

FOR SALE

1,040 SF BUILDING ON 6,875 SF OF PAVED LAND
2226 RICHMOND AVE, HOUSTON, TX 77006



VINCENT VEGA
713-575-2471
vvega@oxfordcres.com



GOOGLE MAP

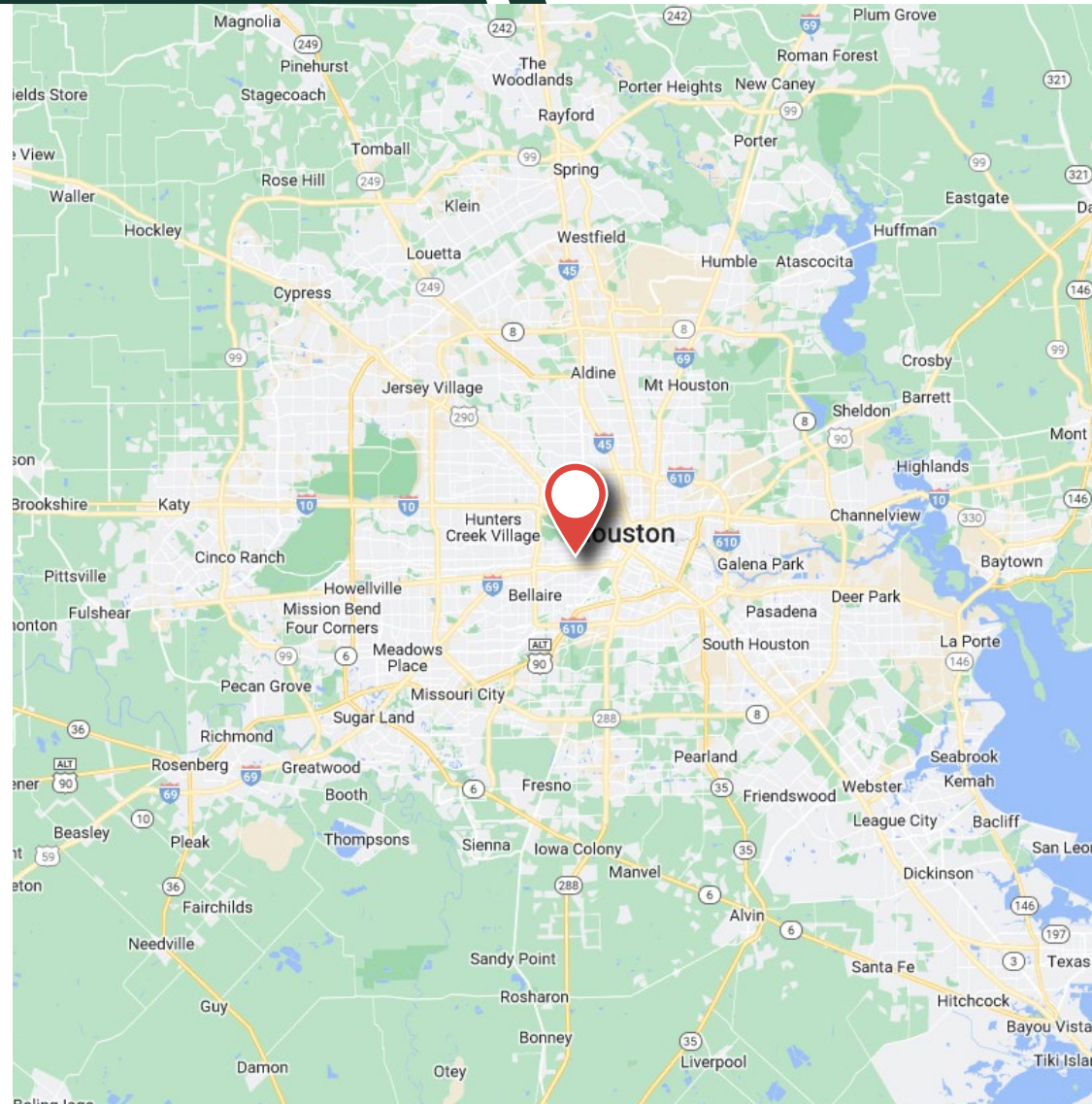
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PROPERTY FEATURES

- Built in 1996, Renovated in 2016 with state-of-the-art finishes and designs.
- Beautiful Glass Front at the entrance of the building
- Located in the affluent Upper Kirby area
- Property offers excellent visibility directly on the highly trafficked road of Richmond Ave
- Abundant parking available for at least 12 vehicles when including parallel parking along the fence line.
- Open concept layout with built-in desks along the back wall for up to 4-5 employees, as well as other options for seating in the building.
- Fine dining, retail, grocery, and luxury car dealerships closeby



