



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 1 MILE HAVE AT LEAST A BACHELOR’S DEGREE

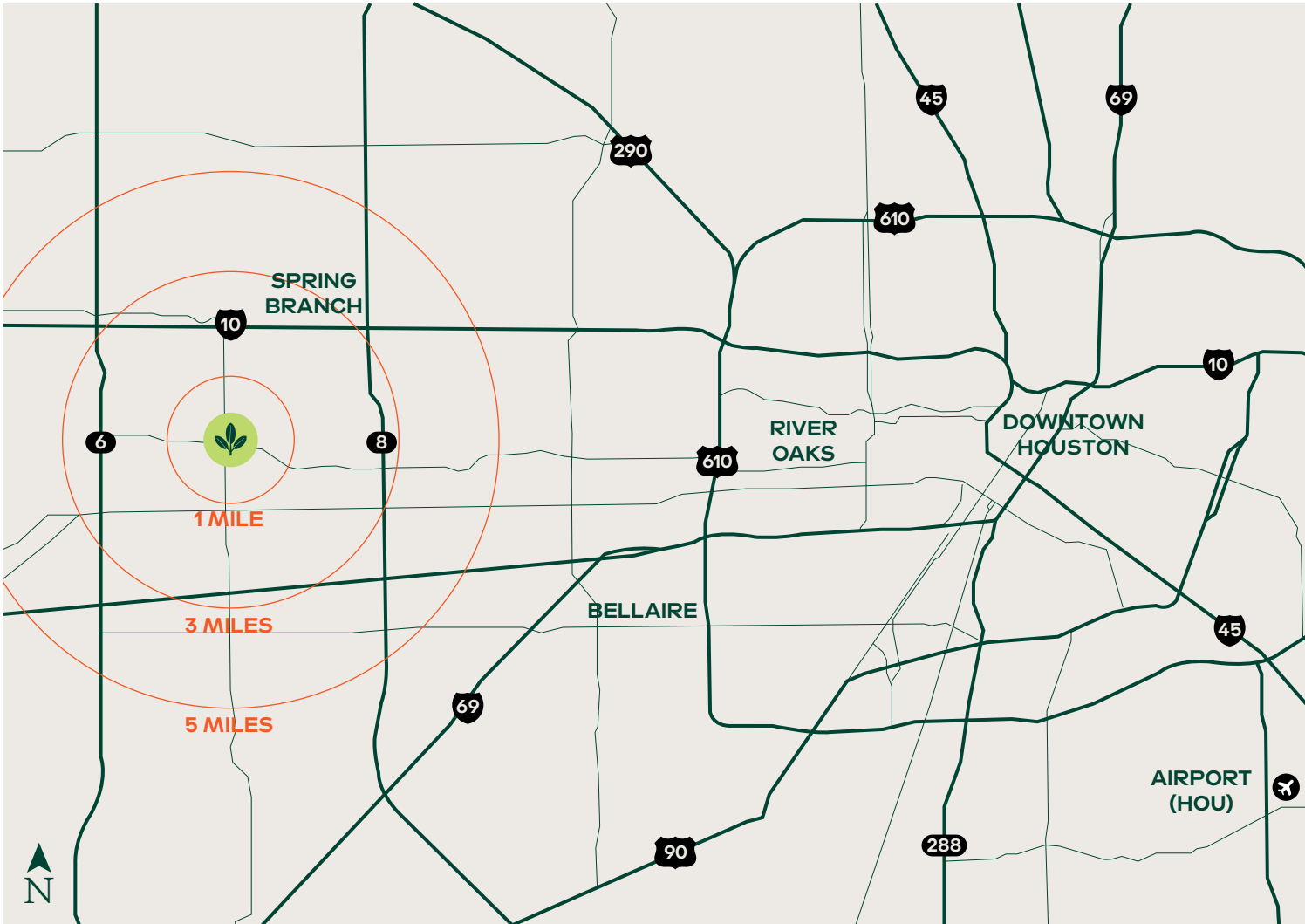
33%

OF HOUSEHOLDS WITHIN 1 MILE HAVE INCOMES GREATER THAN \$150,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Est. Population	18,812	163,768	356,576
2024 Est. Households	8,163	71,561	145,671
Avg. HH Income	\$138,792	\$119,887	\$107,002
Total Businesses	1,329	11,737	25,816
Total Employees	13,102	113,538	274,480

