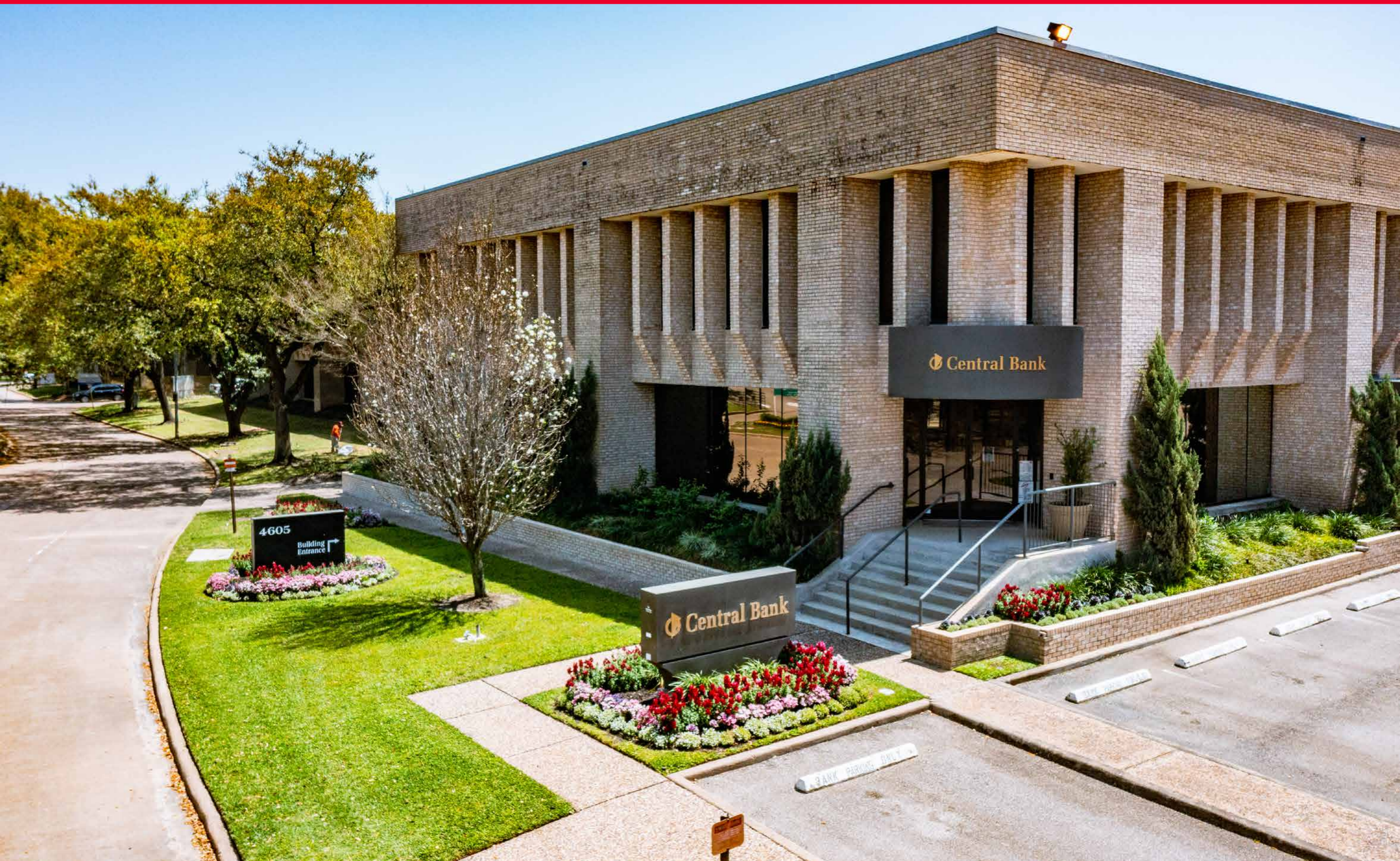


4605 POST OAK PLACE

±2.67 ACRES
HOUSTON, TX



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Director
