oak Forest
- ⑨ Rice Military
- ⑩ Sawyer Heights
- ⑪ Shady Acres
- ⑫ Spring Branch
- ⑬ Sunset Heights Area
- ⑭ Woodland Heights



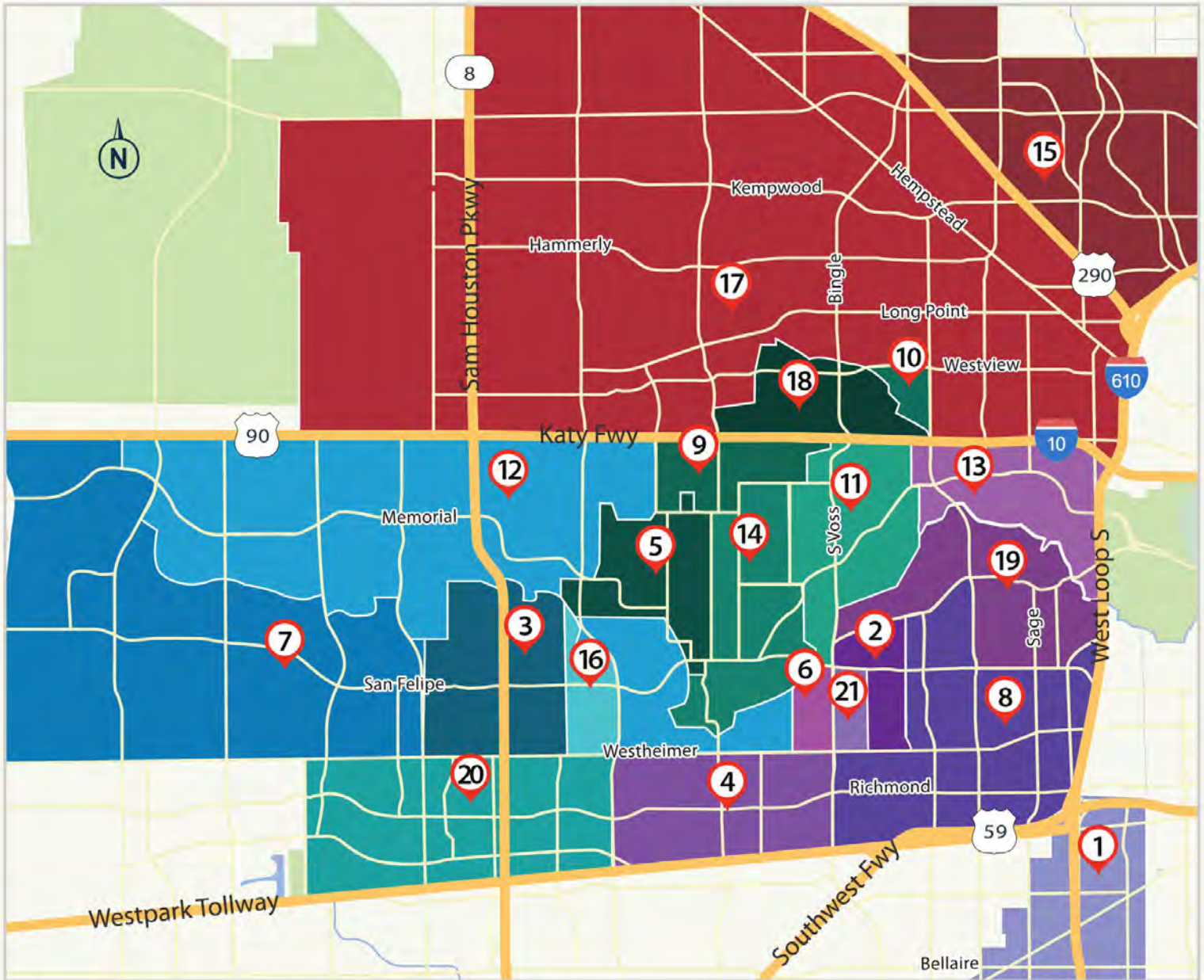
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# Western Houston



- 1 Bellaire
- 2 Briargrove
- 3 Briargrove Park Area
- 4 Briarmeadow / Tanglewilde
- 5 Bunker Hill Village
- 6 Chamwood / Briarbend
- 7 Energy Corridor
- 8 Galleria Area
- 9 Hedwig Village
- 10 Hilshire Village
- 11 Hunters Creek Village
- 12 Memorial
- 13 Memorial Close In
- 14 Piney Point Village
- 15 Oak Forest
- 16 Rivercrest
- 17 Spring Branch
- 18 Spring Valley
- 19 Tanglewood
- 20 Westchase
- 21 Winrock



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As featured on *Fox News in the Morning*, *Reuters*, *Wall Street Journal*, *Houston Chronicle*, *Fortune*, *Forbes*, *Houston Business Journal*, and *Houston Magazine*, Paige Martin, a consistent Top Producing Keller Williams Broker and the lead of the Houston Properties Team, is ranked as one of the top residential Realtors in the United States.

### Paige Martin's recent awards include:

- 2018: One of America's Best Real Estate Agents, *RealTrends.com*
- 2018: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2017: #1 Individual Agent, Keller Williams, Texas
- 2017: #1 Individual Agent, Keller Williams, Houston
- 2017: #1 Individual Agent, Keller Williams, Memorial
- 2017: One of America's Best Real Estate Agents, *RealTrends.com*
- 2017: One of the 100 Most Influential Real Estate Agents in Texas, *Real Estate Executive*
- 2017: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2016: #20 Individual Agent, Keller Williams, United States
- 2016: #1 Individual Agent, Keller Williams, Texas
- 2016: #1 Individual Agent, Keller Williams, Houston
- 2016: #1 Individual Agent, Keller Williams, Memorial
- 2016: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2015: #1 Individual Agent, Keller Williams, Texas
- 2015: #1 Individual Agent, Keller Williams, Houston
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- 2015: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- #1 Individual Agent, Keller Williams Memorial (2015, 2014, 2013, 2012, 2011, 2010)
- Five Star Realtor, Featured in *Texas Monthly* (Annually for the last seven years)

. . . in addition to over 242 additional awards since 2002.

Paige was appointed by Houston's Mayor to the Downtown TIRZ board, and has been recognized for her philanthropic work by numerous organizations including the Houston Police Foundation, Citizens for Animal Protection, Houston Ballet, and Alley Theatre. Paige is a graduate of Baylor University.

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# What People Are Saying



"Paige is the best of the best when it comes to real estate! We couldn't recommend her more highly!"

**Dr. Forrest Roth, MD**  
Plastic Surgeon



"This was our fourth transaction with Paige, and we couldn't be happier. She goes above and beyond!"

**Sarah Carmine**  
Market Analyst



"My wife and I have worked with Paige now on three transactions. I highly recommend her to anyone!"

**Scott Gordon**  
Vice President



"We recently closed on our fourth real-estate transaction with Paige Martin as our realtor. We highly recommend her."

**Lindsay Bourg**  
Chief Accounting Officer



"Paige is terrific! She listed our home and was great. She is honest, reliable, experienced, and your total advocate."

**Mike Lambert**  
CEO & Founder



"Paige is amazing. She is so knowledgeable and listens to every question. Could not have asked for better representation."

**Kris Guthrie**  
VP Marketing

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# HOUSTON AREA NEIGHBORHOODS

Affectionately called as the “City of Homes,” Bellaire is a small city on the Southwest side of Houston’s Inner Loop.

Bellaire is often compared to West University, Memorial, Afton Oaks and Avalon Place.

Bellaire homes for sale are consistently in high demand due to the following:

- **HIGHLY RANKED SCHOOLS:** Several of Bellaire’s public schools are ranked amongst the top in the state of Texas.
- **SPACIOUS LOTS:** Lot sizes in Bellaire vary widely, though its standard 75 feet by 130 feet lot parcels are noticeably more spacious than West University’s 50 by 120 foot lots.
- **IDYLLIC COMMUNITY:** The Bellaire neighborhood is largely residential. It boasts of tree-lined streets, a good number of parks, and award-winning schools.

Bellaire is home to top-ranked schools. Schools in the area include Bellaire High School, a top performing high school, and Pin Oak Middle School, a National Blue Ribbon School award winner.

Lot sizes in Bellaire vary widely, though its standard 75x130 feet lot parcels are noticeably more spacious than West University’s 50x120-foot lots.

The city’s prime southwest location gives it great access to important Houston areas like Downtown, the Texas Medical Center, the Museum District, and The Galleria.

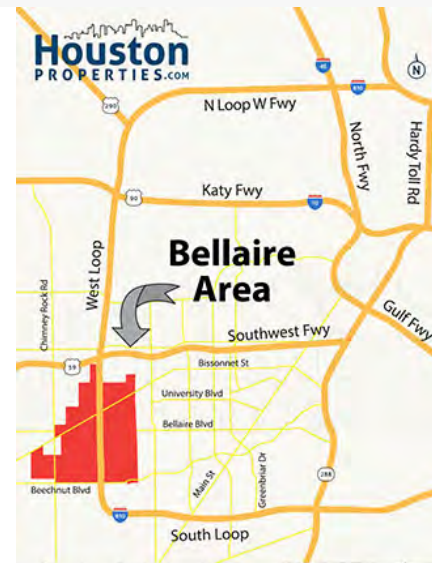
The local government has incorporated Bellaire as an independent city.

Bellaire has its own independent police and fire departments. The city has a council-manager type of government and has a mayor, a city manager, and six city council members.

Bellaire’s city-within-a-city location and small town vibe makes its attractive to buyers who are in the market for locations near The Galleria, Uptown, and the job centers of Medical Center and Downtown.

**View Bellaire Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/bellaire>





Boulevard Oaks is an exclusive collection of 21 subdivisions near Rice University. This secluded neighborhood is also one of Houston's 20 most expensive neighborhoods.

Some of the features that make Boulevard Oaks unique include:

- **STRONG NEIGHBORHOOD PLANNING:** Boulevard Oaks is one of the few Inner Loop neighborhoods with tree-lined, divided streets, large lots and good deed restrictions.
- **GOOD ACCESSIBILITY:** Residents live minutes from Rice Village (with over 50 retail establishments) and a large collection of Houston Hike & Bike Trails.
- **HIGH SECURITY:** Boulevard Oaks employs a 24-hour private security patrol provided by Houston Police and Harris County peace officers.

Boulevard Oaks is just a few minutes from Texas Medical Center, Rice University, Downtown Houston, and Museum District.

Just north of Rice University and inside Interstate 610, Boulevard Oaks is bordered by the Southwest Freeway to the north, Morningside to the west, Bissonnet to the south, and Graustark/Parkway to the east.

Boulevard Oaks development began in the 1920's to early 1930's. The subdivisions of Broadacres, Edgemont, and Ormond Place were the first ones to emerge.

