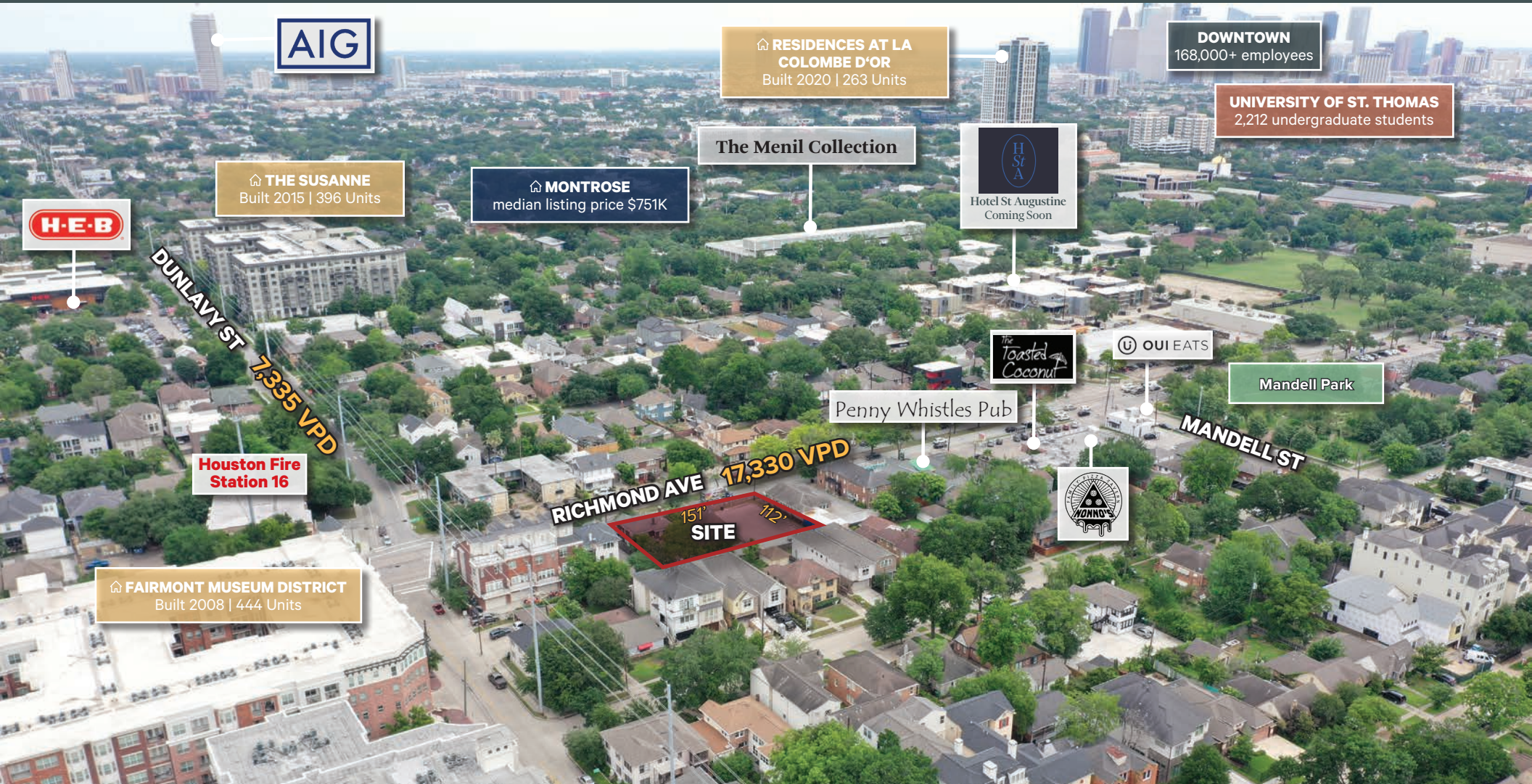


# For Sale 1643-1647 Richmond Ave

Houston, TX 77006

±16,218 SF or ±0.37 acres

EXECUTE CONFIDENTIALITY AGREEMENT



AIG

RESIDENCES AT LA COLOMBE D'OR  
Built 2020 | 263 Units

DOWNTOWN  
168,000+ employees

UNIVERSITY OF ST. THOMAS  
2,212 undergraduate students

The Menil Collection

Hotel St Augustine  
Coming Soon

THE SUSANNE  
Built 2015 | 396 Units

MONTROSE  
median listing price \$751K

H-E-B

DUNLAVY ST  
17,335 VPD

Houston Fire Station 16

The Toasted Coconut

OUI EATS

Mandell Park

Penny Whistles Pub

MANDELL ST

RICHMOND AVE  
17,330 VPD  
151' SITE 112'

