



4550 & 4600 Post Oak Place Dr

Up to 6.73 acre unrestricted redevelopment opportunity in River Oaks

Mike B. Kennedy

Principal

+1 214 269 3142

michael.kennedy@avisonyoung.com

Sullivan Johnston

Senior Vice President

+1 512 717 3073

sullivan.johnston@avisonyoung.com

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Executive summary

Opportunity overview

The opportunity at 4550–4600 Post Oak Place Dr offers a rare chance to combine two contiguous parcels—3.725 acres and 3.006 acres—into a unified 6.73-acre development site. Alternatively, the parcels may be acquired and developed individually.

Given the strong market fundamentals and limited availability of comparable infill land in the Galleria/Post Oak corridor, the site is ideally suited for a mixed-use development concept that integrates for-sale and for-rent luxury residential units, complemented by ground-floor retail or a boutique hotel designed to capture the live-work-play dynamic.

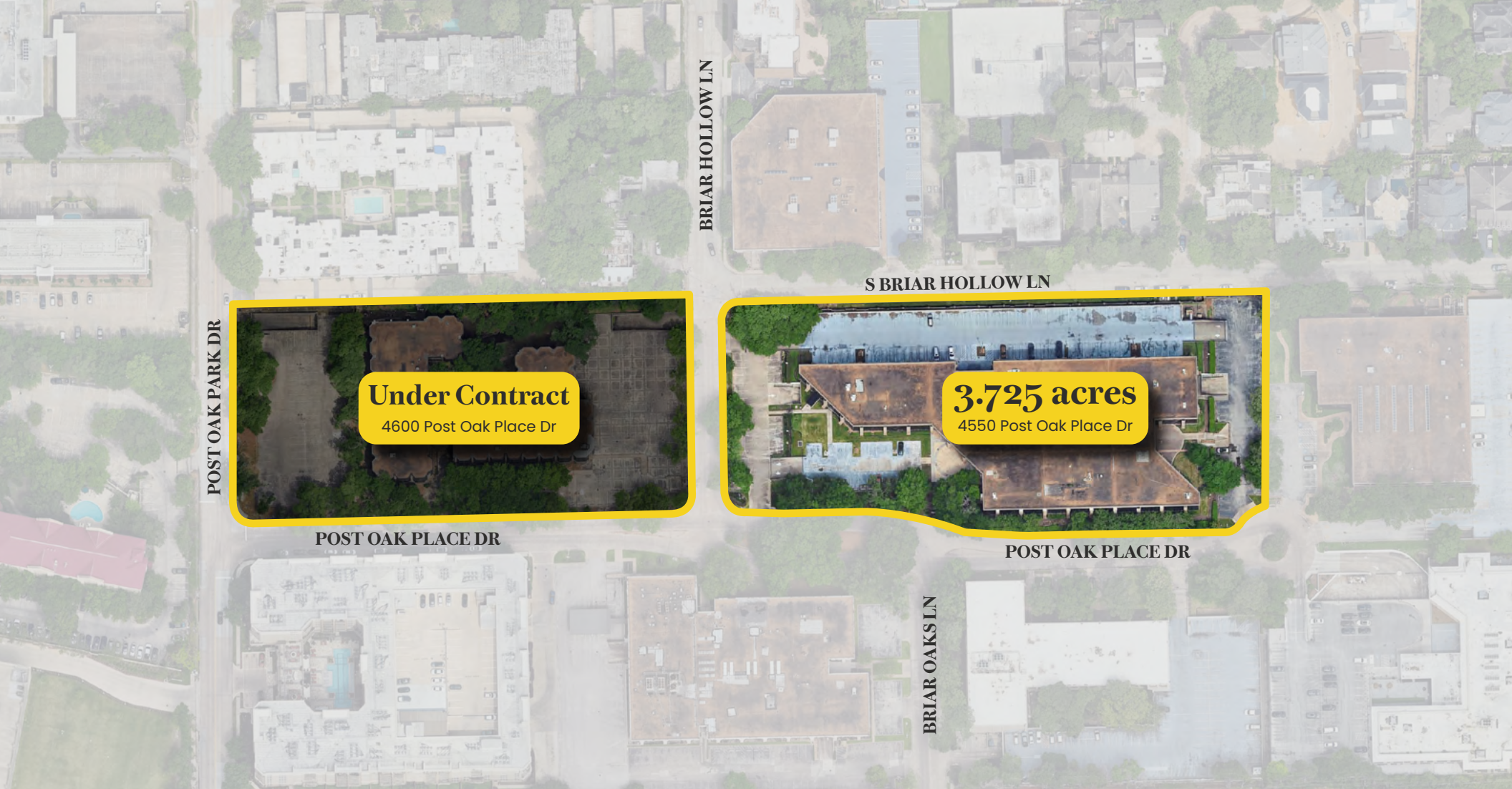
4550 Post Oak Place Dr is currently 61.45% occupied, offering developers immediate interim cash flow while redevelopment plans are finalized. The existing office building also benefits from redevelopment lease provisions that allow for early termination, creating added flexibility ahead of lease expirations in December 2027.