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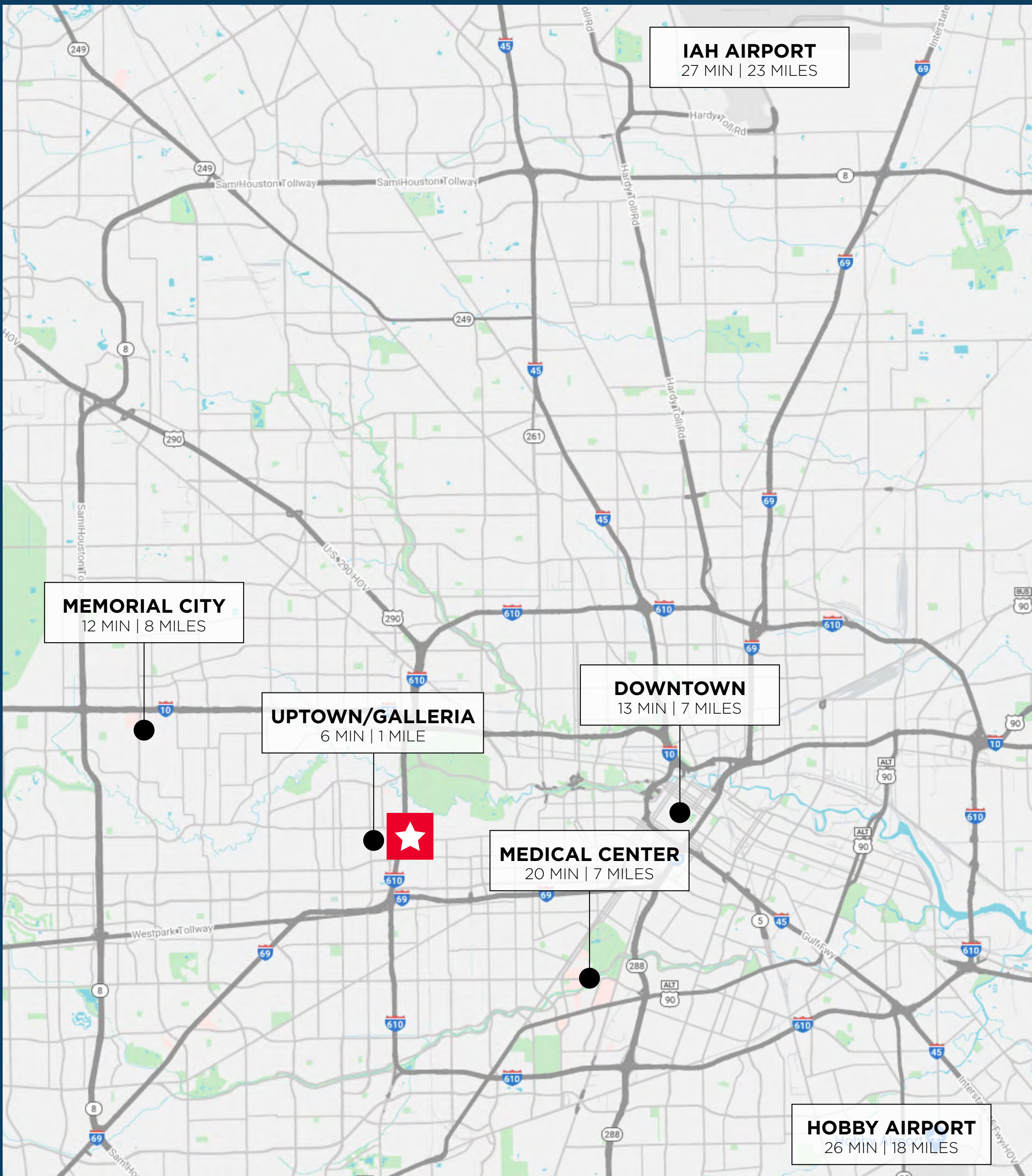
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