



T Transwestern

LAND FOR SALE

NWC OF POST OAK BLVD
AND RICHMOND AVE

Post Oak Blvd

**Uptown/Galleria
Development
Opportunity**

±5.49 Acres



Post Oak Blvd

Richmond Ave

Property Highlights

| | |
|--------------|---|
| Submarket | Uptown/Galleria |
| Type | For Sale - May Divide |
| Address | 3200 Post Oak Blvd , Houston, TX 77056 |
| Lot Size | ±5.49 AC (±239,174 SF) |
| Utilities | City of Houston |
| Asking Price | \$135.00 psf |



Uptown/ Galleria Area

3200 Post Oak Blvd is well positioned for commercial or high density residential development, with various businesses, restaurants, and shopping centers nearby. It's situated in the Uptown/Galleria area, which is one of the city's major business districts and a popular destination for shopping and dining. The Galleria Mall, one of the largest shopping centers in Texas, is within close proximity, offering a wide range of retail stores, restaurants, and entertainment options. Additionally, there are several hotels, office buildings, and residential complexes in the vicinity, making it a dynamic and convenient location for both visitors and residents alike.

HIGHLIGHTS

- Prime location
- Post Oak Blvd Address
- Strong Market Demand fueled by Houston's growing population and robust economy.



THE GALLERIA

Neiman Marcus ★ macy's

DOUBLETREE *Saks Fifth Avenue* SHAKE SHACK

NORDSTROM **NOBU**

CHIPOTLE MEXICAN GRILL

Smash BURGER

24 HOUR FITNESS

PET SMART ups

ULTA BEAUTY SPEC'S

T.J. MAXX

Richmond Ave

Post Oak Blvd



Insight to the Uptown/Galleria Area

FOR SALE 3200 POST OAK BLVD AT RICHMOND AVE

COMMERCIAL VITALITY

Galleria/Uptown Houston is a major commercial hub characterized by upscale shopping centers, high-end boutiques, and luxury retailers. The Galleria mall, one of the largest in the nation, attracts shoppers from across the region and beyond, generating substantial retail revenue.

REAL ESTATE VALUE

The area boasts high property values, driven by its prime location, prestigious amenities, and luxury residential and commercial developments. Luxury condominiums, high-rise apartments, and office towers dot the skyline, attracting affluent residents and businesses.

EMPLOYMENT CENTER

Galleria/Uptown Houston serves as a significant employment center, hosting corporate headquarters, financial institutions, tech companies, and professional services firms. The area provides employment opportunities across various industries, contributing to its economic vitality.

TOURISM AND HOSPITALITY

The district's appeal extends beyond residents, drawing tourists and visitors seeking upscale shopping, fine dining, and cultural experiences. Luxury hotels, restaurants, and entertainment venues cater to discerning travelers, enhancing the area's economic impact.

ACCESSIBILITY AND INFRASTRUCTURE

Galleria/Uptown Houston benefits from excellent transportation infrastructure, including major highways, public transit options, and proximity to Houston's central business district. Accessibility enhances the area's attractiveness for businesses, residents, and visitors alike.

ECONOMIC DIVERSIFICATION

The district's economic landscape is diverse, with a mix of retail, hospitality, finance, technology, and professional services sectors. This diversification contributes to its resilience and stability amid economic fluctuations.





CBD

TEXAS
MEDICAL
CENTER

GREENWAY
PLAZA

HIGHLAND
VILLAGE

INTERSTATE
610

INTERSTATE
69

Post Oak Blvd

Richmond Ave



Houston At A Glance

Business friendly, international, talented and affordable employment base, sophisticated + welcoming with an abundance of world-renowned urban amenities, and greener every decade.

THE BUSINESS OF HOUSTON

| | | | |
|---------------------------------------|------------------------------------|--|--|
| 4.6M Working-Age Population | 26 Fortune 500 Companies | \$337,834 Average Household Income | 3rd Ranking among U.S. metro areas in Fortune 500 headquarters |
|---------------------------------------|------------------------------------|--|--|

