

FOR SALE | 3403 RICHMOND AVE



Richmond Ave

Buffalo Speedway



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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.

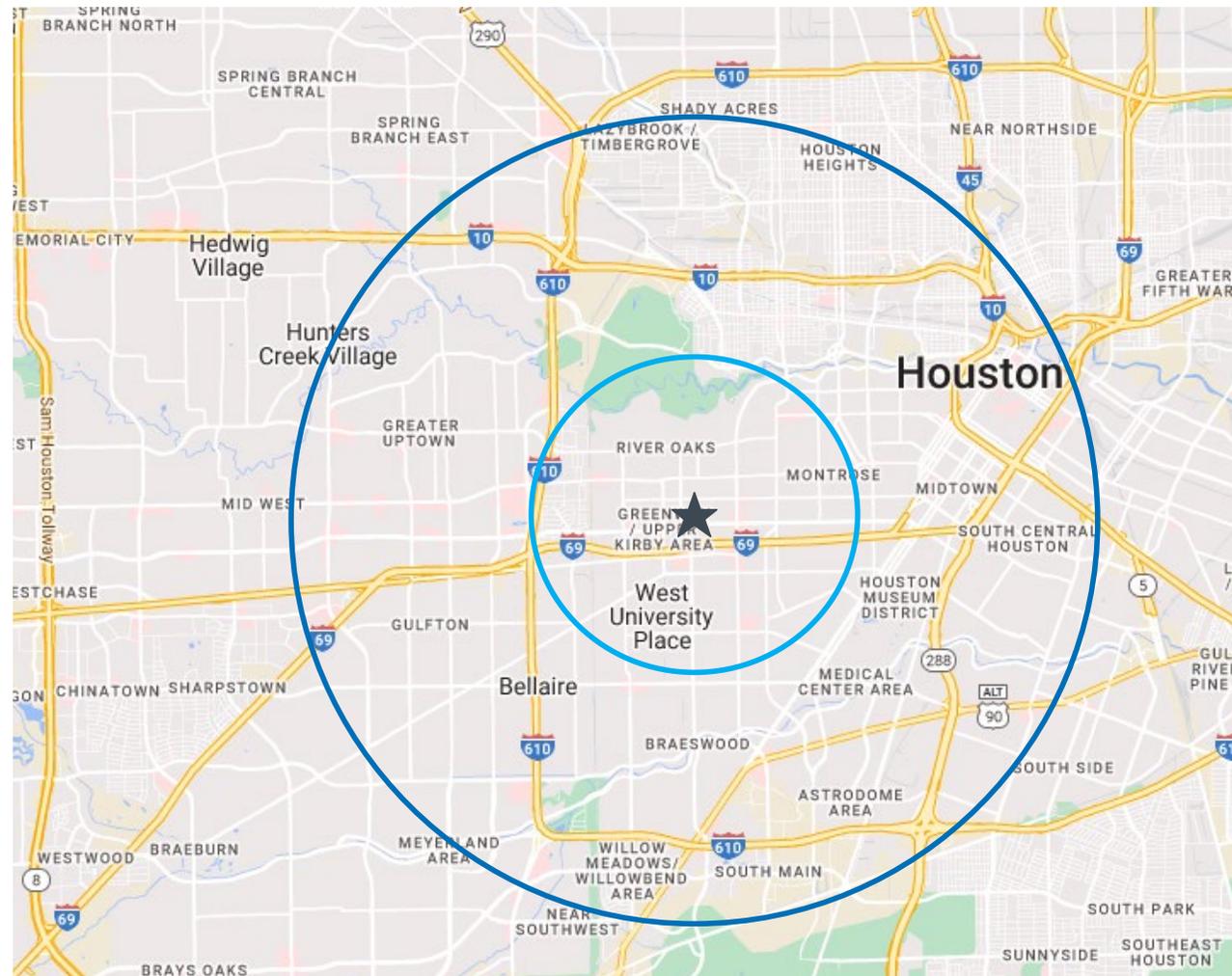
Development/Investment Potential: Ideal for users and developers seeking high traffic and growth opportunities.

