

# FOR SALE | 3403 RICHMOND AVE



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# Property Summary



Submarket	Greenway Plaza/ Upper Kirby
Type	For Sale
Address	3403 Richmond Ave, Houston, TX 77046
Land Size	±2.21 AC (±96,268 SF)
Building Size	1st floor ±15,910 SF 2nd floor ±12,790 SF 3rd floor ±12,790 SF Total ±42,334 SF
Year Built	1966
Utilities	City of Houston
Tax ID	041 017 005 0077
Asking Price	\$225 psf (±\$21,600,000)

# SWC of Richmond Ave & Buffalo Speedway

## Highlights

**Prime Location:** Positioned at the SWC corner of Richmond Avenue and Buffalo Speedway, offering high visibility and accessibility to amenities. Centrally located in the heart of one of Houston's busiest business districts and between River Oaks and West University Place.

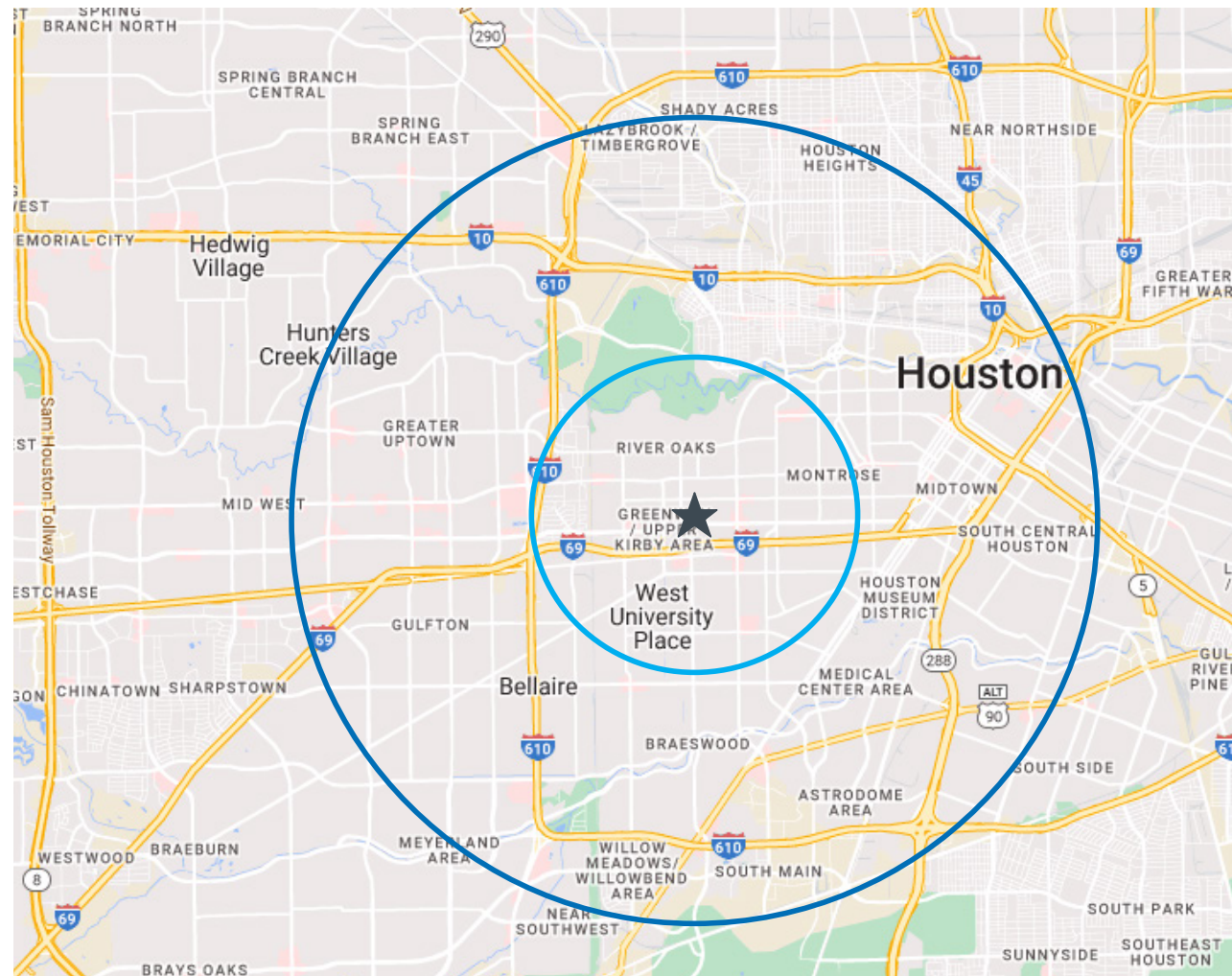
**Development/Investment Potential:** Ideal for users and developers seeking high traffic and growth opportunities.

