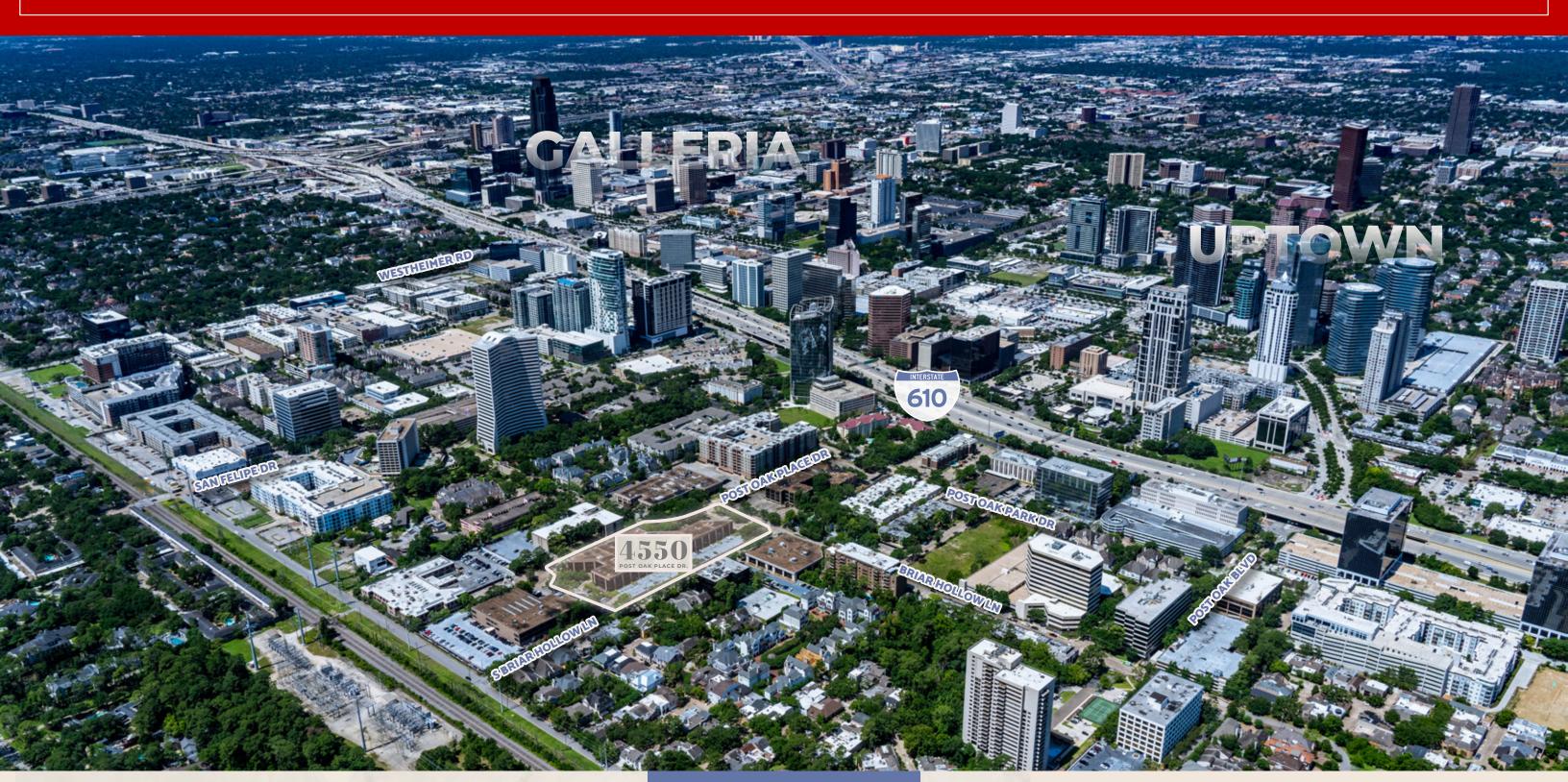
65% Seller Financing starting at 3% or Appealing Ground Lease Options
Best Covered Land Play/Redevelopment Opportunity in the River Oaks/Uptown/Galleria area with REDUCED PRICING
Adjacent to the sprawling 1,000-acre Memorial Park and steps from the renowned Five-Star Post Oak Hotel