TOP 5 EMPLOYERS | OVER 20K EMPLOYEES

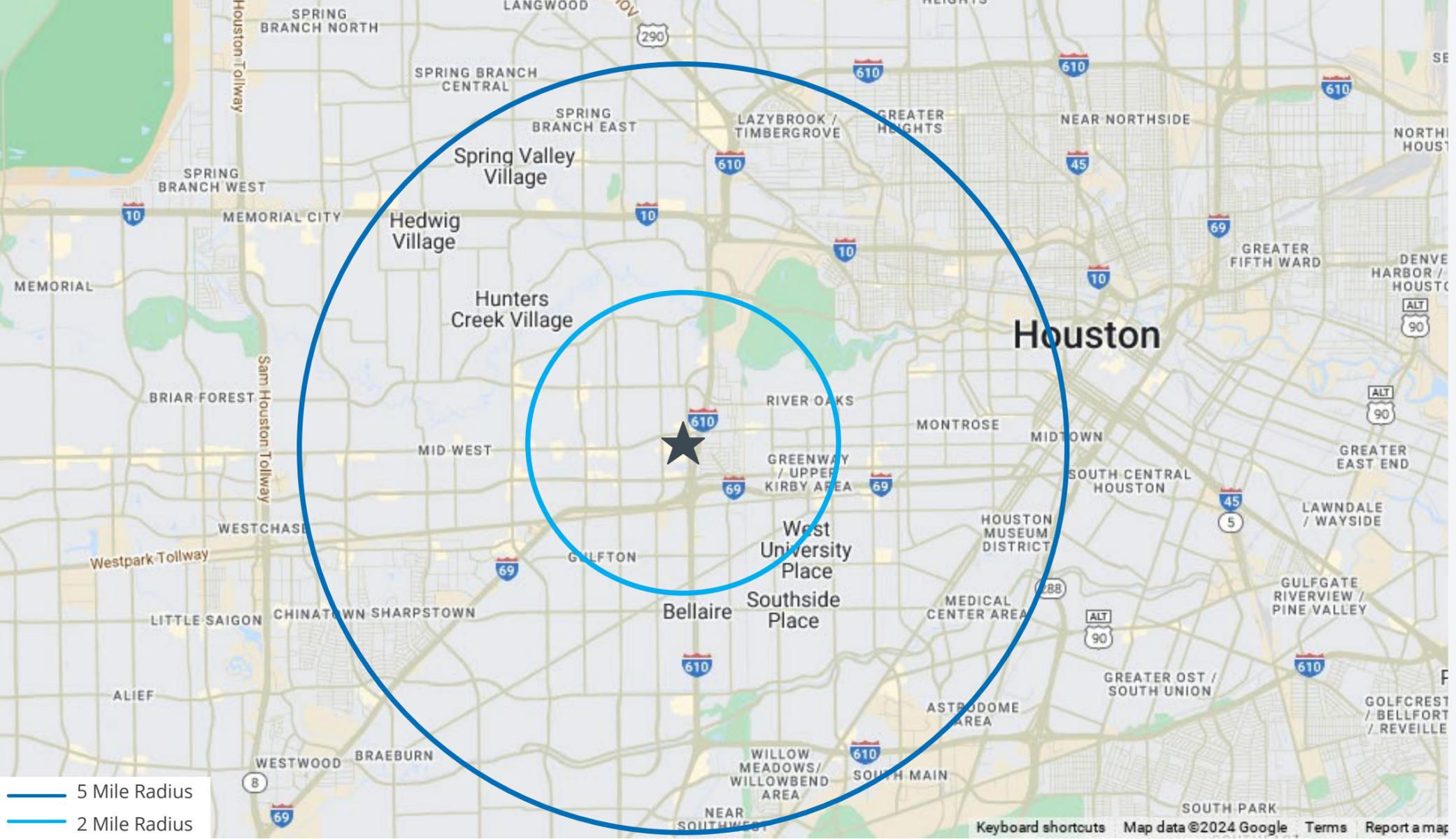


THE CULTURE OF HOUSTON

| | |
|---------------------------------------|--|
| 13K Restaurants | 80 Categories of Cuisine |
| 9 Professional Sports Teams | 145 Different Languages Spoken |

THE PEOPLE OF HOUSTON

| | |
|--|---------------------------|
| 7.5M Population | 35 Median Age |
| -5.9% Lower than national cost of living | 2.6M Households |



Premier Location Access to Hwy 610 & Hwy 69

3200 Post Oak Blvd sits in Houston's prime Uptown/ Galleria area, offering quick access to Downtown in just 15-20 minutes and key airports within 30-40 minutes, making it an ideal location for residents and businesses seeking convenience and connectivity in the city.

DRIVETIMES

5 - 10 Minutes

The Galleria | Uptown | West University

15 - 20 Minutes

Downtown Houston | Midtown | William P Hobby Airport (HOU) | Texas Medical Center | NRG Stadium

30+ Minutes

George Bush Intercontinental Airport (IAH) | Memorial | Katy | Sugar Land | League City | Baytown | Richmond

| DEMOGRAPHICS | 2 Mile Radius | 5 Mile Radius |
|--|---------------|---------------|
| Average Household Income | \$118,829 | \$117,180 |
| Total Specified Consumer Spending | \$1.7B | \$7.6B |
| 2023 Total Households | 52,773 | 238,504 |
| Population Growth Since 2010 | 1.2% | 1.1% |
| Projected Population Growth Through 2027 | 0.2% | 0.2% |
| Average Household Value | \$682,179 | \$501,742 |
| Some College or Degree | 55% | 55% |

LAND FOR SALE 3200 POST OAK BLVD AT RICHMOND AVE

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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.

2-10-2025



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.

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. **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:
 - 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 ESTABLISH:

- 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.

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|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date