MONNO'S

FAIRMONT MUSEUM DISTRICT  
Built 2008 | 444 Units

BRAUN ENTERPRISES  
REAL ESTATE DEVELOPMENT  
be

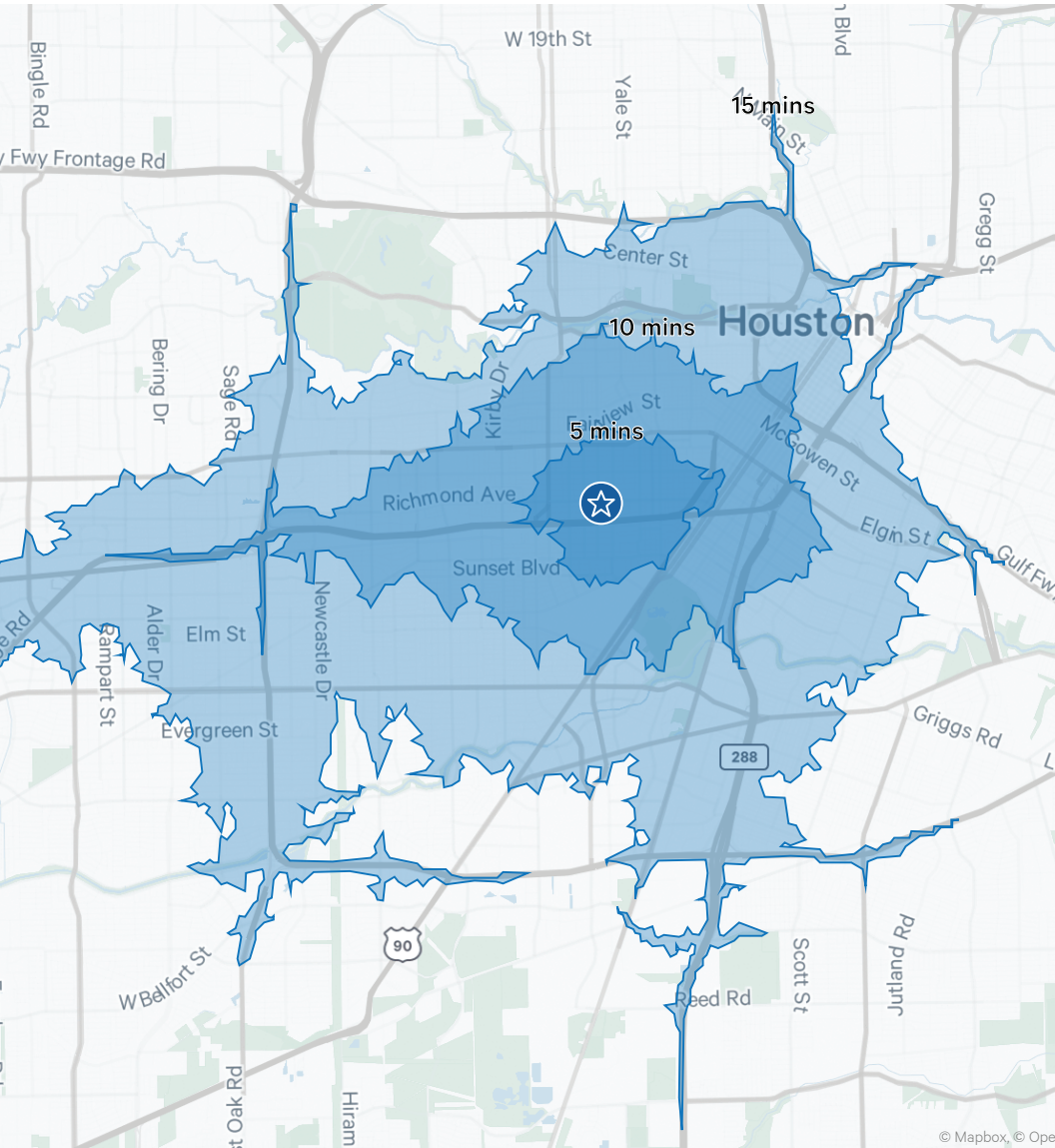
Barrett Von Blon  
First Vice President  
T +1 713 577 1777  
barrett.vonblon@cbre.com