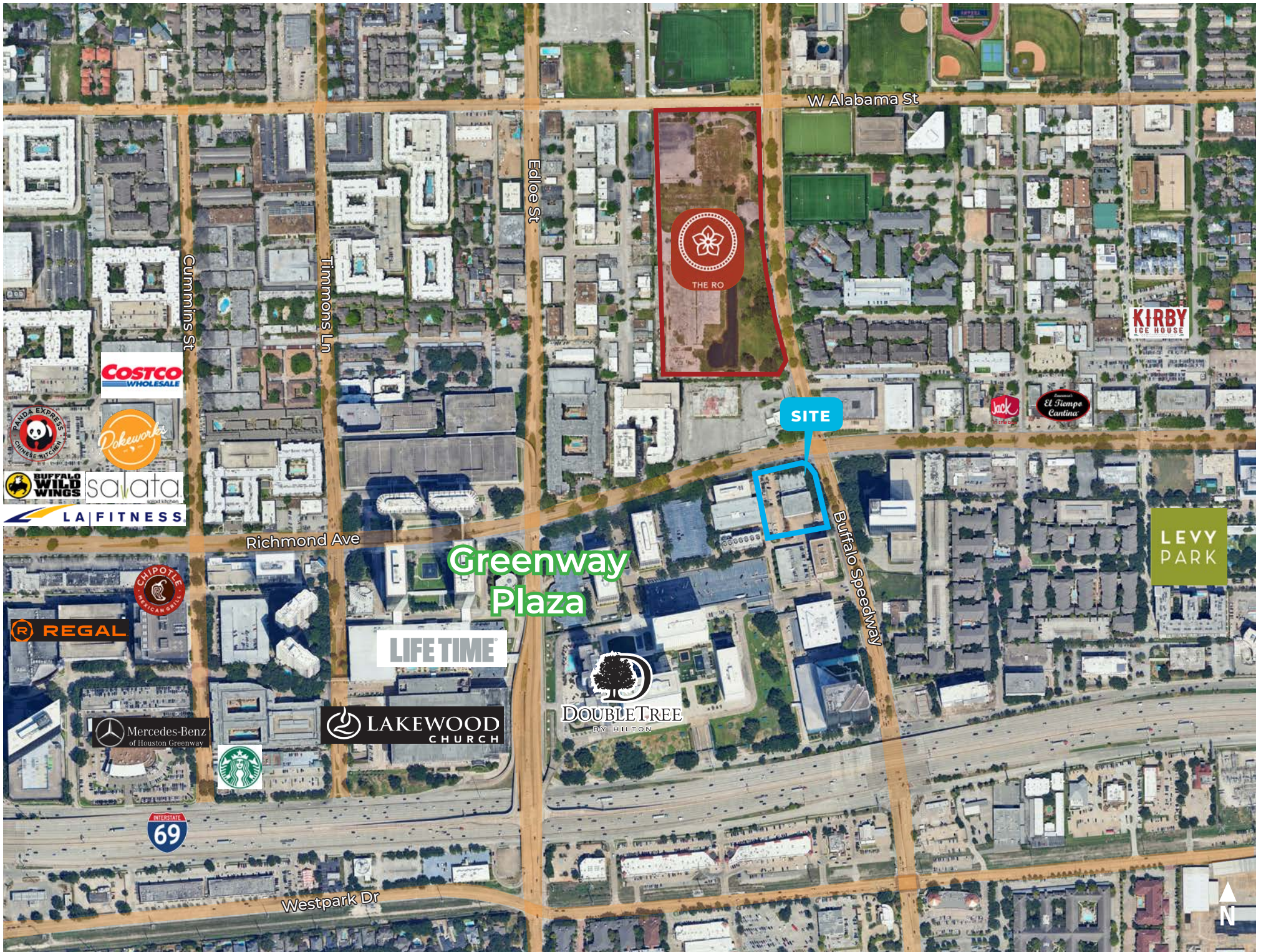
## Traffic Counts

**Buffalo Speedway south of site:**  
31,680 vehicles per day

**Richmond Avenue east of site:**  
35,906 vehicles per day

Demographics	2 Mile Radius	5 Mile Radius
Average Household Income	\$153,559	\$120,546
Total Specified Consumer Spending	\$1.6B	\$8B
2023 Total Households	43,092	247,484
Population Growth Since 2010	1.3%	1.7%
