

# 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 (\$21,660,210)

# 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.

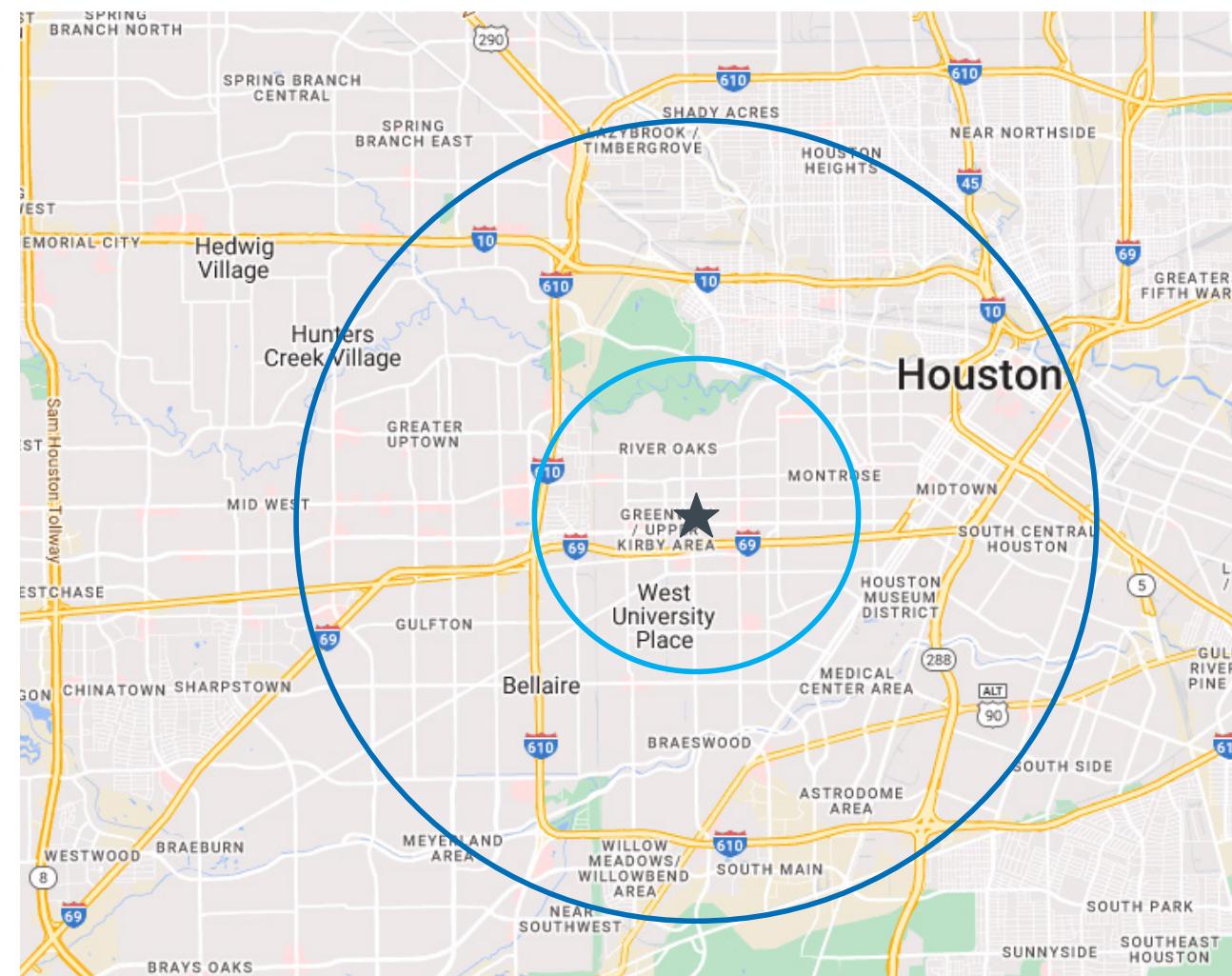
**Development/Investment Potential:** Ideal for users and developers seeking high traffic and growth opportunities.

