

# 4605 Post Oak Place Dr

# Land For Sale ±2.67 AC



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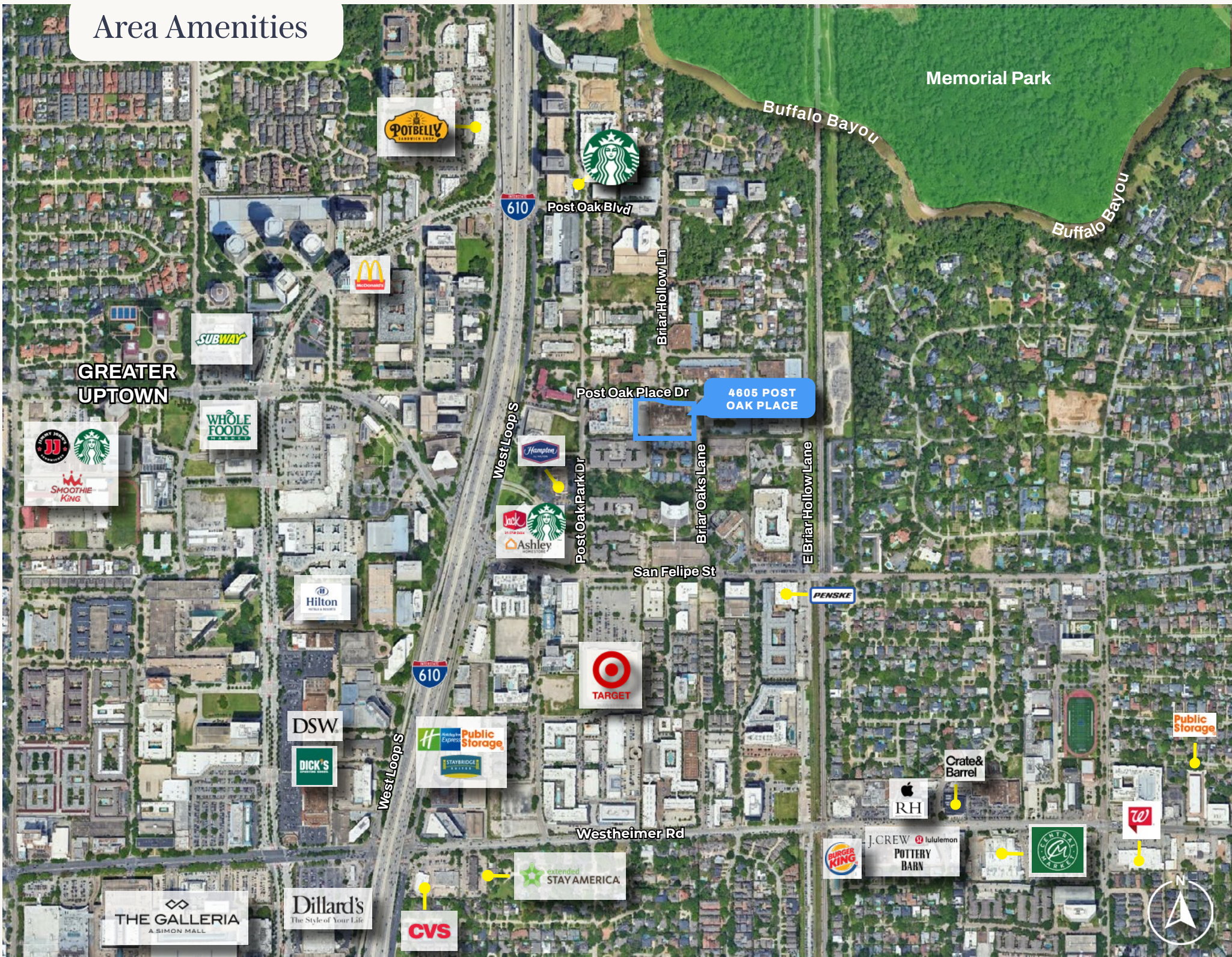
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# Property Highlights

Type	Land for Sale
Land Size	±2.67 AC (±116,288 SF)
Address	4605 Post Oak Place Dr Houston, TX 77027
County	Harris
Opportunity Zone	Yes
Utilities	City of Houston
Tax ID	104 090 000 0001
Asking Price	Call Broker