Median Age	41	38.6
Average Household Value	\$840,058	\$486,788
Some College or Degree	77%	58%





SITE

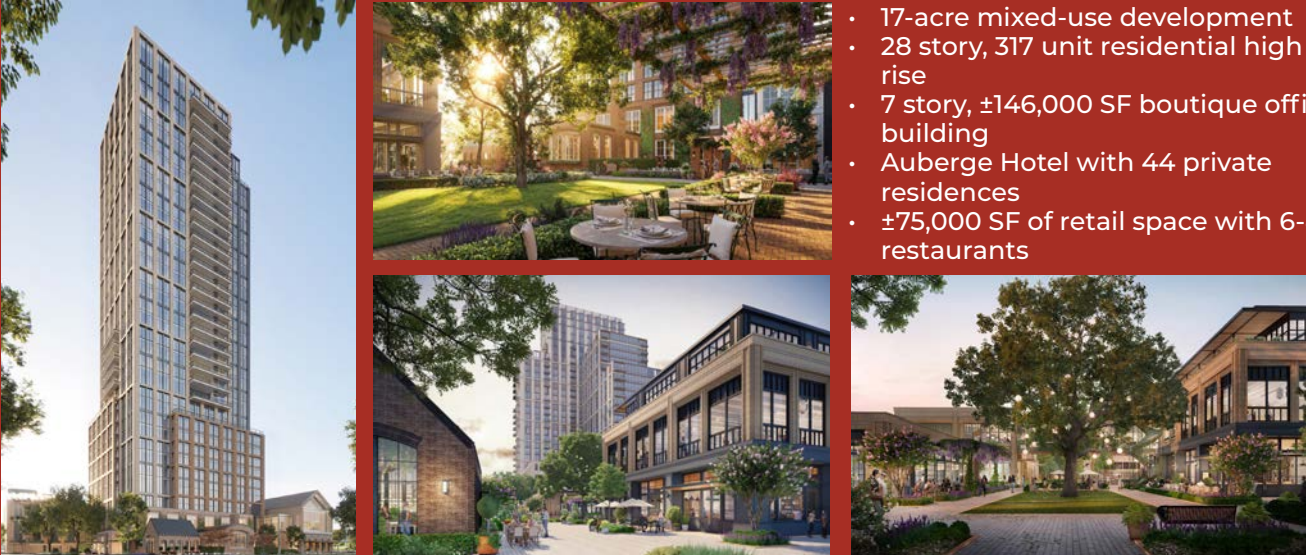


Greenway Plaza

LEVY PARK



 The RO



- 17-acre mixed-use development
- 28 story, 317 unit residential high rise
- 7 story, ±146,000 SF boutique office building
- Auberge Hotel with 44 private residences
- ±75,000 SF of retail space with 6-8 restaurants