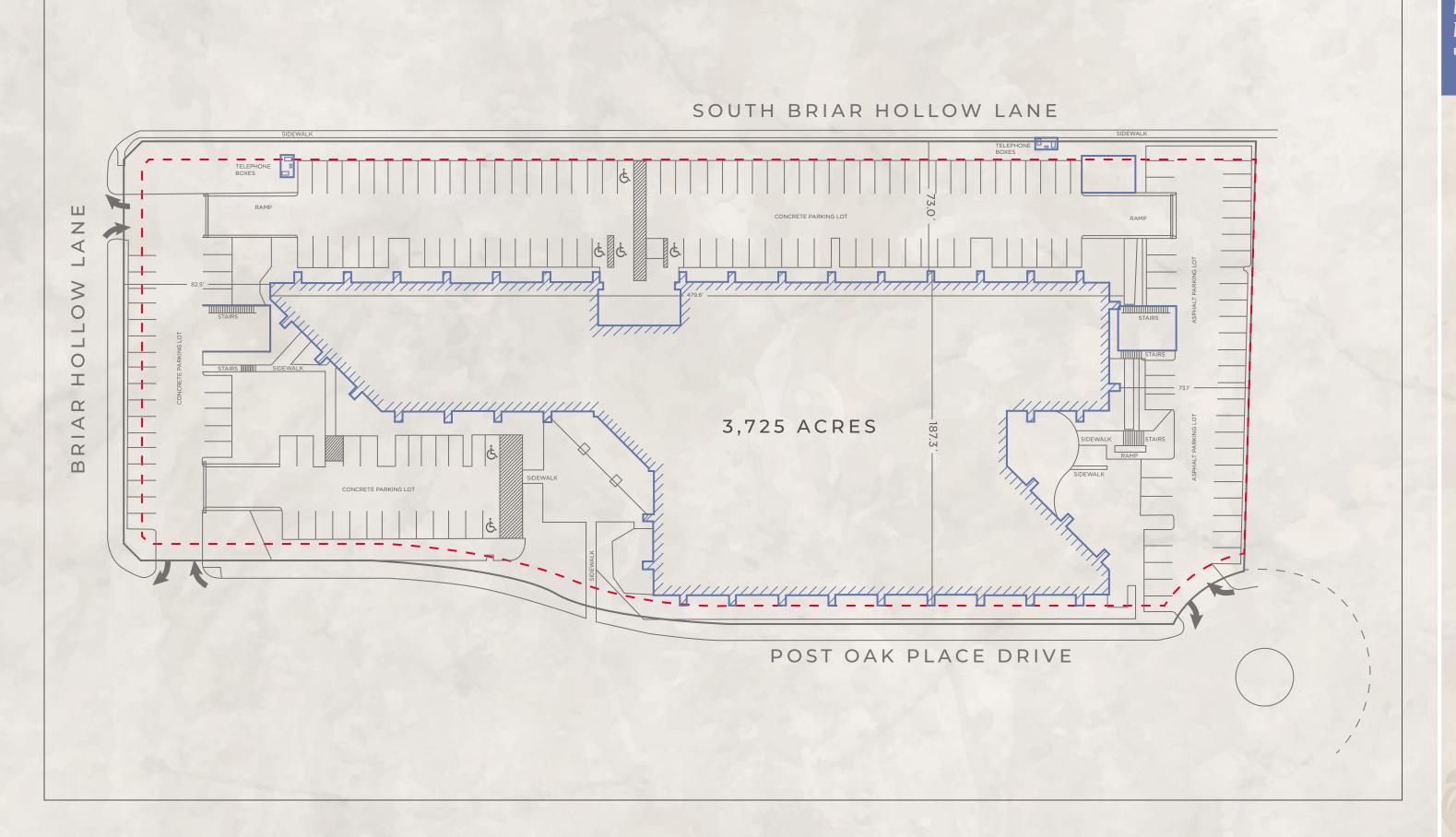
IN ONE OF HOUSTON'S MOST PRESTIGIOUS LOCATIONS

4550
POST OAK PLACE DR.

±3.73 FOR REDEVELOPMENT, ADAPTIVE REUSE OR COVERED LAND PLAY



PROPERTY DETAIL



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 spectactular 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