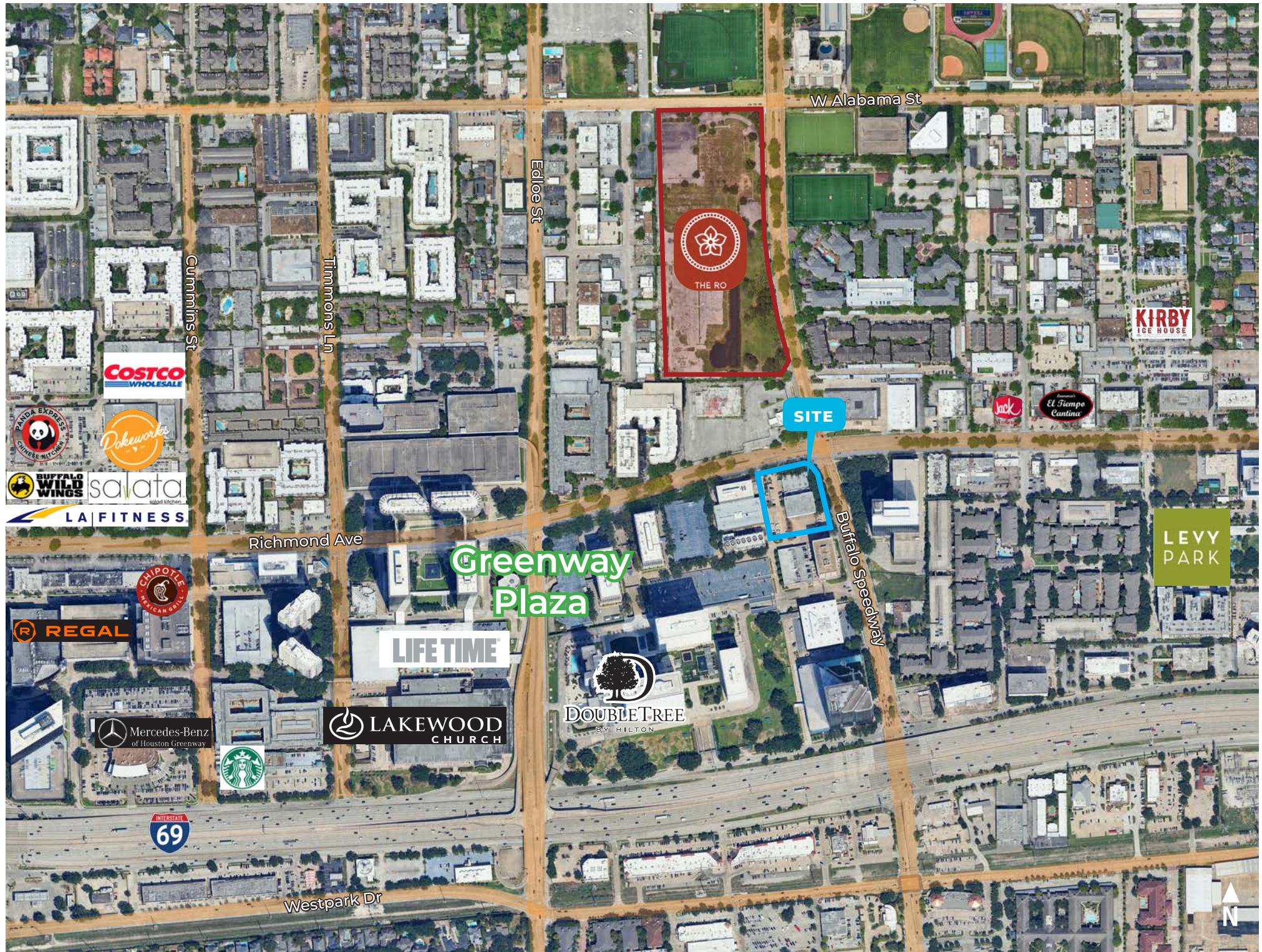
## Traffic Counts

**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%







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





NRG  
STADIUM

WEST UNIVERSITY  
PLACE

H-E-B

Eunice

Buffalo Speedway

Kroger  
T-Mobile  
GNC  
Los Tios MEXICAN RESTAURANTS  
Craft Pita  
TRUE MEDITERRANEAN

