

■ OFF MARKET OPPORTUNITY ■

The Honeycomb Hideaway

1415 E 31st Street · Houston, TX 77022 · Independence Heights

Asking: \$360,000 · Negotiable · Fully Furnished · Turnkey STR · No HOA



\$3,330+
Avg Net/Month

\$23,311+
7-Mo Documented Net

4.98 / 5.0
101 Five-Star Reviews

Top 5%
Guest Favorite ·
Superhost

The Opportunity

The Honeycomb Hideaway isn't just a home — it's a fully operating business with a dual income advantage that no other property in Houston can replicate.

The Location Advantage	The Performance Advantage
3 minutes from Premiere Surgical Arts — home to Dr. Jung and Houston's top cosmetic surgeons. Recovery guests book for 1–3 weeks at premium rates, creating long-stay income that most STRs never see. AND — the property is minutes from Downtown Houston, the Heights, Montrose, Toyota Center, Daikin Park, and White Oak Music Hall, making it equally compelling for weekend travelers, business visitors, bachelorette groups, and city explorers. Most properties have one niche. This one has two.	4.98 rating. 101 verified five-star reviews. Airbnb Guest Favorite — top 5% of all eligible listings globally. Superhost status held for two consecutive years. Average net payout of \$3,330+ per month documented directly from the Airbnb dashboard — with additional income from off-platform direct bookings on top. Sold fully furnished with all appliances, all décor, and established social media accounts across Instagram, TikTok, and Facebook. A new owner steps in and the business keeps running.

Property Details

Property Type	Single-Family Home — 1 Story
Year Built	1920 (renovated & fully updated)
Building Size	1,064 sqft
Bedrooms/Baths	2 Bedrooms 2 Full Bathrooms
Primary Bedroom	13 x 13 — en-suite bath
Second Bedroom	13 x 12
Living Room	10 x 12 — open to kitchen

Foundation	Pier & Beam
Roof	Composition
Kitchen	Gas range & oven · Dishwasher · Breakfast bar
Cooling/Heating	Central Electric
Parking	Attached Carport
Lot	3,180 sqft · Subdivision Lot
Neighborhood	East Independence Heights · Value range \$101K–\$200K

Documented Monthly Revenue

Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026
\$4,279	\$3,232	\$4,355	\$4,169	\$2,106	\$5,167	~\$5,500+

All figures reflect documented net payouts directly from the Airbnb host dashboard. It is worth noting that some monthly totals are higher than what the Airbnb dashboard reflects — the owner has also accepted direct, off-platform bookings which generate additional income not captured in these figures. The numbers above represent the **floor**, not the ceiling.

Inside The Honeycomb Hideaway



What's Included

- ✓ All furniture, décor & artwork
- ✓ All appliances — fully stocked kitchen
- ✓ Washer & dryer in unit
- ✓ Smart TVs in all rooms · High-speed WiFi
- ✓ All bedding, linens & towels
- ✓
- ✓ Outdoor: fire pit, BBQ smoker, cornhole, putting green
- ✓ Honeycomb neon sign & custom backyard mural
- ✓ Airbnb listing + 101 five-star reviews + Superhost
- ✓ Instagram, TikTok & Facebook accounts
- ✓ Guest supplies stocked at closing
- ✓ No HOA · Private gated backyard

What Guests Are Saying

"The space was beautiful and creative. Host was very responsive. One of the best places I've stayed — very peaceful!"

— Julia · March 2026 · ★★★★★

"Clean, cozy, and exactly as described — even better in person. The peaceful atmosphere made it feel like a home away from home."

— Muniba, Fontana CA · June 2025 · ★★★★★

"Such a great easy location — had client meetings and it was easy to get everywhere. Host could not have been more accommodating."

— Bonnie, Atlanta GA · May 2025 · ★★★★★

All 101 reviews are five stars. No cancellations. No disputes. A perfectly clean account record.

Social Media & Airbnb Account Transfer

This sale includes an established brand presence across three social media platforms and the active Airbnb listing with its full performance history — giving a new owner an audience and a reputation from day one.

