

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	±\$19,500,000 (±\$202.56 psf)

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.

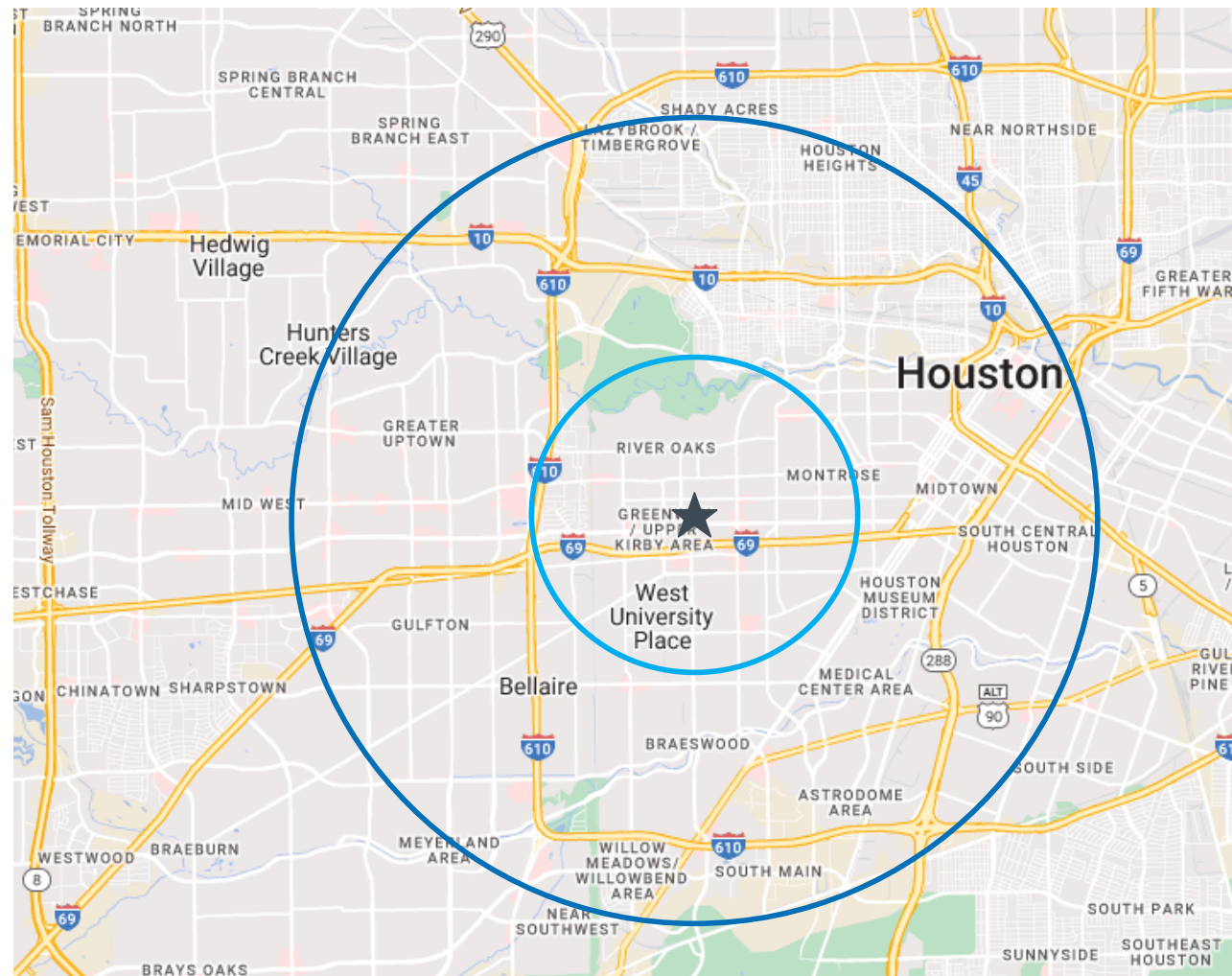
Traffic Counts

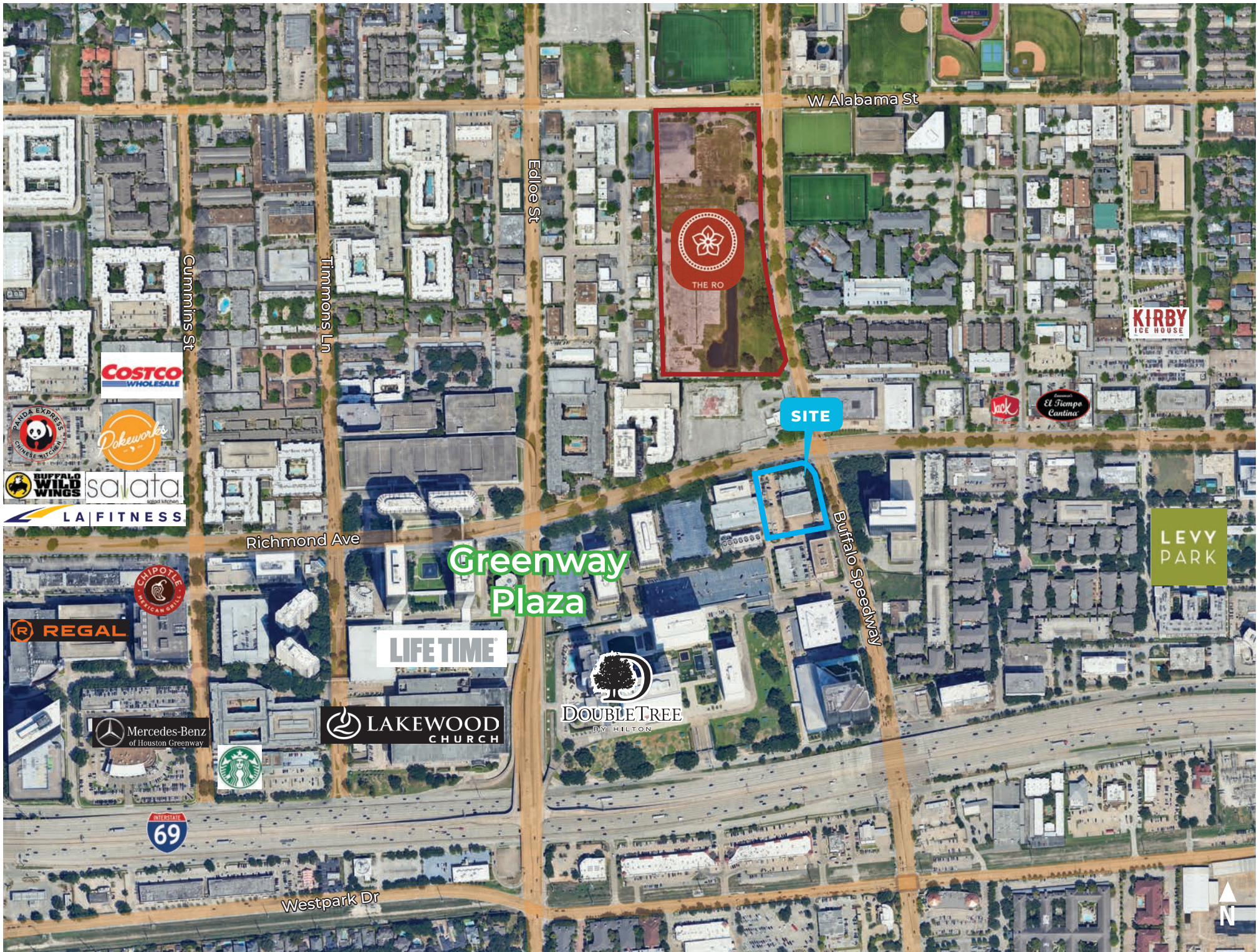
Buffalo Speedway south of site:
31,680 vehicles per day

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%





W Alabama St

Edloe St

Cummings St

Timmons Ln

KIRBY
ICE HOUSE

Jack

El Tiempo
Cantina

SITE

Richmond Ave

Greenway
Plaza

Buffalo Speedway

LEVY
PARK

COSTCO
WHOLESALE

PANDA EXPRESS
CHINESE KITCHEN

Pokeworks

BUFFALO
WILD WINGS

salata

LA FITNESS

CHIPOTLE
MEXICAN GRILL

REGAL

LIFETIME

Mercedes-Benz
of Houston Greenway

Starbucks

LAKWOOD
CHURCH

DOUBLETREE
BY HILTON

INTERSTATE
69

Westpark Dr





- 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

Adair-Kitchen

Los Pinos MEXICAN RESTAURANTS

CRAFT PITA

H-E-B

DOUBLETREE BY HILTON

LAKWOOD CHURCH

INTERSTATE 69

GREENWAY PLAZA

Buffalo Speedway

SITE

Eunice

Richmond Ave



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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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