CBD

MONTROSE



W Alabama St

Kirby Dr

MUSEUM DISTRICT

LEVY PARK

Richmond Ave

TEXAS MEDICAL CENTER

Kirby Dr

RICE UNIVERSITY



SITE

Buffalo Speedway



The RO

GREENWAY PLAZA

Edloe St



NRG STADIUM

WEST UNIVERSITY PLACE

Kroger

T-Mobile

GNC

Adair's Kitchen

Los Pinos MEXICAN RESTAURANTS

CRAFT PITA TRUE MEDITERRANEAN

H-E-B

DOUBLETREE BY HILTON

LAKWOOD CHURCH

INTERSTATE 69

GREENWAY PLAZA

Buffalo Speedway

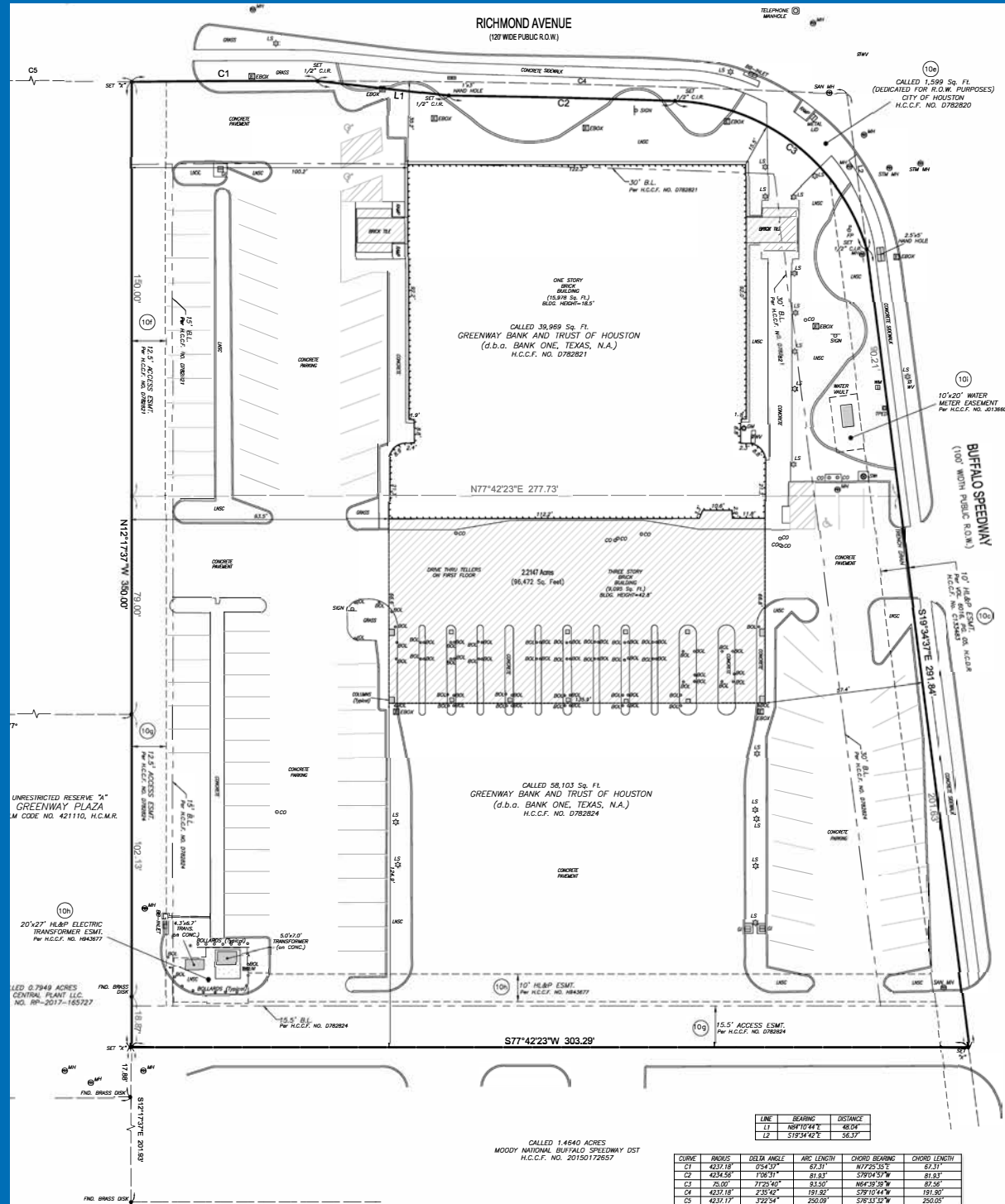
SITE

Eunice

Richmond Ave



# Survey



CURVE	ORDER	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4237.18'	054.93°	67.31'	N772.50°E	67.31'
C2	4234.56'	198.91°	81.83'	S7904.97°W	81.83'
C3	25.00'	1725.46°	83.50'	N6429.39°W	83.50'
C4	4237.18'	235.42°	191.92'	S7810.44°W	191.92'
C5	4237.17'	322.54°	250.09'	S7633.32°W	250.09'

LINE	BEARING	DISTANCE
L1	N6410.44°E	68.04'
L2	S7834.42°E	36.37'



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**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

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