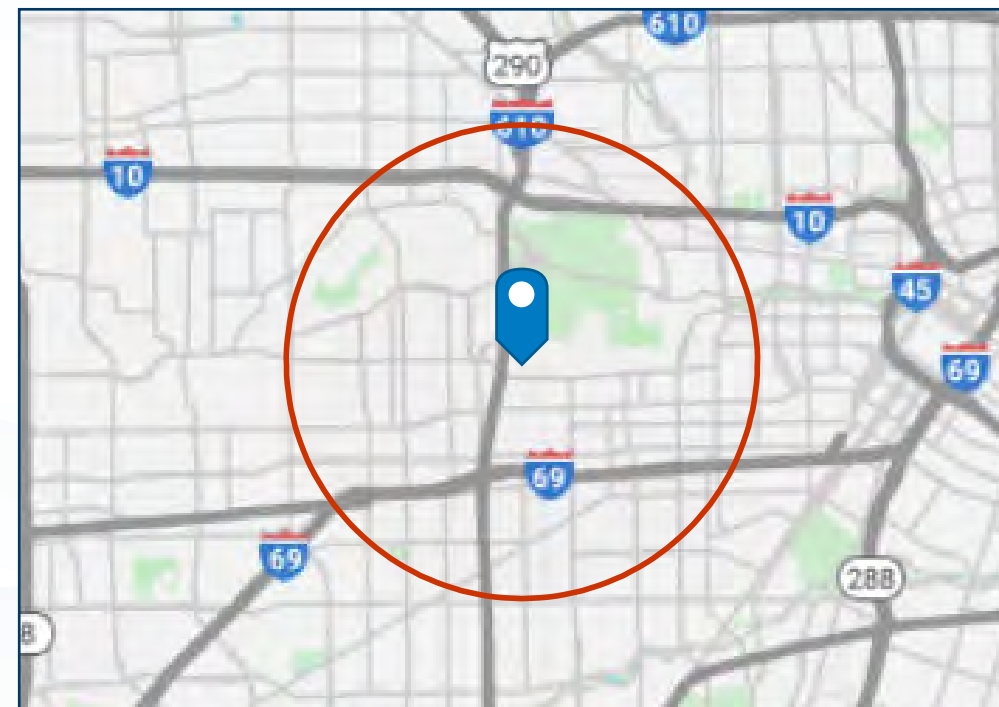
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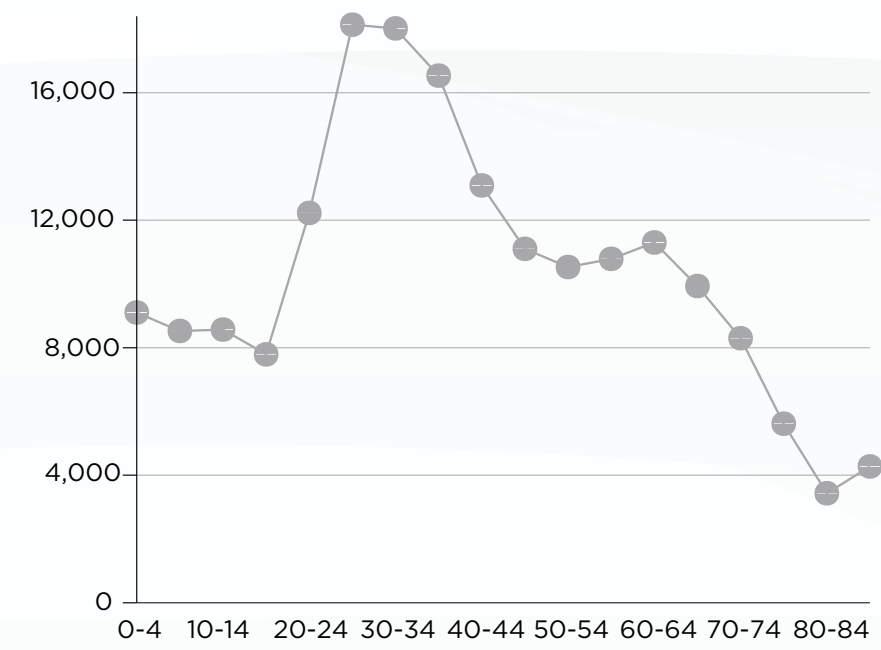


