

65% Seller Financing starting at 3% or Appealing Ground Lease Options

Best Covered Land Play/Redevelopment Opportunity in the River Oaks/Uptown/Galleria area with REDUCED PRICING  
Adjacent to the sprawling 1,000-acre Memorial Park and steps from the renowned Five-Star Post Oak Hotel



**UNIQUE OPPORTUNITY**  
IN ONE OF HOUSTON'S MOST  
PRESTIGIOUS LOCATIONS

**4550**  
POST OAK PLACE DR.

**±3.73 ACRES** FOR REDEVELOPMENT,  
ADAPTIVE REUSE OR  
COVERED LAND PLAY



# MEMORIAL PARK CONSERVANCY

INTERSTATE  
**610**

BRIAR HOLLOW LN

BRIAR HOLLOW LN

**4550**  
POST OAK PLACE DR.

POST OAK PLACE DR

POST OAK PARK DR

SAN FELIPE DR

FOR SALE OR GROUND LEASE | OWNER FINANCING ALSO AVAILABLE | CONTACT BROKER FOR MORE DETAILS ON NEW PRICING

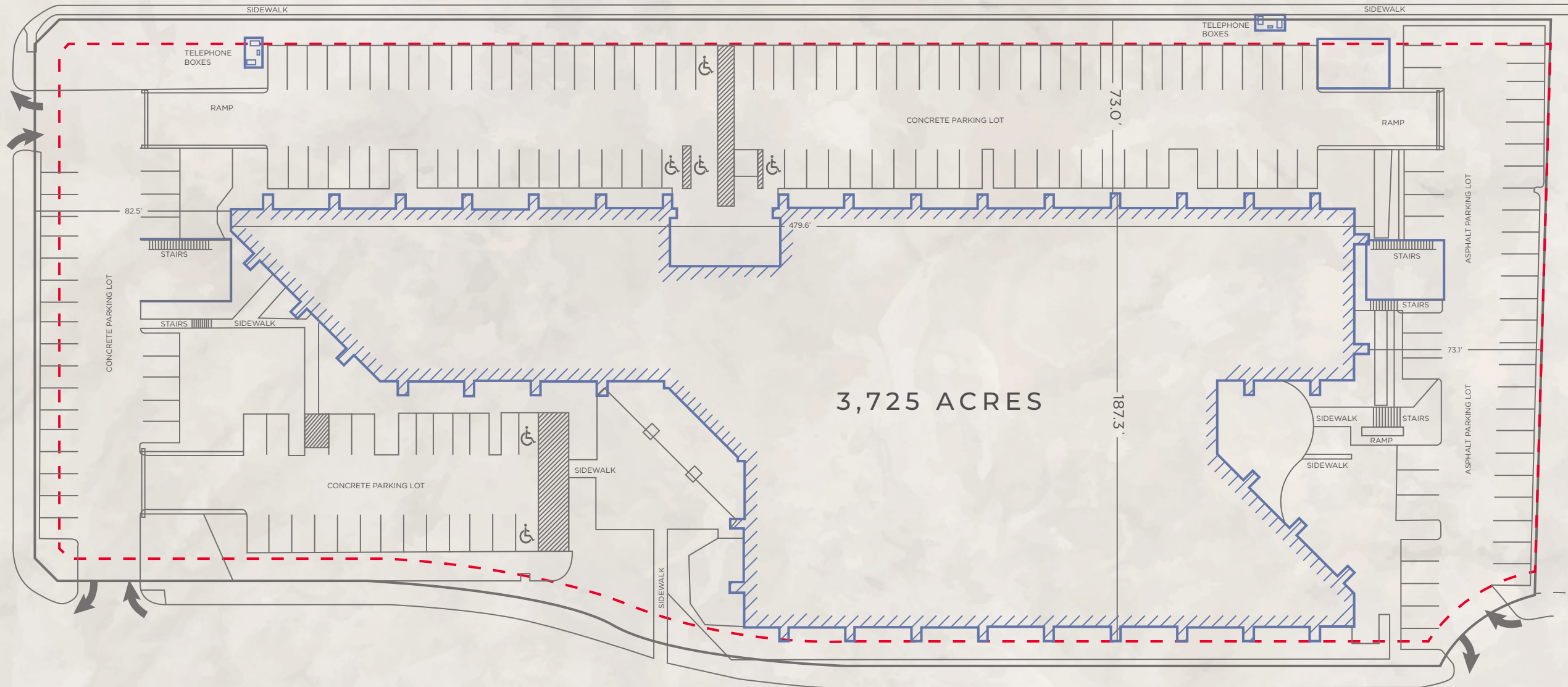
**4550**  
POST OAK PLACE DR.



# PROPERTY DETAIL

SOUTH BRIAR HOLLOW LANE

BRIAR HOLLOW LANE



3,725 ACRES

POST OAK PLACE DRIVE



# PROPERTY OVERVIEW



## BEST REDEVELOPMENT CORNER OPPORTUNITY AVAILABLE IN THE RIVER OAKS/UPTOWN/GALLERIA MARKET AREA

Ideally situated inside Loop 610 at the edge of Memorial Park and nestled among the prestigious River Oaks and Uptown/Galleria market areas, this site is tucked away among the trees in one of Houston's most sought after zip codes. The site is easily accessible from Loop 610 West and major thoroughfares such as Post Oak Blvd and San Felipe.

