

Rich Martin's Neighborhood Snapshots

Garden Oaks



Rich Martin

Phone: 713-868-9008

Email:

rich@RichMartinHomes.com

Address:

Berkshire Hathaway HS
Anderson Properties
741 East 11th Street
Houston, TX 77008

If you like Garden Oaks you will also like: Oak Forest, though it has smaller homes. Also Timbergrove Manor/Lazybrook.

For more info on these & other neighborhoods, visit my blog www.RichMartinHomes.com

Would you like it here? Wide winding streets, big lots with well cared-for homes. What's not to like? It is a family area that is attracting more restaurants and shopping.

Market Conditions:

The market for Garden Oaks homes is very strong. Renovations and new construction are both very popular. Some of the reasons for its popularity are:

- Convenient location:** Minutes from downtown, the Galleria, Med Center, freeways. If you want the culture and amenities of downtown, but still want the feel of a small town, Garden Oaks offers it. Close to everything, but its own little neighborhood feel.
- Prices:** While prices have gone up considerably, where else can you get such huge lots at an affordable price? Certainly not inside the loop. Anything inside the loop (especially new homes) is going to be on a smaller lot and have an even bigger price.
- Deed Restrictions:** Garden Oaks is deed-restricted. Builders cannot buy a lot, chop it up and put in multiple homes. Those big lots on curving streets are going to remain. The neighborhood is also very cohesive. No random warehouses and businesses scattered about the residential areas. Deed restrictions are strictly enforced by the Civic Association.
- New home construction has been strong.** This pushes up land prices, and therefore raises all prices.

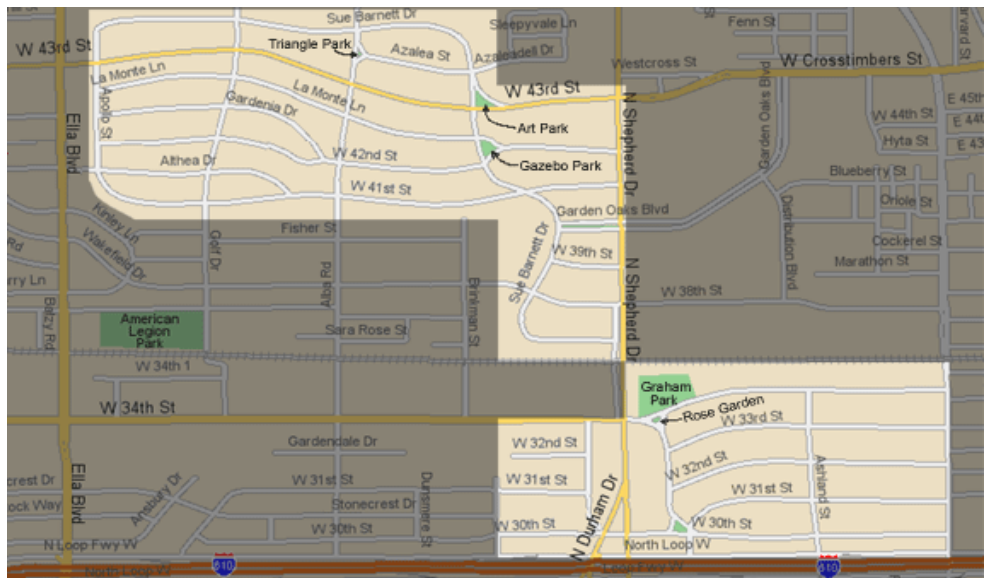
House Age and Style:

1940's. Big plantation style homes on original section, smaller cottages further east. New homes are much bigger than the original ones.



Location: Garden Oaks straddles N Shepherd. The eastern side is just above the 610 N Loop, below W34th St. The Western side is West of Shepherd, near W 43rd.

Note: The photos of homes in this document are examples of homes in Garden Oaks, not homes for sale.



Garden Oaks still retains the charm it had when first developed in 1937. It has wide, curving streets, big lots with lots of trees and deep setbacks. The area is often compared to Bellaire and West U; large tree-shaded lots, big homes and uniform appearance. Bellaire people are notorious for not liking the Heights...too many transitional areas. They would much prefer Garden Oaks.

The shift in the housing market during its development (because of the war) gives Garden Oaks a large variety of house sizes and styles which remain today. They were mostly pier and beam (more accurately block and beam) homes, so they had oak or pine floors, which are the rage today.

There are a lot of newer homes now. These new Garden Oaks homes are big. You don't put a little house on a big lot any more.

Price Range:

- **Original 1940's homes:** \$300K to \$850K. Average Sales Price is \$410K for 1736 SF 3/2/2 on 11,000 SF lot.
- **New Construction:** \$780K to \$1.2M. Average Sales Price is \$910K for 3600 SF 4/3.5/2 on 11,000 SF lot.

History:

Garden Oaks is a unique neighborhood. It was to be the next River Oaks when it was first developed in 1937 by Edward Crain. The first homes built there were big, grandiose homes on huge tree covered lots. Drive in from Shepherd and see the big plantation style homes set well back from the streets.

The war changed this. As new homes were built, expanding the area westward, they became smaller. At the end they were built smaller for returning GI's under the GI Bill. So today you have a broad range of house styles and sizes. If you want a house with a huge lot, they can be found here.

Misc:

- **Deed Restrictions:** Yes
- **Civic Association:** Strong. Garden Oaks Civic Club
- **Flood Zone:** No
- **Townhomes:** No
- **Rentals:** ~ 8/month. ~\$2000/month for 1600 SF 3/2/2
- **Subdivision Size:** ~1400 home
- **Zip Code:** 77018
- **Transfer fee.** There is a transfer fee of 0.75% on the sale of Garden Oaks homes in 4 of the 5 sections. Section 4 is the only one without this fee. This fee is typically paid by the buyer.