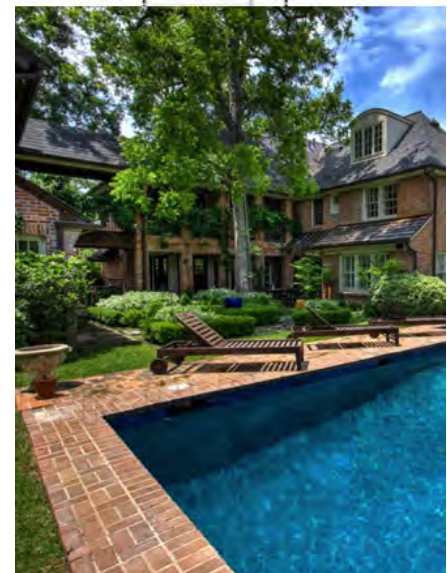
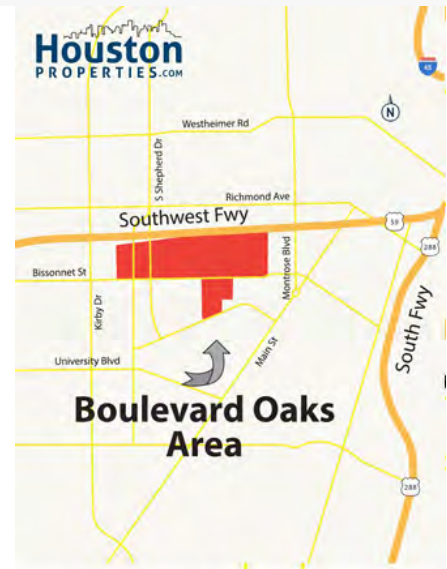
In 1924, West Edgemont started development, followed by West Ormond Place, Chevy Chase, and Vassar Place. Other nearby subdivisions were initialized by real estate developers throughout 1930 to 1940.

Boulevard Oaks homes for sale appreciated by over 60% the last decade and are consistently in very high demand. Select subdivisions may only have 1 or 2 properties in total come up for sale per year.

Transit to Downtown Houston is easy with the new MetroRail line. It also offers easy access to the Southwest Freeway and nearby Main Street.

**View Boulevard Oaks Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/boulevard-oaks>



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# Braeswood Place

The Braeswood community consists of seven subdivisions: Braes Heights, Ayrshire, Braes Manor, Braes Oaks, Braes Terrace, Emerald Forest, and Southern Oaks.

Braeswood Place is a neighborhood of 2,200 homes inside Loop 610, east of the city Bellaire, south of the cities Southside Place and West University Place, west of the Texas Medical Center and the neighborhood of Old Braeswood, and north of Brays Bayou.

Most of the neighborhood's ranch-style homes went through extensive renovations and expansions. Larger houses on expansive lots replaced some of the older properties.

Lots in Braeswood Place are generally larger than those in neighboring West University. Lot prices, either cleared or with an existing structure, begin around \$300,000 and range upward depending on square footage and location.

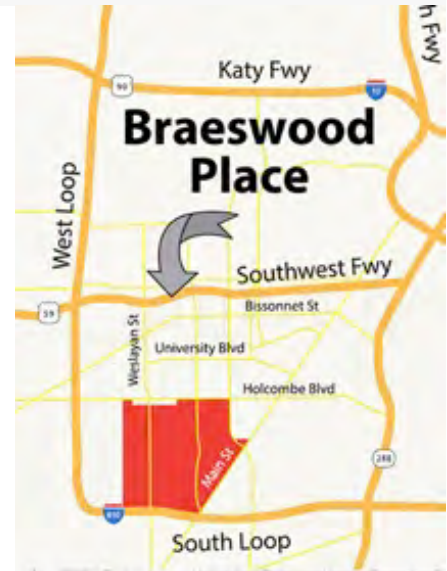
Prices for new homes in Braeswood Place begin in the \$600,000 range while renovated houses sell from the high \$300,000 to upwards of \$500,000.

Older homes selling above \$400,000 are likely to have updated kitchens and baths and possibly a fourth bedroom.

Several Houston independent School District schools including Mark Twain Elementary, Pershing Middle and Lamar or Bellaire High Schools serve Braeswood Place.

The community center consisting of the McGovern-Stella Link Branch of the Houston Library, the Weekley Family YMCA, a field for the West University Little League, and a senior services center. Residents contributed almost \$350,000 to renovate Karl Young Park with new playground equipment, drainage and landscaping.

**View all Braeswood homes for sale at**  
<http://HoustonProperties.com/houston-neighborhoods/braeswood>



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Briargrove is an upscale neighborhood close to the Galleria composed primarily of single-family homes.

The neighborhood features a strong homeowners association, a common clubhouse (with a play area and pool) and a very highly ranked elementary school.

Several aspects make Briargrove an exceptional neighborhood:

- **BRIARGROVE ELEMENTARY SCHOOL:** One of most highly-rated schools in Houston, Briargrove Elementary is also known as a “neighborhood school” because of the hands-on involvement of parents in its scholastic and social events.
- **EXCELLENT NEIGHBORHOOD AMENITIES:** Briargrove residents enjoy a beautiful park and pool within the neighborhood. Briargrove also features a common clubhouse and play area, as well as jogging and biking lanes.
- **GREAT ACCESSIBILITY:** Briargrove has easy access to I-59, Loop 610, and I-10. Residents are only a few minutes away from key Houston districts, including Downtown and Galleria.

Bordered by Briar Bridge on the east, Briargrove on the west, Westheimer on the south, and Woodway on the north, Briargrove is an upscale neighborhood with one of the highest ranked elementary schools in Houston.

The community works hard to preserve many of the old school's landmarks, including the park area, trees and the mural from the entrance hall. In addition to the front drive, there is a back drive plus more than 60 new parking spaces.

The neighborhood relaxed its deed restrictions in the 1980's to allow for one and one half-story and two-story homes. Today, Briargrove has a large number of new construction homes throughout the neighborhood.

Briargrove subdivision has retained a 1950's sense of neighborhood feel, which, in addition to its fine school and central location, contribute to the neighborhood's consistent popularity.

**View Briargrove Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/briargrove>



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# Briargrove Park

Briargrove Park is neighborhood consisting of over 1,400 single-family homes just inside the west side of Beltway 8.

Often confused with “Briargrove” (a separate neighborhood several miles to the east), Briargrove Park is popular for tall oak and pine trees that dot the neighborhood’s streets and yards.

Popular Briargrove Park features include:

- **SCENIC AND BEAUTIFUL NEIGHBORHOOD:** The beautiful Buffalo Bayou borders Briargrove Park. Majestic oak and pine trees are a common sight in the neighborhood.
- **FANTASTIC NEIGHBORHOOD AMENITIES:** A very active homeowners association manages Briargrove Park. Residents enjoy a central swimming pool, tennis courts, and playground. The subdivision is also managed by a full-time staff which handles garbage collection and maintenance for Briargrove Park’s neighborhood-wide lawn gas lights
- **EXCEPTIONAL LOCATION:** Conveniently located in West Houston and between Gessner and the Sam Houston Tollway, Briargrove Park enjoys easy access to the Energy Corridor, Galleria and I-10.

Incorporated in 1962, Briargrove Park is between Westheimer and Buffalo Bayou within easy access to the Sam Houston Tollway (Beltway 8) and Briar Forest.

Recreational facilities include tennis courts, a 25-yard pool with attached deepwater diving pool and a baby pool, the subdivision’s park and playground, and the Mary Ann Franklow Park with its jogging trail and gazebo.

There is also an Architectural Control Committee that reviews home additions and new construction. They enforce strict regulations to preserve neighborhood integrity.

Briargrove Park is zoned to HISD's Walnut Bend Elementary School, Revere Middle School (with West Briar Middle School as an option) and Westside High School.

**View Briargrove Park Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/briargrove-park>



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A former WWI-era training camp for the US Army, Camp Logan is now a thriving residential subdivision adjacent to Memorial Park.

The benefits of living in Camp Logan includes:

- **PROXIMITY TO MEMORIAL PARK:** Memorial Park is one of the largest urban parks in the United States. Opened in 1924, the park covers approximately 1,466 acres. Camp Logan adjoins the park and many homes overlook the park “as their backyard.”
- **GOOD SELECTION OF HOMES:** Camp Logan features a wide diversity of luxury homes, many of which were built to enjoy the views of the park.
- **IDYLLIC NEIGHBORHOOD:** Camp Logan’s tree-lined streets and expansive lawns give the area a quiet, cozy vibe amid the hustle and bustle of the city.

Camp Logan is a popular neighborhood within Loop 610, prized for its great location and easy access to Memorial Park’s amenities.

Camp Logan is conveniently located just off Katy Freeway (Interstate 10) and Memorial Drive, providing its residents with an easy jump off point to Downtown, the Texas Medical Center, and the Energy Corridor.

An oak tree that predates the Texas Republic is one of the primary landmarks of the entrance to the Camp Logan neighborhood.

Camp Logan has a triangular street pattern with winding, tree-lined roads. With Memorial Park at its western border and the Washington Avenue corridor to the east, the community has an element of serenity amid a bustling urban area.

**View Camp Logan Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/camp-logan>



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Downtown Houston is a bustling district filled with residential and commercial skyscrapers; streets lined up with restaurants, bars, and clubs; parks; and an extensive network of pedestrian tunnels and skywalks.

Downtown's resurgence and development during the 1990's make for an inviting living experience with over 200 establishments "right outside your door."

Consisting mostly of mid-rise, historic lofts and high-rise condos, Downtown real estate is popular due to:

- **GREAT ACCESSIBILITY:** Downtown's central Inner Loop location makes it one of Houston's most accessible districts. Residents can enjoy over 200 establishments within a 1.5-mile radius. In addition, Downtown also has multiple METRORail station and local bus services.
- **FABULOUS COMMUTE:** Downtown Houston houses over 3,500 companies employing nearly 200,000 workers. Many of downtown's residents enjoy a commute to work that include a route through Market Square Park (and no car).
- **EXCITING LIFESTYLE:** Aside from the numerous shopping and retail stores in the district, residents enjoy living a few blocks away from theater district (2nd in the nation by seat count), numerous parks, Sundance Cinema, and the Bayou Center.

Over the last fifteen years, Downtown experienced a transformation that the Houston real estate market has not seen since the Allen brothers first established the city in the early 1800s.

The 1980's oil crash laid downtown Houston bare. Development stopped, businesses closed, and shops and buildings were boarded up. The population in the neighborhood fell and many people called downtown "desolate, barren and forgotten."

That changed in the mid-to-late 1990's with pioneering real estate developers (like Randall Davis and Frank Garvey) who purchased historic buildings (e.g. Post Rice Lofts, Bayou Lofts, Franklin Lofts) and converted them into urban lofts with modern amenities.

Today Downtown is the largest business district in Houston. Close proximity to work is one of the reasons that more and more people are beginning to move "back" into downtown Houston.

