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Equivalent to  
offsetting the  
energy used  
by 6

average Texas homes/yr



Equivalent  
to reducing  
208,240  
water bottles/yr

Source: U.S. Energy Information  
Administration

## Ashford Yard - Harris County

<b>Date of Assessment</b>	April 15, 2026
<b>PACE Municipality</b>	Harris County
<b>PACE Assessment</b>	\$8M
<b>Project</b>	Retail New Construction
<b>Improvements</b>	Envelope, Lighting, HVAC, Domestic Hot Water, Low-Flow Plumbing
<b>Utility Savings</b>	73,808 kWh/yr (17% reduction), 27.4 kGal/yr (76% reduction)

### Project Overview

Ashford Yard is a 83,000-square-foot multitenant retail development in Houston. The project, located at 12550 Briar Forest Drive, features 62,301 square feet of general retail space alongside a 21,000-square-foot anchor space occupied by Ashford Beer Garden, creating a dynamic retail and dining destination in Houston's Energy Corridor area.

### Impact

By obtaining C-PACE financing, the property owner was able to upgrade the building envelope, lighting, HVAC and plumbing systems, which enabled Harris County to further its sustainability and economic development goals while reducing demand on the Texas electrical grid. The associated improvements are expected to reduce the property's annual energy and water usage by about 17% and 76%, respectively.