



COLONIAL OAKS at Westchase

60-UNIT ASSISTED LIVING FACILITY |
11395 RICHMOND AVENUE, HOUSTON, TEXAS, 77082





COLONIAL OAKS
at Westchase



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28,997

NET RENTABLE
SQUARE FEET

60

TOTAL
UNITS

4

TOTAL
ACRES

1999

YEAR
BUILT



ENERGY CORRIDOR

5.6 MILES AWAY

COLONIAL OAKS
at Westchase

Close proximity to Energy Corridor, home to some of Houston's largest employers and serves as the headquarters for some of the world's largest energy companies.

OFFERING SUMMARY

Property Address	11395 Richmond Ave., Houston, TX 77082
Price	Starting Bid: \$800,000
Year Built	1999
Rentable SF	28,997
Total Land Area	4 Acres
Number of Units	60

SUMMARY OF TERMS

INTEREST OFFERED
Fee Simple interest in the Colonial Oaks at Westchase, a 60-Unit, MultiFamily Conversion located in Houston, Texas.

PROPERTY TOURS
Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent(s). At no time shall the tenants, on-site management or staff be contacted without prior approval.

LINK TO AUCTION SITE
rimarketplace.com/auction/2046/



Property overview

A 60-UNIT, FORMER ASSISTED LIVING FACILITY, LOCATED WITHIN THE WESTCHASE SUBMARKET OF HOUSTON, TEXAS

HIGHLIGHTS



VACANT, 60-UNIT/60-BED ASSISTED LIVING FACILITY TOTALING 28,997 SF ON 4 ACRES IN HOUSTON, TX



HIGH VISIBILITY ALONG RICHMOND AVENUE ($\pm 26K$ VPD) AND NEAR INTERSECTION WITH SAM HOUSTON TOLLWAY ($\pm 175K$ VPD)



AMENITY RICH SUBMARKET NEAR HCA HOUSTON HEALTHCARE WEST (± 1 MILE), WALMART, LOWE'S, H-E-B, KOHL'S, TRADER JOE'S, NEXUS CHILDREN'S HOSPITAL HOUSTON, AND MORE



$\pm 197,159$ INDIVIDUALS WITH AN AVERAGE HOUSEHOLD INCOME OF $\pm \$74,779$ IN A 3-MILE RADIUS AND $\pm 494,147$ INDIVIDUALS WITH AN AHHI OF $\pm \$77,868$ IN AN EXPANDED 5-MILE RADIUS

AERIAL MAP



TARGET TJ-MAXX
ULTA Michaels

PET SMART

Circle K

HCA Houston Healthcare

The Royal Oaks Country Club

Walmart

Cane's

LOWE'S

Chick-fil-A

T-Mobile

Energy Corridor

H-E-B TRADER JOE'S
CHIPOTLE KOHL'S

COLONIAL OAKS
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RICHMOND AVE. - 26,955 VPD





