



LAND FOR SALE

NWC OF POST OAK BLVD AND RICHMOND AVE

POST OAK BLVD

Uptown/Galleria Development Opportunity

±5.49 Acres

 **TRANSWESTERN** REAL ESTATE SERVICES

Richmond Ave

Post Oak Blvd

INTERSTATE
610

Property Highlights

Submarket	Uptown/Galleria
Type	For Sale - May Divide
Address	3200 Post Oak Blvd , Houston, TX 77056
Lot Size	±5.49 AC (±239,171 SF) Per HCAD
Utilities	City of Houston
Asking Price	\$135 psf



Uptown/ Galleria Area

3200 Post Oak Blvd is well positioned for commercial or high density residential development, with various businesses, restaurants, and shopping centers nearby. It's situated in the Uptown/Galleria area, which is one of the city's major business districts and a popular destination for shopping and dining. The Galleria Mall, one of the largest shopping centers in Texas, is within close proximity, offering a wide range of retail stores, restaurants, and entertainment options. Additionally, there are several hotels, office buildings, and residential complexes in the vicinity, making it a dynamic and convenient location for both visitors and residents alike.

HIGHLIGHTS

- Prime location
- Post Oak Blvd Address
- Strong Market Demand fueled by Houston's growing population and robust economy.



THE GALLERIA

Neiman Marcus ★ macy's

DOUBLE TREE BY HILTON Saks Fifth Avenue SHAKE SHACK

NORDSTROM NOBU

CHIPOTLE MEXICAN GRILL

Smash BURGER

24 HOUR FITNESS

PETSMART ups

ULTA BEAUTY SPEC'S

T.J. MAXX



Richmond Ave

Post Oak Blvd



Insight to the Uptown/Galleria Area

FOR SALE 3200 POST OAK BLVD AT RICHMOND AVE

COMMERCIAL VITALITY

Galleria/Uptown Houston is a major commercial hub characterized by upscale shopping centers, high-end boutiques, and luxury retailers. The Galleria mall, one of the largest in the nation, attracts shoppers from across the region and beyond, generating substantial retail revenue.

REAL ESTATE VALUE

The area boasts high property values, driven by its prime location, prestigious amenities, and luxury residential and commercial developments. Luxury condominiums, high-rise apartments, and office towers dot the skyline, attracting affluent residents and businesses.

EMPLOYMENT CENTER

Galleria/Uptown Houston serves as a significant employment center, hosting corporate headquarters, financial institutions, tech companies, and professional services firms. The area provides employment opportunities across various industries, contributing to its economic vitality.

TOURISM AND HOSPITALITY

The district's appeal extends beyond residents, drawing tourists and visitors seeking upscale shopping, fine dining, and cultural experiences. Luxury hotels, restaurants, and entertainment venues cater to discerning travelers, enhancing the area's economic impact.

ACCESSIBILITY AND INFRASTRUCTURE

Galleria/Uptown Houston benefits from excellent transportation infrastructure, including major highways, public transit options, and proximity to Houston's central business district. Accessibility enhances the area's attractiveness for businesses, residents, and visitors alike.

ECONOMIC DIVERSIFICATION

The district's economic landscape is diverse, with a mix of retail, hospitality, finance, technology, and professional services sectors. This diversification contributes to its resilience and stability amid economic fluctuations.





CBD

TEXAS
MEDICAL
CENTER

GREENWAY
PLAZA

HIGHLAND
VILLAGE



Post Oak Blvd

Richmond Ave



Houston At A Glance

Business friendly, international, talented and affordable employment base, sophisticated + welcoming with an abundance of world-renowned urban amenities, and greener every decade.

THE BUSINESS OF HOUSTON

4.6M Working-Age Population	26 Fortune 500 Companies	\$337,834 Average Household Income	3rd Ranking among U.S. metro areas in Fortune 500 headquarters
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TOP 5 EMPLOYERS | OVER 20K EMPLOYEES