INTERSTATE  
69

SITE

GREENWAY  
PLAZA

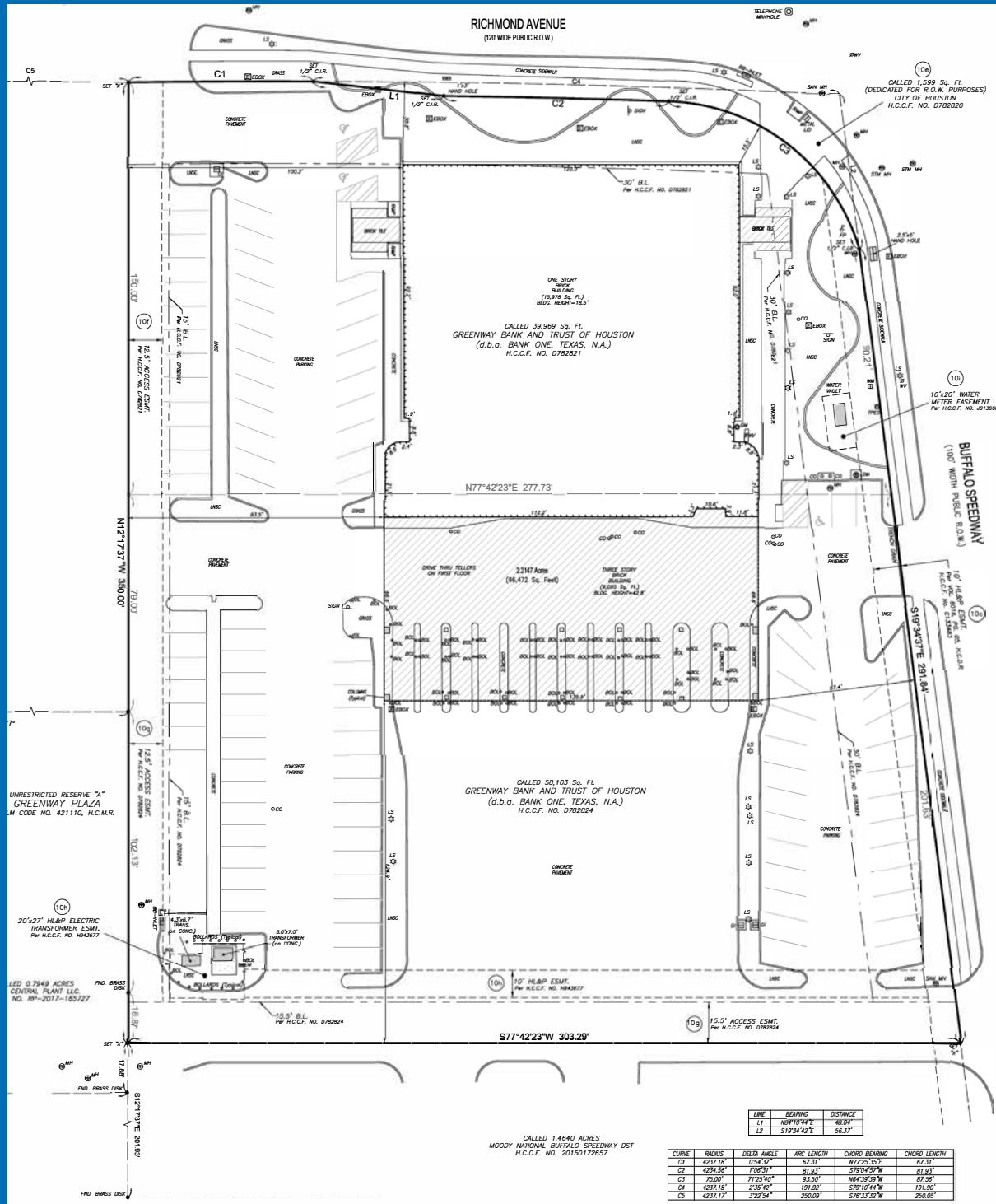
DOUBLETREE  
BY HILTON

LAKEWOOD  
CHURCH

Richmond Ave

N

# Survey



**FOR SALE**

3403 RICHMOND AVE. HOUSTON, TX 77046

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

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