



**AVAILABLE
1,868 SF**

**OCCUPIED BUT
AVAILABLE
4,383 SF**

4021 RICHMOND AVE
2ND GEN. SPACE AVAILABLE FOR LEASE
SWQ Richmond Ave & Wesleyan St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 4021 Richmond Ave
Houston, TX 77027

Availability:

- 1,868 SF End Cap
- 4,383 SF (Occupied But Available)

Price: Contact for Pricing

HIGHLIGHTS:

- 2nd generation space available for lease
- Positioned just off the signalized intersection of Richmond Ave and Wesleyan St
- Easy access to US-59 & Loop 610
- Close proximity to Greenway Plaza, a major employment hub for the immediate area, as well as Uptown/Galleria, Highland Village, River Oaks and Rice Village
- Surrounded by several major area retailers including: Costco, LA Fitness, Regal Cinemas, Lifetime, Mercedes Benz, PNC Bank, Bank of America, First Horizon Bank and several others

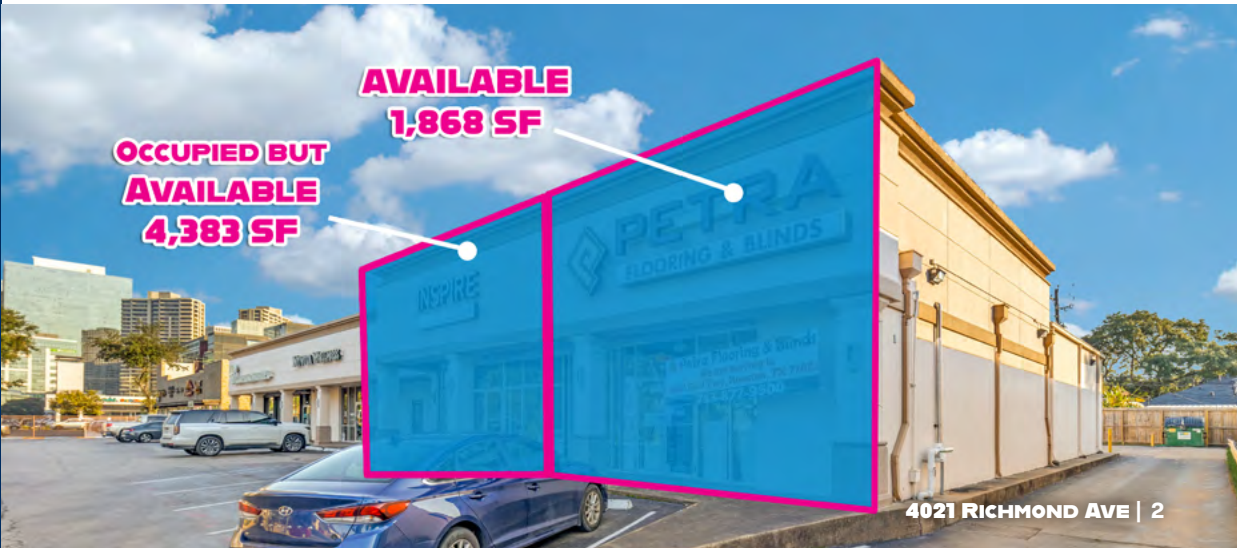
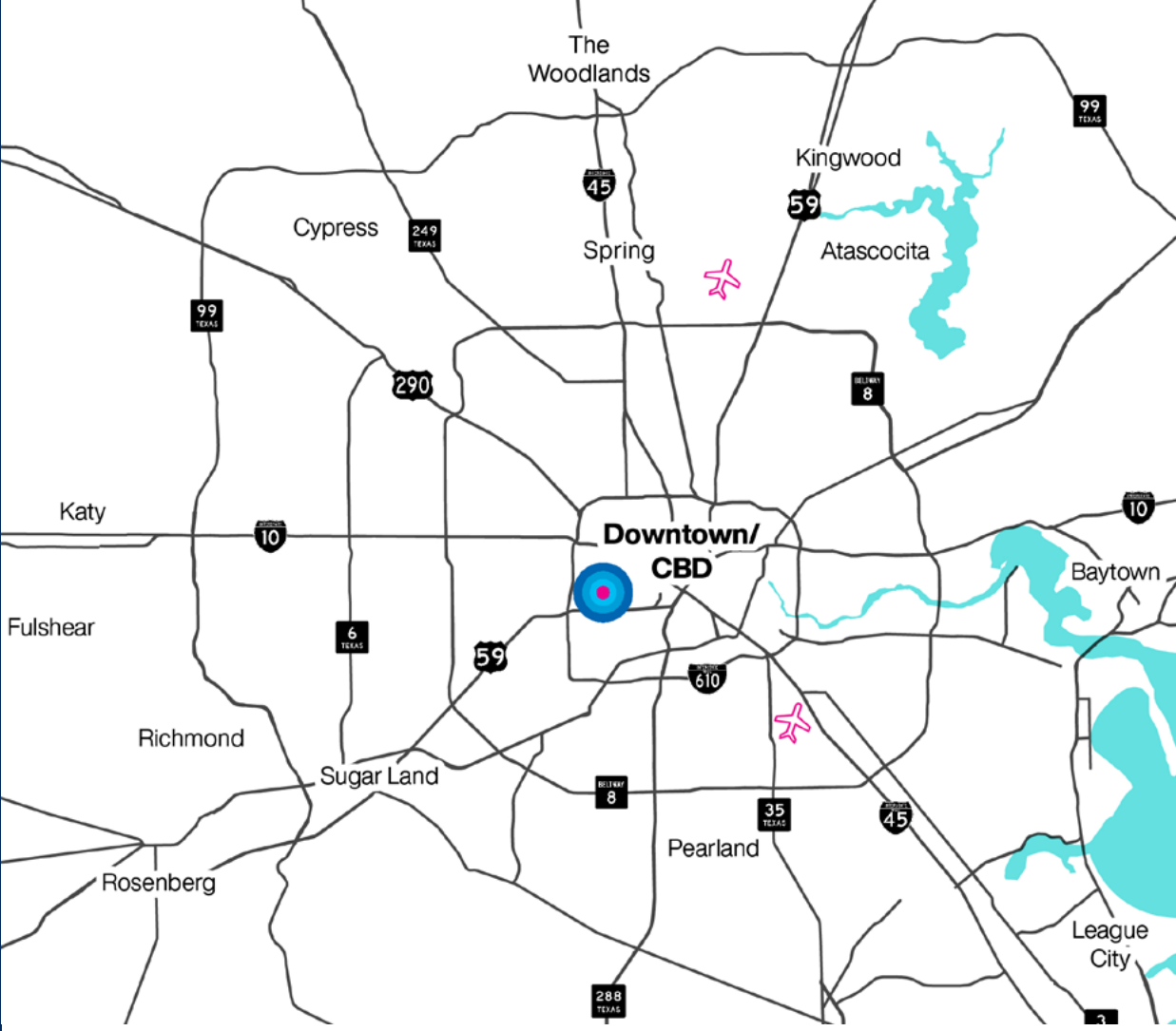
TRAFFIC COUNTS:

Richmond Ave: 19,850 CPD '22

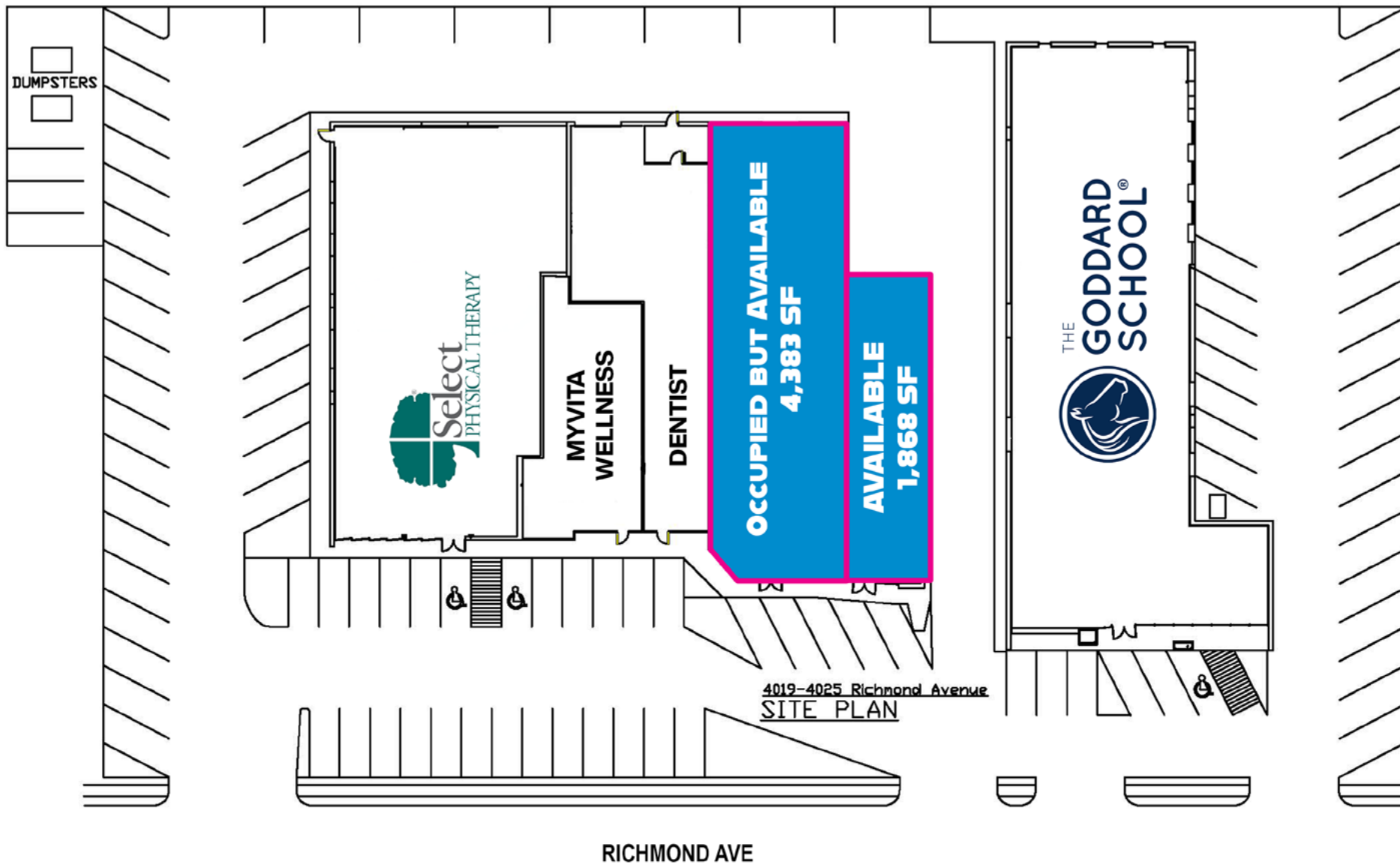
Interstate 69: 297,474 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	26,946	210,391	544,007
Daytime Pop.	52,563	314,311	685,876
Avg HH Income	\$189,464	\$208,993	\$174,474



SITE PLAN



Centre at Post Oak

Marshall's
HomeGoods
NORDSTROM
rack
OLD NAVY

Randalls



Post Oak Shopping Center



DSW

The Container Store

River Oaks Country Club

BARNES & NOBLE

Highland Village

YETI
Crate&Barrel
chico's
RESTORATION HARDWARE
Apple
POTTERY BARN
ANTHROPOLOGIE
WILLIAMS-SONOMA
lululemon
athletica

Westheimer Rd

W Alabama St

Kirby Dr

TRADER JOE'S



SITE



LIFETIME



Kirby Dr



petco
SPECS
ROSS
Michaels
BARNES & NOBLE
Famous Footwear

Wesleyan

Bissonnet St

PET SMART



Randalls

Chimney R



W Alabama St

Cummins St

Edloe St

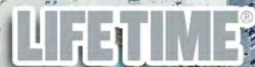
Timmons Ln

Weslayan St



Richmond Ave

19,850 CPD '22



12,841 CPD '22



297,474 CPD '25







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.

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.

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.

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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Joshua Jacobs	448255-B	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury Lindsey Lee	775141-SA 682574-SA	rk@blueoxgroup.com ll@blueoxgroup.com	832.677.3434 713.766.5016
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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