Market positioning and surrounding context

Located in the heart of Houston's Galleria/Post Oak corridor, the site benefits from exceptional accessibility, visibility, and proximity to one of the region's most desirable commercial and residential submarkets. The area boasts a robust daytime population driven by Class A office towers, premier retail destinations, and hospitality offerings, while continuing to see an increasing demand for high-end urban living.

Recent development trends highlight a growing preference for vertically integrated mixed-use environments that blend residential, retail, and hospitality elements within a pedestrian-friendly setting. Proximity to major employers, affluent demographics, and luxury retail anchors such as The Galleria, Uptown Park, and River Oaks District positions the site as an ideal candidate for a thoughtfully designed, high-density redevelopment that complements the area's ongoing evolution.

The combination of scale, location, and zoning flexibility positions 4550–4600 Post Oak Place Drive as one of the last significant mixed-use development opportunities in the premier Galleria/Post Oak corridor.



Property overview

4550 Post Oak Place Dr

- 3.725 acres
- 211,420 sf building
- 61.45% occupancy with all current tenants terminating by Dec 2027

4600 Post Oak Place Dr

- Under Contract
- 3.006 acres
- 100% vacant
- Building to be demolished Q1 2026

This site is perfectly suited for boutique hotel, luxury retail, high-end multi-family or condominium development, or a mixed-use concept that capitalizes on the area's upscale character and strong demand for premium offerings.

Photo courtesy of River Oaks District



Photo courtesy of Uptown Park



Location overview

Where River Oaks meets Uptown

Ideally positioned inside Loop 610 at the edge of Memorial Park, this exceptional site is tucked away among lush trees in one of Houston's most desirable zip codes. Surrounded by the elegance of River Oaks and the energy of Uptown/Galleria, the property offers a unique blend of privacy and connectivity—perfect for a landmark development.

Conveniently accessible from Loop 610 West and major thoroughfares including Post Oak Blvd and San Felipe St, the site ensures effortless connectivity to Houston's premier business, retail, and residential destinations.

Live, work, and play in the nexus of luxury

Within minutes, you'll find Houston's most exclusive destinations:

- The St. Regis Hotel – 232 room 4-star luxury boutique hotel
- Junior League of Houston – a women's volunteer organization
- River Oaks District – open-air luxury shopping and dining
- Highland Village – upscale mixed-use shopping center
- The Galleria – Texas' largest shopping center
- Uptown Park – high-end outdoor boutique retail and fine dining
- River Oaks Country Club – exclusive historic private club
- Memorial Park – 1,466 acre urban park including a golf course, tennis courts, swimming pools, softball fields, volleyball courts, an arboretum, and multi-use trails

Photos courtesy of
River Oaks District



River Oaks District

Unparalleled experience in fashion, art, dining, and culture


River Oaks District is Houston's premier open-air luxury shopping destination, nestled in the prestigious River Oaks neighborhood. Designed with a European-inspired streetscape, it features lush landscaping, tree-lined walkways, and an inviting urban-village ambiance. Since its debut in October 2015, River Oaks District has become home to more than 60 of the world's most coveted brands, including Hermès, Cartier, Dior, Harry Winston, Patek Philippe, Van Cleef & Arpels, and Dolce & Gabbana. Beyond high-end retail, the district offers an exceptional lifestyle experience with acclaimed dining options such as Le Colonial, Steak 48, MAD, Amorino, and Toulouse, complemented by an iPic theater, Equinox fitness club, concierge and valet services, and boutique office and residential spaces—creating a vibrant, mixed-use destination for luxury fashion, fine dining, arts, and events.







