

**5.1
ACRES
AVAILABLE**

DEVELOPMENT OPPORTUNITY

6101 - 6111 RICHMOND AVE | HOUSTON TX 77057

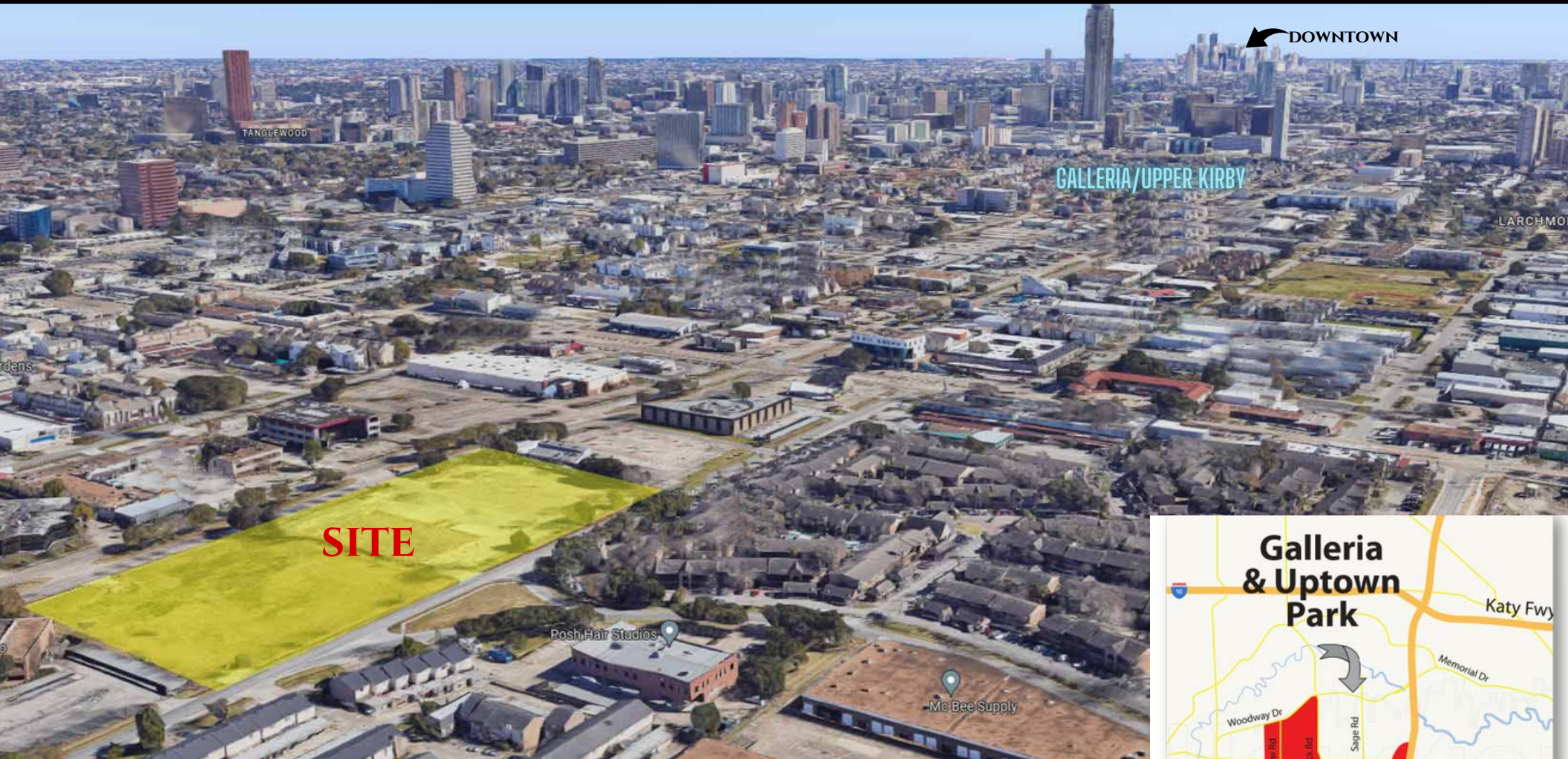
**NEAR
THE
UPSCALE
GALLERIA AREA**



GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

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

PRIME LOCATION



- Located along Richmond just West of Fountain View in The Galleria Area
- Highly visible from Richmond with easy access to I-69
- 5 minutes from The Galleria
- Convenient access to Southwest Freeway (I-69), Westpark Tollway, Loop 610 and I-10.
- The Galleria/Uptown area offers more than 700 retailers, fine dining and hotels within two square miles.
- This area is also home to Texas' largest shopping mall, The Galleria Mall.
- The Galleria area has more than 26 million visitors each year.
- With more than 28 million square feet of commercial office space. Uptown Houston is one of the Nation's largest business districts.