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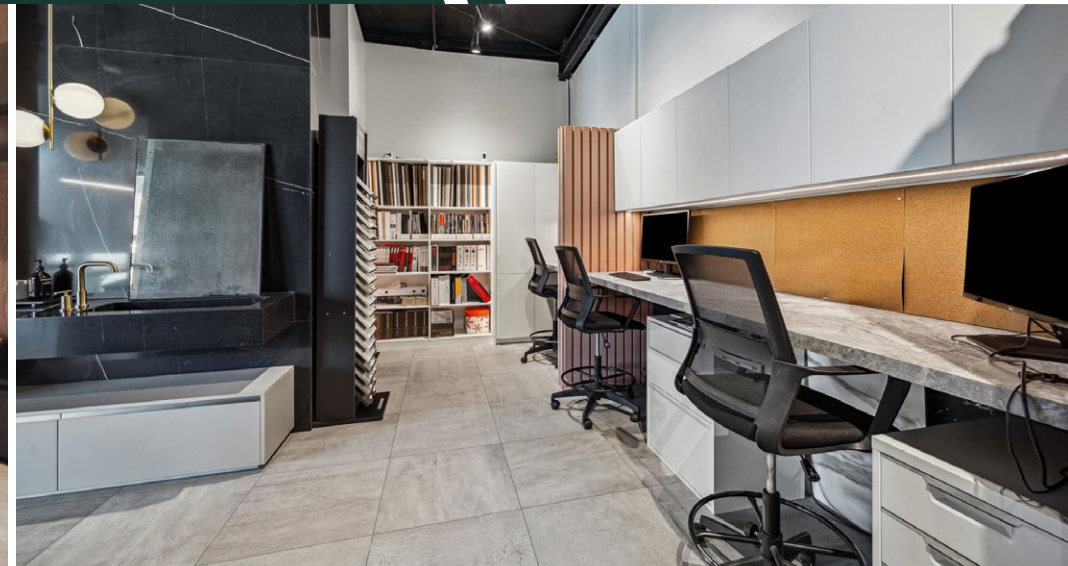
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PHOTOS



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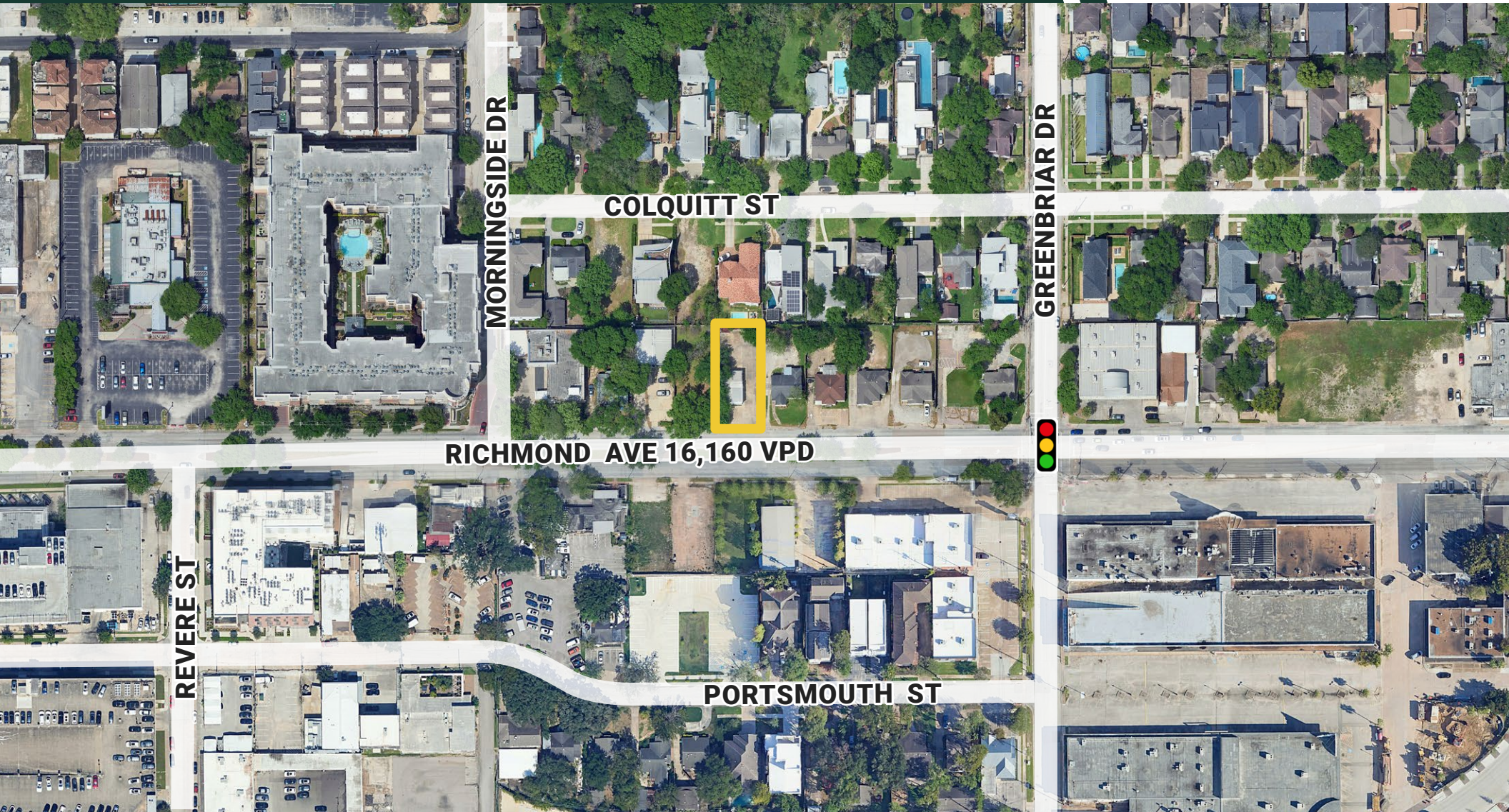
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Oxford
partners



