

GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



**0.77 ACRE PAD
AVAILABLE**

RICHMOND AVE

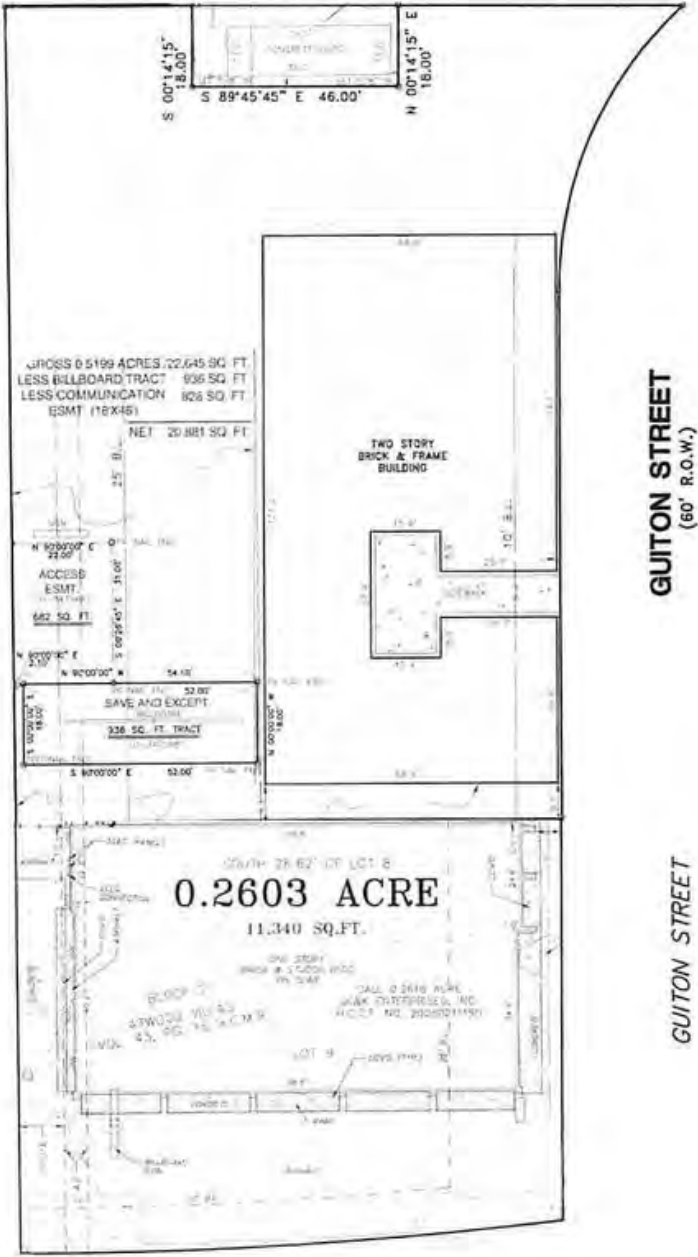
3161 WEST LOOP SOUTH | HOUSTON TX 77027

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

PAD SITE AVAILABLE | GALLERIA AREA | EXCELLENT EXPOSURE

INTERSTATE 610 NORTH LOOP WEST SERVICE ROAD
(VARIABLE R.O.W.)

LOOP 610



GUISTON STREET
(60' R.O.W.)

GUISTON STREET

PROPERTY DETAILS

RICHMOND @ LOOP 610

THIS PAD SITE IS 0.77 ACRES AND SITS ON THE CORNER OF RICHMOND AVENUE AND LOOP 610 FEEDER. THE PROPERTY IS LOCATED IN THE GALLERIA WITH EXCELLENT VISIBILITY AND HIGH TRAFFIC COUNTS.

LAND SIZE: 0.77 ACRES

**SALE PRICE:
CALL FOR DETAILS**

TRAFFIC COUNTS

	Street	Cross Street	Avg Daily Volume
1	Richmond Ave	Ingersoll St	32,410
2	Richmond Ave	Ingersoll St	40,737
3	Southwest Fwy	Hwy 59	259,833
4	Post Oak Blvd	Transco Three Dr	15,998
5	Post Oak Boulevard	Transco Three Dr	14,887
6	Newcastle Dr	Staunton St	1,464
7	Newcastle Dr	Staunton St	776
8	Richmond Avenue	Southwest Fwy	33,434
9	Hidalgo Street	W Loop Fwy	10,930
10	Post Oak Blvd	Transco Three Dr	23,074