Chris Bergmann Jr.  
Executive Vice President  
T +1 713 577 3847  
chris.bergmann@cbre.com

CBRE

CAPITAL MARKETS | LAND SERVICES

# Commute & Demographics



Drive Times	Minutes
Downtown	7
Medical Center	6
Galleria	14
The Heights	16

## Property Information

### Location

- 1643-1647 Richmond Avenue Houston, TX 77006

### Property Information

- ± 16,218 SF of land
- Over 150' frontage along Richmond Ave
- Two Single Tenant Structures
  - 1643 Richmond: 2,000 SF
  - 1647 Richmond: 1,000 SF
- Utilities via City of Houston
- Outside of floodplain
- Total tax rate: \$2.014811 (2023)

### Surrounding Area

- Located in Montrose neighborhood which is only minutes away from the renowned neighborhoods of River Oaks, Upper Kirby, Midtown, Southhampton, & the Museum District

### Price

Call Broker for Pricing



## Commute

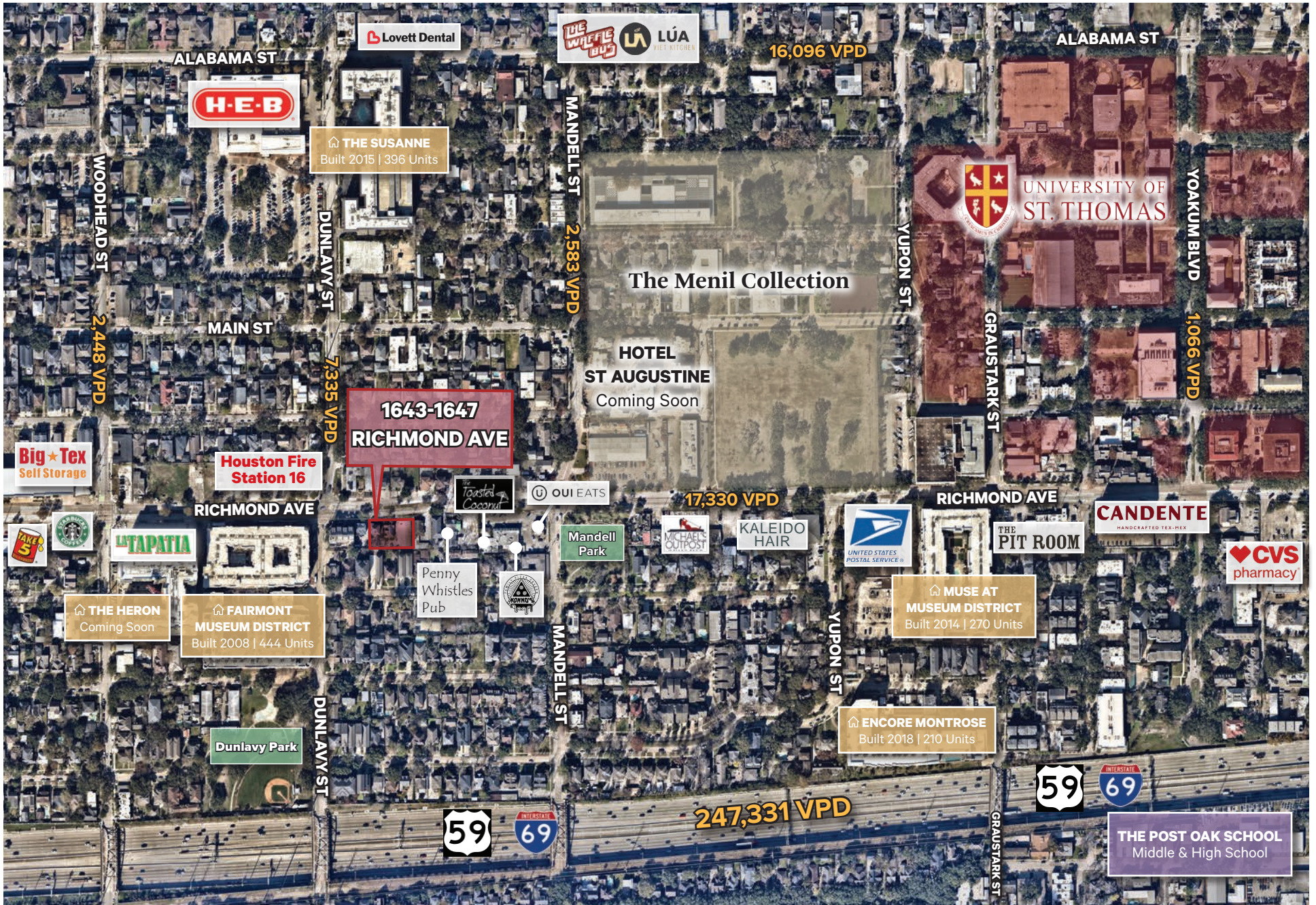
Traffic Counts	Vehicles Per Day
Richmond Ave	17,330
Dunlavy St	7,335
W Alabama	16,096
59 @ Mandell St	247,331