**View Downtown Houston Homes For Sale:**

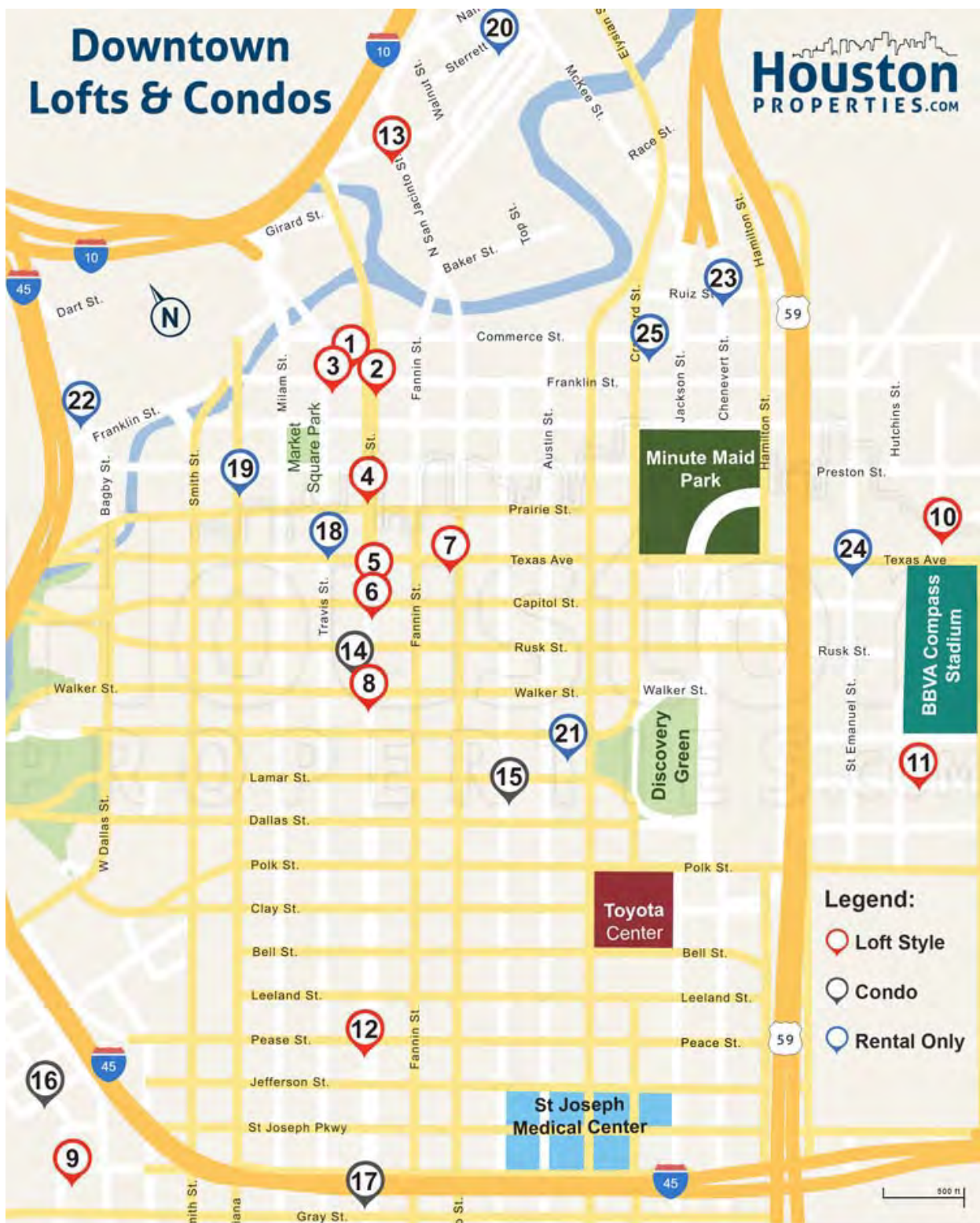
<http://HoustonProperties.com/houston-neighborhoods/downtown>



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# Downtown Lofts & Condos



- |                                 |  |  |
|---------------------------------|--|--|
| 1 Bayou Lofts (915 Franklin)    | 11 Herrin Lofts (2205 McKinney)            | 21 One Park Place (1400 McKinney St)       |
| 2 Franklin Lofts (201 Main)     | 12 The Beaconsfield (1700 Main)            | 22 Tension Lofts (110 Bagby)               |
| 3 Hermann Lofts (204 Travis)    | 13 San Jacinto Lofts (915 N. San Jacinto)  | 23 City View Lofts (15 N. Chenevert)       |
| 4 Byrd's Lofts (919 Prairie)    | 14 Commerce Towers (914 Main)              | 24 Lofts at the Ballpark (609 St. Emanuel) |
| 5 St Germain Lofts (705 Main)   | 15 Four Seasons Residences (1111 Caroline) | 25 Eller Wagon Works (101 Crawford)        |
| 6 Capitol Lofts (711 Main)      | 16 The Edge (300 St Joseph)                |  |
| 7 Keystone Lofts (1120 Texas)   | 17 2016 Main (2016 Main St)                |  |
| 8 Kirby Lofts (917 Main)        | 18 Post Rice Lofts (909 Texas)             |  |
| 9 Rise Lofts (2000 Bagby)       | 19 Hogg Palace (401 Louisiana)             |  |
| 10 Stanford Lofts (505 Bastrop) | 20 Dakota Lofts (711 William)              |  |

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Broker Associate  
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EaDo (East Downtown) is an up-and-coming neighborhood just east of Houston's Central Business District.

It is dubbed as the "Art & Soul of Houston" for its lively, alternative art scene.

An emerging Houston neighborhood, EaDo offers many great benefits including:

- **PROXIMITY TO JOB CENTERS:** EaDo is immediately adjacent to Downtown. The district is also a few minutes from the Texas Medical Center, Houston Ship Channel, and Greenway Plaza.
- **NUMEROUS RECREATIONAL OPTIONS:** The BBVA Compass Stadium is within the district, and the Toyota Center and Minute Maid Park are just across the freeway. The neighborhood is also minutes from Discovery Green and George R. Brown Convention Center.
- **EMERGING REAL ESTATE:** EaDo has one of the most competitively priced properties in the Inner Loop. EaDo benefits from the new BBVA Soccer stadium, MetroRail expansion, multiple new apartment and townhome complexes, and growing list of (highly rated) new restaurants and bars.

EaDo is one of 10 most accessible neighborhoods in Houston due to its proximity to Downtown Houston and recent surge of commercial development within the area.

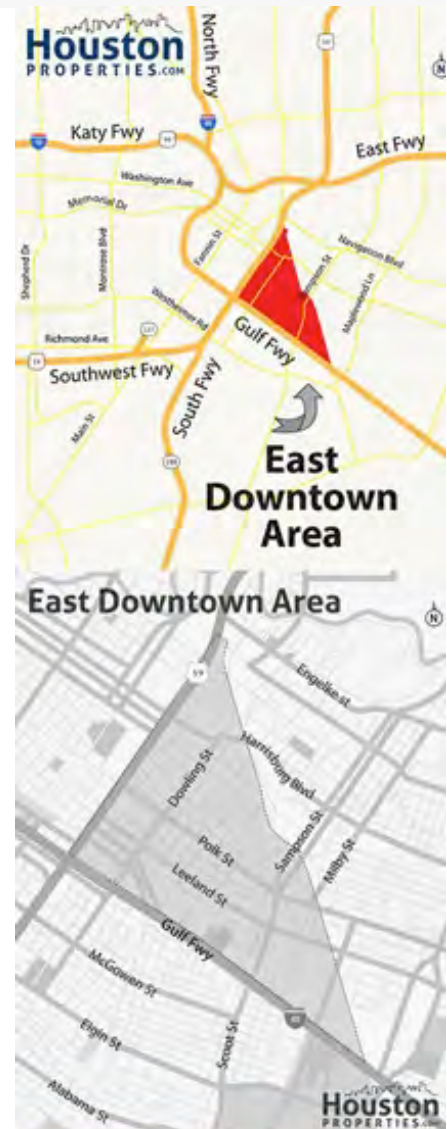
Up until 10 years ago, many developers were hesitant to build in this neighborhood due to the negative image of the US 59 overpass (that divides EaDo from Downtown Houston).

The recently built BBVA Compass Stadium, MetroRail expansion, and development of highly restaurant and bars have injected new life into the area along with an enormous expansion of residential housing options.

EaDo is currently seeing a massive rise in commercial and residential development.

**View EaDo Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/eado>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



Home to several Fortune 500 companies, The Energy Corridor is one of the most affluent districts in West Houston.

Energy Corridor real estate include condos, single-family homes, and townhomes. The neighborhood also houses various luxury gated communities.

Some of the features that make Energy Corridor unique include:

- **HIGHLY RANKED SCHOOLS:** Energy Corridor is conveniently zoned to the Houston ISD, the Katy ISD, and the Spring Branch ISD. Numerous private schools are also located within the area.
- **EXCITING LOCATION:** The Energy Corridor is along Katy Freeway (I-10), adjacent to a 26,000-acre urban park. One of the largest business districts in Houston, Energy Corridor features various outdoor recreational and entertainment options.
- **GOOD REAL ESTATE INVESTMENT OPPORTUNITIES:** Energy Corridor homes for sale are more affordable than similar properties in the Inner Loop. Business expansions are expected to add 4.5 million square feet of office space next year. Experts predict that around 2,700 housing projects are required in the near future to accommodate the demand.

The Energy Corridor is located along Interstate 10, between Beltway 8 and the Grand Parkway.

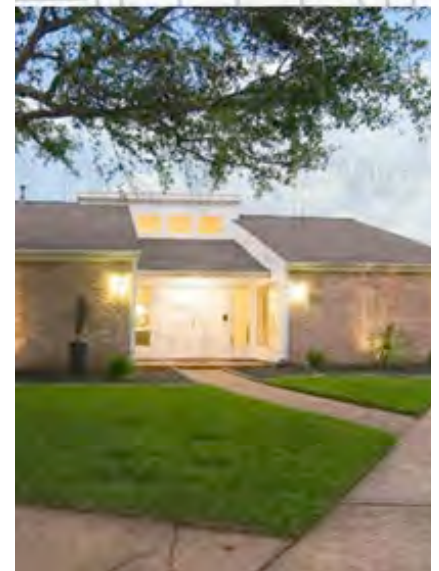
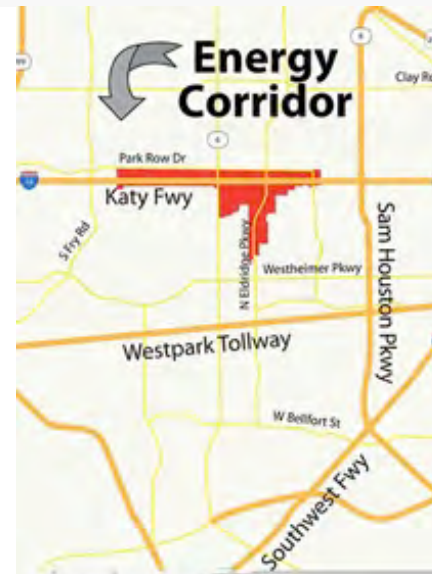
The 1,700-acre district extends south on N Eldridge Parkway and Enclave Parkway toward the Westpark Tollway. It is bordered by Kirkwood Road on the east and Barker Cypress Road on the west.

The district is adjacent to almost 26,000 acres of parks, including George Bush Park and Bear Creek Pioneers Park.

The Energy Corridor (Harris County Improvement District #4) has a large "Commute Zone," an area wherein most employees in the district reside. The Commute Zone is comprised of several areas in Fort Bend, Harris, and Waller counties.

**View Energy Corridor Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/energy-corridor>



**ONE OF HOUSTON'S TOP RANKED REALTORS**

Located west of 610 and just south of Tanglewood, Houston's Uptown district (the Galleria/Post Oak area) has developed a unique urban environment outside of downtown.

This area weaves a thriving business district, acclaimed retail stores, luxury hotels, condominium and apartment towers, and prestigious residential neighborhoods with Houston's natural beauty into a vibrant community known as Uptown.

