

3403 RICHMOND AVE

HOUSTON, TX 77098



NEW MIXED-USE RETAIL/OFFICE FOR LEASE IN GREENWAY PLAZA

5353 W. Alabama St., Suite 200
Houston, Texas 77056
www.braunenterprises.com

FOR LEASING INFORMATION:

SIMON HA, Director of Leasing
simon@braunenterprises.com
713.541.0066 ext. 24



PROPERTY OVERVIEW

LOCATION

3403 RICHMOND AVENUE
HOUSTON, TEXAS 77098

SPACE AVAILABLE

First Floor Retail/Restaurant: 15,910 SF
Second Floor Office: 12,790 SF
Third Floor Office: 12,790 SF
Total RBA: 42,334 SF
on 2.21 AC

TRAFFIC COUNTS

Buffalo Speedway south of site:
31,680 VPD
Buffalo Speedway north of site:
14,870 VPD
Richmond Avenue east of site:
35,906 VPD

ADDITIONAL INFORMATION

New Mixed Use - Retail/Office for lease in Greenway Plaza. Hard Corner of Buffalo Speedway and Richmond Avenue. Excellent visibility, in a high barrier to entry market. Centrally located in the heart of one of Houston's busiest business districts, and between multiple High end neighborhoods. Nestled between River Oaks, Afton Oaks, and West University. The site has Mature Oak trees that provide a beautiful canopy above outdoor space, but also provide visibility to the street.



2021 DEMOGRAPHIC SNAPSHOT



Population

1 mile	26,474
3 mile	198,885
5 mile	433,886



Daytime Population

1 mile	57,269
3 mile	405,703
5 mile	872,348



Avg. HH Income

1 mile	\$155,982
3 mile	\$162,214
5 mile	\$130,265

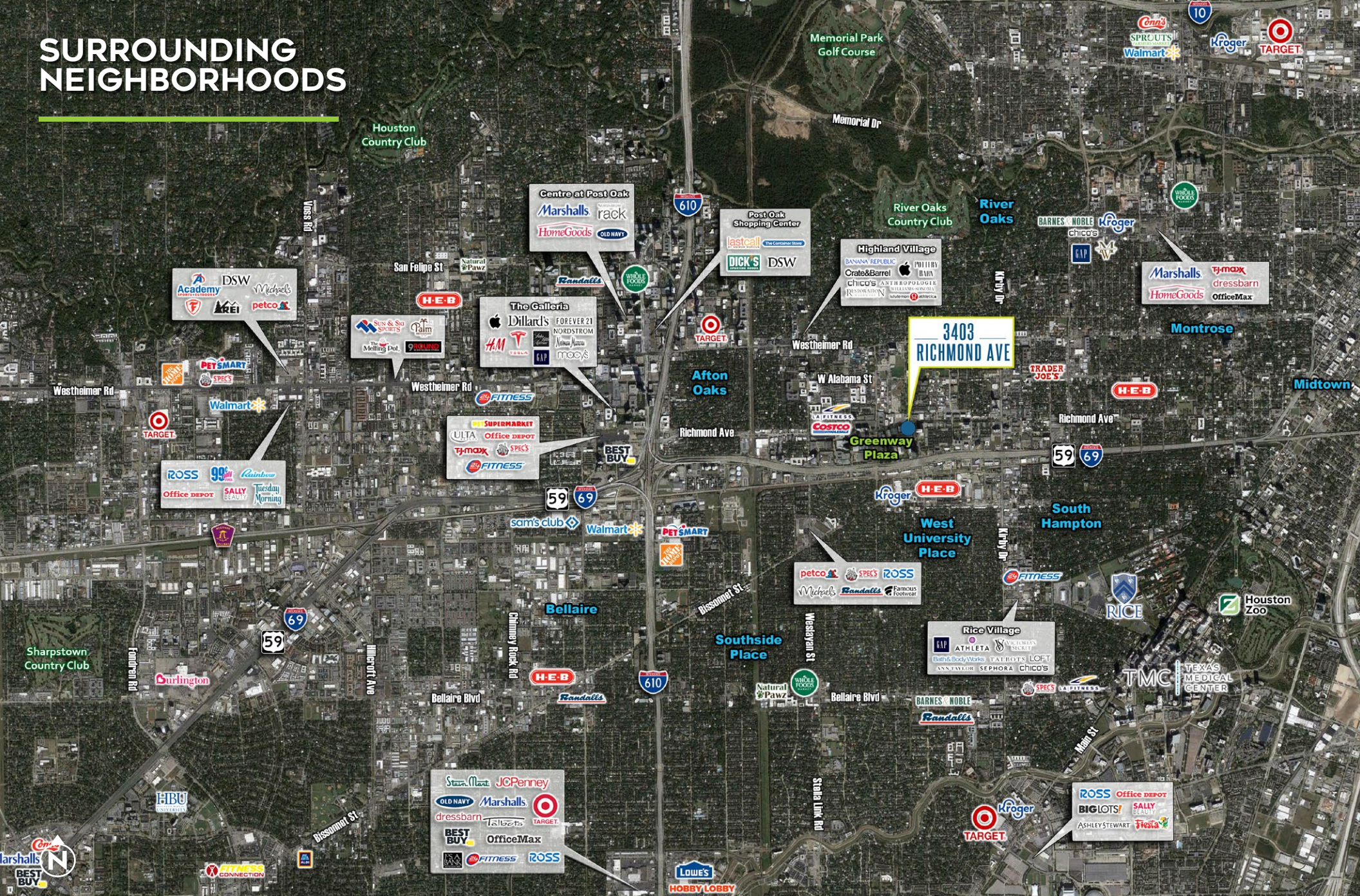
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SURROUNDING NEIGHBORHOODS