DEMOGRAPHIC OVERVIEW



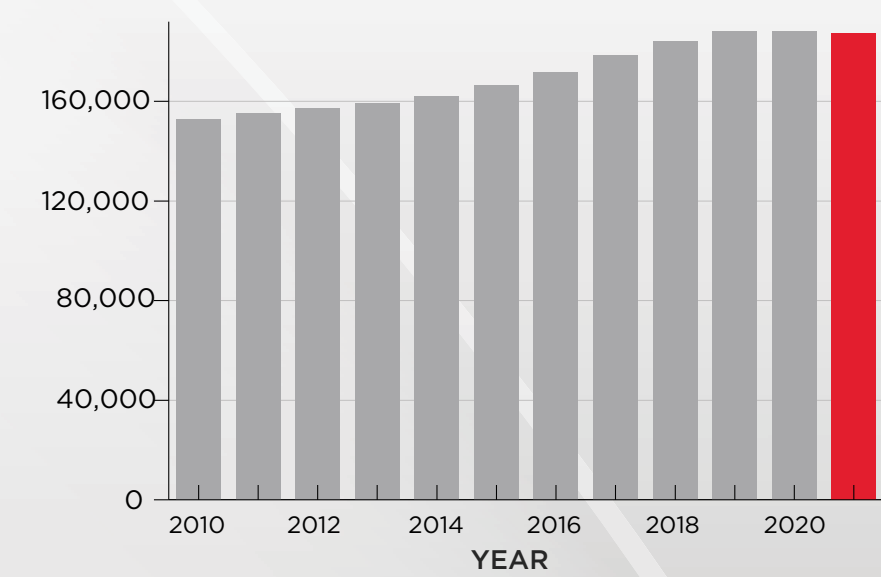
- 187,311** 2021 Total Population
- 94,877** 2021 Total Households
- 1.97** 2021 Average Household Size
- \$151,815** 2021 Average Household Income
- 38.4** 2021 Median Age
- \$861,405** 2021 Average Home Value

POPULATION BY AGE GROUP



- 50%** Male Population (%)
- 50%** Female Population (%)
- 2.33%** 2021-2026 Population: Compound Annual Growth Rate

POPULATION TIME SERIES 2010-2021



EMPLOYMENT

- 297,633** 2021 Total Daytime Population
- 75%** 2021 Daytime Population: Workers
- 25%** 2021 Daytime Population: Residents
- 10,529.0** 2021 Daytime Population Density (Pop/sq mi)
- 19,148** 2021 Total (SIC01-99) Businesses
- 221,425** 2021 Total (SIC01-99) Employees