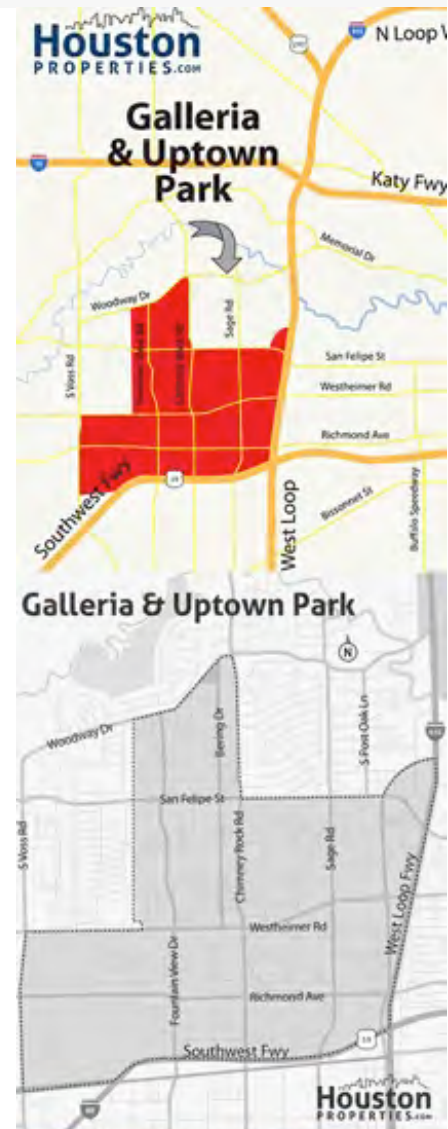
Boasting some of Houston's most exclusive neighborhoods such as Broad Oaks, Pine Shadows, Indian Trail, and Pine Hollow, the Uptown District also features prestigious town home developments such as Indian Circle, Post Oak Timbers, and Sage on the Bayou, as well as patio home communities such as Arborway, Indian Bayou, West Oaks and Homewood. The stately high-rise, Four Leaf Towers, completes the Uptown District landscape.

Uptown's high-rise offices and hotels, fine restaurants, and retail centers (such as the world-famous Galleria) host 200,000 office workers, shoppers, and out-of-town visitors daily. Yet this scene of bustling commercial activity is laced with tranquil lanes leading to magnificent homes, the majestic Post Oak Boulevard with its verdantly landscaped public spaces, and the pristine natural forest of Memorial Park.

Already enveloped by Houston's most prestigious residential districts, Uptown is itself a growing neighborhood with continued construction of a wide variety of upscale homes and apartments.

Over 1,700 high-rise condominium units grace the Uptown skyline, representing over half of all the high-rise units in the city.

For those seeing a single-family home, intimate patio homes constructed on limited access courts, offer a cozy and secure urban retreat while luxury subdivisions feature in-town estates with some of Houston's most prestigious addresses.



**View all Uptown Houston homes for sale at**

<http://HoustonProperties.com/houston-neighborhoods/galleria>

**ONE OF HOUSTON'S TOP RANKED REALTORS**



Ranked as one of Houston's Fastest Growing Neighborhoods, Garden Oaks is located just north of the Houston Heights and the northern part of Highway 610.

Nestled among towering pines and grand magnolias, Garden Oaks is a peaceful neighborhood of cottages, bungalows, ranch, and traditional-style homes.

Garden Oaks is one of Houston's most popular neighborhoods, primarily due to its:

- **RAPID GROWTH OF SHOPS, RESTAURANTS & RETAIL:** Looking back at Houston real estate trends over the past 20 years, the areas that have performed best have two main themes: 1) Close proximity to major job hubs, 2) High growth of retail. Garden Oaks has both.
- **DIVERSE HOME OPTIONS:** Garden Oaks have a healthy mix of home styles including cottages, bungalows, and traditional ranch-style houses. Developers are also building new construction single-family and townhomes.
- **EASY ACCESS TO MAIN CITY HUBS:** Parts of Garden Oaks straddle the Inner Loop. Residents are just a few minutes away from main Houston hubs like Downtown, Galleria, and Museum District.

Garden Oaks homeowners have easy access to Downtown Houston, the Uptown/Galleria area, the Medical Center and Houston Intercontinental Airport

The Z-shaped Garden Oaks neighborhood is conveniently located right outside the Houston Inner Loop, with easy access to major freeways leading to main Houston hubs.

When development for Garden Oaks was started in 1937, the neighborhood was initially billed as "Houston's next River Oaks."

The first Garden Oaks homes were large plantation- and ranch-style houses built on huge lots.

Garden Oak's deed restrictions require large lots and deep setbacks. Over the years, Garden Oaks homes became a diverse mix of plantation and ranch-style homes, quaint cottages and bungalows, as well as new construction single-family and townhomes.

**View Garden Oaks Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/garden-oaks>



The Houston Heights is an exciting neighborhood of over 3,700 homes located north of I-10 highway, south of Loop 610 and west of Highway 45.

One of Houston's first "master-planned" communities, The Heights feature a healthy balance of the "new" and "old" best seen its homes and quiet "small-town" vibe.

The Heights real estate are among the fastest selling homes in the city due to the neighborhood's:

- **SUPERB ACCESSIBILITY TO SHOPPING AND RETAIL:** Yelp has over 1,000 rated establishment within the Greater Heights area. Culturemap also calls the Heights, "one the most walkable neighborhoods in Houston."
- **STRONG COMMUNITY AND SMALL-TOWN VIBE:** Houston Heights is commonly likened to a "country-side neighborhood within a bustling city". A very active civics club enforces strict deed restrictions to maintain the neighborhood's tranquil, small-town feel.
- **FANTASTIC LOCATION:** The Heights enjoy a central Houston location, near to major districts like Downtown, Galleria, Medical Center, and Museum District.

Ranked #4 in CNN Money's Top 10 Big City Neighborhoods, The Heights offers charm and a small-town feel; along with a fantastic collection of restaurants, coffee bars, antique shops, parks, and running trails.

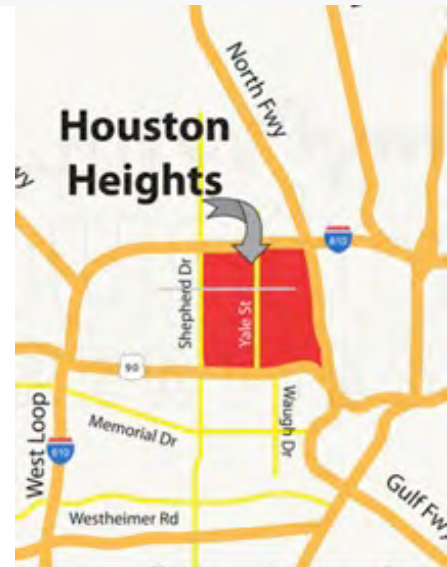
The Hike & Bike Trail in the Heights recently opened with several new bridges. It connects the north side of Houston's Inner loop with soon-to-be over hundred miles of city trails.

Houstonians use the neighborhood's common name, "The Heights" or "Greater Houston Heights" to describe a collection of Houston areas surrounding the actual Houston Heights.

However, Houston Heights is a unique neighborhood that is distinct from from the neighboring communities (like Cottage Grove, Norhill and Woodland Heights).

**View Houston Heights Homes For Sale:**

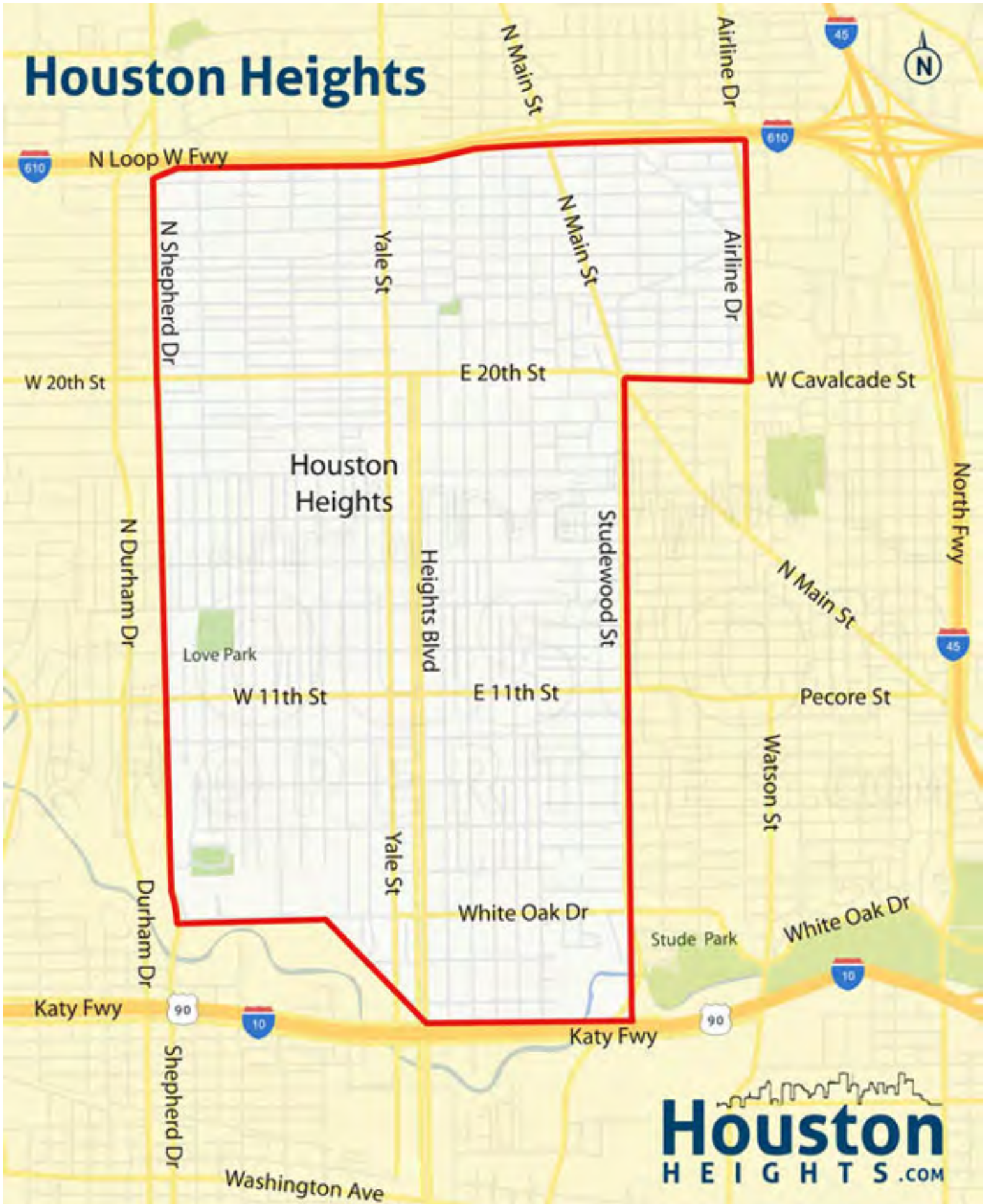
<http://HoustonProperties.com/houston-neighborhoods/houston-heights>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



# Houston Heights



Located between Montrose and Midtown, Hyde Park is rated as one of the 10 most accessible Houston neighborhoods.

The Hyde Park neighborhood benefits from:

- **GREAT ACCESSIBILITY:** Neighborhood residents are just a few hundred yards away from grocery, restaurants, and specialty stores in the River Oaks Shopping Center as well as pockets of commercial areas in Montrose.
- **SHORT COMMUTE TO THREE MAJOR JOB CENTERS:** Hyde Park's Inner Loop location provides for a 5-10 minute commute to Downtown, Galleria and Medical Center.
- **SIMILARITY WITH RIVER OAKS:** Commonly referred to as a "River Oaks Neighbor," Hyde Park features a collection of newer construction, luxury homes.

Hyde Park is a small collection of homes on the Southeast side of River Oaks near Shepherd, Westheimer and Montrose. Hyde Park residents have fabulous access to grocery, shops, restaurants, bars, parks and schools.