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PRIME LOCATION



Briarcroft
Home Values
Up To \$2 Million

THE GALLERIA
A SIMON MALL

Afton Oaks
Home Values
Up To \$6.9 Mil

St. George Place
Home Values
Up To \$650K

Galleria/Uptown
Home Values
Up To \$10 Mil

Larchmont
Home Values
Up To \$600K

New Tesla Site
TESLA

SITE



Development Opportunity | Galleria Area

Use Considerations: Retail | Office | Townhomes | Restaurant | Self Storage
Multifamily | Assisted Living | Hospitality | Medical

Land Area Available: 5.1 Acres

Sale Price: Call For Details

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GALLERIA/UPTOWN AREA | AREA HIGHLIGHTS

OFFICE

- Uptown is one of the largest business districts outside a CBD in the United States, with 28 million square-feet of commercial office space
- Uptown's amenities add to desirable office space
- With nearly 20 million square-feet, Uptown accounts for 16% of Houston's total Class A office space
- Approximately 2,000 companies call Uptown home



RESIDENTIAL

- Nearby neighborhoods include Tanglewood, River Oaks and Memorial
- 185,000 residents within a 3-mile radius
- Largest number of residents are between the ages of 20 and 44
- The median age of an Uptown resident is 37 years



RETAIL

- More Than Seven Million Square-feet Of Retail Space
- Annual retail sales reached just under \$4 billion in 2019
- 40% of residents within a 3-mile radius of Uptown have an average household income higher than \$120,000
- The Galleria hosts more than 35 million visitors annually, making it one of the best shopping and tourist attractions in the Southwest

HOTEL

- 35 million visitors per year
- 39 hotels with nearly 8,400 rooms
- Nearly \$295 million in hotel room revenue for 2019
- 12% of Houston's total hotel rooms



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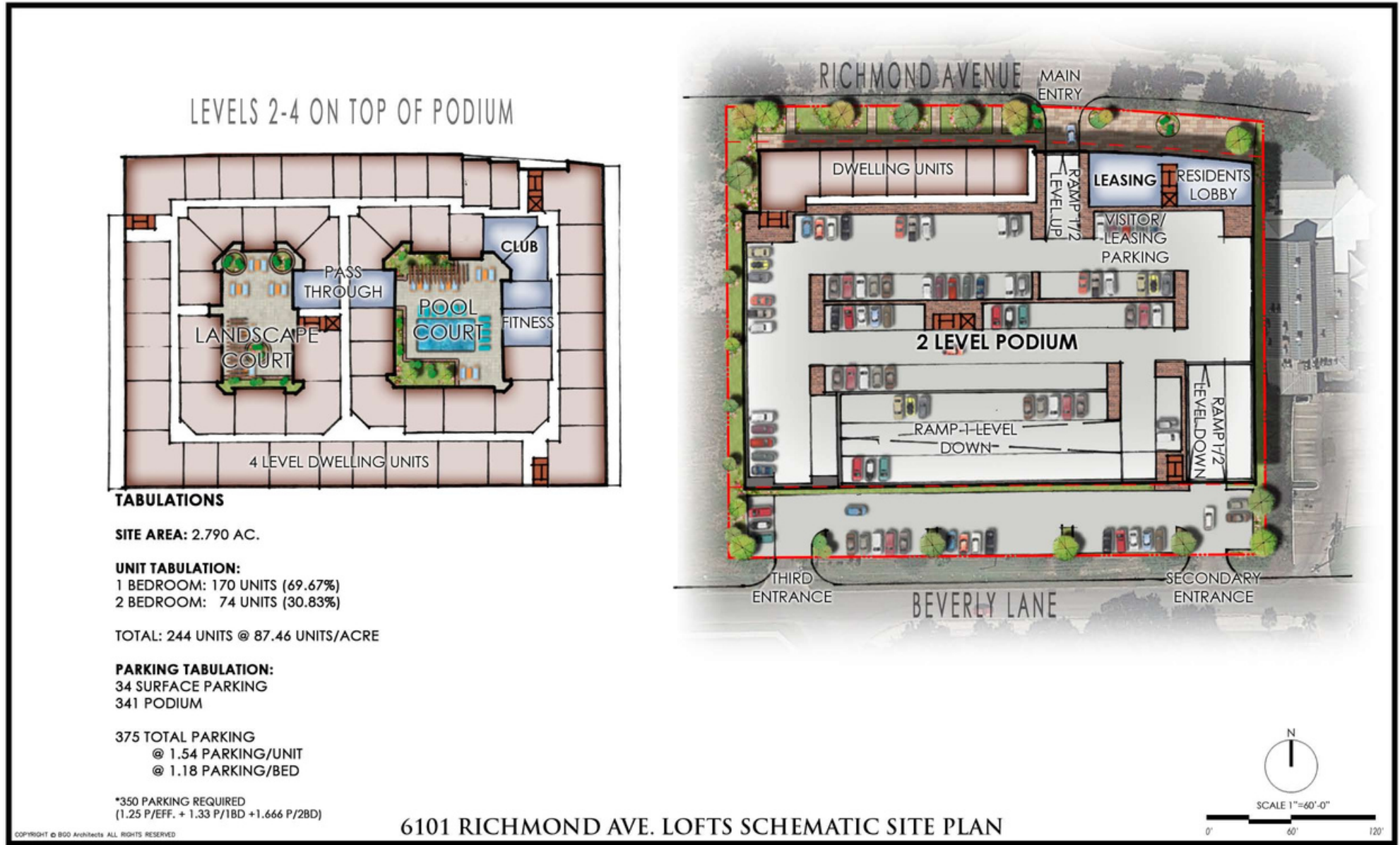
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CONCEPT



