

LAND FOR SALE

3535 SAGE RD



±8.207 AC

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TRANSWESTERN
REAL ESTATE
SERVICES



PROPERTY SUMMARY



Submarket	Galleria/Uptown
Type	Land For Sale
Address	3535 Sage Rd, Houston, TX 77056
Lot Size	±8.207 AC (±357,496 SF)
Utilities	City of Houston
Frontage	±830.7 ft on Hwy 59 ±744.6 ft on Sage Rd
Asking Price	\$22,000,000 (±\$60 psf)



The Galleria

BLVD Place

River Oaks District

Highland Village

Multi-Family Under Construction

SITE

S Rice Ave

Sage Rd

Post Oak Blvd

Richmond Ave

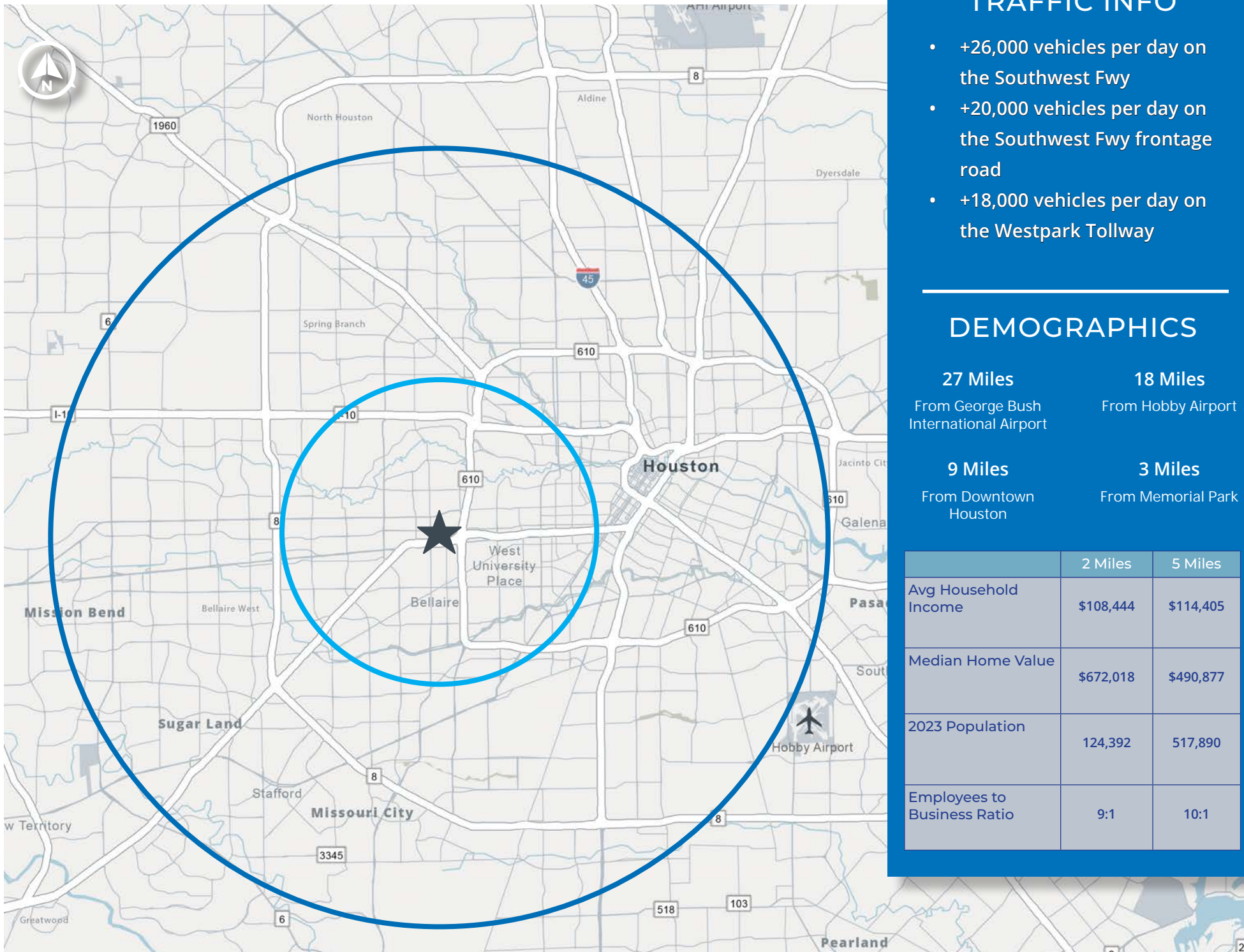
INTERSTATE 610

INTERSTATE 69





Uptown Houston is a premier destination showcasing the best of the city's lifestyle and economy. It features an abundance of luxury living, hotels, and mixed-use developments, including high-rise and mid-rise apartments. The area is renowned for its culinary scene and amenities like The Galleria, a hub of luxury retail and dining. With its central location and vibrant atmosphere, Uptown stands as one of Houston's elite submarkets, offering exceptional beauty and a thriving community.



TRAFFIC INFO

- +26,000 vehicles per day on the Southwest Fwy
- +20,000 vehicles per day on the Southwest Fwy frontage road
- +18,000 vehicles per day on the Westpark Tollway

DEMOGRAPHICS

27 Miles From George Bush International Airport	18 Miles From Hobby Airport
9 Miles From Downtown Houston	3 Miles From Memorial Park

	2 Miles	5 Miles
Avg Household Income	\$108,444	\$114,405
Median Home Value	\$672,018	\$490,877
2023 Population	124,392	517,890
Employees to Business Ratio	9:1	10:1

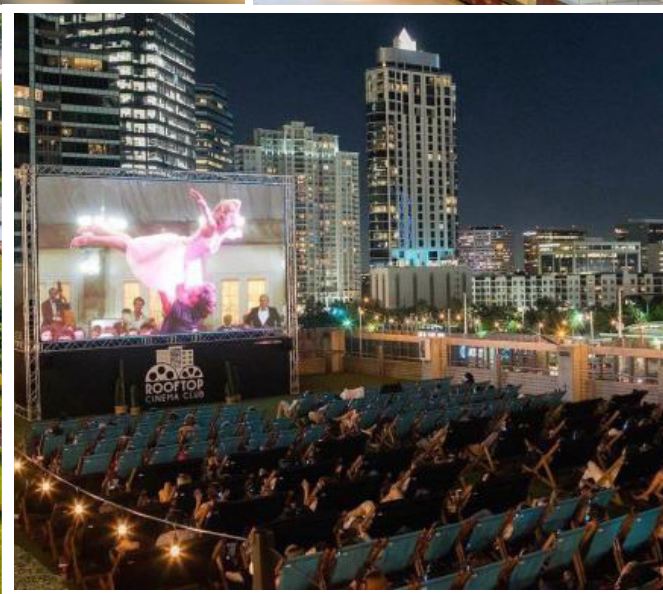