# Area Amenities

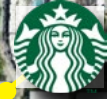


**GREATER UPTOWN**

Memorial Park

Buffalo Bayou

Buffalo Bayou



Post Oak Blvd

Briar Hollow Ln



Post Oak Place Dr

**4805 POST OAK PLACE**

West Loop S



Post Oak Park Dr

Briar Oaks Lane

E Briar Hollow Lane



San Felipe St



West Loop S



Westheimer Rd

Crate & Barrel

Public Storage



lululemon



# Looking Southeast

UPPER KIRBY

GREENWAY

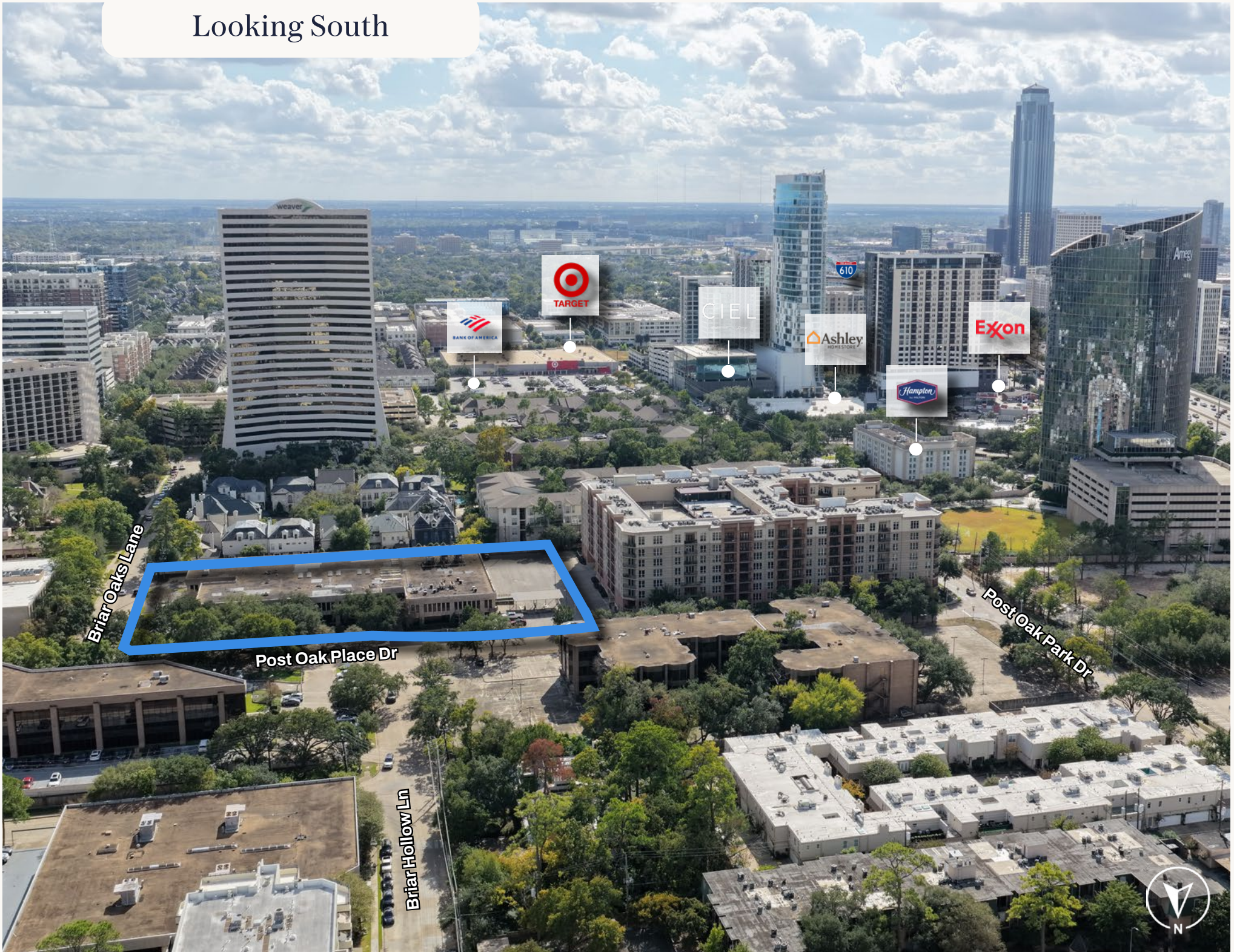
E Briar Hollow Lane

Briar Oaks Lane

Post Oak Place Dr



# Looking South



# Looking East

DOWNTOWN

RIVER OAKS

E Briar Hollow Ln

Briar Hollow Lane

S Briar Hollow Ln

Briar Oaks Lane

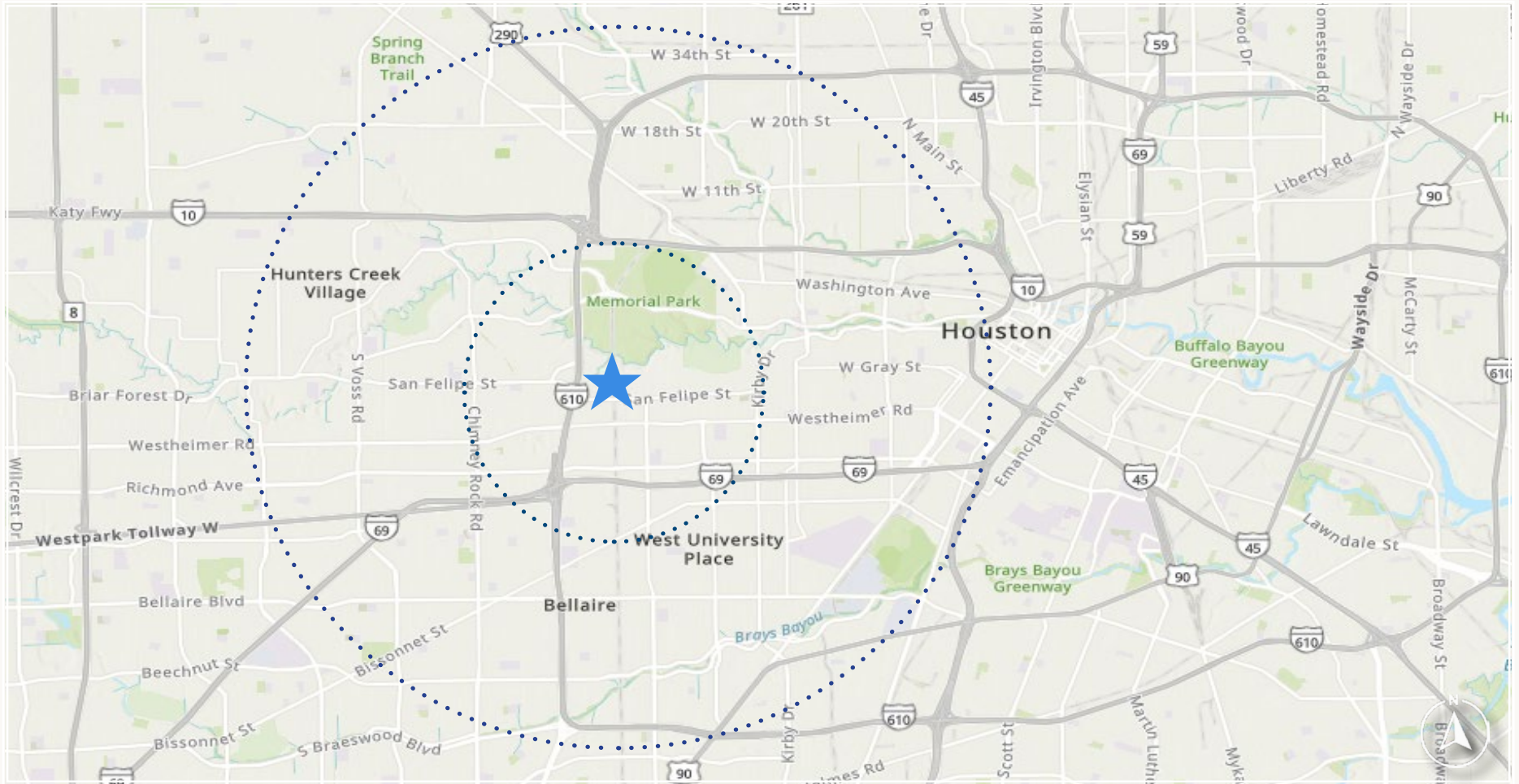
Post Oak Place Dr



# Looking West



# Demographics



POPULATION		MEDIAN AGE		AVG. HOUSEHOLD INCOME		PROPERTY TAX
2 miles	5 miles	2 miles	5 miles	2 miles	5 miles	2024
69,711	504,835	40	37	\$169,639	\$154,777	\$138,067

# Area Districts

Spring Branch

The Heights

Memorial Park

Uptown/Galleria

Tanglewood

Downtown

River Oaks

Montrose

Upper Kirby

West University



# Houston Overview

## Arts + Culture

Minutes from the Museum District, home to 21 cultural institutions including the Museum of Fine Arts and Contemporary Arts Museum Houston. Nearby the city's performance venues like MATCH (Midtown Arts & Theater Center Houston) and Miller Outdoor Theatre.

**21**  
MUSEUMS AND  