This tract is ripe for redevelopment, adaptive re-use or covered land play. A project is planned next door that includes a 42 story high end high rise condo building with ground floor retail and elite amenities. With this project, the subject site is ideally suited for boutique hotel, retail, multi-family/condo development or a mix of these. Neighbors include The Junior League of Houston, The St Regis Hotel and the River Oaks District. River Oaks Country club, the Memorial Park Conservancy and all of the amenities of The Galleria/Uptown Park and Highland Village are just minutes away. This is a spectacular location and rare opportunity to develop something unique in such a natural and beautiful location and yet in the heart of the City.



Building on  
±3.73 acres of land at  
4550 Post Oak Place Dr.



Building is currently 58.83%  
occupied and all leases expire  
before or have redevelopment  
clauses in them that allow the  
building to be vacant by 05/2026



Short Term - Below Market  
Seller Financing Available



Additional details available  
with completion of an NDA



Contact Brokers for  
more information

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INTERSTATE  
**610**

SAN FELIPE DR

POST OAK PLACE DR

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# 4550

POST OAK PLACE DR.





# DOWNTOWN HOUSTON



River Oaks  
Country Club

**4550**  
POST OAK PLACE DR.

BRIAR HOLLOW LN

POST OAK PLACE DR

BRIAR HOLLOW LN

POST OAK PARK DR

WESTHEIMER RD

SAN FELIPE DR

POST OAK BLVD



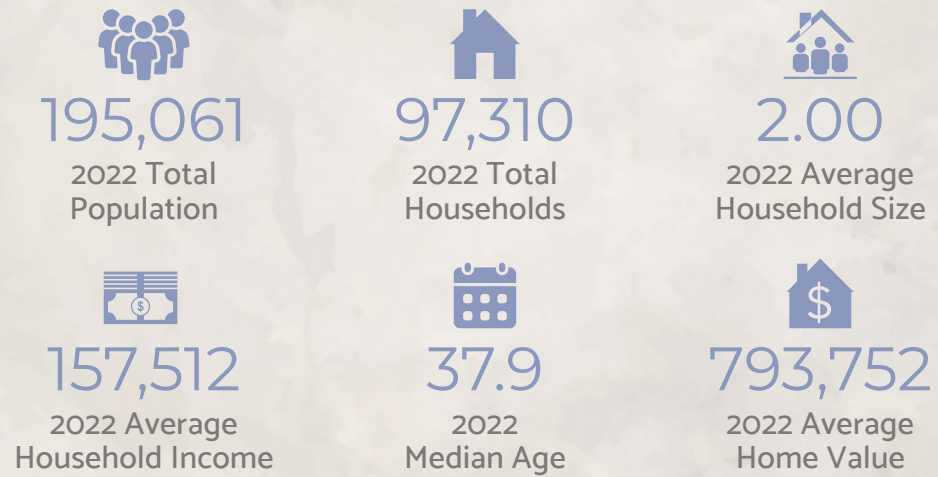
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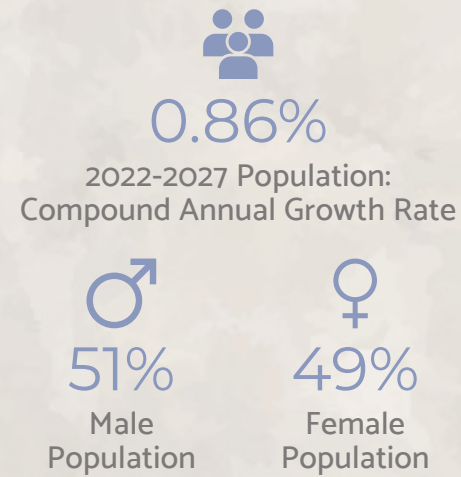