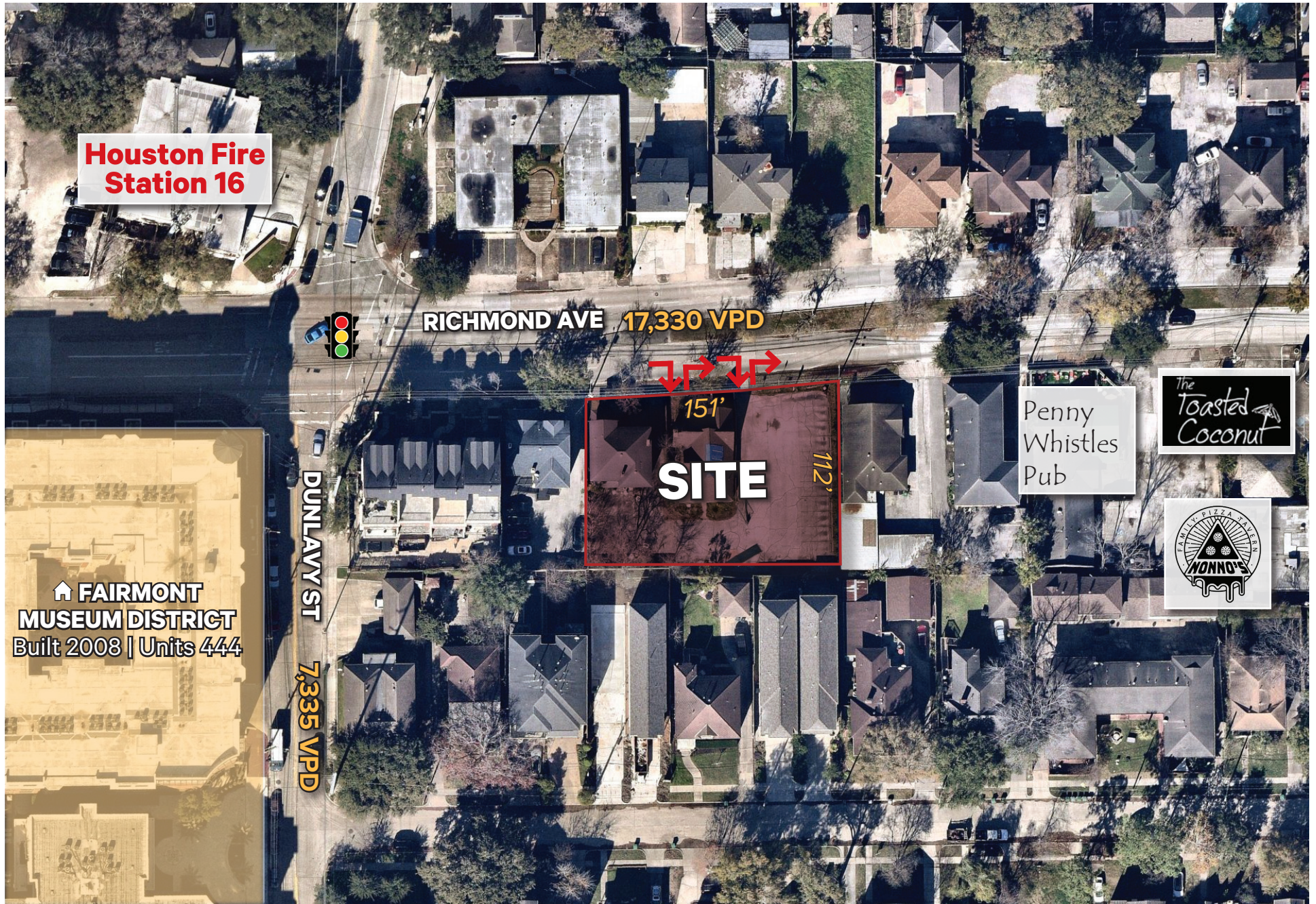
## 2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	29,076	215,295	490,109
Median Age	37.8	36.6	36.2
Average Household Income	\$158,903	\$160,746	\$145,332
Average Home Value	\$737,495	\$695,495	\$610,743
College Degree or Higher	82.8%	78.7%	67.5%

