

FOR SALE | 3403 RICHMOND AVE

 **TRANSWESTERN** REAL ESTATE SERVICES



JEFF G. PEDEN, SIOR

Executive Managing Director
713.231.1640
Jeff.Peden@transwestern.com

SCOTT E. MILLER

Senior Director
713.231.1637
Scott.Miller@transwestern.com

KYLE WALKER

Associate
713.231.1584
kyle.walker@transwestern.com

Property Summary

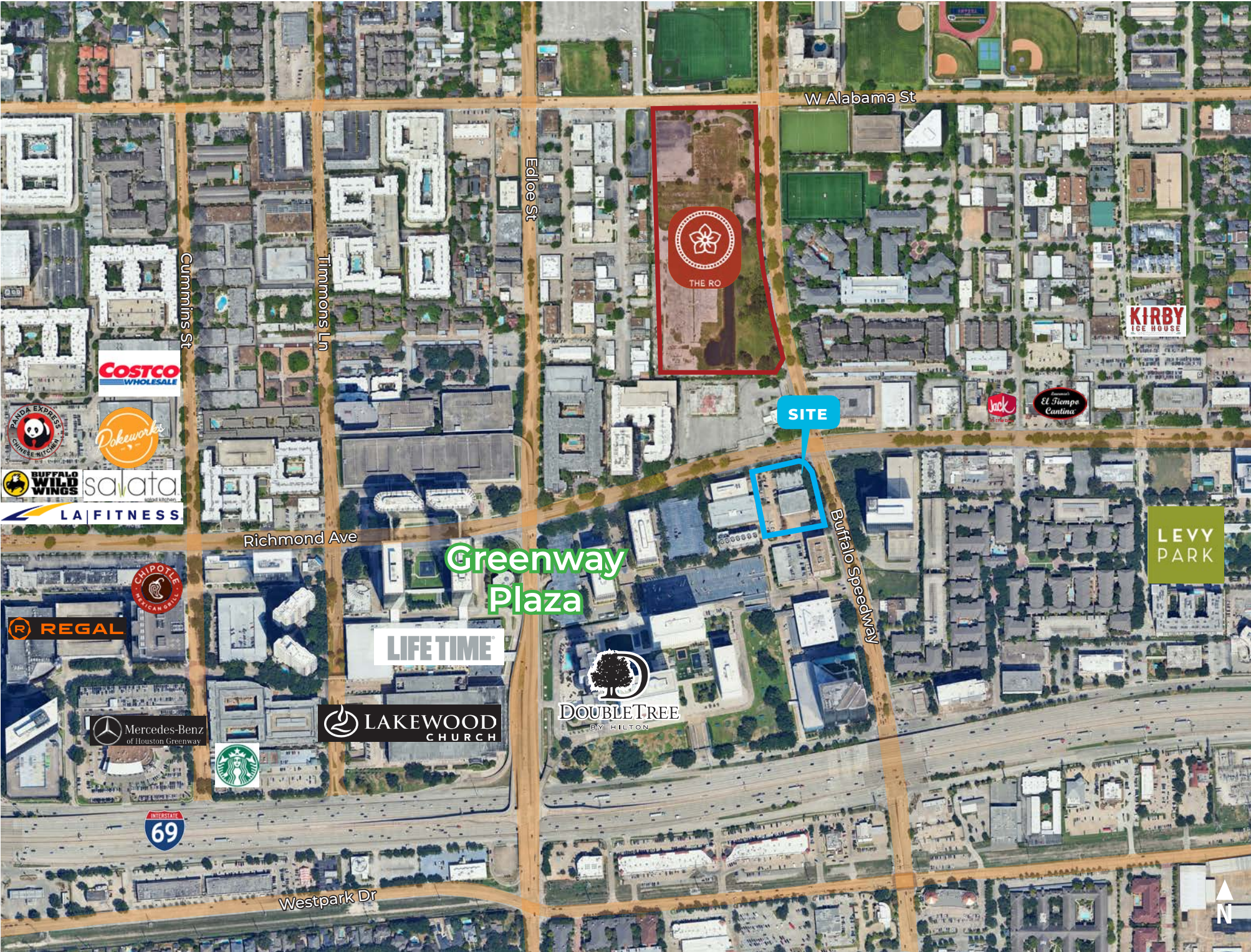


FOR SALE | 3403 RICHMOND AVE, HOUSTON, TX 77046

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 (\$21,660,210)

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

A map of Houston, Texas, illustrating the geographic context of West University Place. The city name "Houston" is prominently displayed in the upper right quadrant. Two concentric blue circles are drawn on the map, centered on West University Place, which is marked with a black star. The inner circle encompasses the area between the Green/Kirby Area and the River Oaks neighborhood. The outer circle extends further, covering areas like Greater Uptown, Midtown, and South Central Houston. Major highways such as I-610, I-10, I-69, and US-290 are shown as yellow lines with their respective shields. Various neighborhoods are labeled throughout the map, including Spring Branch North, Hedwig Village, Hunters Creek Village, Greater Uptown, Midtown, South Central Houston, Medical Center Area, and others. The map also shows the locations of several universities, including Rice University and the University of Houston.