Demographics

Source: Esri.
Note: 2025 forecast for 3-mile radius


 **166,747**
Total population (2025)


 **264,161**
Total daytime population

 **37.2**
Median Age

 **73.3%**
with Bachelor's Degree or higher

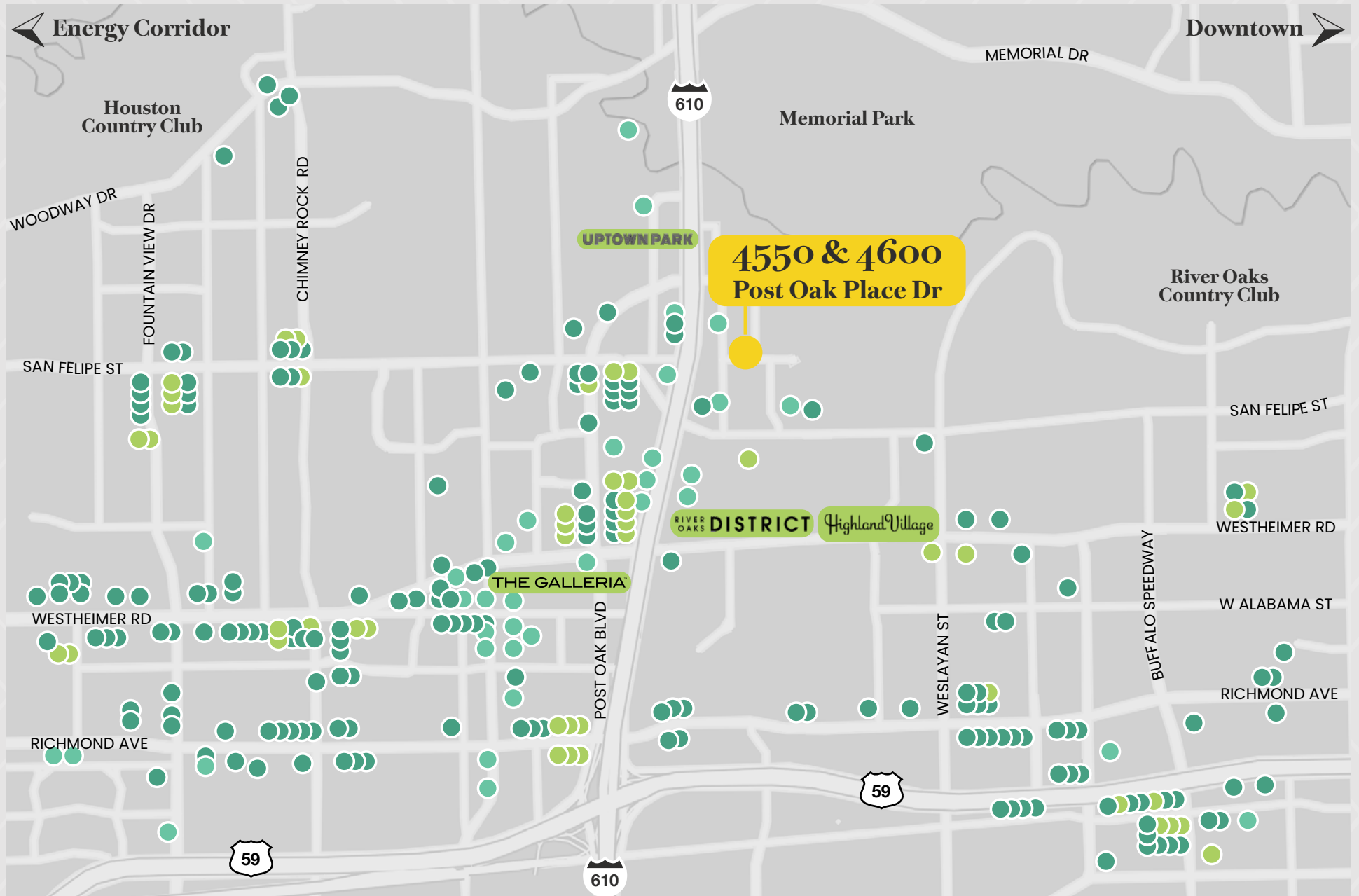
 **86,581**
Total households

 **\$181,373**
Average HH income

 **\$872,216**
Average Home Value

Location

- RESTAURANT
- RETAIL
- HOTEL





Potential development concept

4550 Post Oak Place Dr

4550-4600PostOakPlaceDr.com

Lobby 1

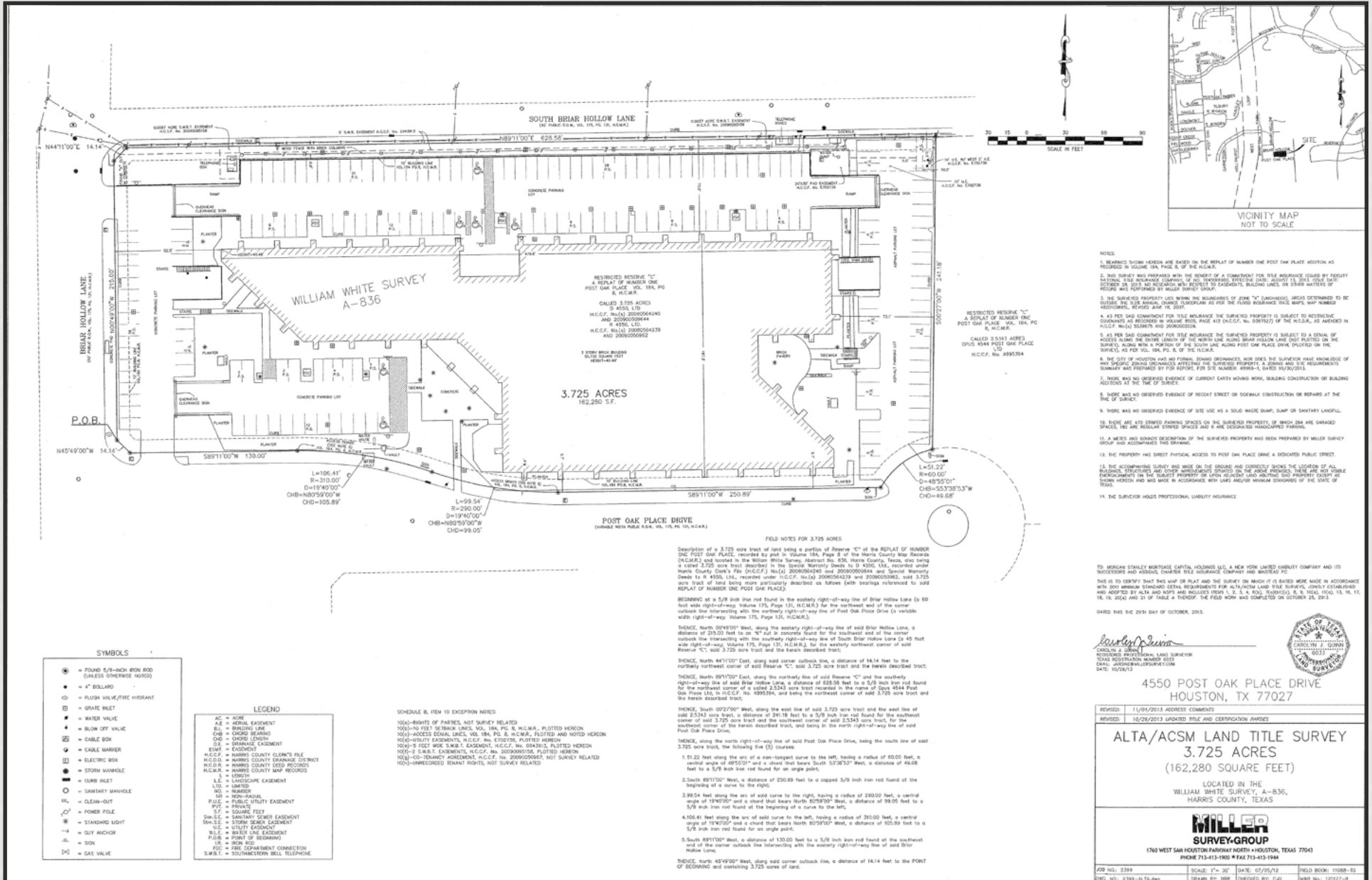


Sky Level Cloud Lounge 3



Property survey

4550 Post Oak Place Dr



For more information



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Visit us online
avisonyoung.com

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Avison Young - Texas, LLC.	606048		512 474 2411
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Martin	384252	michael.martin@avisonyoung.com	713 209 5710
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael B. Kennedy	265899	michael.kennedy@avisonyoung.com	214 269 3142
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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