About 10 minutes from Downtown Houston and Galleria, Hyde Park is within the 77006 zip code and is roughly bordered by Shepherd Drive to the west, Gray Street to the north, Montrose Boulevard to the east, and Westheimer Road to the south.

Developers built most of the original Hyde Park homes for sale between the 1920s to 1940s and are commonly ranch-style or Victorian design.

In the past 20 years, contractors bought many of the older homes and apartment buildings to build new construction single-family homes and townhomes.

Developers renovated a good number of the remaining inventory, giving the area an interesting variety of traditional and modern styles.

**View Hyde Park Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/hyde-park>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



# Lazybrook/ Timbergrove

Lazybrook and Timbergrove are two Inner Loop neighborhoods located just west of the Houston Heights and north of I-10 and Cottage Grove.

They are similar enough in size, location and real estate composition that they are often grouped together for mapping and statistical purposes.

Both Lazybrook and Timbergrove are popular with homebuyers for the following reasons:

- **PROXIMITY TO KEY CITY DISTRICTS:** Lazybrook / Timbergrove residents enjoy a short commute to and from the major employment centers of Downtown, Galleria and Energy Corridor. Their close proximity to 610 and I-10 allow for good access to Houston Intercontinental Airport and all major parts of Houston.
- **LARGER LOTS & TREE LINED STREETS:** The Lazybrook / Timbergrove area is very popular for lush foliage, tree-lined streets, and larger lots than comparably priced properties in Rice Military or the Heights.
- **STRONG REAL ESTATE APPRECIATION:** The neighborhood has one of the strongest 10-year real estate appreciations in Houston. The area has grown and developed very well over the past decade.

Named after the White Oak Bayou which forms the neighborhood's eastern boundary, Lazybrook / Timbergrove is one of Houston's "late-bloomers".

Similar to many Inner Loop neighborhoods, Lazybrook / Timbergrove underwent major residential and urban development in the 60s and 70s.

Residents founded The Lazybrook Civic Club in 1960. The organizations main goal is to enforce building restrictions and enhance the community.

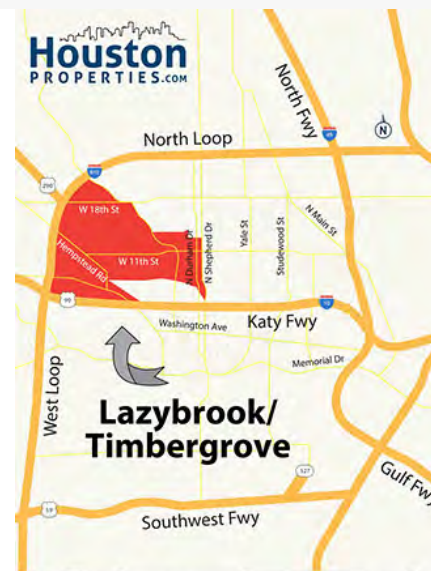
Today Lazybrook is a quiet but sprawling neighborhood with 9 Civic Club-designated sections. The 9 sections map out the neighborhood's deed restrictions, paving the way for a well-developed and carefully master-planned community.

### View Lazybrook Homes For Sale:

<http://HoustonProperties.com/houston-neighborhoods/lazybrook>

### View Timbergrove Homes For Sale:

<http://HoustonProperties.com/houston-neighborhoods/timbergrove>



**ONE OF HOUSTON'S TOP RANKED REALTORS**

The Texas Medical Center (TMC) is the largest medical center in the world with one of the highest densities of clinical facilities for patient care, basic science, and translational research.

The Medical Center contains 54 medicine-related institutions, including 21 hospitals and eight specialty institutions, eight academic and research institutions, four medical schools, six nursing schools, and schools of dentistry, public health, and pharmacy

In addition, the Texas Medical Center is one of Houston's largest employment centers.

Also known as the Medical Center Area, the Med Center, and the TMC, the district is densely packed with clinical facilities for various hospitals.

Several features make Medical Center a popular neighborhood, including:

- **EASY ACCESS TO THE LARGEST MEDICAL COMPLEX:** This area affords an excellent commute to professionals and patients looking for easy access to the world's largest medical center.
- **METRORAIL ACCESS:** The Medical Center Area has three METRORail Red Line stations, as well as direct access to three major freeways, the South, Southwest, and Loop-610.
- **HIGH ACCESSIBILITY:** The Texas Medical Center and the neighboring Museum District house over 200+ restaurants, shops and retail outlets in addition to parks, the Houston Zoo and over a dozen museums.

Bordered by Museum District, West University Place and Rice University to the west, and Midtown to the north, the Medical Center Area is centrally located within the Inner Loop.

Its proximity to the Museum District give Houston Medical Center residents access to the city's foremost arts and cultural center. The Medical Center Area boasts of excellent access to entertainment hotspots like the NRG Stadium and Hermann Park as well.

The NRG Stadium, formerly known as Reliant Center, is a multi-purpose stadium. It is home to the Houston Texans and the Texas Bowl. The Houston Livestock Show and Rodeo is also held at NRG.

Hermann Park is one of the city's most visited public parks. The 445-acre park features the Houston Zoo, Houston Garden Center, Miller Outdoor Theatre, Houston Museum of Natural Science, and the Hermann Park Golf Course.

**View Medical Center Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/medical-center>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



Memorial is one of the wealthiest areas in the City of Houston. The neighborhood spans over five zip codes, thirty subdivisions and six independent villages.

Although Memorial Drive originates in Downtown Houston, the “Memorial area” is generally regarded as those neighborhoods that lie between the 610-Loop on the east, Highway 6 on the west, I-10 on the north, and Buffalo Bayou on the south. The highly rated Spring Branch Independent School District serves Memorial Park.

The Memorial Villages, independent municipalities with their own police and fire departments, water systems, and political structures, are found west of Chimney Brick road. From east to west, they are: Hunters Creek, Piney Point, Hedwig, Bunker Hill, and Spring Valley (north of I-10).

As Memorial Drive winds westward through beautiful wooded terrain, intersecting narrow lanes and quiet streets lead to special neighborhoods. One such is Sandlewood, where homes surround three lakes used for boating, swimming, and fishing. Others include Memorial Forest, Whispering Oaks, Frostwood, Tealwood, Fonn Villas, and Memorial Pines.

Along Gessner and Beltway-8, upscale shopping, dining and entertainment abound, along with Hermann Memorial Hospital and Health Center at Memorial City.

Beltway-8 provides the area with quick access to all parts of the city; both airports are within a 30-minute drive, I-10 is immediately accessible, and I-59 is only minutes away.

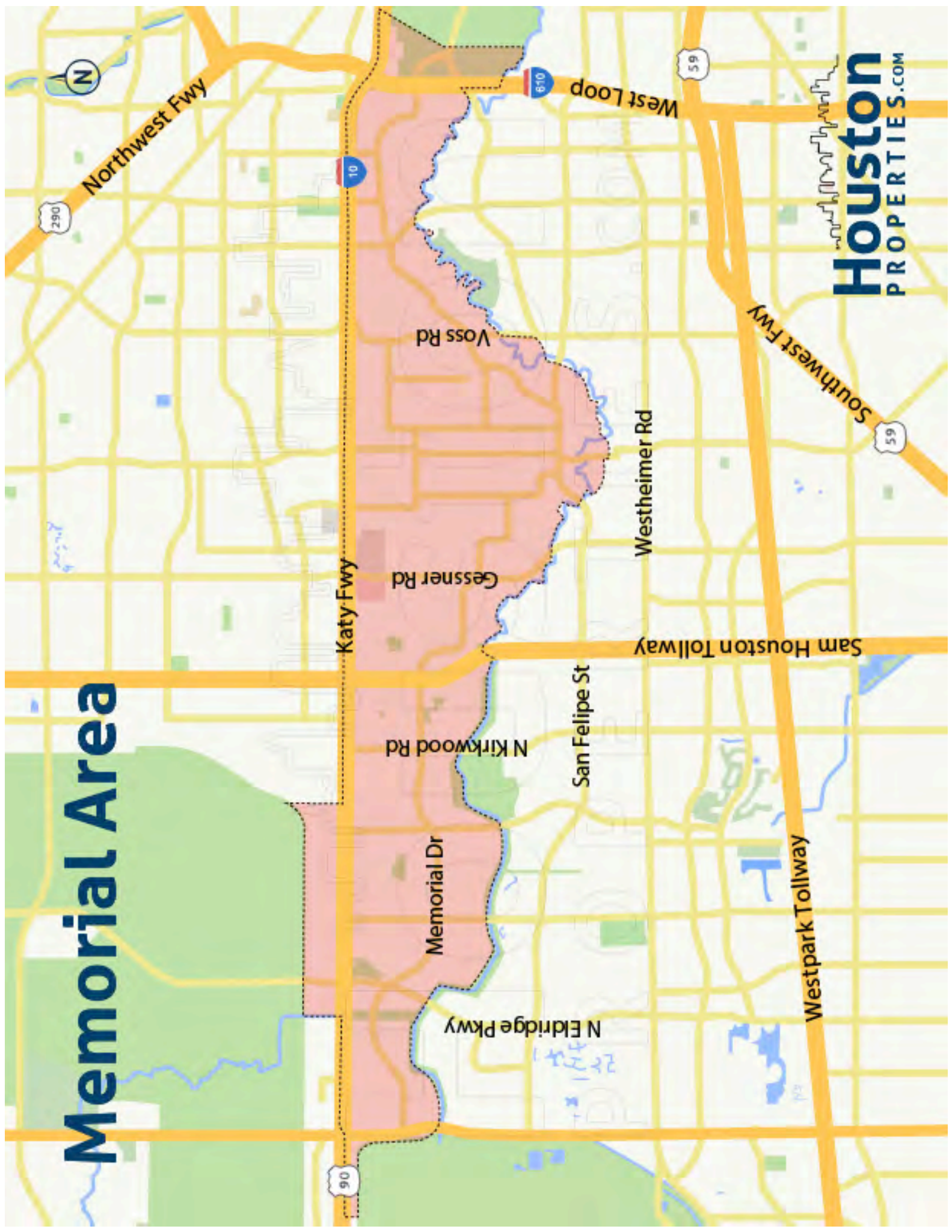
The westernmost Memorial neighborhoods are Memorial Thicket, Thornwood, Barker's Landing, Fleetwood, and Maywood. The Houston Independent School District (HISD) serves memorial Thicket; Thornwood is split between HISD and the Katy Independent School District (KISD); Barker's Landing, Fleetwood, and Maywood are zoned to KISD.



**View all Memorial homes for sale at**  
<http://HoustonProperties.com/houston-neighborhoods/memorial>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

# Memorial Area



**Houston**  
PROPERTIES.COM



# Memorial Villages

A collection of six independent villages, the distinctively luxurious Memorial Villages is one of Houston's most popular neighborhoods.

Memorial Villages, or simply the "Villages," is located along Katy Freeway, west of Greater Houston. Its elegant homes and upscale estates remain popular due to its:

- **EXCELLENT SCHOOLS:** Memorial Villages is zoned to the Spring Branch ISD. National Blue Ribbon Schools, including Memorial High School and Stratford High School, serve the Villages.
- **PEACEFUL AND PRIVATE COMMUNITY:** With deed restrictions and its own governing bodies in place, Memorial Villages maintain a quiet and private ambience. It also has its own police force and fire department.
- **PROXIMITY TO SHOPPING AND ENTERTAINMENT:** The CityCentre and the Memorial City Mall offer great retail and dining options. The Galleria is within minutes of Memorial Villages.
- **LUXURY REAL ESTATE:** The Villages boast of estate-style homes sitting on oversized lots. Homes in the Villages include beautifully renovated country-style homes and new construction estates.