- 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

MUSEUM DISTRICT

TEXAS MEDICAL CENTER

RICE UNIVERSITY

GREENWAY PLAZA

WHOLE FOODS MARKET

LEVY PARK

SITE

The RO

Edloe St

Kirby Dr

Kirby Dr

Buffalo Speedway

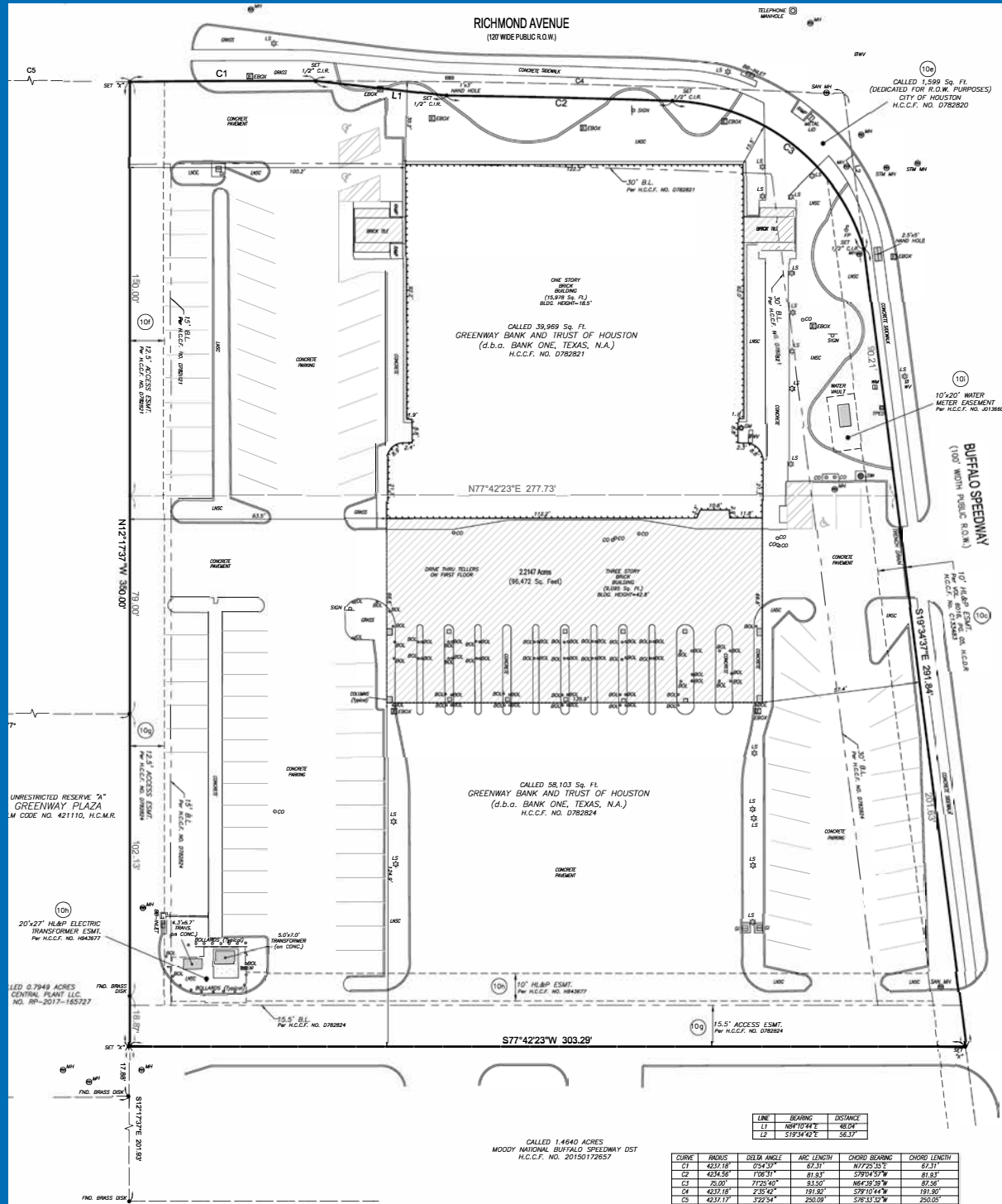
Richmond Ave

69



Survey

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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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 **TRANSWESTERN** REAL ESTATE SERVICES

1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | www.transwestern.com

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