COLONIAL OAKS
at Westchase

SECTION

2

PROPERTY
INFORMATION

COLONIAL OAKS

at Westchase

PROPERTY SUMMARY

ADDRESS 11395 Richmond Ave,
Houston, TX 77082

Rent Start

OFFERING TERMS Fee Simple

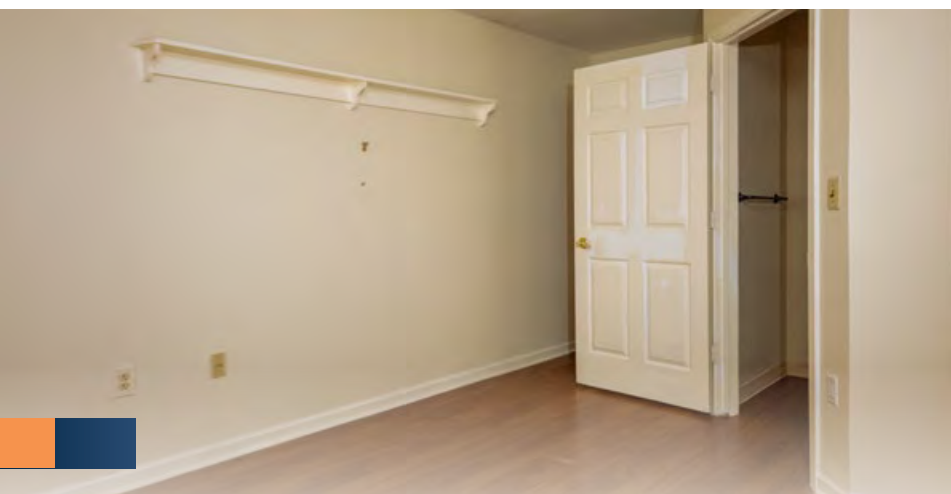
COUNTY Harris

NUMBER OF BUILDINGS 1

NUMBER OF STORIES 1

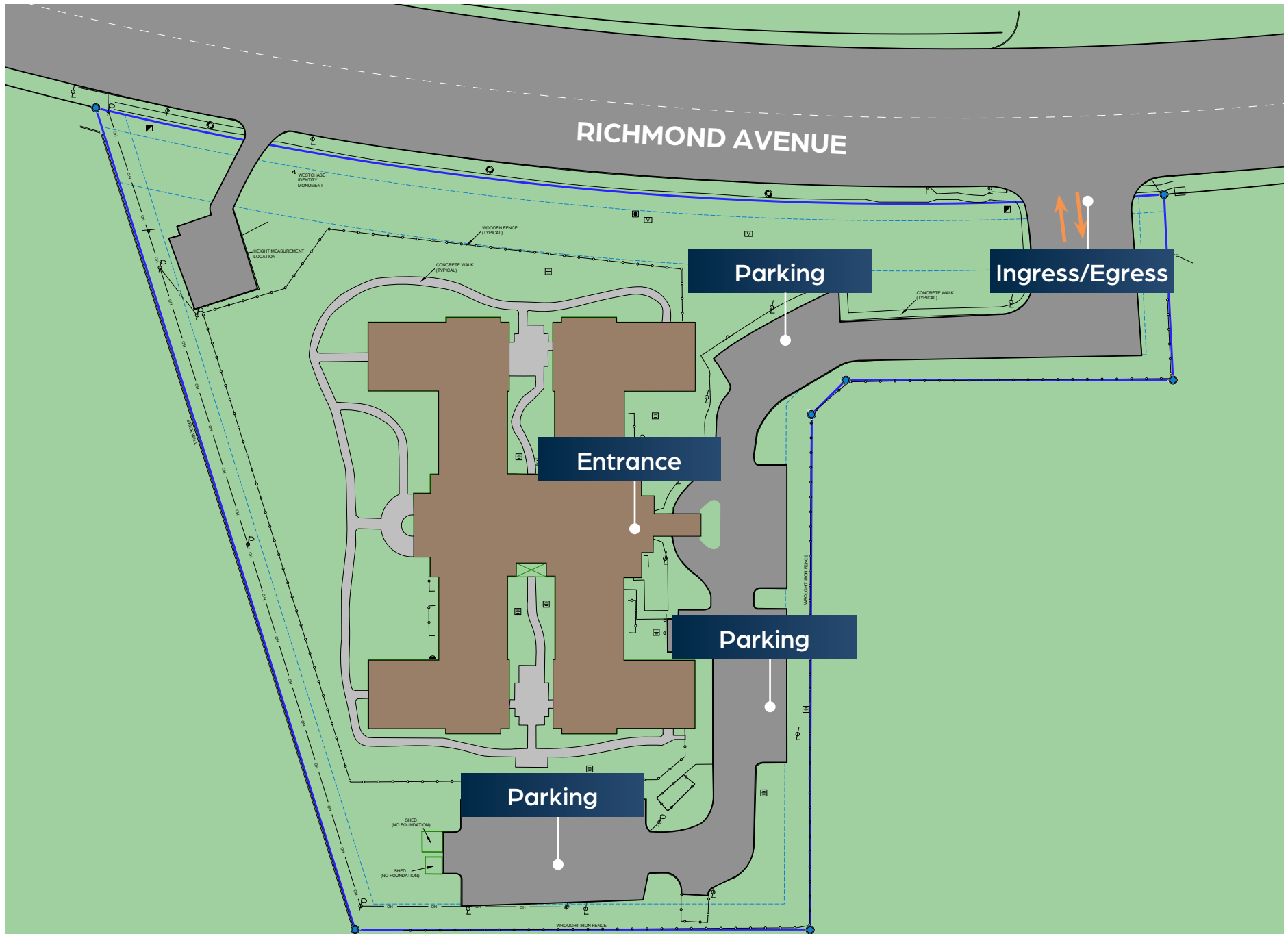




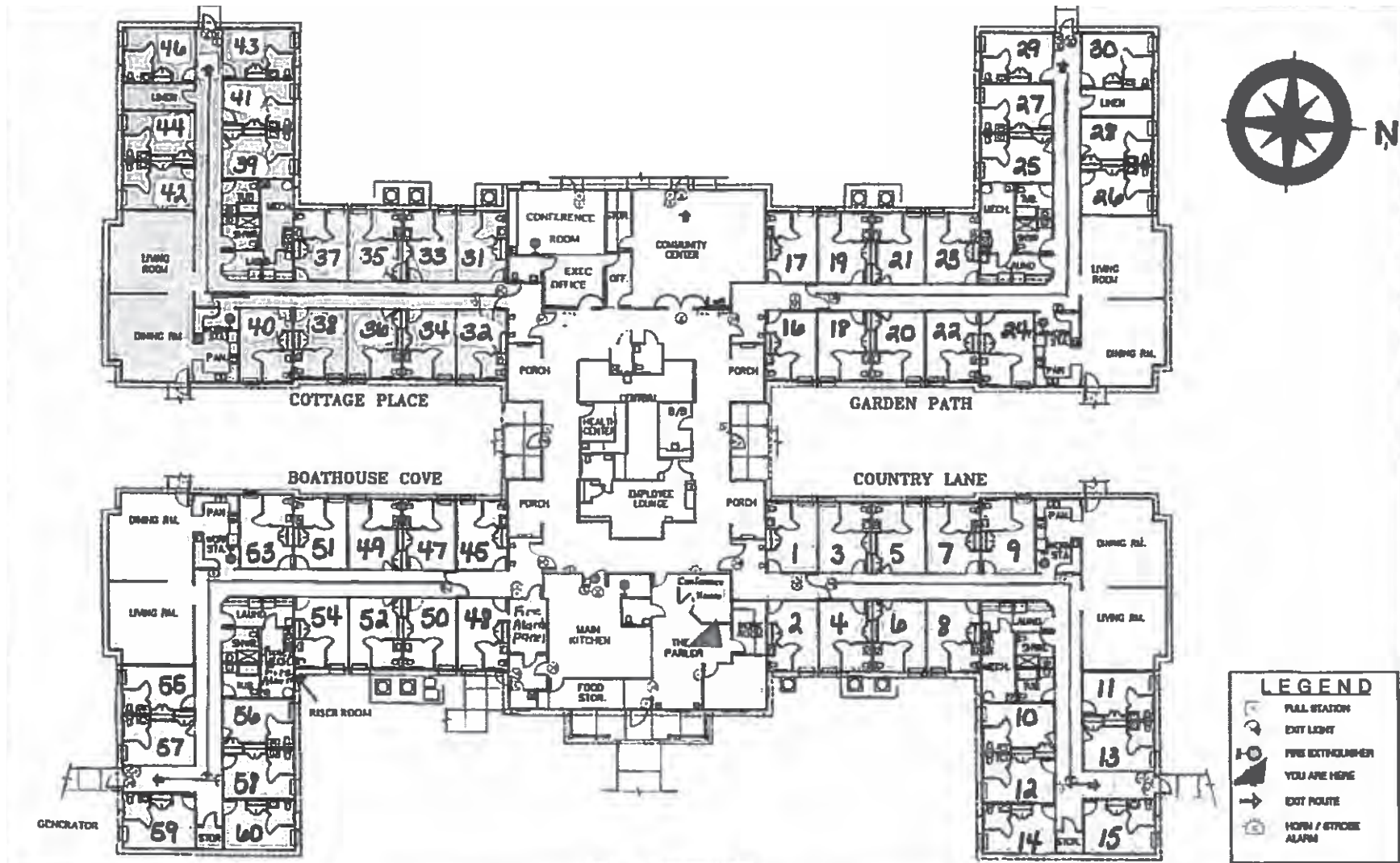




SITE PLAN

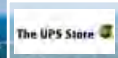


FLOOR PLAN





NEARBY RETAILERS



DOWNTOWN HOUSTON
15 MILES AWAY

COLONIAL OAKS
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LOCATION OVERVIEW

ENERGY CORRIDOR, HOUSTON

THRIVING SUBURBAN COMMUNITY IN WEST HOUSTON, HOME TO SOME OF THE BIGGEST ENERGY GIANTS IN THE WORLD

LOCATION AND CONNECTIVITY:

The Energy Corridor in Houston, Texas, is a dynamic and rapidly growing area located about 19 miles west of downtown Houston. Known for its concentration of energy industry giants and diverse corporate presence, the Energy Corridor is a crucial economic engine for the region and an attractive location for both living and investment.

