

**LAND FOR SALE**

1175 S. POST OAK LANE

# Uptown/Galleria Development Opportunity

±2.125 Acres

 **TRANSWESTERN** REAL ESTATE SERVICES







# Location Overview

## GALLERIA

The Galleria is a prominent shopping destination offering over 400 retail stores, dining options, and entertainment venues. With its upscale ambiance and prime location in the Uptown District, it attracts visitors from near and far. Investment opportunities in the area abound, driven by the area's strong reputation and ongoing development projects. Properties in and around The Galleria present potential for stable returns and long-term appreciation, making it an attractive option for real estate investors seeking opportunities in Houston's thriving market.

## RIVER OAKS

River Oaks is an affluent and prestigious neighborhood known for its luxurious homes, green spaces, and upscale amenities. Investment opportunities in River Oaks include residential real estate, with high demand for luxury properties, as well as commercial ventures such as retail spaces or mixed-use developments. Its central location, strong sense of community, and cultural offerings make it an attractive destination for both residents and investors seeking a sophisticated lifestyle and potential returns in Houston's thriving real estate market. The River Oaks District, epitomizes elegance with its upscale shopping boutiques, fine dining establishments, and cultural offerings.

## HIGHLAND VILLAGE

Highland Village is a bustling retail and dining destination situated in prime urban locations. Boasting a diverse array of shops, boutiques, and restaurants, it offers visitors a dynamic experience. Beyond shopping and dining, Highland Village often serves as a community focal point, hosting events and fostering social connections among residents. Its accessibility via various transportation options enhances its appeal, making it a vibrant and convenient destination for both locals and visitors seeking entertainment and leisure.

## TANGLEWOOD

Tanglewood, a high-end residential neighborhood in Houston's Uptown area, boasts luxurious homes, tree-lined streets, and spacious properties. Its prime location offers easy access to shopping, dining, and entertainment options, as well as proximity to major employment centers. Residents enjoy ample green spaces, top-rated schools, and a strong sense of community, enhanced by private security patrols. Tanglewood epitomizes upscale urban living in Houston.

## MEMORIAL VILLAGES

The Memorial Villages in Houston comprise a cluster of affluent residential communities known for their upscale homes, lush greenery, and top-rated schools. With a mix of large estates and gated neighborhoods, residents enjoy a serene suburban lifestyle while still being conveniently close to urban amenities. Safety and community engagement are prioritized, making it an ideal choice for those seeking luxury living in Houston.



# Property Highlights

FOR SALE 1175 S. POST OAK LN HOUSTON, TX 77056



Submarket	Uptown/Galleria
Type	For Sale - May Divide
Address	1175 S Post Oak Ln at S Wynden Dr. Houston, TX 77056
Land Size	±2.125 (±92,584 SF)
Utilities	City of Houston
Asking Price	\$205.00 psf





MEMORIAL  
PARK


CBD

GALLERIA

UPTOWN  
PARK

BELFIORE CONDOS  
(46 UNITS)

## WALKABILITY

	RETAILERS
	609
	ENTERTAINMENT
	22
	RESTAURANTS
	260
	SERVICES
	363

N Wynnden Dr

±279.90 ft

±125.48 ft

±2.5 ft

±88.56 ft

±100.41 ft

±75.55 ft

±190.78 ft

S Wynnden Dr

S Post Oak Ln





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OFFERING

# Uptown/ Galleria Area

1175 S. Post Oak Ln is located in Houston's Uptown Galleria area where investment opportunities span various sectors, including commercial and residential real estate, hospitality, and retail. With its affluent demographics and bustling commercial activity, investing in commercial properties like office buildings or shopping centers could yield substantial returns. Residential real estate, including high-rise condominiums and luxury apartments, presents opportunities for rental income and long-term appreciation. Additionally, the area's appeal to tourists and business travelers makes hospitality investments in hotels or short-term rentals attractive. Finally, emerging sectors such as technology and infrastructure development offer avenues for growth and diversification in the Uptown Galleria investment landscape.

## INVESTMENT HIGHLIGHTS

- Upscale Residential Neighborhoods
- Luxury Shopping Destinations
- Fine Dining & Recreation Luxury



# Premier Houston Location

1175 S Post Oak Ln. is located within a 10 minute drive the most prestigious neighborhoods such as River Oaks, Tanglewood and West University Place with numerous routes and back roads available that do not require travel on the freeway.