CULTURAL CENTERS

**7M**  
VISITORS  
EACH YEAR

**70,000**  
MFAH WORKS  
OF ART



## Parks + Recreation

Houston offers rich array of parks and green spaces. From urban parks to expansive nature preserves. Whether you're interested in hiking, biking, picnicking, or simply enjoying nature. City Place is within close proximity to Hermann Park, the Houston Zoo, and the Museum District, all within a 15-minute drive.

**382**  
DEVELOPED  
PARKS

**39,500**  
ACRES MANAGED  
BY HOUSTON  
PARKS &  
RECREATION

**125**  
MILES OF  
TRAILS  
THROUGHOUT  
THE CITY

## Sports + Entertainment

Houston offers a vibrant sports scene, with several major venues and teams located within a short distance from the property. Living at City Place puts you in close proximity to Houston's dynamic sports culture, offering easy access to a variety of professional and college sporting events throughout the year.

**51.4M**  
SPORTING  
EVENT  
VISITORS  
IN 2023

**41**  
ROCKETS  
HOMES  
GAMES

**20,656**  
SEATING  
CAPACITY AT  
SHELL ENERGY  
STADIUM



# 4605 Post Oak Place Dr

**LAND FOR SALE | 4605 POST OAK PLACE DR HOUSTON, TX 77027**

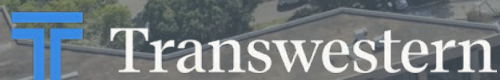
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## FOR MORE INFORMATION:

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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