*Traffic counts derived from Costar

WESTHEIMER RD

Galleria/Uptown
Home Values From
\$99K - \$10 Mil

Afton Oaks
Home Values From
\$95K - \$6.9 Mil



RICHMOND AVE



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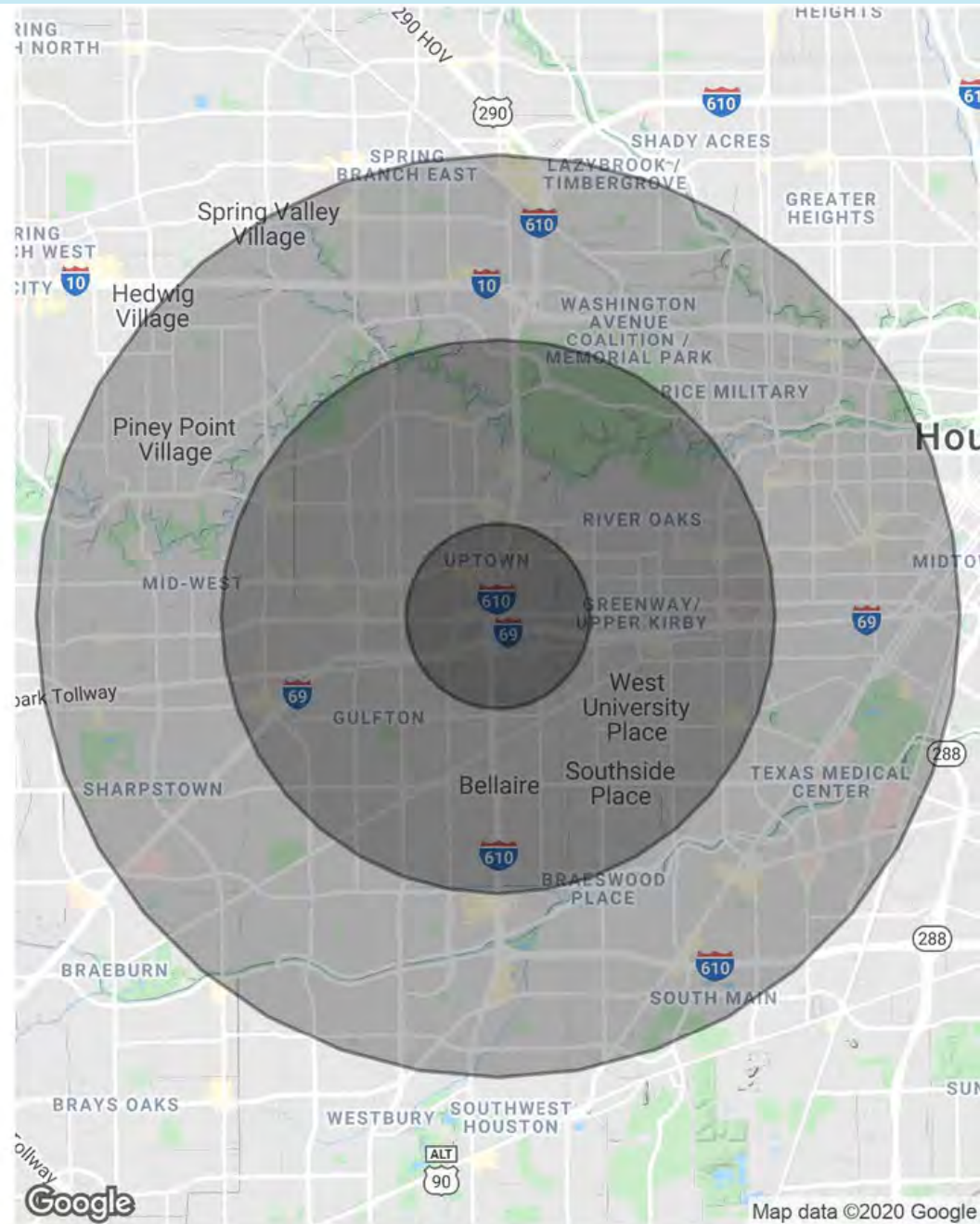
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,336	188,318	441,289
Average age	35.6	35.6	35.6
Average age (Male)	35.7	35.6	35.4
Average age (Female)	35.8	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,350	86,709	199,876
# of persons per HH	1.7	2.2	2.2
Average HH income	\$101,168	\$121,349	\$110,118
Average house value	\$515,617	\$528,574	\$426,313

* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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