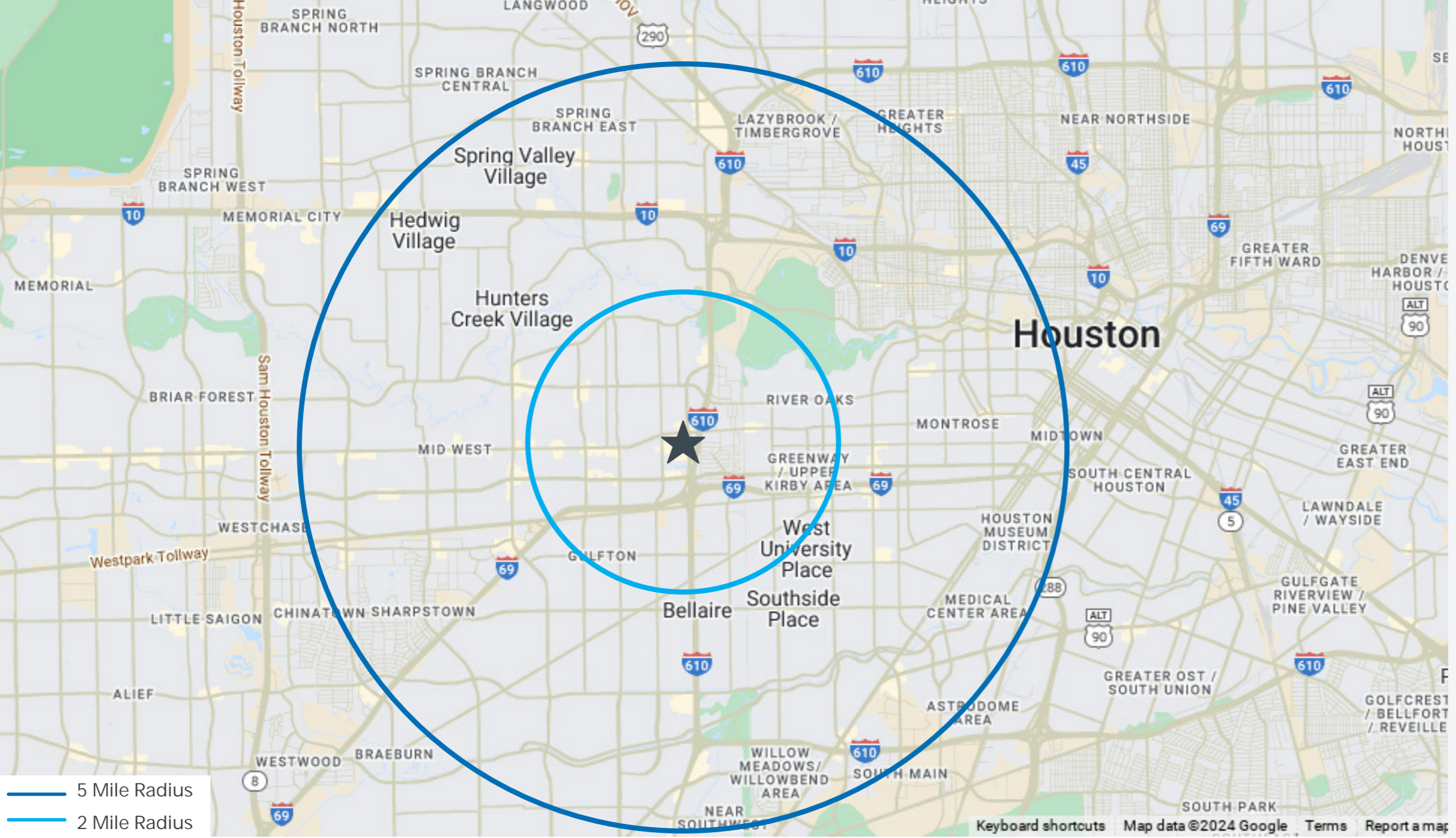


THE CULTURE OF HOUSTON

13K Restaurants	80 Categories of Cuisine
9 Professional Sports Teams	145 Different Languages Spoken

THE PEOPLE OF HOUSTON

7.5M Population	35 Median Age
-5.9% Lower than national cost of living	2.6M Households



Premier Location Access to Hwy 610 & Hwy 69

3200 Post Oak Blvd sits in Houston's prime Uptown/ Galleria area, offering quick access to Downtown in just 15-20 minutes and key airports within 30-40 minutes, making it an ideal location for residents and businesses seeking convenience and connectivity in the city.

DRIVETIMES

5 - 10 Minutes

The Galleria | Uptown | West University

15 - 20 Minutes

Downtown Houston | Midtown | William P Hobby Airport (HOU) | Texas Medical Center | NRG Stadium

30+ Minutes

George Bush Intercontinental Airport (IAH) | Memorial | Katy | Sugar Land | League City | Baytown | Richmond

DEMOGRAPHICS	2 Mile Radius	5 Mile Radius
Average Household Income	\$118,829	\$117,180
Total Specified Consumer Spending	\$1.7B	\$7.6B
2023 Total Households	52,773	238,504
Population Growth Since 2010	1.2%	1.1%
Projected Population Growth Through 2027	0.2%	0.2%
Average Household Value	\$682,179	\$501,742
Some College or Degree	55%	55%

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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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