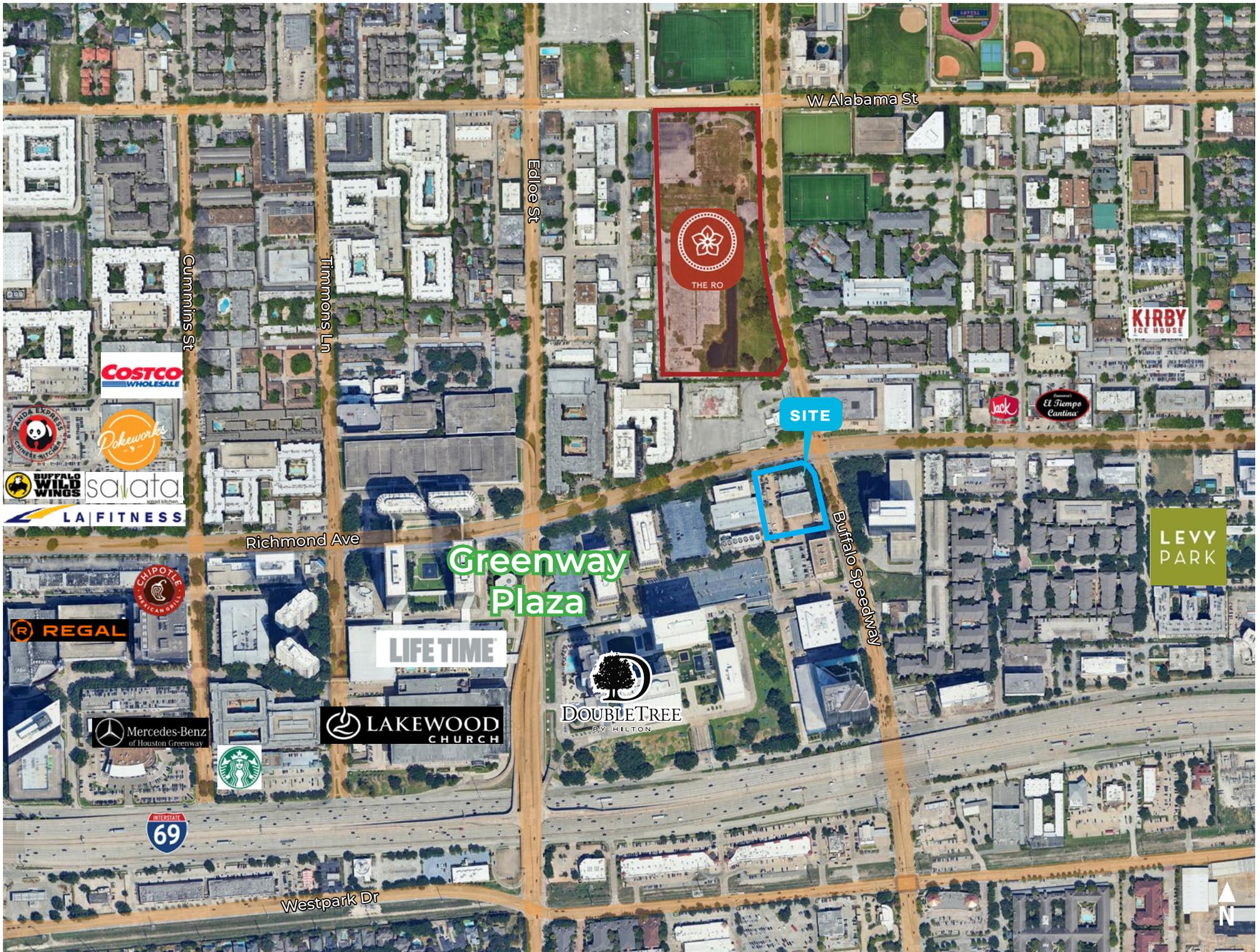
Traffic Counts

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%





Greenway Plaza

SITE

LEVY PARK





- 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





CBD

MONTROSE

MUSEUM DISTRICT

TEXAS MEDICAL CENTER



RICE UNIVERSITY

Kirby Dr

Kirby Dr

LEVY PARK



W Alabama St

Richmond Ave

SITE

Buffalo Speedway

GREENWAY PLAZA



The RO

Edloe St



NRG STADIUM

WEST UNIVERSITY PLACE

Kroger
 T-Mobile
 GNC
 AdairKitchen
 Los Pinos MEXICAN RESTAURANTS
 CRAFT PITA

H-E-B



DOUBLETREE BY HILTON

LAKWOOD CHURCH

GREENWAY PLAZA

Buffalo Speedway

SITE

Eunice

Richmond Ave



FOR SALE

3403 RICHMOND AVE. HOUSTON, TX 77046

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date