



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

**AVISON
YOUNG**



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

- 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

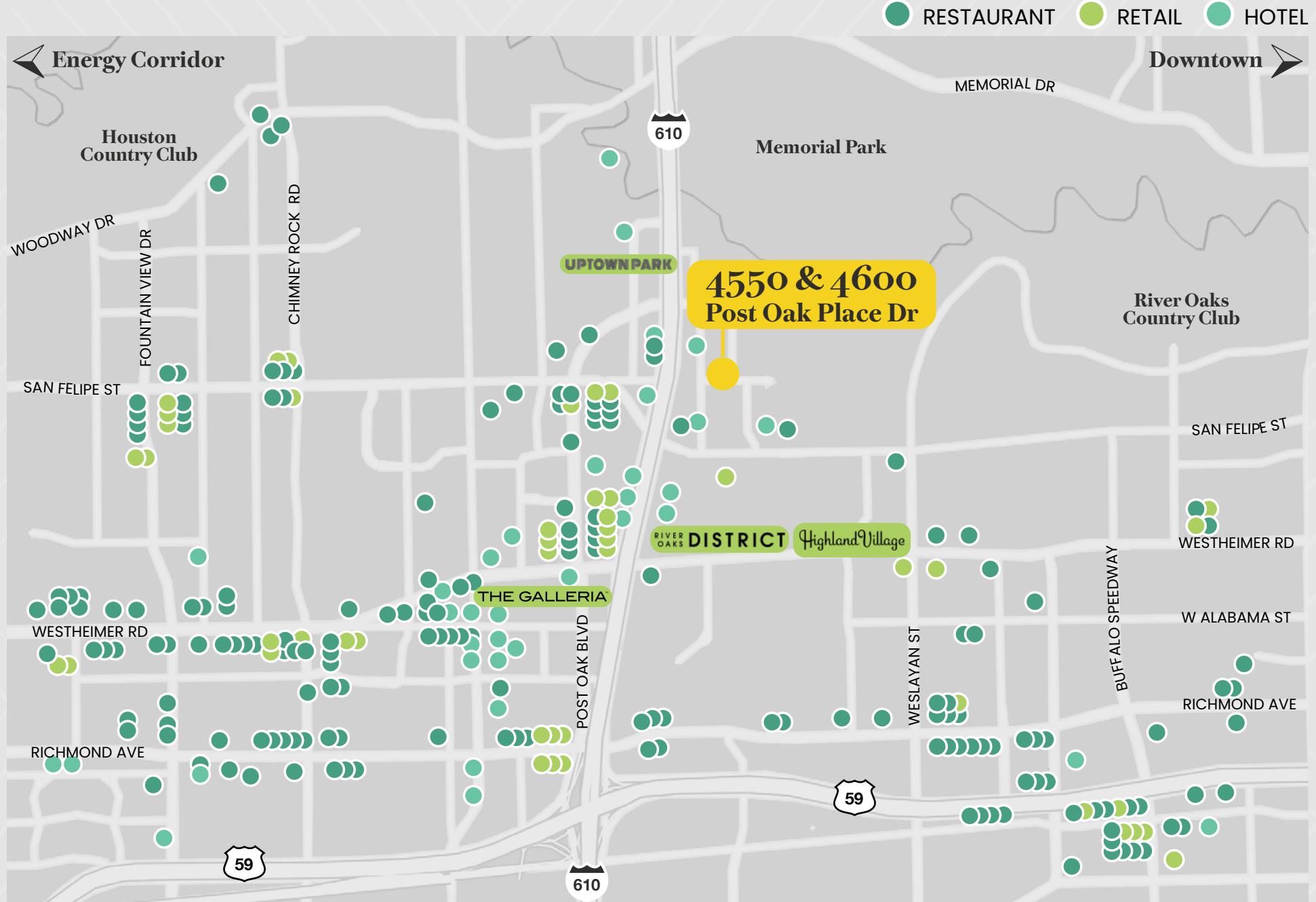
 **73.3%**
with Bachelor's Degree or higher