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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	27,925	215,088	527,921
Households	15,560	113,398	251,763
Families	5,898	43,982	108,520
Average Household Size	1.79	1.84	1.98
Owner Occupied Housing Units	5,254	40,046	90,960
Renter Occupied Housing Units	10,306	73,352	160,803
Median Age	37.0	34.9	34.8
Median Household Income	\$115,969	\$111,046	\$92,691
Average Household Income	\$176,487	\$170,242	\$149,513

BUSINESSES - 5 MILES

42,002
TOTAL
BUSINESSES

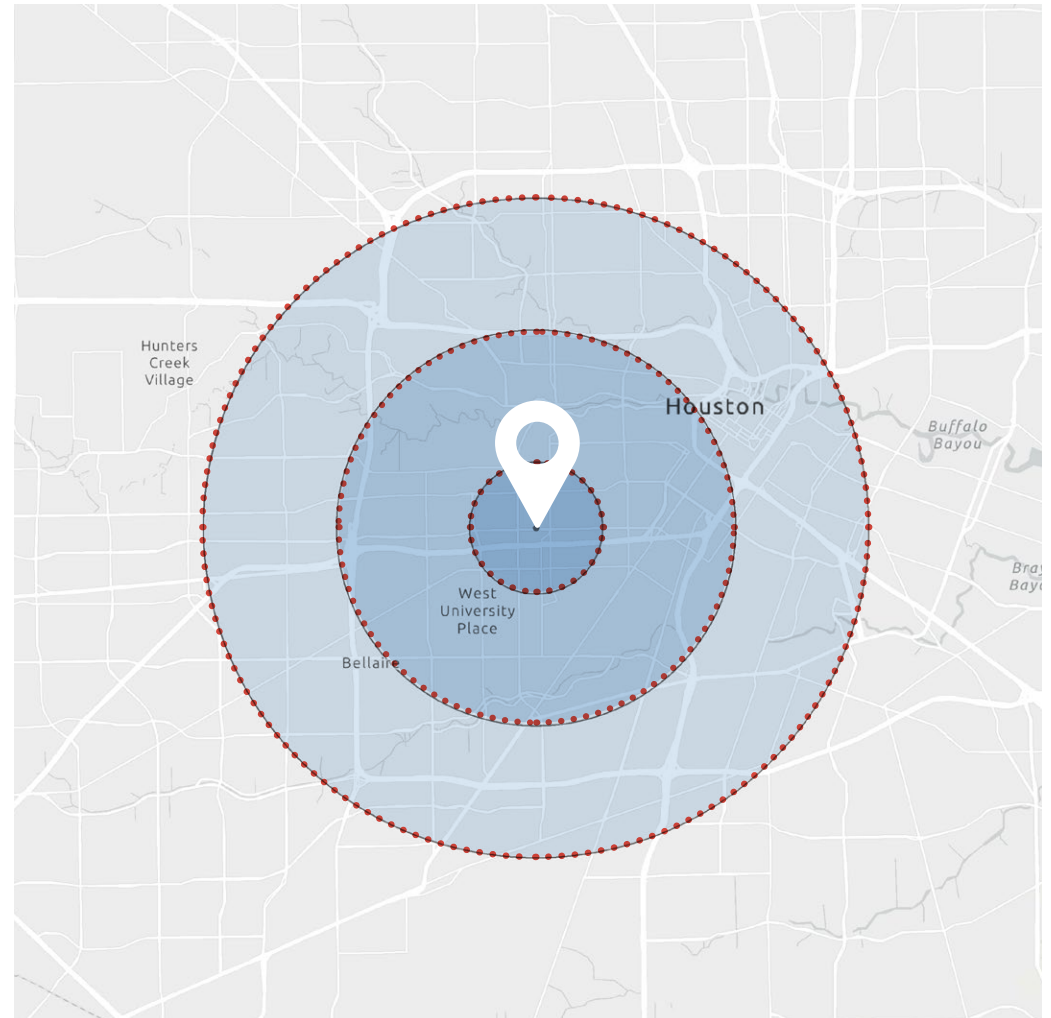
682,959
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$149,513
AVERAGE HH
INCOME

\$71,527
PER CAPITA
INCOME

\$103,734
MEDIAN
NET WORTH



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