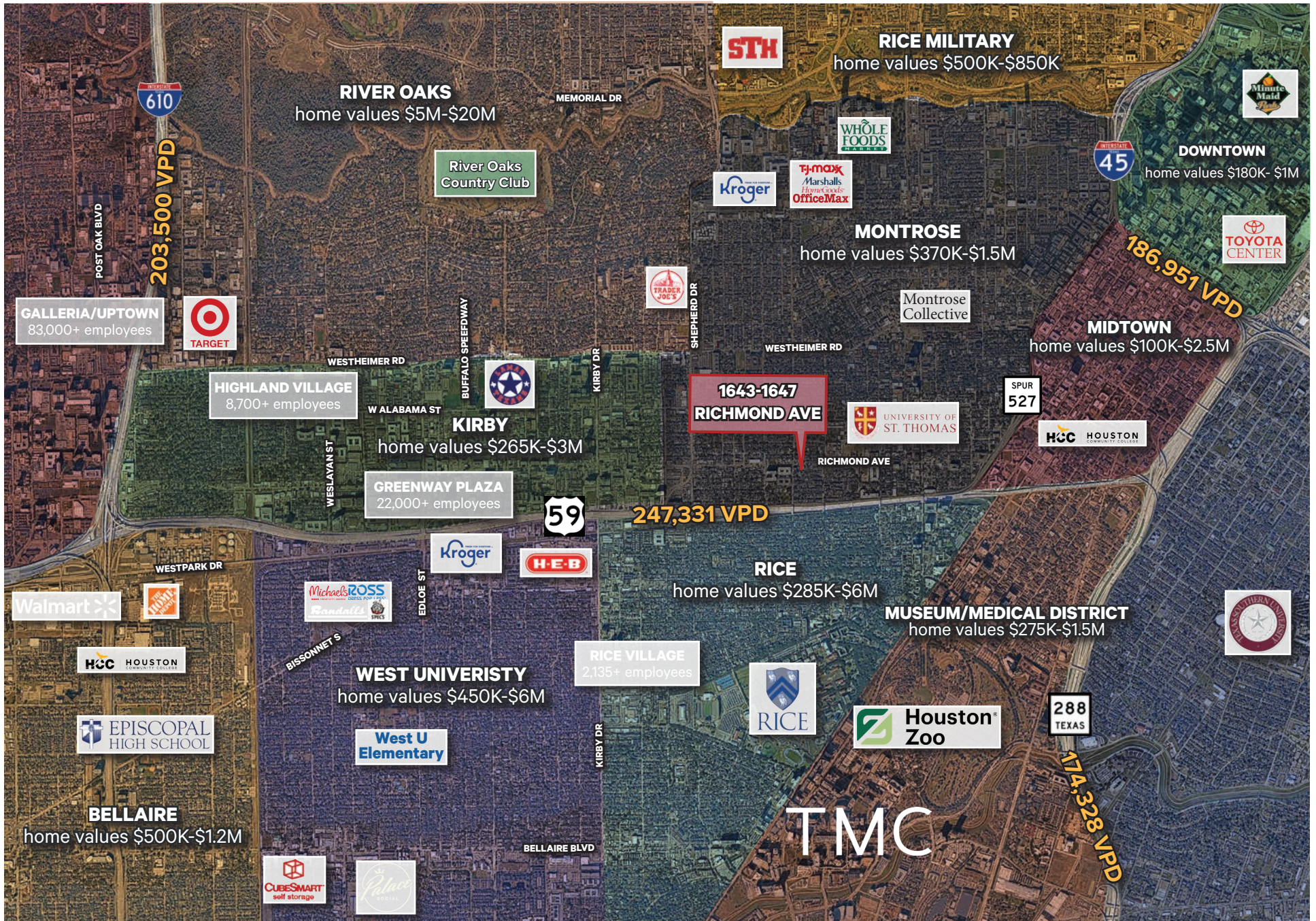
# Retail Aerial



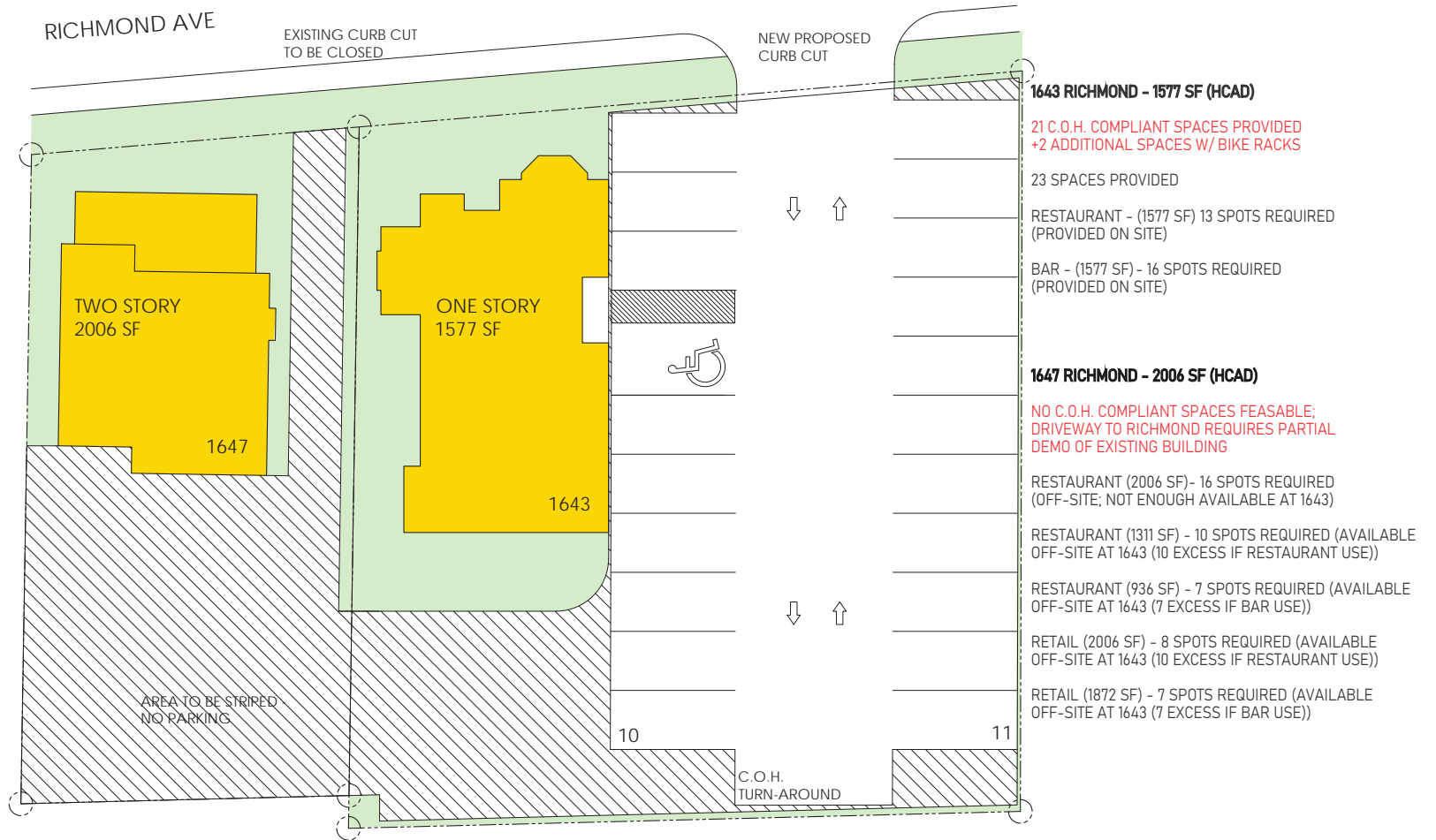
# Property Aerial



# Neighborhood Aerial



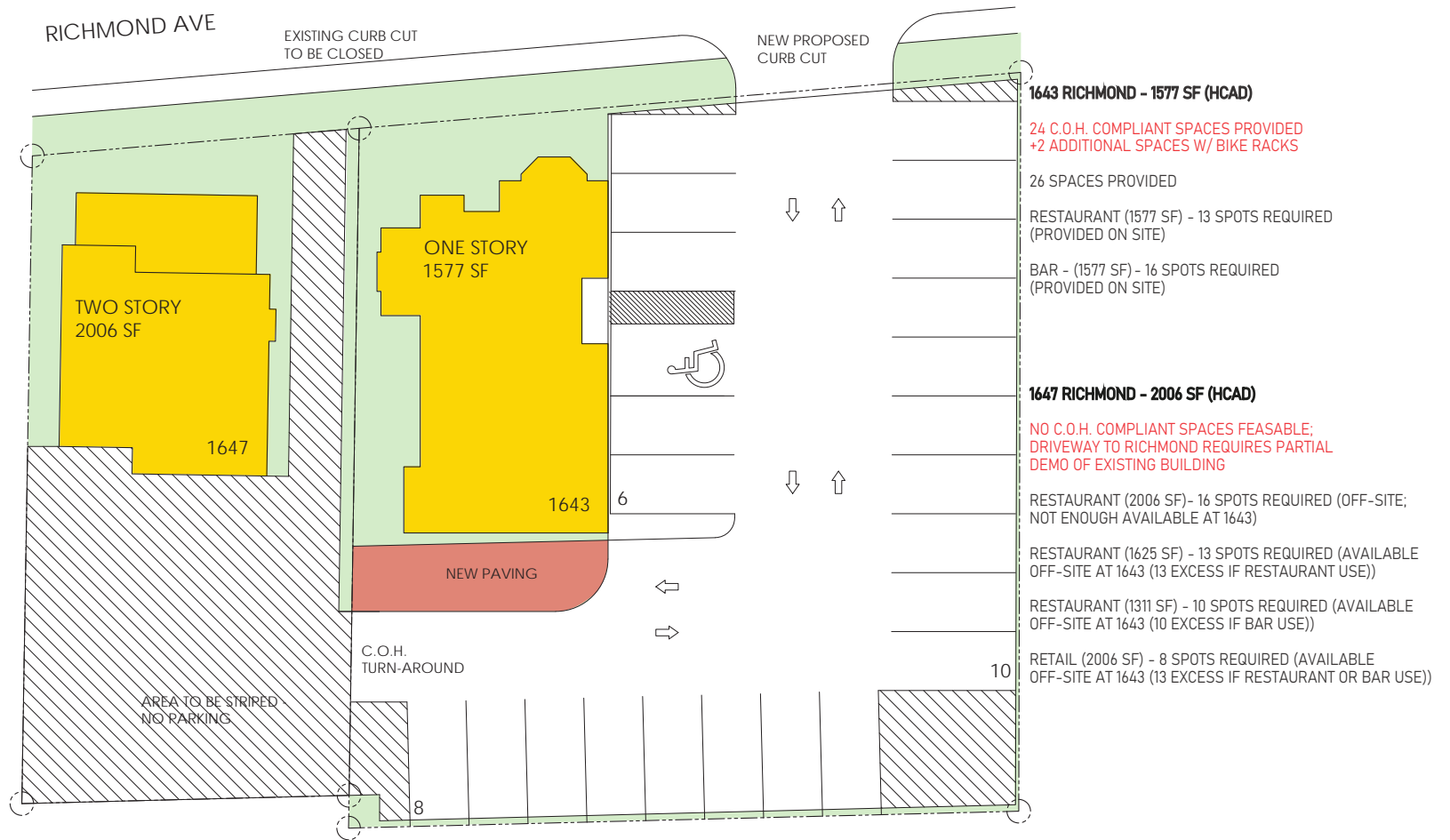
# Conceptual Site Plan Option A



RICHMOND. PARKING ANALYSIS. OPT A.



# Conceptual Site Plan Option B



RICHMOND. PARKING ANALYSIS. OPT B.



# For Sale

# 1643-1647 Richmond Ave Houston, TX 77006

EXECUTE CONFIDENTIALITY AGREEMENT

[www.cbre.com](http://www.cbre.com)

## Contact Us

---

**Barrett Von Blon**

First Vice President

T +1 713 577 1777

[barrett.vonblon@cbre.com](mailto:barrett.vonblon@cbre.com)

**Chris Bergmann Jr.**

Executive Vice President

T +1 713 577 3847

[chris.bergmann@cbre.com](mailto:chris.bergmann@cbre.com)

CAPITAL MARKETS | LAND SERVICES

**CBRE**

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.