6101 RICHMOND AVE. LOFTS SCHEMATIC SITE PLAN

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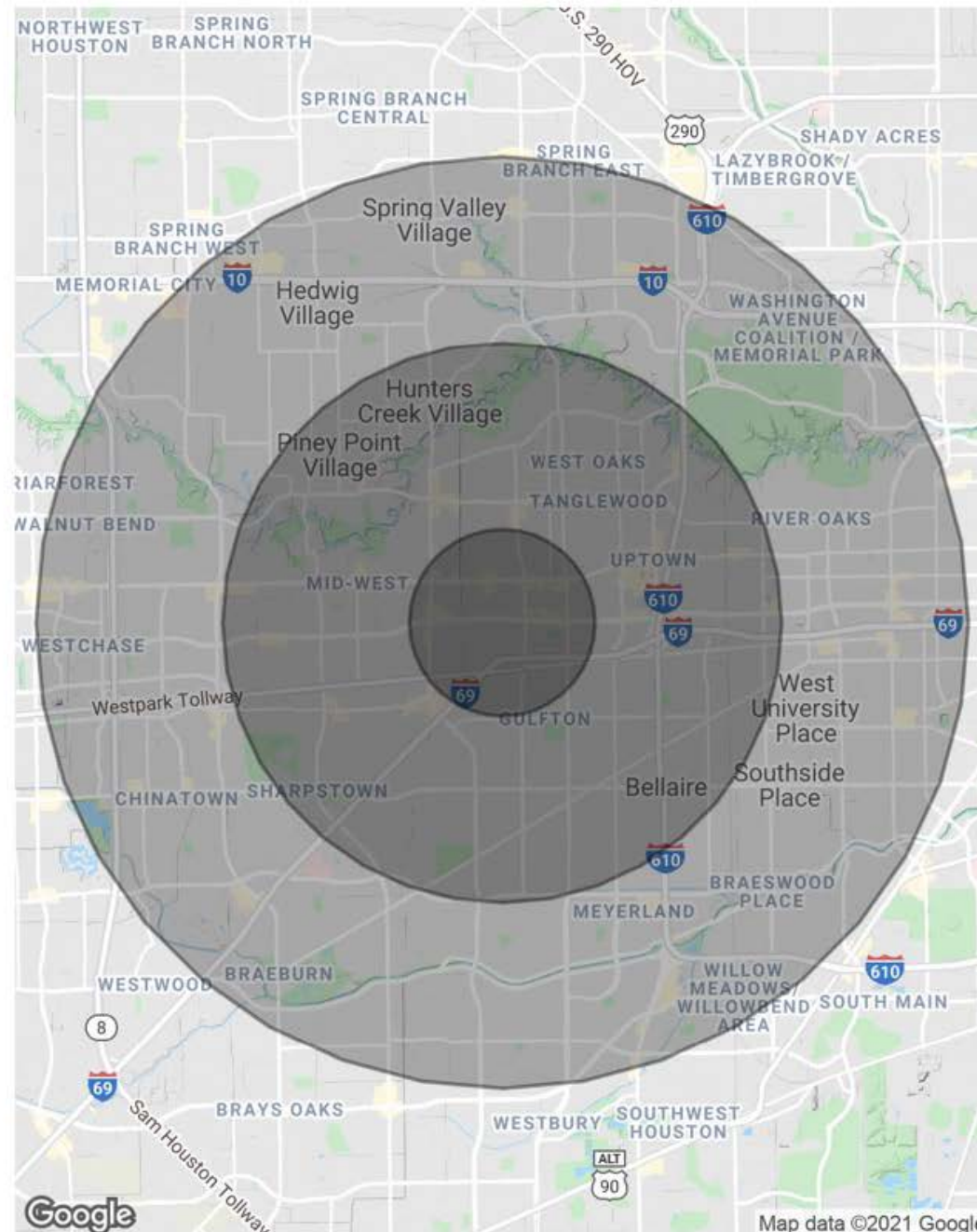
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	50,010	240,016	530,890
Average age	32.1	36.1	36.8
Average age (Male)	32.4	35.5	35.9
Average age (Female)	31.9	36.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	20,277	102,974	224,918
# of persons per HH	2.5	2.3	2.3
Average HH income	\$68,320	\$98,914	\$106,744
Average house value	\$384,035	\$534,432	\$482,372

* 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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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.

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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.		Phone
Licensed Supervisor of Sales Agent/Associate		Email	Phone

	License No.		Phone
Sales Agent/Associate's Name		Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date