During the 1930's, the Memorial Villages were a group of large farms and country estates west of Houston. In the 1950's and 1960's, Houston experienced a suburban boom and started extending its borders outside the Inner Loop (Interstate 610).

To prevent annexation by the city of Houston, the six independent villages joined together to be collectively known as the Villages, or Memorial Villages.

Hunters Creek, Piney Point, Hedwig, Bunker Hill, Spring Valley, and Hilshire each has its own identity.

Memorial Villages cover a large area with each village having its own set of deed restrictions. Each village also elects their own mayor and city council members.

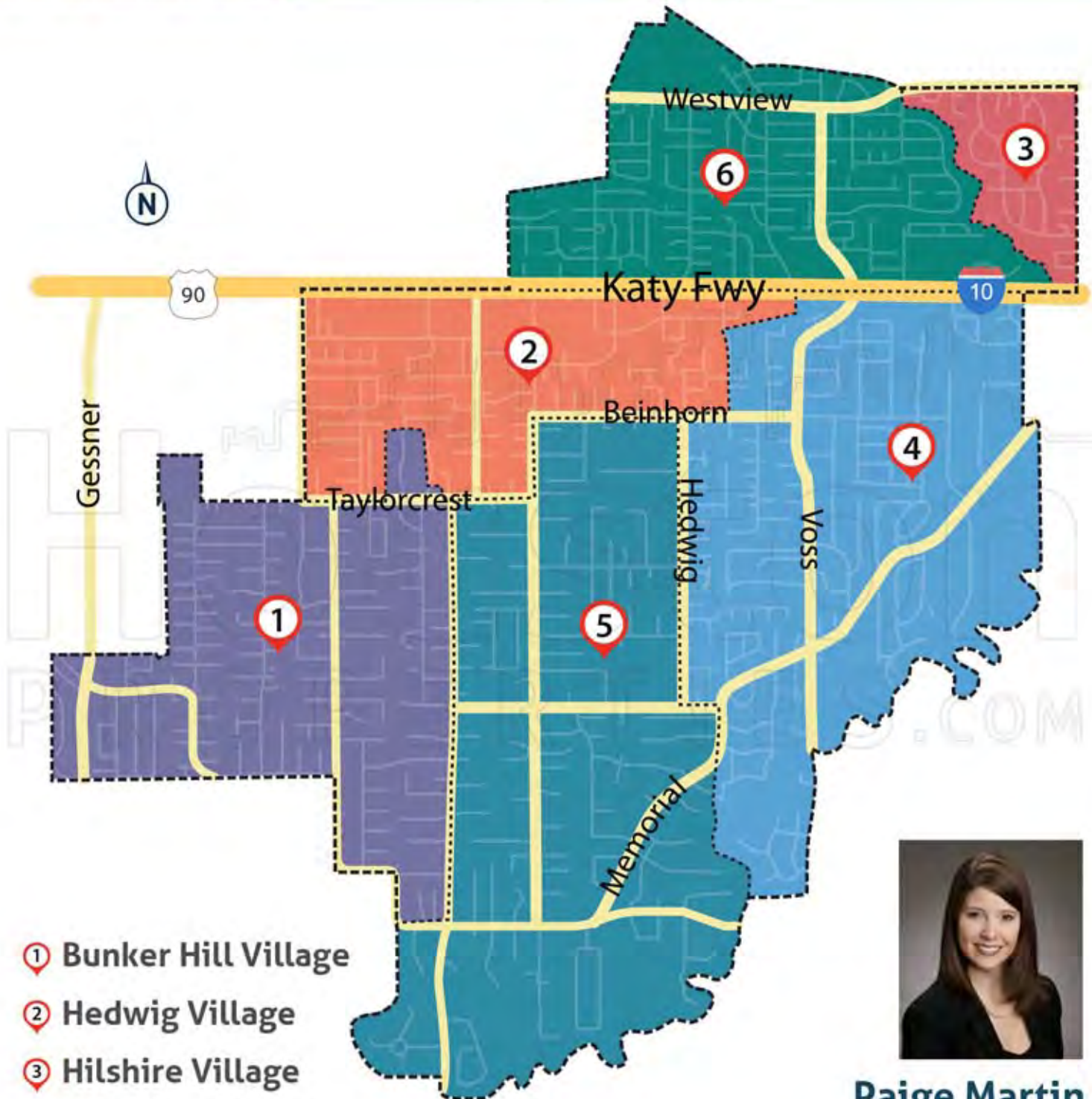
Memorial Villages are mostly residential, as commercial establishments are only allowed outside the villages' borders. Shopping centers are notably found on the fringes of Memorial Villages.

## View Memorial Villages Homes For Sale:

<http://HoustonProperties.com/houston-neighborhoods/memorial-villages>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



- ① Bunker Hill Village
- ② Hedwig Village
- ③ Hilshire Village
- ④ Hunters Creek Village
- ⑤ Piney Point Village
- ⑥ Spring Valley



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The trendy neighborhood of Midtown is located southwest of Downtown and north of the Museum District.

Midtown's finest asset is its location. Situated directly between Downtown Houston, Montrose and the Texas Medical Center, Midtown is minutes away from the two largest employment centers in the region.

Other benefits of living in Midtown includes:

- **GREAT ACCESSIBILITY:** Midtown is one of the most accessible neighborhoods in Houston. With Gulf, Southwest, and South freeways to the north, south, and east of the district, other Inner Loop neighborhoods are easily accessible from Midtown.
- **AFFORDABLE HOUSING OPTIONS:** For a neighborhood that serves two of major Houston job centers, the Texas Medical Center and Downtown Houston, Midtown has relatively affordable homes for sale.
- **THRIVING MIXED-USE COMMUNITY:** Midtown is a mixed bag of retail stores, restaurants, and lounges alongside mid-rise condos, apartments, and townhomes. Midtown features over 180 restaurants, bars, and coffee shops. The neighborhood has a lively street scene, with a variety of dining, shopping, and nightlife options.

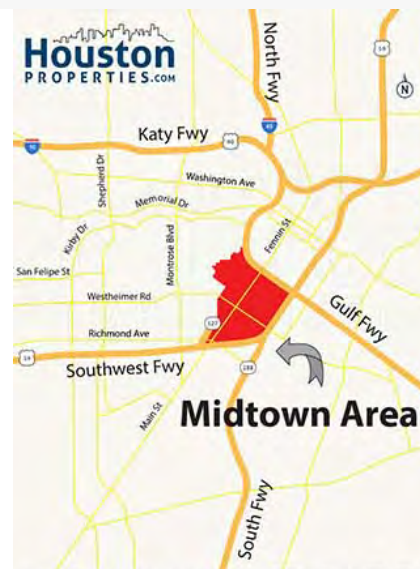
Midtown presents an excellent choice for homebuyers in the market for homes near job centers, retail establishments, and great schools.

Midtown is still in the midst of redevelopment. The neighborhood saw a decline in the 1980s and 90s, however, an injection of funds from the Midtown TIRZ has made renovation efforts possible.

The neighborhood's mixed-use urban planning provides its residents with great options right by their doorsteps. It has a lively street scene with a variety of dining, shopping, and nightlife options.

### View Midtown Homes For Sale:

<http://HoustonProperties.com/houston-neighborhoods/midtown>



Montrose is an Inner Loop neighborhood that has one of the highest Walkability Score Ratings in Houston (and the state of Texas) due to its integration of residential, retail, commercial and dining establishments.

A diverse and colorful community, Montrose was once in the American Planning Association's list of top 10 great neighborhoods in America.

Montrose is one of Houston's most popular neighborhoods due to its:

- **FANTASTIC ACCESSIBILITY:** With Downtown and Medical Center within minutes of Montrose, the neighborhood is rated as one of the most accessible neighborhoods in Houston.
- **GOOD COLLECTION OF SHOPPING OPTIONS:** The River Oaks Shopping Center is located in the Montrose/Neartown area. Other retail options include the Galleria, a few minutes away from the neighborhood.
- **CENTRAL LOCATION:** Montrose enjoys a central location west of Downtown Houston just north of the Southwest Freeway and the Museum District.

The Montrose neighborhood carries a rich cultural and ethnic diversity. J.W. Link of the Houston Land Corporation developed the district. Link's house on Montrose Boulevard is now the administrative building for the University of St. Thomas.

Long known as a Bohemian artist area, property values in Montrose rose sharply since the 1980s as Houstonians, tired of the suburban commute, began to move back into town thus permanently altering the demographics of the neighborhood.

Montrose today is a polyglot, with graceful old mansions, Arts and Crafts bungalows, new townhouses and patio homes, duplexes, apartments, shops, a university, world-class museums and some of the finest restaurants in Houston.

Residents of Montrose appreciate living close in to Downtown Houston, the Museum District, and the Medical Center, and enjoy easy freeway access to other parts of Houston.

**View Montrose Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/montrose>





Houston's Museum District is rated as one of the highest Walkability Score Neighborhoods in the city.

Within a 1.5-mile radius, the area features 19 museums that offer educational, artistic, and scientific resources. A dozen of the member museums have free admission each day.

Located just north of Houston's premiere Medical Center, the Museum District features both classic and contemporary homes, reflecting the neighborhood's artistic draw.

Museum District residents enjoy:

- **EXCITING LIFESTYLE:** Museum District houses a rich mix of artistic, educational, and historical collections within its borders. The neighborhood is also home to numerous entertainment and retail options. Its tree-lined streets and lovely collection of homes endear residents to its unique vibe.
- **GREAT ACCESSIBILITY:** Its location along the South and Southwest freeways, MetroRAIL access, and pedestrian-friendly streets are factors that make the Museum District one of Houston's most accessible neighborhoods.
- **UNIQUE ARTS AND CULTURE VIBE:** With 19 museums located within a 1.5-mile radius around the Mecom Fountain, the Houston Museum District has the second largest number of museums in a contiguous area.

Considered as one of the Inner Loop's most accessible neighborhoods, the Houston Museum District is pedestrian-friendly, has immediate access to major freeways, and features great transportation services.

Houston's Museum District is 2nd in the country (only to Manhattan, NY) with the largest number of museums in a contiguous area.

In addition, this area includes Rice University, Houston's Zoo, Hermann Park Golf Course, three running trails, Miller Outdoor Theatre and MetroRAIL access to The Medical Center and Downtown Houston.

**View Museum District Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/museum-district>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



# MUSEUM DISTRICT AREA



- 1 African American Culture
- 2 Asia Society Texas Center
- 3 Buffalo Soldiers National Center for Contemporary Craft
- 4 Children's Museum
- 5 Contemporary Arts Museum
- 6 Czech Center Museum
- 7 Diverseworks
- 8 Health Museum
- 9 Hermann Park
- 10 Hermann Park Golf Course
- 11 Holocaust Museum
- 12 Houston Zoo
- 13 John Freeman Weather Jung Center of Houston
- 14 Lawndale Art Center
- 15 Menil Collection
- 16 Miller Outdoor Theatre
- 17 Museum of Fine Arts
- 18 Museum Of Natural Science
- 19 Photography Center
- 20 Rice Art Gallery
- 21 Rothko Chapel



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Harris County's 3<sup>rd</sup> largest subdivision, Oak Forest is an upscale neighborhood composed primarily of single-family homes built on sizeable lots.

