

For Lease

Adore Lux

Le'DRIP
COFFEE & TEA

VISHALA

**3,614 SF
AVAILABLE**

**5,614 SF
AVAILABLE
(WILL SUBDIVIDE)**

**3,714 SF
AVAILABLE
(WILL SUBDIVIDE)**

**1,515 SF
AVAILABLE**



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Mega Square

4120 Richmond Parkway

Richmond, TX 77469

For Lease



MEGA SQUARE

4120 Richmond Pkwy, Richmond, TX 77469

RICHMOND, TX

Richmond, Texas, is a rapidly growing Fort Bend County community located approximately 30 miles southwest of Downtown Houston. The market benefits from strong residential growth, major transportation corridors, and continued investment in master-planned communities, healthcare, retail, and mixed-use development. With affluent demographics and a growing consumer base, Richmond continues to attract retailers and businesses seeking to capitalize on the area's expanding population and economic activity.

MARKET OVERVIEW

87,205 VPD

Positioned just off I-69, providing exceptional visibility and access.

36.6

Median age, a 5.48% increase in one year.

\$152,917

Average Household Income within 1 mile showing strong consumer spending power.

Property Information

Space for Lease 1,200 SF - 5,614 SF (Will Subdivide)

Rental Rate \$28.00 PSF

NNN \$10.00 PSF

Building Size 13,429 SF 13,429 SF

Property Highlights

- STRATEGIC LOCATION:** Located at 4120 Richmond Parkway, just off I-69 with excellent visibility and access.
- SURROUNDED BY MAJOR EMPLOYERS:**
 - OakBend Medical Center (0.5 mi) – 1,000+ employees
 - Fort Bend County Government Complex (1.5 mi) – 3,400+ staff
 - Tesla Service Center (2.5 mi) – Tech-savvy, high-income visitors
 - Memorial Hermann Surgery Center (2.5 mi) – Growing healthcare hub
 - Lamar CISD & Fort Bend ISD – 20,000+ combined employees
- RESIDENTIAL BOOM NEARBY:**
 - Austin Point (10 mi) – 4,700-acre master-planned, 50K future residents
 - Indigo (7 mi) – 800 home agri-hood, anchored by 42-acre farm
 - Brookewater (9 mi) – 2,500 homes, mid-to-high price range
- POWERFUL DEMOGRAPHICS:**
 - \$150K+ avg. household income within 5 miles
 - 87,000+ vehicles/day on I-69
 - Strong and growing daytime population

Demographics

Population (2026)
1 mi. - 9,162
3 mi. - 67,167
5 mi. - 156,857

Average Household Income
1 mi. - \$152,917
3 mi. - \$154,386
5 mi. - \$156,059

Traffic Counts
I-69: 87,205 vpd

For More Information

Tooba Patoli
Senior Associate | Brokerage
tooba@hpiproperties.com

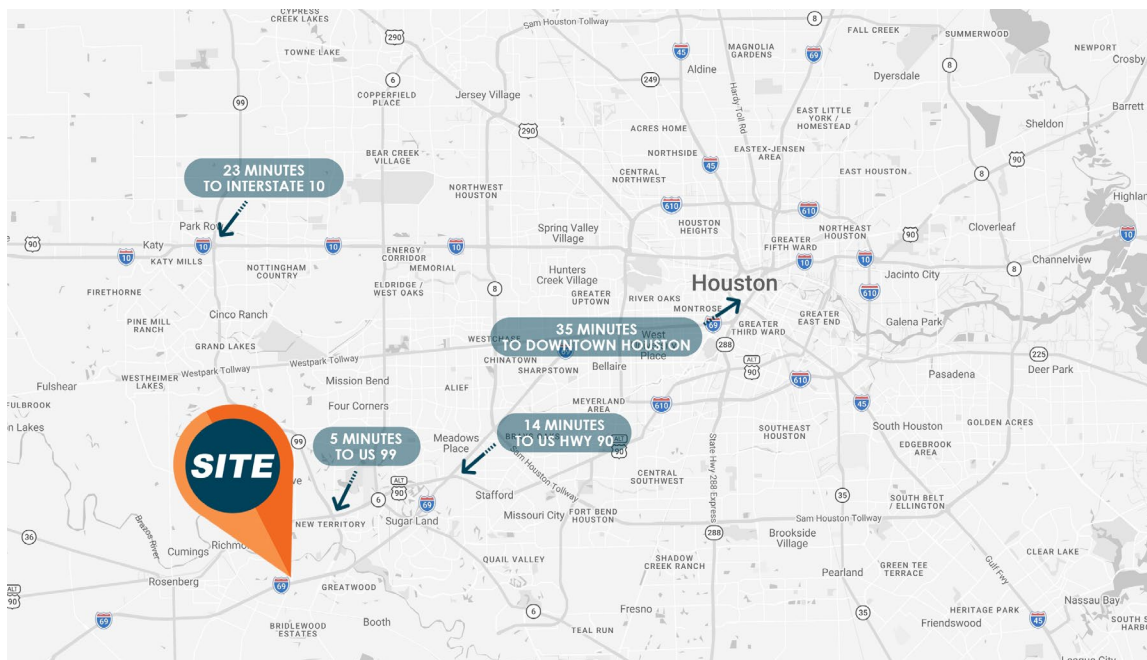
Abdul Sabha
Vice President | Brokerage
abdul@hpiproperties.com

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944

hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.