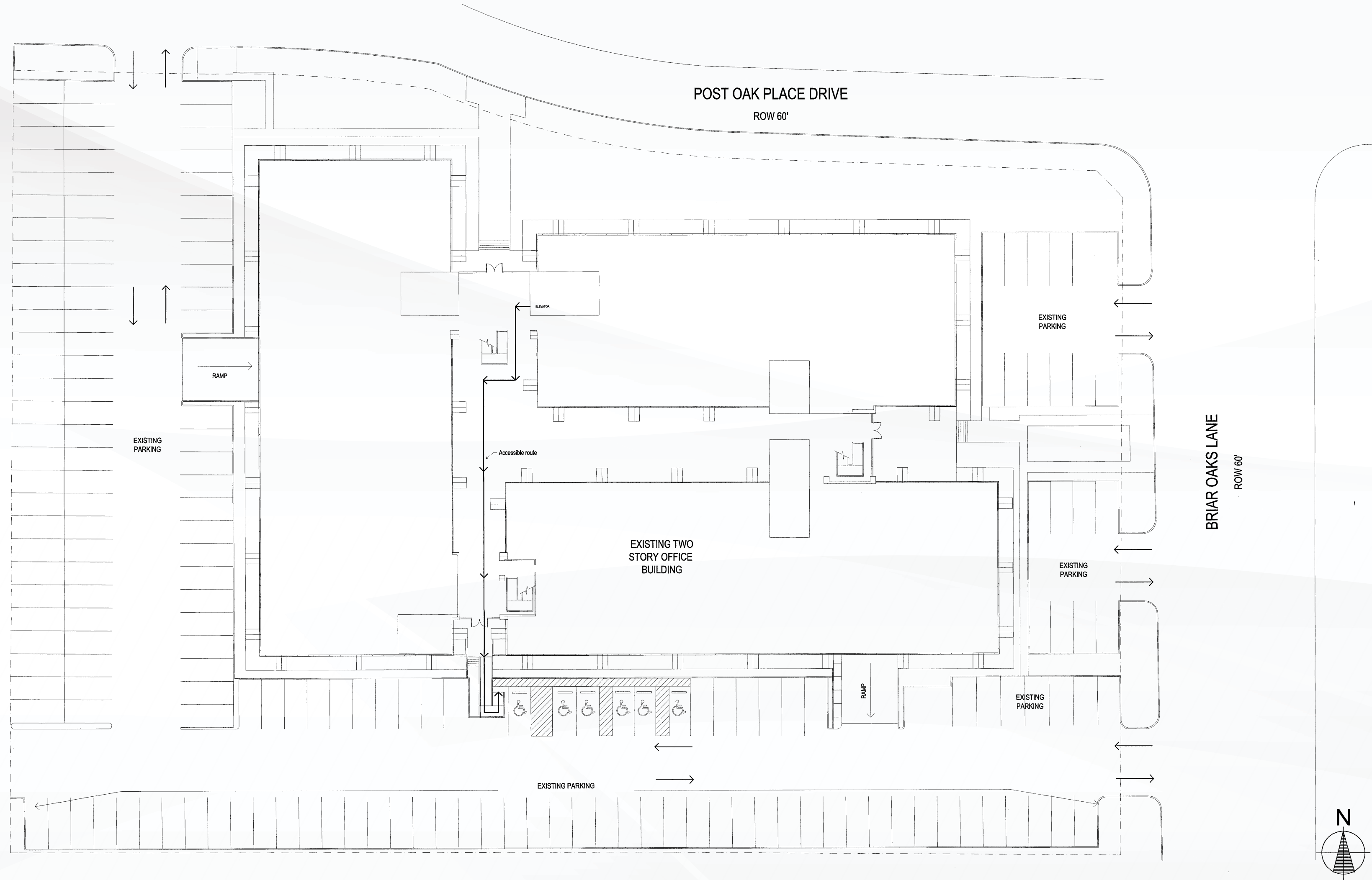
EDUCATIONAL ATTAINMENT

- 7%** High School Diploma
- 1%** GED/Alternative Credential
- 11%** Some College/No Degree
- 4%** Associate's Degree
- 38%** Bachelor's Degree
- 33%** Graduate/Professional Degree