Some of the features that make Oak Forest a prime neighborhood include:

- **HIGHLY RANKED SCHOOL:** Oak Forest Elementary School is one of the highest rated elementary schools in Texas. Oak Forest Elementary School students scored between 6 to 18 percentage points higher than the state average in the subjects of Writing, Science, and Math.
- **STRONG NEIGHBORHOOD PLANNING:** The Oak Forest Homeowners Association divided the esplanades into 10 sections. These sections help the association plan scheduled maintenance, community improvements and its Caretaker Program (Oak Forest's beautification program).
- **IDYLLIC LOCATION:** Oak Forest lies just Northwest Houston's Inner Loop. Residents enjoy easy access to the city's main districts including: Downtown, Galleria, Energy Corridor, and Memorial.

Located just outside Houston's Inner Loop, Oak Forest is an exciting neighborhood with approximately 5,500 homes. Oak Forest is found east of US Route 290, near West 43rd Street, between TC Jester and Interstate 45.

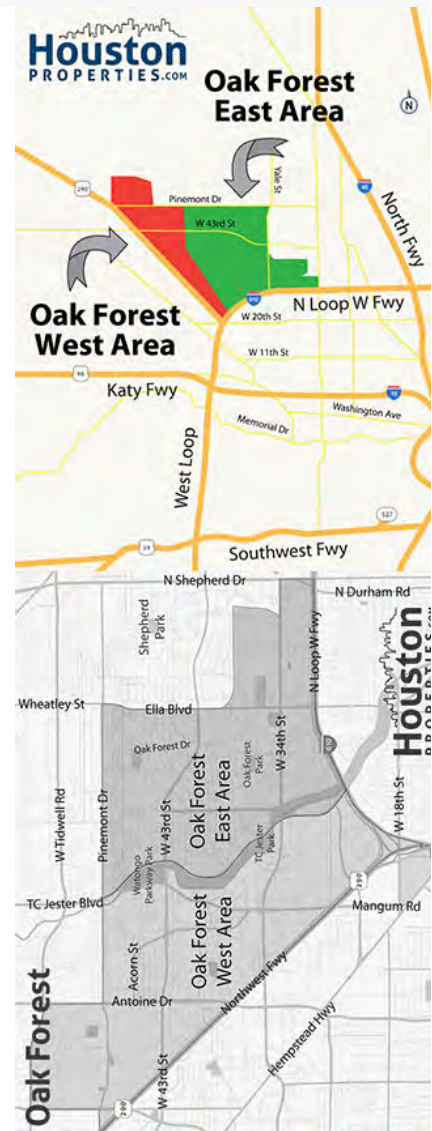
10 minutes away from Houston hubs Downtown Houston and Galleria, Oak Forest is also known for spacious yards (median lot size is at 7,427 square feet). Master-planning and deed restrictions make schools, churches, and parks conveniently close.

The Oak Forest neighborhood also has one of Houston's best-rated public elementary schools. The only other public elementary schools of this quality rating are zoned to neighborhoods where the housing prices are materially higher (West University, River Oaks, Memorial).

Having 10 sections, Oak Forest is also Harris County's third largest subdivision (behind only Kingwood and Sharpstown). Strict deed restrictions are in place to maintain the neighborhood's culture.

**View Oak Forest Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/oak-forest>



**ONE OF HOUSTON'S TOP RANKED REALTORS**

Rice Military is an exciting neighborhood of over 2,000 homes located just west of Downtown Houston.

The neighborhood remains largely popular due to its:

- **DEVELOPING REAL ESTATE:** The Rice Military neighborhood is “an area of transition”. When compared to other Inner Loop neighborhoods, real estate is still affordable but projected to increase due to its location and community development.
- **EXCITING ENTERTAINMENT OPTIONS:** There are over 500 Yelp-rated restaurants, bars, cafes, and retail stores all over Rice Military. Rice Military homeowners are only a few minutes away from biking trails, picnic destinations, and scenic jogging trails.
- **CENTRAL INNER LOOP LOCATION:** Rice Military is right at the heart of Houston’s Inner Loop. The neighborhood is also 5-10 minutes away from Downtown Houston, Memorial Park, Montrose, Galleria and Museum District.

The “Rice” in Rice Military came from the surname of the wealthy family that used to own the area. William M. Rice (of the same family) also left a good part of his fortune for the founding of Rice University in Houston Texas.

The “Military” part, on the other hand, came from nearby Camp Logan. Camp Logan is a former training camp for soldiers during the First World War.

About 20 years ago, most of the homes in Rice Military Houston are bungalows and shotgun-type houses. An influx of Downtown professionals looking for low-priced properties started purchasing Rice Military homes around 2003.

The growing demand paved the way for renovation of older homes and construction of more modern single-family houses and townhomes.

Today Rice Military is a neighborhood of over 2,000 homes managed by a very active homeowners/civic group.

Homes range between traditional patio and bungalow homes to more modern single-family houses and townhomes.

**View Rice Military Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/rice-military>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



River Oaks is an affluent community located within the geographic center of Houston. The neighborhood is consistently ranked as "Houston's Most Expensive Neighborhood."

River Oaks homes are always in high demand due to the neighborhood's:

- **REPUTATION AS A PREMIERE HOUSTON NEIGHBORHOOD:** River Oaks Boulevard exudes prestige and an old world charm that complements the lavish lifestyles of its residents. The entirety of River Oaks is a scenic view of towering trees that line streets coupled with intricately detailed bushes that lead to pocket gardens
- **PROXIMITY TO ENTERTAINMENT AND SHOPPING:** River Oaks residents enjoy easy access to hundreds of shopping, entertainment, and specialty stores in the Highland Village, River Oaks Shopping Center and The Galleria.
- **GREAT COLLECTION OF LUXURY REAL ESTATE:** River Oaks is Houston's most expensive neighborhood. It has a collection of grand mansions and luxury single-family homes.

Buffalo Bayou borders River Oaks to north, Shepherd Drive to the east and East Briar Hollow Lane to the west.

It is just four miles from the Central Business District, with easy access to the Greenway Plaza area, The Galleria, Medical Center, and various museums, theaters, and other cultural events.

River Oaks is one of Houston's most prestigious and exclusive communities. The median home today is over 3,600 square feet and has an appraised value of over \$1,500,000; property values range to over \$20M.

Nestled in the heart of Houston, this architecturally stunning subdivision gained popularity through the rows of mansions that line its streets and boulevards.

Traditional architecture prevails in River Oaks, but it's actually a diverse mix of the traditional and modern styles of architecture. In fact, nationally recognized architects of the era designed many of the homes in River Oaks.

With its rich history and beauty, residents of River Oaks enjoy a comfortable, gracious lifestyle unequalled in the Houston area.

**View River Oaks Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/river-oaks>



**ONE OF HOUSTON'S TOP RANKED REALTORS**

Royal Oaks Country Club is a luxurious enclave near the Westchase business district. Over 8 miles of masonry wall encompasses the borders of this guard-manned, gated subdivision.

**Location:** Along Westheimer Rd, near Westpark Tlwy.

**Year Built:** 2003

**Number of Units:** 832

**Neighborhood:** Westchase

**Nearby:** Royal Oaks Village, West Houston Medical

## Neighborhood Info:

The Royal Oaks Country Club stretches on 490 acres of greenery. The residential community covers 140 acres with over 830 homes.

It is located north of Westpark Tlwy, east of Wilcrest Dr, west of West Houston Center Blvd, with its main entrance at Westheimer Rd. Westpark Drive runs through the middle of the subdivision and provides an alternate entry.

The masonry wall surrounding the entire subdivision provides utmost privacy. Over half of the homes enjoy views of the Fred Couples-designed Royal Oaks Golf Course.

## Highlights:

- Luxury neighborhood with manned gate and full amenities
- Developed by Sunrise Colony Company, one of the most renowned residential and country club community developers in the country
- Includes a sports club and a signature golf course designed by Fred Couples

**View all Royal Oaks Country Club homes for sale**

<http://HoustonProperties.com/houston-neighborhoods/royal-oaks-country-club>



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Spring Branch is a large neighborhood located north of I-10 and the Memorial Villages that is known for well-ranked public schools and allowing for a good commute to residents working along Interstate 10, Beltway 8 or Highway 290.

Homes in Spring Branch are very diverse – reflective of the large geography – ranging from \$150,000 to over \$1,000,000.

The area is popular as it offers:

- **BEAUTIFUL LANDSCAPE:** Numerous small bayous lace through the area and flows into Buffalo bayou. Spring Lake, a large pond, lies in the middle of the neighborhood.
- **GOOD COMMUTE TO KEY BUSINESS DISTRICTS:** Spring Branch is conveniently located between the 610 Loop and Beltway 8. This allows residents employed in Downtown, Energy Corridor, or Galleria convenient access.
- **HIGHLY RATED SCHOOLS:** Spring Branch is zoned to highly-ranked public schools within the Spring Branch Independent School District. The percentage of SBISD students performing at or above college-ready levels have consistently increased and exceeded state rates.

Spring Branch is located about 10 miles west of Downtown Houston. It is bordered by the 610 Loop to the east, Interstate 10 to the south, Beltway 8 to the west, and Hempstead Road to the north.

People who are evaluating buying a home in Spring Branch often also consider some of the northern Memorial Villages (Spring Valley and Hilshire Villages), Oak Forest, the Energy Corridor or Lazybrook / Timbergrove.

The part of Spring Branch located north of Long Point Rd has started gentrifying more recently, offering newer construction and gated community options.

**View Spring Branch Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/spring-branch>



**ONE OF HOUSTON'S TOP RANKED REALTORS**

One of the 20 most expensive neighborhoods in Houston, Tanglewood is a private enclave well known for luxury homes, celebrity residents (including former President George H.W. Bush) and large lots.

Tanglewood is just West of the 610 Loop and is close to The Galleria, Memorial Park and Briargrove.

Several aspects make Tanglewood an exceptional neighborhood including:

- **UNIQUE BALANCE BETWEEN ACCESSIBILITY AND PRIVACY:** Popular due to its tree-lined streets, expansive lots, and elegant homes for sale, Tanglewood is near enough the business center yet withdrawn from the commotion of the city.
- **PROTECTED COMMUNITY:** The Tanglewood Civics club enforces stringent deed restrictions in the area to ensure all homes share a common architectural style.
- **FANTASTIC LOCATION:** Tanglewood is just outside the Inner Loop and inside Texas State Highway Beltway 8. The Galleria and Downtown Houston are both 10-15 minutes away.

Once awarded by the National Association of Home Builders as one of the five best-planned neighborhoods in the country, Tanglewood is one of the most popular enclaves in the city.

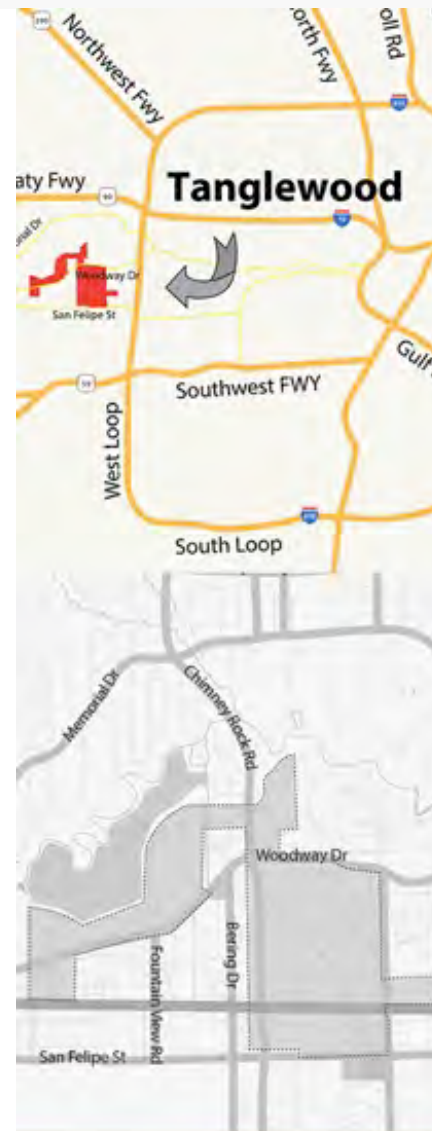
The Woodway Dr to the north, San Felipe St to the south, Chimney Rock Rd to the east, and Sage Road to the west, border this picturesque residential area.