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 plan illustrates the layout of the Briar Forest Dr. development, which includes a mix of commercial and multi-family uses. Key features include:

- Multi-Family Building:** A large building on the left side, labeled "MULTI-FAMILY 350 UNITS".
- Commercial Buildings:**
 - 9,700 SF Building:** A large yellow building at the top center, labeled "9,700 SF".
 - Pilates/Yoga:** A small building adjacent to the 9,700 SF building, labeled "PILATES/ YOGA".
 - Swish Dental:** A small building adjacent to the Pilates/Yoga building, labeled "SWISH DENTAL".
 - Nail Salon:** A small building in the center, labeled "2,300' NAIL SALON".
 - Claw City:** A small building adjacent to the Nail Salon, labeled "CLAW CITY".
 - Dumpling Rest.:** A small building adjacent to the Claw City building, labeled "DUMPLING REST."
 - Wine Bar:** A small building in the center, labeled "WINE BAR".
 - Dessert:** A small building adjacent to the Wine Bar, labeled "DESSERT".
 - Sushi:** A small building adjacent to the Dessert building, labeled "SUSHI".
 - 2,300' Building:** A small building adjacent to the Sushi building, labeled "2,300'".
 - 2,300' Building:** A small building adjacent to the 2,300' building, labeled "2,300'".
 - Rest.:** A small building in the center, labeled "REST. 1,600' 1,000'".
 - Hot Pot:** A small building adjacent to the Rest. building, labeled "HOT POT".
 - Ashford Beer Garden:** A large building on the right side, labeled "ASHFORD BEER GARDEN".
 - Grocery:** A large building adjacent to the Ashford Beer Garden, labeled "GROCERY".
 - Retail (NAP):** A large building on the right side, labeled "RETAIL (NAP)".
 - CVS (NAP):** A large building adjacent to the Retail (NAP) building, labeled "CVS (NAP)".
- Other Features:**
 - 0.8-AC PAD:** A small area at the top right, labeled "0.8-AC PAD".
 - The Yard:** A central outdoor area, labeled "THE YARD".
 - Landscaping:** Various trees and green spaces are shown throughout the plan.
 - Parking:** Numerous parking spaces are distributed around the buildings.
 - Streets:** The plan shows the intersection of Briar Forest Dr. and another street, with a traffic light indicated at the intersection.

◀N

- 12.7 ACRE MIXED-USE DEVELOPMENT
- 80,000+ SF EXPERIENTIAL RETAIL, OFFICE, & RESTAURANTS
- 400+ CONVENIENT PARKING SPACES
- 350-UNIT LUXURY APARTMENTS PROPOSED



THE EXPERIENCE



AN AUTHENTIC
PLACE TO CONNECT,
REJUVENATE, & ENJOY



THE YARD



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

THE SITE

1. THE YARD
2. FOOD & BEVERAGE
3. WALKABLE RETAIL
4. 2-STORY RETAIL & WELLNESS
5. BEER GARDEN
6. MULTI-FAMILY



THE SITE

WALKABLE RETAIL

Sidewalks throughout Ashford Yard will be shaded by wide canopies and the dappled light of mature trees.



THE SITE

RESTAURANTS AT THE YARD

Covered outdoor patios surround The Yard giving diners views of the lively central green space and bustling sidewalks.



THE SITE

2-STORY RETAIL & WELLNESS

Separating The Yard from the 2-story retail & wellness building is a festival street that will host health and fitness programming, farmer's markets, and events.



Explore Leasing Opportunities

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