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INTERSECTION AERIAL

THE RO

3403 RICHMOND AVE

Richmond Ave

Buffalo Speedway

Greenway Plaza Office District

Timmons Ln

Edloe St

Eastdale St

19,735 VPD (21)*

31,680 VPD (21)*

36,510 VPD (21)*

Levy Park

BB&T

LOPEZ NEGRETE

MAIN STREET

Jack

CELLAR

El Tiempo Continúa

SPIRIT OF TEXAS

Momentum Therapy Center

BB

Studio Bespoke

Eunice

McCARTHY

DOUBLE TREE BY HILTON

LAKESWOOD CHURCH

LIFETIME

Amegy Bank

oishii

KIRBY ICE HOUSE

THE PRESERVE

DISCOUNT TIRE

Olive Garden

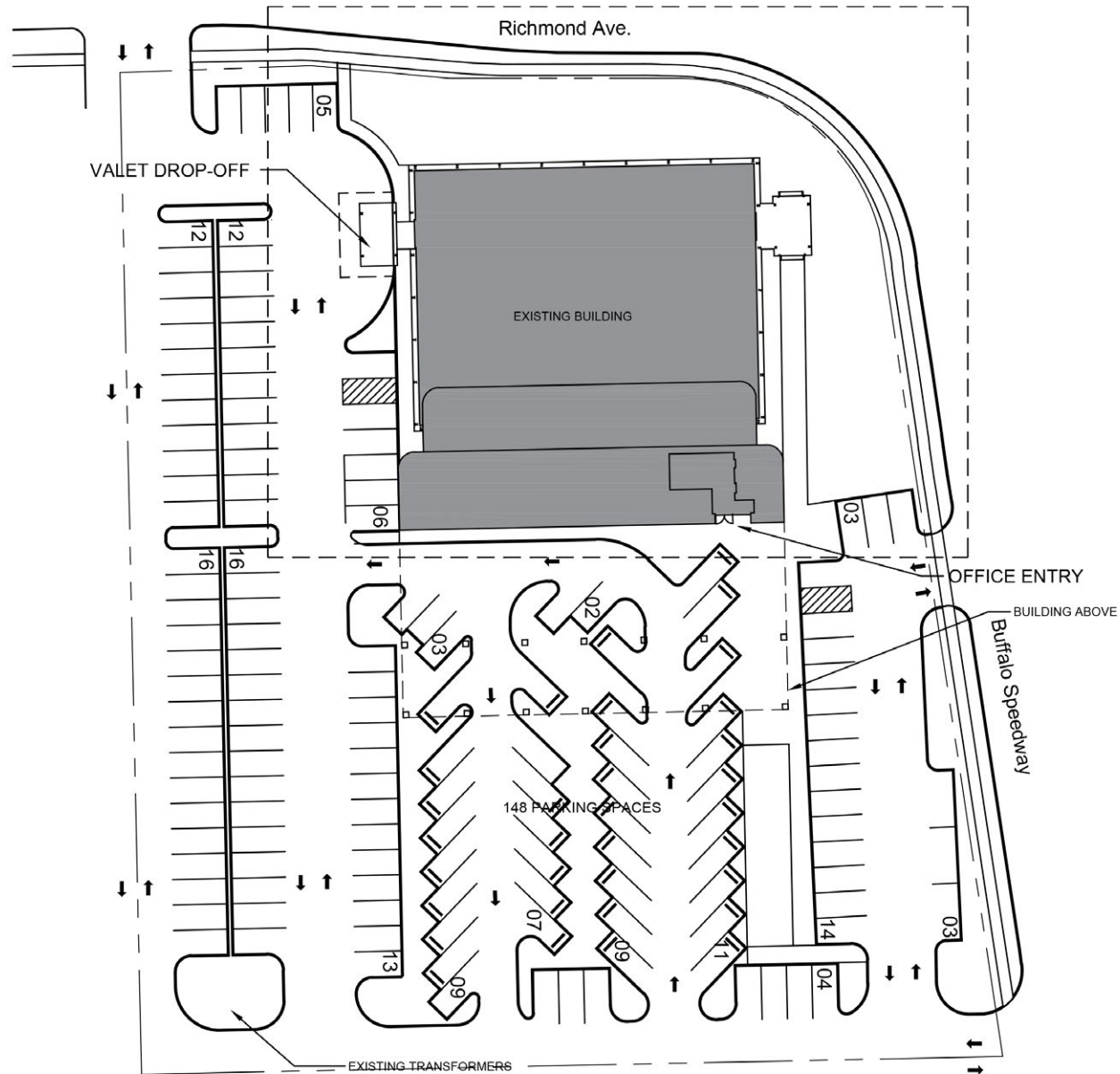
59

69

Source: Kalibrate traffic counts, otherwise DOT



**BRAUN
ENTERPRISES**
REAL ESTATE DEVELOPMENT



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RENDERINGS



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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.