Location Overview

3535 Sage Rd is a prime investment location due to its strategic position in the affluent Galleria area. With strong economic growth, property appreciation potential, robust infrastructure, and a stable real estate market, it offers investors an opportunity for long-term growth and rental income.

GALLERIA

The Galleria is a prominent shopping destination offering over 400 retail stores, dining options, and entertainment venues. With its upscale ambiance and prime location in the Uptown District, it attracts visitors from near and far. Investment opportunities in the area abound, driven by the area's strong reputation and ongoing development projects. Properties in and around The Galleria present potential for stable returns and long-term appreciation, making it an attractive option for real estate investors seeking opportunities in Houston's thriving market.



HIGHLAND VILLAGE

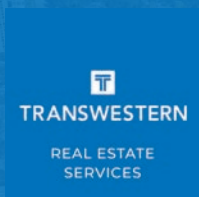
Highland Village is a bustling retail and dining destination situated in prime urban locations. Boasting a diverse array of shops, boutiques, and restaurants, it offers visitors a dynamic experience. Beyond shopping and dining, Highland Village often serves as a community focal point, hosting events and fostering social connections among residents. Its accessibility via various transportation options enhances its appeal, making it a vibrant and convenient destination for both locals and visitors seeking entertainment and leisure.



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FOR ADDITIONAL INFORMATION PLEASE CONTACT:



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