The Tanglewood Houston Zip code is 77056. The world-famous Galleria Mall is just an 8-minute drive from the neighborhood. The Houston Country Club is also just 14 minutes away.

Downtown Houston, Galleria, Greenway Plaza and Energy Corridor are the nearest business districts to Tanglewood, all less than a 30-minute drive.

**View Tanglewood Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/tanglewood>



**ONE OF HOUSTON'S TOP RANKED REALTORS**



Located a few miles southwest of Downtown Houston, Upper Kirby is a vibrant mixed-use neighborhood.

Upper Kirby projects a Bohemian flavor, with its mix of restaurants, townhomes, condos, single-family homes, boutiques, and bars.

Several aspects make Upper Kirby an exceptional neighborhood:

- **GREAT ACCESSIBILITY:** Located near and along main roads, Upper Kirby is among the most accessible neighborhoods in Houston. Homes in the area have convenient access to the Buffalo Speedway, the Southwest Freeway, Westheimer Road, and Shepherd Drive.
- **VIBRANT DINING AND NIGHTLIFE OPTIONS:** Upper Kirby's streets are lined with an interesting mix of chain restaurants, fine dining options, dive bars, lounges, and cafes.
- **RETAIL AND ENTERTAINMENT OPTIONS:** Upper Kirby is nestled next to the Greenway Plaza, while the River Oaks Shopping Center and the Galleria are within a short drive from the neighborhood.

Located along the Southwest Freeway, Upper Kirby is roughly defined as the area south of Westheimer Road, west of Shepherd Drive, east of the Buffalo Speedway.

Much like other Inner Loop neighborhoods, Upper Kirby used to be populated with deteriorating commercial and residential properties.

Today, Upper Kirby features a great fusion of commercial and residential areas and has become one of the Inner Loop's hottest neighborhoods.

The neighborhood's location provides easy access to other key Houston areas like Downtown, the Galleria, Museum District, and Medical Center.

Apart from reaping the benefits of its central location, the neighborhood is also a destination in itself, with its collection of upscale boutiques, fine dining restaurants, bars, and lounges.

Upper Kirby's restaurants offer feasts in various cuisines, making the neighborhood quite a hotspot for foodies.

**View Upper Kirby Homes For Sale:**

<http://HoustonProperties.com/houston-neighborhoods/upper-kirby>



West University Place (called West University or West U) is consistently ranked as one of Houston's top 10 neighborhoods.

West University Place has some of the best appreciating real estate in Houston over the past decade due to its excellent public elementary schools, community feel and an impressive collection of restaurants & shops.

Features that set West University apart includes:

- **TOP RANKED SCHOOLS:** West University Elementary is one of the top ranked public schools in the state of Texas. West U has great access to a large number of top ranked public and private schools.
- **STRONG COMMUNITY:** The neighborhood exudes a "small town feel" with very active park, school and recreation associations.
- **PRIVATE POLICE & FIRE:** West University has a distinct Police and Fire Department that just serves the community.

West U's "neighborhood feel" is unique, and hard to describe unless you've lived here. West U is filled with great parks, recreation and community activities.

Parts of West U also offer a fantastic Walk Score with easy access to the Rice Village Shopping Center with over 300 establishments.

Located just west of Rice University, West University is bordered by Bellaire Blvd, South Freeway, and Southwest Freeway.

Proud of their neighborhood's "residential image", West University Place homeowners have tough zoning and deed restrictions.

These protect the city from industrial and commercial development. In an era of rapid metropolitan growth, West University has emerged as an island of residential stability.

### View West University Homes For Sale:

<http://HoustonProperties.com/houston-neighborhoods/west-university>



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# West University



Southwest Fwy

Westpark Dr

Bissonnet St

Law St

Quenby Ave

WEST  
UNIVERSITY  
PLACE

Buffalo Speedway

University Blvd

Kirby Dr

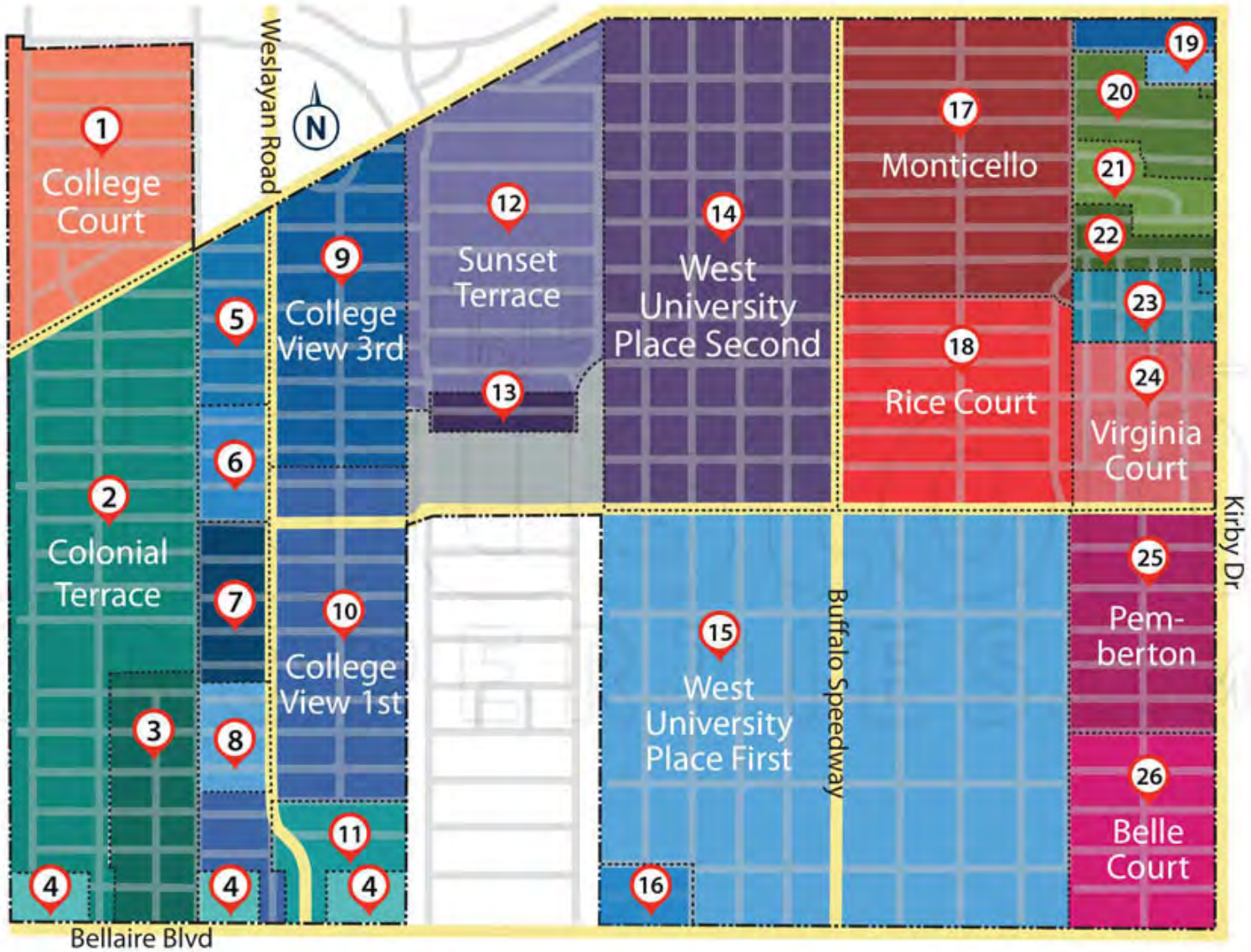
Duke St

Bellaire Blvd

W Holcombe Blvd



# WEST UNIVERSITY NEIGHBORHOOD MAP



- |                    |                        |                   |
|--------------------|------------------------|-------------------|
| 1 College Court    | 10 College View 1st    | 19 Krenzler Court |
| 2 Colonial Terrace | 11 Cunningham Terr.    | 20 Evanston       |
| 3 Fairview         | 12 Sunset Terrace      | 21 Quenby Court   |
| 4 Cambridge Place  | 13 Pershing Place      | 22 Tangley Place  |
| 5 Bissonnet Place  | 14 West U Place Second | 23 Preston Place  |
| 6 Mathews Place    | 15 West U Place First  | 24 Virginia Court |
| 7 College View 4th | 16 Kent Place          | 25 Pemberton      |
| 8 College View 2nd | 17 Monticello          | 26 Belle Court    |
| 9 College View 3rd | 18 Rice Court          |                   |



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AWARDS**



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One of America's Best  
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Five Star Realtor Award



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# HOME SEARCH RESOURCES

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## View All Houston Schools:

<http://www.houstonproperties.com/houston-schools.html>

## Compare Houston Schools:

<http://www.greatschools.org/texas/houston/>

<http://www.localschooldirectory.com/city-schools/Houston/TX>

## Compare Public Schools:

<http://www.texastribune.org/public-ed/explore/>

## Learn What Public Schools Any Given Home Is Zoned Into:

[http://dept.houstonisd.org/ab/abcx\\_tool/search.asp](http://dept.houstonisd.org/ab/abcx_tool/search.asp)



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## Interactive Map Of Houston Neighborhoods:

<http://www.houstonproperties.com/houston-neighborhoods/interactive-map>

## 20 Most Expensive Neighborhoods In Houston

<http://www.houstonproperties.com/houston-neighborhoods/most-expensive-houston-neighborhoods>

## 10 Most Accessible Houston Neighborhoods

<http://www.houstonproperties.com/houston-neighborhoods/most-accessible-houston-neighborhoods>

## 14 Inner Loop Neighborhoods With Best Real Estate Appreciation

<http://www.houstonproperties.com/houston-neighborhoods/hottest-inner-loop>

## 15 Stunning Photos Of Houston

<http://www.houstonproperties.com/houston-relocation/city-of-houston-tx-best-photos>

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## Pro's & Con's of Condo Living

<http://www.houstonproperties.com/houston-condos>

## Pro's & Con's of Townhome Living

<http://www.houstonproperties.com/houston-townhomes>

## Best Gated Communities In Houston

<http://www.houstonproperties.com/houston-neighborhoods/houston-best-gated-communities>

## Step-By-Step Guide To Buying a New Home In Houston

<http://www.houstonproperties.com/home-guide/home-buying-process>





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# Information About Brokerage Services

11-2-2015

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.

**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.

**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.

<u>Keller Williams Realty</u>	<u>9000862</u>	<u>Klrw10@kw.com</u>	<u>(713) 461-9393</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Michael Bossart</u>	<u>588215</u>	<u>mbossart@kwmemorial.com</u>	<u>(713) 461-9393</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Michael Bossart</u>	<u>588215</u>	<u>mbossart@kwmemorial.com</u>	<u>(713) 461-9393</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

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