## DRIVETIMES

### 5 - 10 Minutes

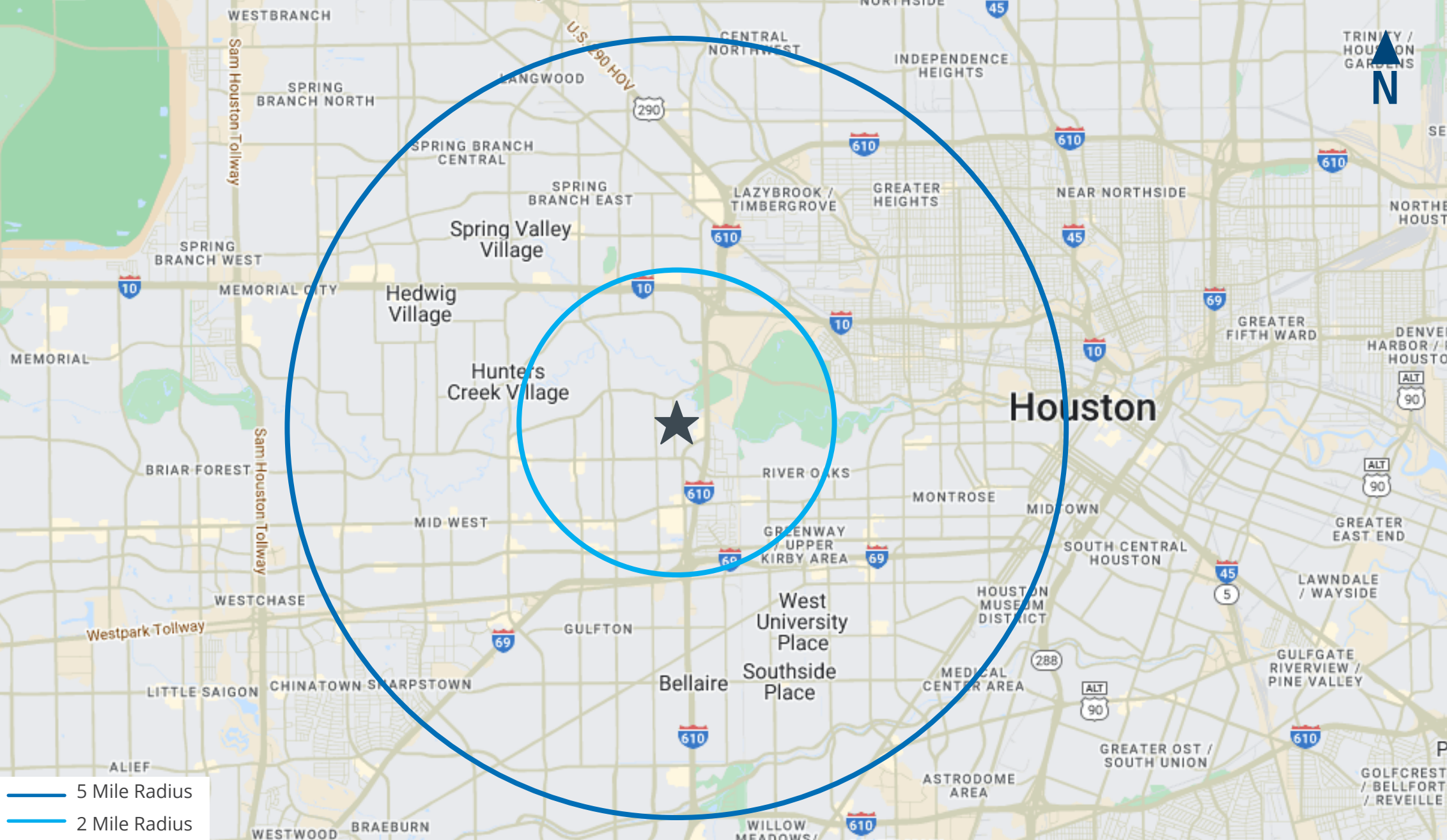
Galleria/Uptown | River Oaks | West University | Bellaire

### 15 - 20 Minutes

Downtown Houston | Midtown | Pearland  
| William P Hobby Airport (HOU)

### 30+ Minutes

George Bush Intercontinental Airport (IAH) | Memorial | Katy | Sugar Land | League City | Baytown | Richmond



DEMOGRAPHICS	2 Mile Radius	5 Mile Radius
Average Household Income	\$137,759	\$122,266
2023 Total Households	39,959	232,173
Population Growth Since 2010	1.6%	1.3%
Projected Population Growth Through 2027	0.3%	0.2%
Average Household Value	\$656,946	\$553,028
Total Specified Consumer Spending (\$)	\$1.3B	\$7.7B
Some College or Degree	71%	54%



# Houston At A Glance

Business friendly, international, talented and affordable employment base, sophisticated + welcoming with an abundance of world-renowned urban amenities, and greener every decade.

## THE BUSINESS OF HOUSTON

4.6M	26	\$116,654	3rd
Working-Age Population	Fortune 500 Companies	Average Household Income	Ranking among U.S. metro areas in Fortune 500 headquarters

## TOP 5 EMPLOYERS | OVER 20K EMPLOYEES



## THE CULTURE OF HOUSTON

13K	80
Restaurants	Categories of Cuisine
9	145
Professional Sports Teams	Different Languages Spoken

## THE PEOPLE OF HOUSTON

7.5M	35
Population	Median Age
-5.9%	2.6M
Lower than national cost of living	Households



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