# LOCATION OVERVIEW

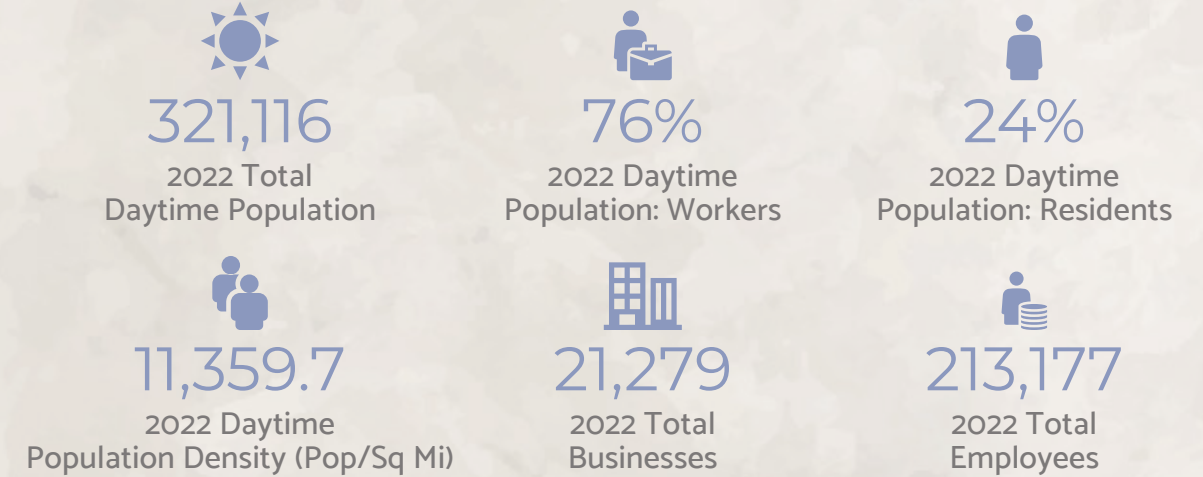
## HOUSEHOLDS



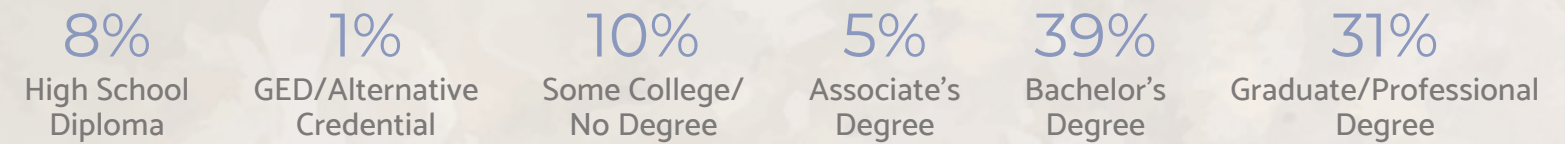
## POPULATION



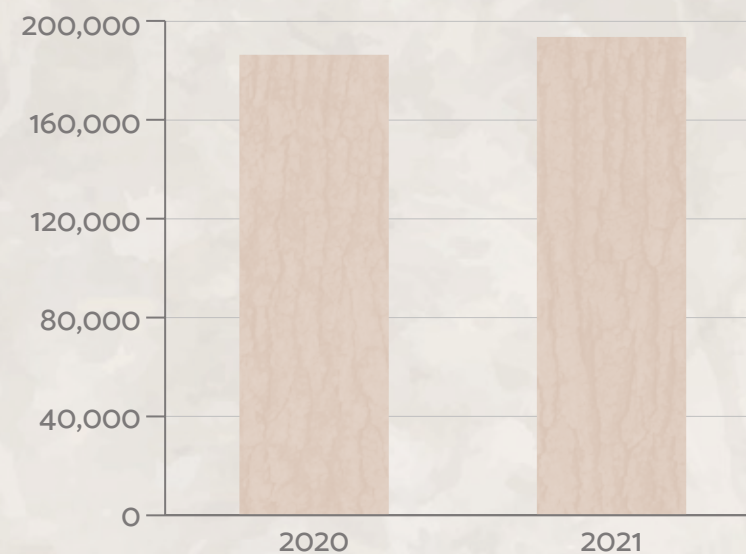
## EMPLOYMENT



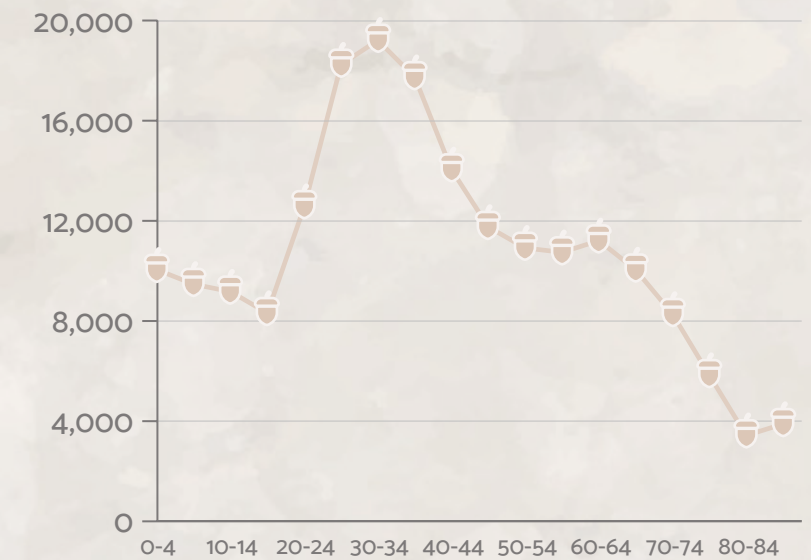
## EDUCATIONAL ATTAINMENT



## POPULATION TIME SERIES 2010-2021



## POPULATION BY AGE GROUP





# PROPERTY LOCATION

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# RENDERINGS OF FUTURE DEVELOPMENT | 4600 POST OAK PL DR



FUTURE DEVELOPMENT OF 4600 POST OAK PLACE DR.







# 4550

POST OAK PLACE DR.

## CONTACTS

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