



Ashford Yard

A MIXED-USE DESTINATION IN WEST HOUSTON

NOW PRE-LEASING

THE VISION

ASHFORD YARD IS YOUR YARD

Centered around an inviting green space anchored by an iconic live oak, Ashford Yard is the vibrant heart of the neighborhood. An enticing line-up of dining, entertainment, and thoughtfully curated retail selection gathers friends and family together to connect, rejuvenate, and make lasting memories. From good food to good times, Ashford Yard is a mixed-use destination that has something for everyone and still feels like home.



TRADE AREA

IN THE HEART OF DESIRABLE WEST HOUSTON

Densely populated and located within the Energy Corridor submarket, the area is home to some of the world's largest companies.

60%

OF RESIDENTS WITHIN 3 MILES HAVE AT LEAST A BACHELOR'S DEGREE

25%

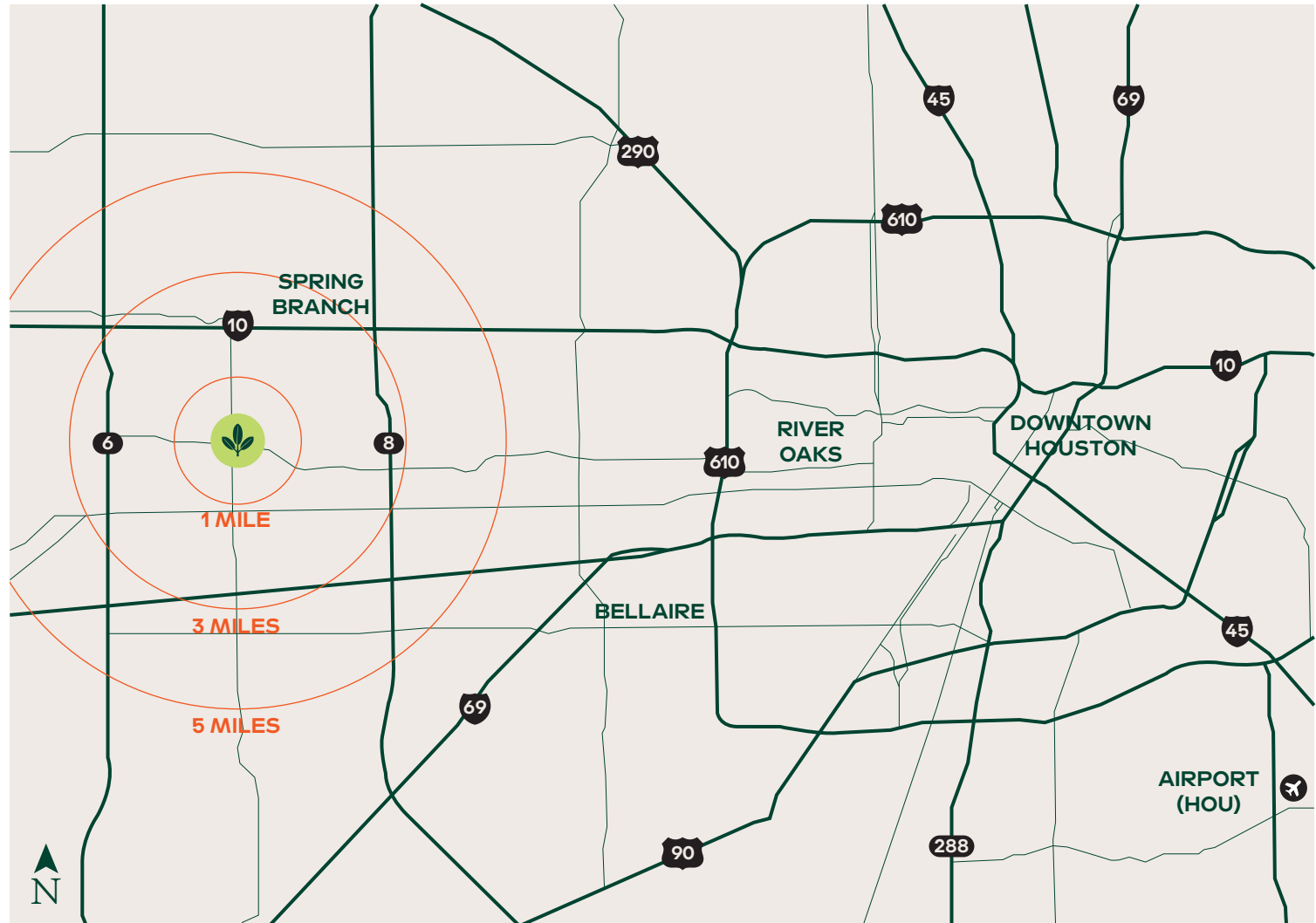
OF HOUSEHOLDS WITHIN 3 MILES HAVE INCOMES GREATER THAN \$150,000



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Est. Population	20,694	158,190	354,652
2022 Est. Households	9,800	71,812	146,414
Avg. HH Income	\$121,949	\$122,521	\$110,987
Total Businesses	1,404	11,791	25,833
Total Employees	13,457	114,496	274,236