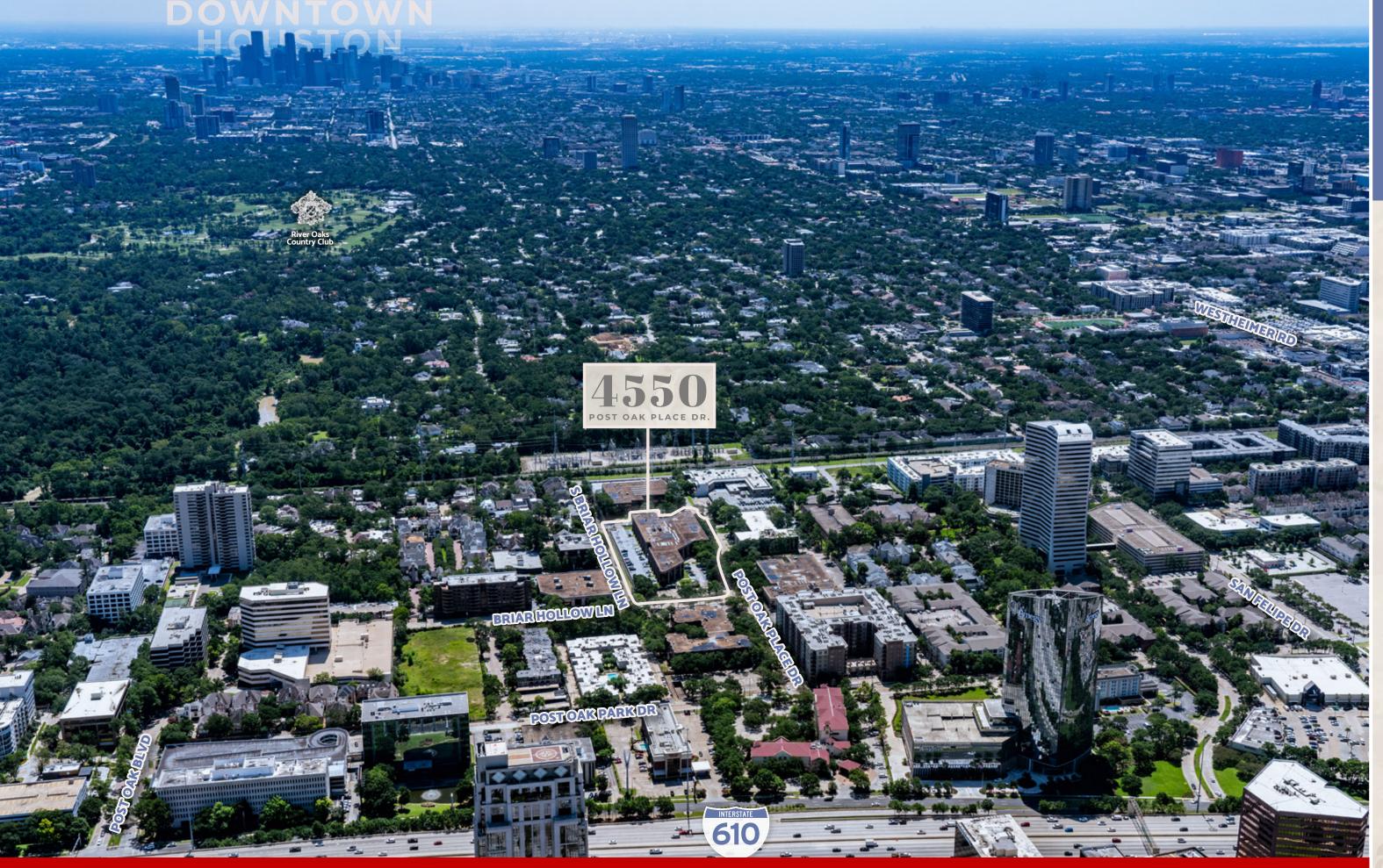


Contact Brokers for more information









LOCATION OVERVIEW

HOUSEHOLDS



195,061

2022 Total Population



157,512

2022 Average Household Income



2022 Total Households



37.9

2022 Median Age



2.00

2022 Average Household Size



793,752

2022 Average Home Value

POPULATION



0.86%

2022-2027 Population: Compound Annual Growth Rate



Male Population



Female Population



2022 Total Daytime Population



11,359.7

2022 Daytime Population Density (Pop/Sq Mi)



EMPLOYMENT

76%

2022 Daytime Population: Workers



21,279

2022 Total Businesses



24%

2022 Daytime Population: Residents



2022 Total **Employees**

290 10 3-MILE RADIUS 69 69

EDUCATIONAL ATTAINMENT

8%

High School Diploma

1% **GED/Alternative** Credential

10%

Some College/ No Degree

5%

Associate's Degree

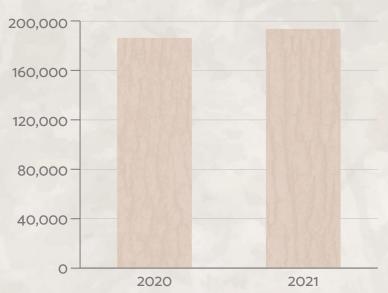
39% Bachelor's

Degree

31%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2021



POPULATION BY AGE GROUP 20,000 16,000 12,000 8,000 4,000 0-4 10-14 20-24 30-34 40-44 50-54 60-64 70-74 80-84

RENDERINGS OF FUTURE DEVELOPMENT | 4600 POST OAK PL DR









FUTURE DEVELOPMENT OF 4600 POST OAK PLACE DR.







4550
POST OAK PLACE DR.

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