Social Media Included

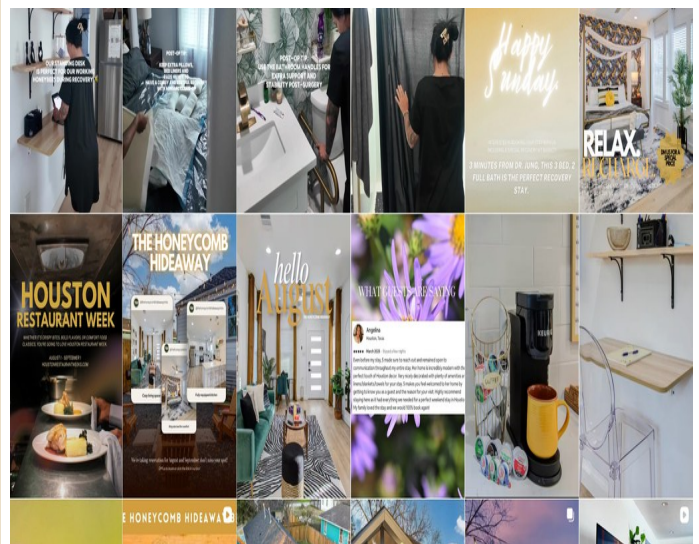
Instagram · TikTok · Facebook

@thehoneycomhideawayinhtx

105 posts · 157 followers · Active content across all platforms

Airbnb Listing Transfer

The goal is simple — for the new owner to inherit this listing exactly as it is. We are working to ensure the smoothest possible transition, including updating account identity, banking, and ownership details to reflect the new owner. In the interim, the current seller will remain listed as a co-host with limited access while the property channel transfer is finalized. Either way, what matters most is this: this property has clearly demonstrated its ability to succeed. With care, consistency, and the right owner behind it, the track record speaks for itself — and that track record transfers with the home.



The bottom line: This property has already proven it can succeed. The reviews, the income, the guest loyalty — none of that disappears at closing. A new owner who keeps the space beautiful, the calendar active, and the guests happy is inheriting a business that has already done the hardest part: proving it works.

Location — Where You'll Be

1415 E 31st Street sits in Independence Heights — one of Houston's most historic and rapidly appreciating neighborhoods. New construction is actively expanding into this corridor, making now an ideal time to get in before values climb further.

Premiere Surgical Arts (Dr. Jung)	~3 min drive	Toyota Center — Houston Rockets	~13 min drive
The Heights Blvd — dining & nightlife	~5 min drive	Daikin Park — Houston Astros	~9 min drive
Downtown Houston	~15 min drive	GRB Convention Center	~12 min drive
Montrose District	~10 min drive	Texas Medical Center	~20 min drive
White Oak Music Hall	~4 min drive	Bush IAH Airport	~24 min drive
Whole Foods Market	~2 miles	Hobby Airport (HOU)	~35 min drive

The Opportunity Is Bigger Than the Listing

The Honeycomb Hideaway is already performing. But for the right owner, the ceiling is much higher. Here is a glimpse of what this property is capable of:

■ **Medical Recovery Partnerships:** Build direct relationships with Premiere Surgical Arts and neighboring practices. Offer recovery packages tailored to post-surgical guests — the pipeline is already at your door.

■ **Off-Platform Booking Website:** A dedicated booking site eliminates platform fees on direct reservations, increasing net earnings on every long-stay booking.

■ **Concierge Add-On Services:** Partner with in-home chefs, licensed massage therapists, private nurses, and chauffeur services to offer premium recovery and hospitality packages at an additional fee.

■ **Content & Social Growth:** This property photographs beautifully and already has an active social following. A dedicated content creator keeps the brand growing and bookings flowing.

■ **Neighborhood Appreciation:** Independence Heights is in active growth mode. New construction is expanding into this corridor — buying now means getting ahead of the appreciation curve.

Want the full strategy? The complete growth roadmap — including partnership outreach templates, off-platform booking setup, and revenue optimization — is available to the buyer who works with Ariana as their agent and property manager. These ideas come with the relationship.

Frequently Asked Questions

Q: Why is the owner selling?

The owner has been running The Honeycomb Hideaway as a solo operation for two years while working full time. She also owns a condo near the Galleria and is transitioning into a new chapter of her investing journey — focused on mid-term and long-term property acquisition. This is not a distressed sale. She has poured genuine care and creativity into this home and wants to ensure the next owner inherits every benefit she has built. She is simply in a different era of investing and is ready to pass the torch.

Q: Are all furnishings included?

Yes — all furniture, appliances, décor, artwork, outdoor equipment, bedding, linens, and guest supplies are included in the sale. The only exclusions are the security cameras and smart locks, which the owner will be taking with her. Everything else conveys.

Q: Can the Airbnb listing and reviews transfer?

The goal is for the new owner to inherit this listing as seamlessly as possible. We are working to update account identity, banking, and all ownership details to reflect the new owner. During the transition, the seller will remain as a co-host with limited access while the full channel transfer is completed. What matters most: this property has clearly proven it can succeed — and that proof of concept transfers with the home.

Q: Is there an HOA?

No HOA.

Q: How do I move forward?

Reach out directly — call or text (903) 420-4482 or email ariana.adams@cqhouston.com. This is an off-market opportunity being shared privately before the listing goes live in June.



Interested? Let's Talk.

This is being shared off market — before it goes live. If you're interested in learning more, scheduling a showing, or making an offer, reach out directly.

Ariana Adams · Licensed Texas Realtor · STR Specialist

■ (903) 420-4482 · ariana.adams@cqhouston.com

A Closer Look



This is a pre-market opportunity shared on a private basis. Property will be listed publicly in June 2026. All revenue figures reflect documented Airbnb net payouts and are not projections. Price negotiable. Flood zone disclosure: 100-yr flood plain, structure elevated 6+ inches. Buyers to perform full due diligence prior to purchase.