The Energy Corridor boasts a robust employment base with several major employers, including BP America, ConocoPhillips, Shell Oil Company, and ExxonMobil. Additionally, the Energy Corridor's strategic location along the Interstate 10 (Katy Freeway) and its proximity to major transportation routes ensure convenient access for businesses and commuters. Additionally, the Energy Corridor is near several higher education institutions, including the University of Houston (20.6 mi), Rice University (18.4 mi), and Houston Community College – Alief Campus (6.0 mi).

The Energy Corridor also offers a diverse range of attractions and activities that cater to residents and visitors alike. Terry Hershey Park and George Bush Park provide expansive green spaces with hiking and biking trails, while the Houston Arboretum & Nature Center offers educational exhibits amidst serene surroundings. For entertainment, TopGolf Houston – Katy and Alamo Drafthouse Cinema – LaCenterra provide fun-filled experiences with golfing games and movie screenings complemented by food and drinks. Shopping enthusiasts can explore Memorial City Mall, CityCentre, and West Oaks Mall, each offering a blend of retail stores, dining options, and entertainment venues. Ashton Gardens at Houston Oaks provides a picturesque setting for weddings and events, while Eldridge Park offers community-oriented facilities such as playgrounds and sports fields.





LOCATION HIGHLIGHTS

Top Employers in the Oil & Gas Industry Include BP America, ConocoPhillips, Shell Oil Company, and ExxonMobil

Home to Three Large Shopping Centers, Several Nationally Acclaimed Retailers, and a Wide Array of Attractions

Bisected by Interstate 10 and Positioned 19 Miles West of Downtown Houston

Home to some of Houston's best Entertainment & Retail Venues and attractions

PLACES OF INTEREST



MAP KEY

- 1 Royal Oaks Country Club
- 2 City Centre
- 3 Energy Corridor
- 4 Memorial City Mall
- 5 HCA Houston Healthcare West
- 6 Nexus Children's Hospital Houston
- 7 West Oak Mall

COLONIAL OAKS
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Royal Oaks Country Club



City Centre



Memorial City Mall



Energy Corridor

COLONIAL OAKS AT WESTCHASE

HOUSTON, TEXAS

Houston, Texas, is a vibrant metropolis with a diverse and dynamic economy. Known as the “Energy Capital of the World,” the city is home to major energy companies like ExxonMobil, Chevron, and ConocoPhillips, and hosts the annual Offshore Technology Conference. Addiical and biotechnology sectors, drawing significant investment and providing substantial employment through institutions like MD Anderson Cancer Center. Houston’s economy is also bolstered by NASA’s Johnson Space Center, making it a key player in aerospace and aviation, while the Port of Houston supports robust manufacturing and trade activities.

The city’s economic vitality is further supported by its prestigious universities and major employers. Rice University, the University of Houston, and Texas Southern University contribute to workforce development and innovation, particularly in engineering, business, law, and public affairs. Major employers, including ExxonMobil, Texas Medical Center institutions, Chevron, and United Airlines, drive growth and stability across various sectors. Houston’s blend of industries, educational institutions, and leading employers ensures its continued prominence on both national and global economic stages.

Houston’s economy is a complex tapestry woven from a diverse array of industries, prestigious educational institutions, and major employers. The city’s leadership in the energy sector, coupled with its advancements in medical research, aerospace, manufacturing, and technology, positions it as a powerhouse of economic activity. Universities like Rice, UH, and TSU play pivotal roles in fostering innovation and developing a skilled workforce, while major employers like ExxonMobil, Texas Medical Center institutions, Chevron, and United Airlines drive growth and stability. Houston’s economic resilience and adaptability ensure its continued prominence on both national and global stages.





AREA HIGHLIGHTS

The Texas Medical Center (TMC) in Houston is the largest medical complex in the world, with over 60 institutions dedicated to patient care, research, and education

Houston is often dubbed the "Energy Capital of the World" due to its significant role in the oil and gas industry. The city is home to numerous energy companies, including giants like ExxonMobil, Chevron, and ConocoPhillips

Houston's aerospace industry is anchored by NASA's Johnson Space Center, which has been a cornerstone of America's human spaceflight program since the 1960s

The Port of Houston is one of the busiest ports in the United States, making the city a crucial player in international trade and logistics

AREAS OF INTEREST

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MAP KEY	
1	M-K-T
2	Univ. of Houston, Downtown
3	Texas Medical Center
4	Houston Arboretum & Nature Center
5	White Oak Music Hall
6	The Galleria
7	Ellington Space Port
8	Downtown Aquarium
9	Central Market
10	St. Joseph Medical Center
11	William P. Hobby
12	George Bush Intercontinental Airport
13	Rice University





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CONTACT [Black Gold REALTY llc](#)