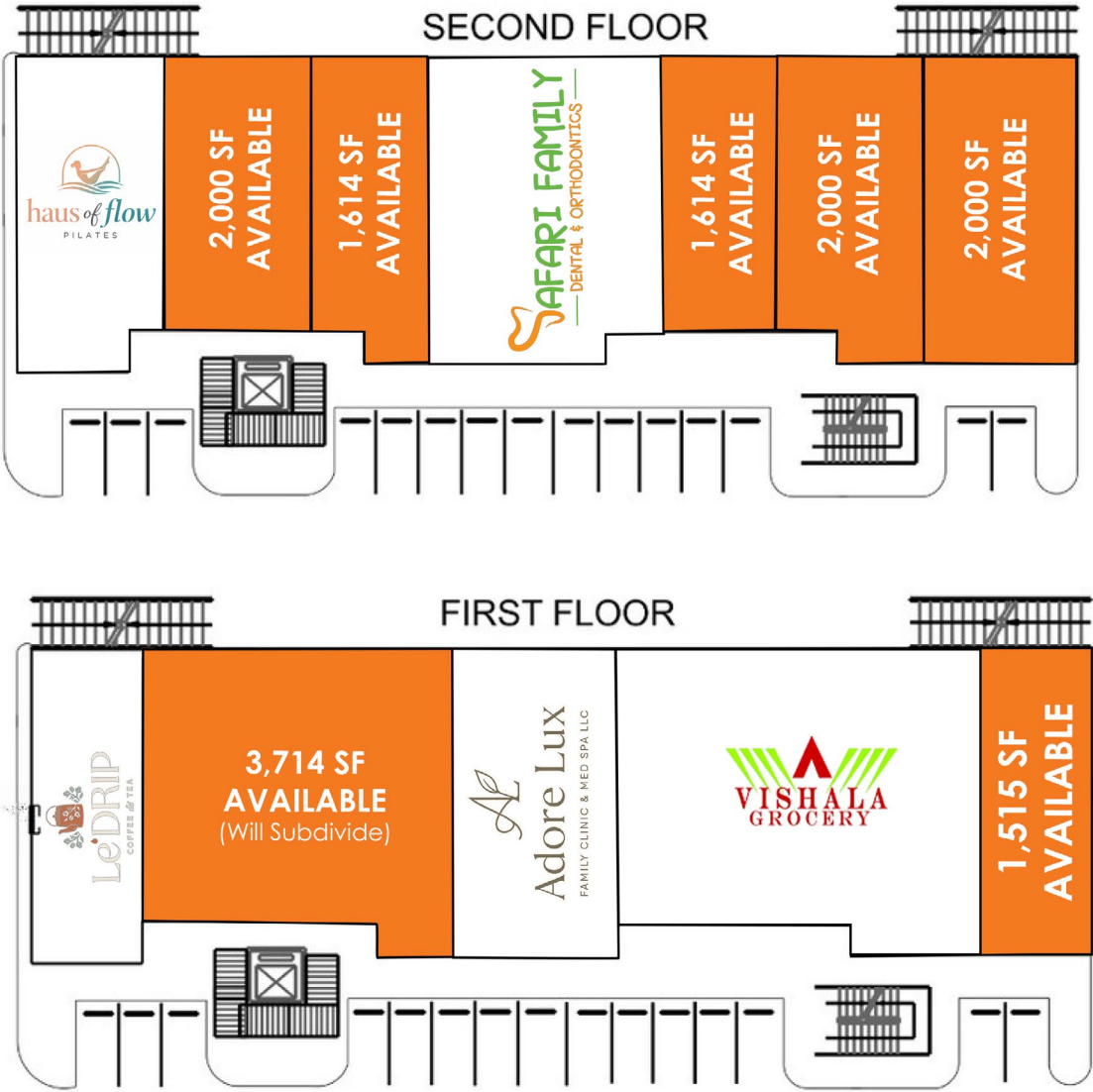


Site Plan

PENDING

AVAILABLE

EXECUTED



For Lease



Hunington

**3,614 SF
AVAILABLE**

**5,614 SF
AVAILABLE
(WILL SUBDIVIDE)**

**3,714 SF
AVAILABLE
(WILL SUBDIVIDE)**

**1,515 SF
AVAILABLE**

For Lease

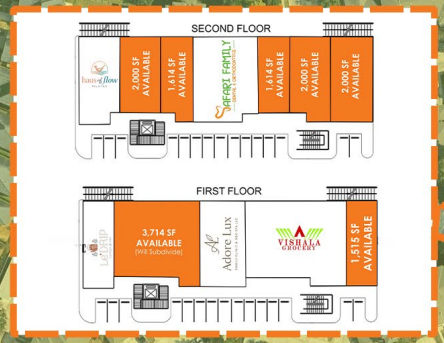


For Lease



Riverpark West
1,395 Homes

Wildwood Park Rd 6,097 VPD



SITE

Richmond Pkwy 14,301 VPD

Villas at
Riverpark West
252 Units

Williams Ranch
180 Homes

SOUTHWEST FWY 87,205 VPD





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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Tooba Patoli Licensed Supervisor of Sales Agent/ Associate	774821 License No.	tooba@hpiproperties.com Email	713.623.6944 Phone
Abdul Sabha Sales Agent/Associate's Name	731889 License No.	abdul@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date