 **86,581**
Total households

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

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

Location





Potential development concept

4550 Post Oak Place Dr

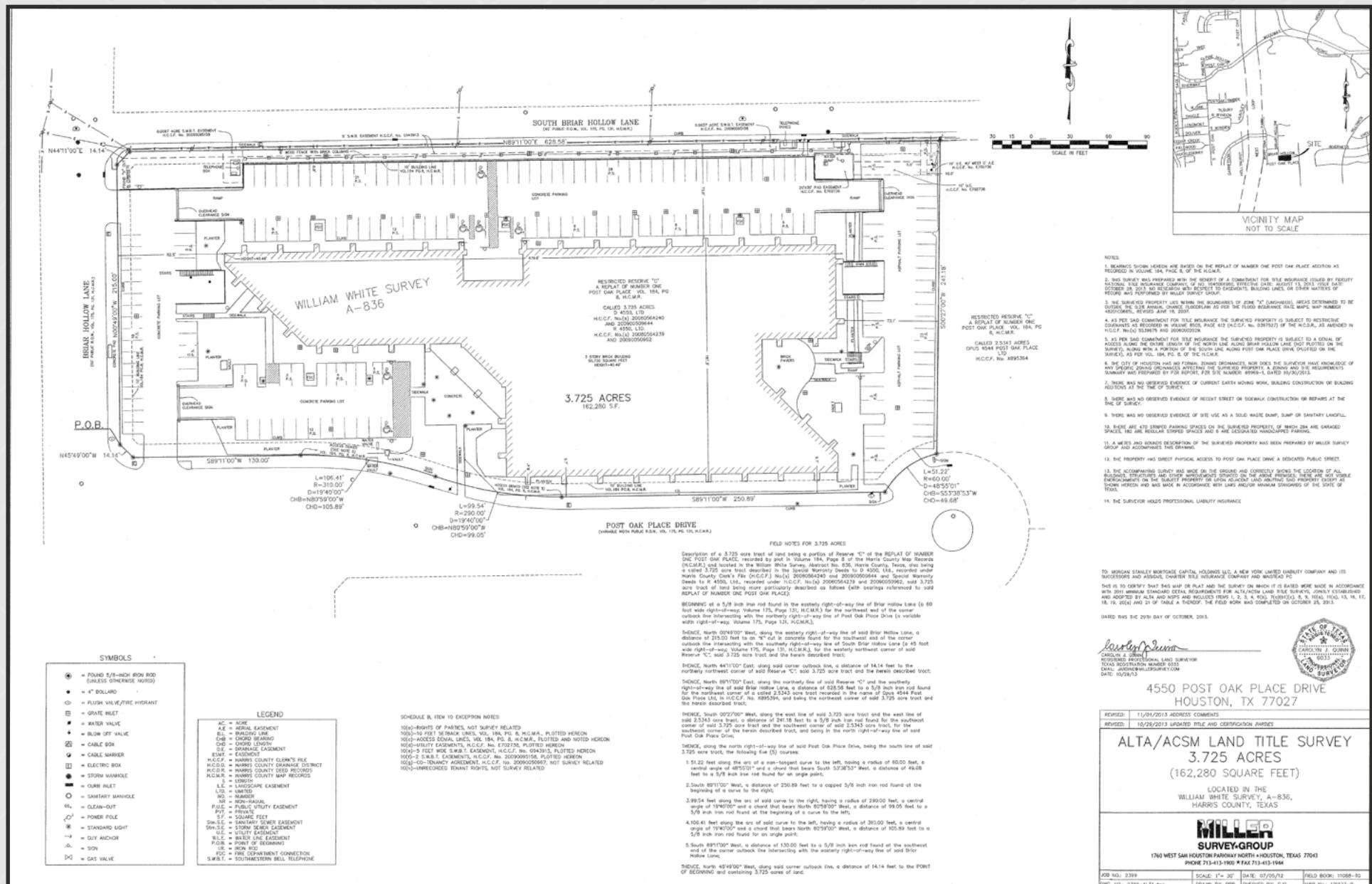
4550-4600PostOakPlaceDr.com



Sky Level Cloud Lounge 3

Property survey

4550 Post Oak Place Dr



Property survey

4600 Post Oak Place Dr

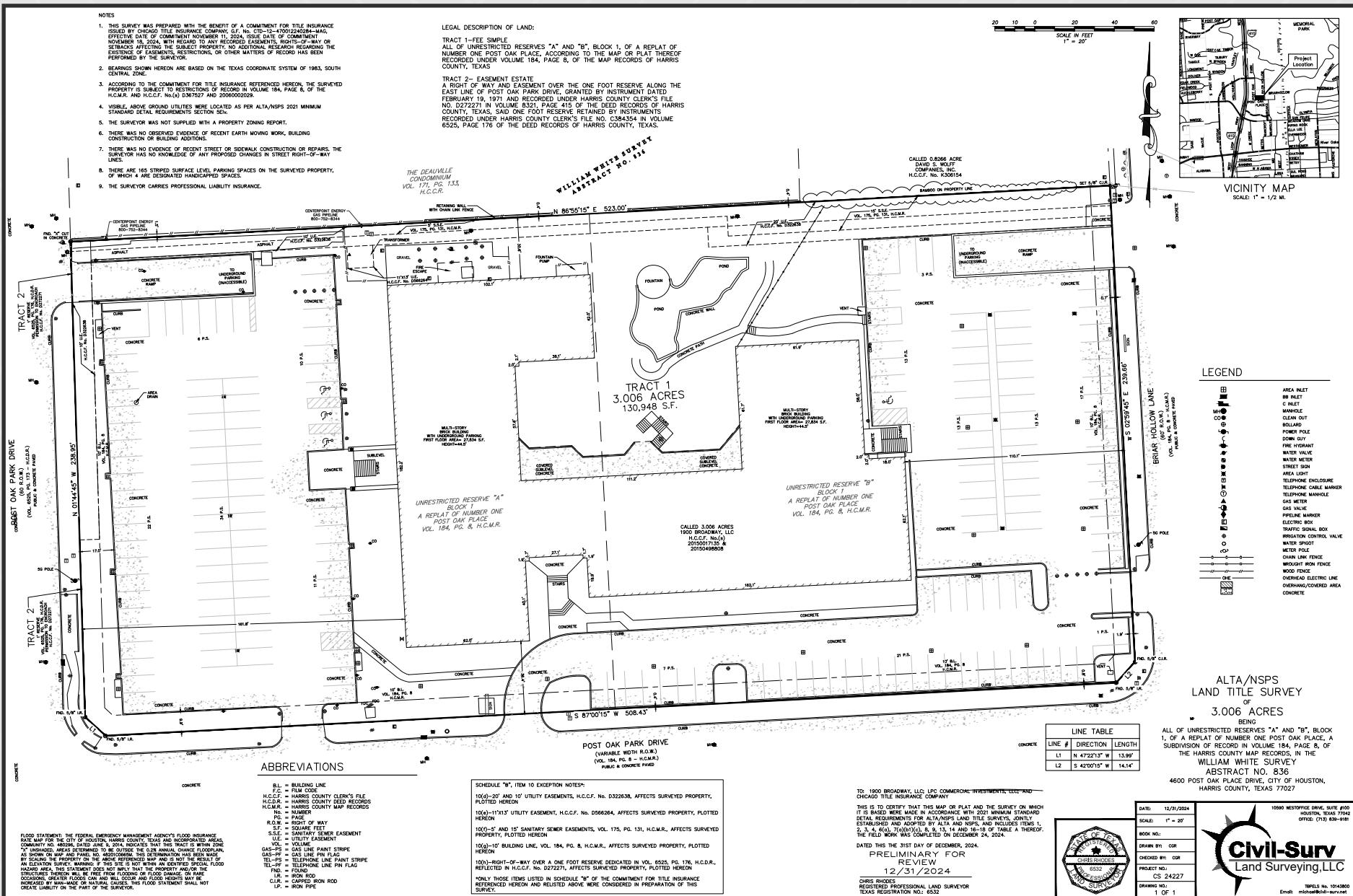
NOTES

1. THE SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, C.G. #12-47021242048-MAG, EXPIRING NOVEMBER 15, 2024, WHICH PROVIDED FOR A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, C.G. #12-47021242048-MAG, EXPIRING NOVEMBER 15, 2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES, PROVIDED THAT THE INSURANCE COMPANY WAS NOT NOTIFIED OF THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PREFERRED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEY PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN VOLUME 104, PAGE 6 OF THE H.C.M.R. AND H.C.C.M.R. #1267527 AND 2006002294.
4. VISIBLE AND GRAVITY UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM SURVEY STANDARDS.
5. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, THE SURVEYOR MAKE NO OBSERVATION OF CHANGES IN STREET RIGHT-OF-WAY LINES.
8. THERE ARE 4 SURFACE SPACES, LEVEL PARKING SPACES ON THE SURVEYED PROPERTY, OF WHICH 4 ARE DESIGNATED HANDICAPPED SPACES.
9. THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.

LEGAL DESCRIPTION OF LAND:

TRACT 1-FEE SIMPLE
ALL OF UNRESTRICTED RESERVES "A" AND "B", BLOCK 1, OF A REPLAT OF
NUMBER ONE POST OAK PLACE, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED UNDER VOLUME 184, PAGE 8, OF THE MAP RECORDS OF HARRIS
COUNTY, TEXAS.

TRACT 2-EASEMENT ESTATE
A RIGHT OF WAY AND EASEMENT OVER THE ONE FOOT RESERVE ALONG THE
EAST LINE OF POST OAK PARK DRIVE, GRANTED BY INSTRUMENT DATED
FEBRUARY 19, 2001, IN VOLUME 3524, PAGE 418, OF THE DEED RECORDS OF HARRIS
COUNTY, TEXAS, SAID ONE FOOT RESERVE RETAINED BY INSTRUMENTS
RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. C384354 IN VOLUME
6525, PAGE 176 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.



For more information



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

Visit us online
avisonyoung.com

©2026 Avison Young – Texas, LLC. All rights reserved.

E. & O.E: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**