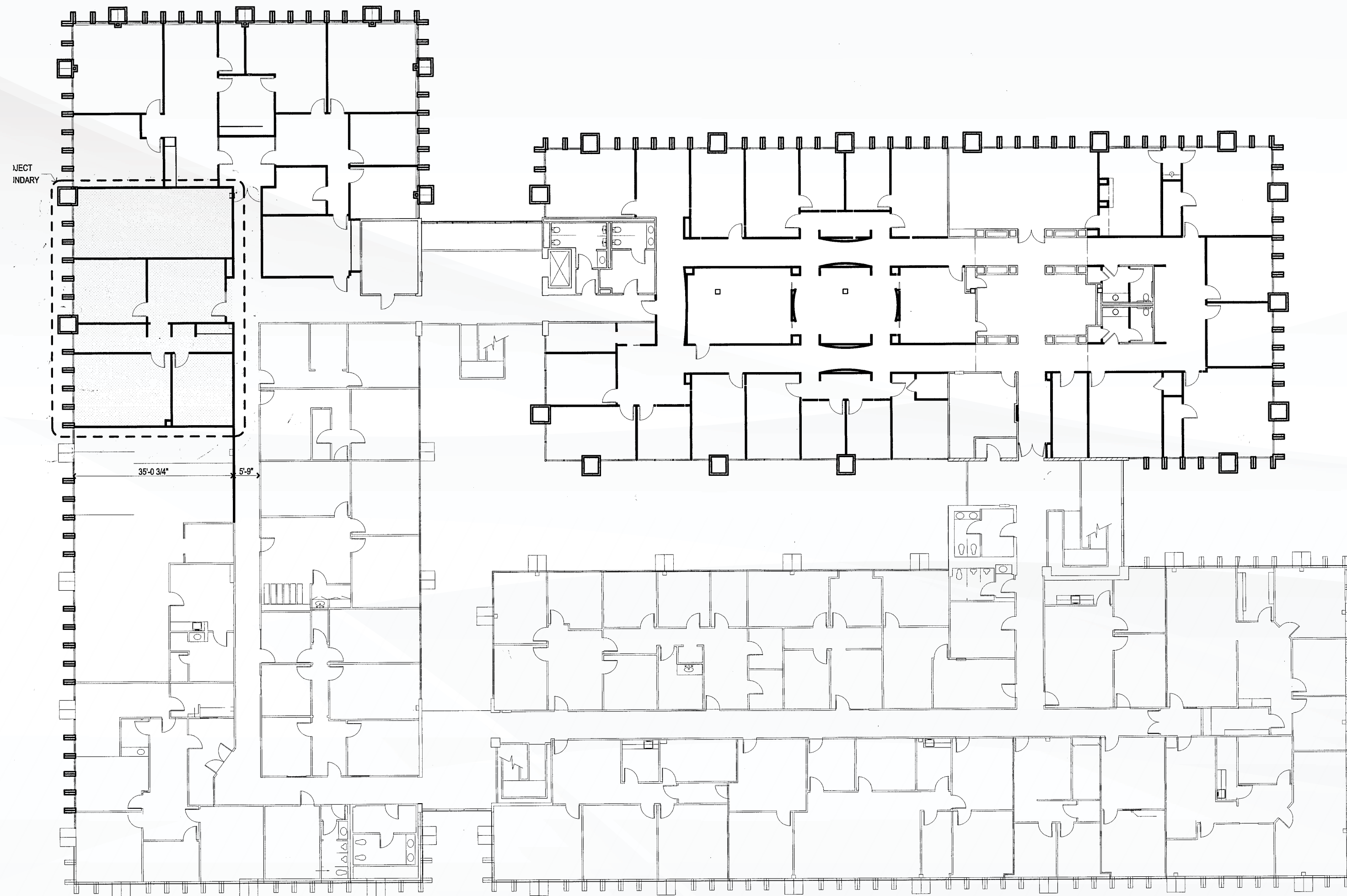




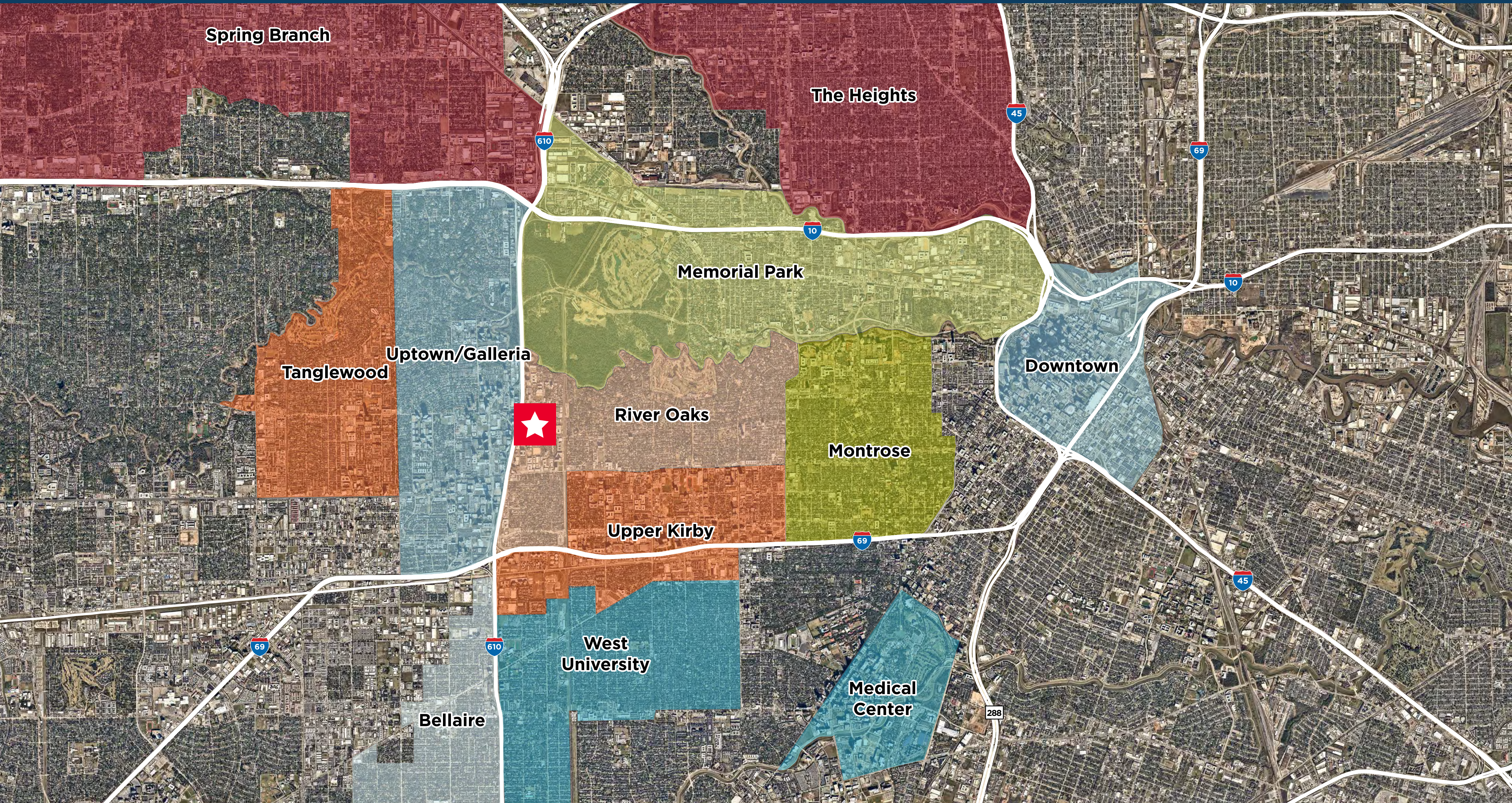
SITE PLAN



FLOOR PLAN



*Floor plan for second floor shown. First floor is estimated to be around the same size and look similar. Buildout will vary.



Spring Branch

The Heights

Memorial Park

Downtown

Tanglewood

Uptown/Galleria

River Oaks

Montrose

Upper Kirby

West University

Medical Center

Bellaire



Prime inner loop opportunity located in the heart of the River Oaks/Uptown/Galleria, Houston's most prestigious and sought after neighborhoods. Located at the SWC of Post Oak Place Dr. and Briar Oaks Ln., the tract is in close proximity to Loop 610, Post Oak Blvd., and San Felipe providing immediate access to the cities premier entertainment, shopping, and dining districts. The site is unrestricted.

PROPERTY HIGHLIGHTS

- +/- 2.67 acres in Post Oak Place
- Building is owner occupied with one large anchor tenant (Bank) with a drive thru.
- Ideal for Investment, Redevelopment, or as an Owner - Occupier
- Contact Brokers for more information

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