HOUSTON METRO AREA



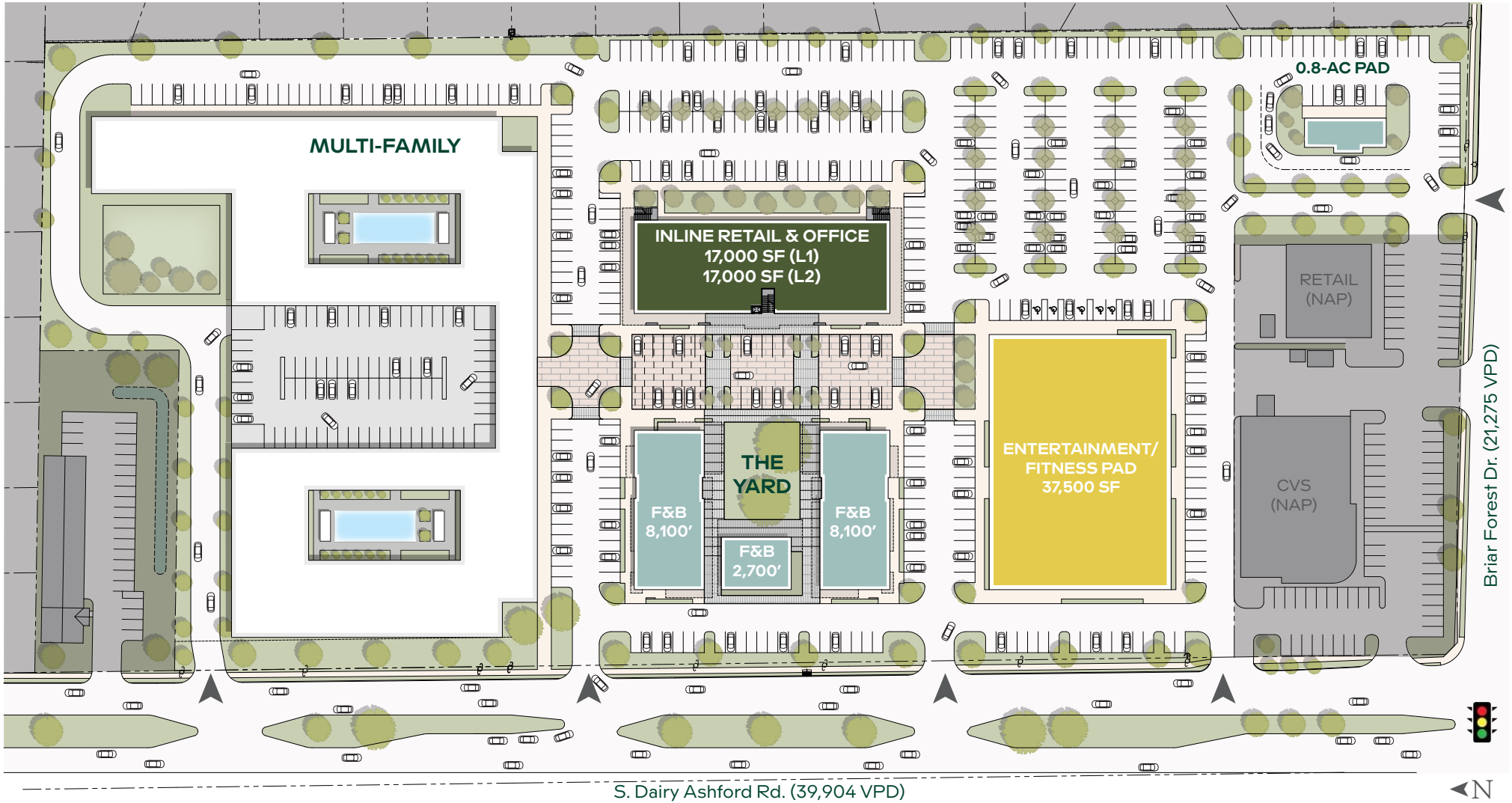
LOCATION

ASHFORD YARD IS CENTRALLY LOCATED AT A HIGH TRAFFIC INTERSECTION AND SURROUNDED BY SINGLE AND MULTI-FAMILY RESIDENTIAL.

- MAJOR EMPLOYERS
- POINTS-OF-INTEREST
- CLASS-A APARTMENTS
- GROCERY RETAILERS



THE SITE



- ▶ 12.7 ACRE MIXED-USE DEVELOPMENT
- ▶ 90,000+ SF EXPERIENTIAL RETAIL, OFFICE, & RESTAURANTS
- ▶ 950+ CONVENIENT PARKING SPACES
- ▶ 350-UNIT LUXURY APARTMENTS



THE EXPERIENCE



AN AUTHENTIC
PLACE TO CONNECT,
REJUVENATE, & ENJOY





WHERE DAILY
LIFE HARMONIZES
WITH LEISURE &
RELAXATION



THE EXPERIENCE



A PLACE TO
GATHER THAT
FEELS LIKE HOME



THE EXPERIENCE

AN ALL-DAY COMMUNITY HUB

Ashford Yard's diverse range of amenities ensure there's something for everyone from sunrise to sunset.



► **6:30 AM**

Yoga in
the Yard

► **7:30 AM**

Grab a coffee,
then off to work

► **12:00 PM**

Take a
lunch break
on the patio

► **5:30 PM**

Happy hour
with friends

► **7:00 PM**

Live music in
the Yard

► **9:00 PM**

Come home to
Ashford Yard's
apartments

Explore Leasing Opportunities

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