



FRONT VIEW ELEVATION



The Offices at Mason Landing

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AVAILABLE SPACES

1,212– 1,242 Square Feet Office Condo Units

PRICES

Call for Pricing

TOTAL BUILDING SIZE

6,120 Square Feet

FINISH OPTIONS

Built to Suit

ALLOWED USES

Professional and Medical Offices

CONSTRUCTION

In Progress

2018 TAX RATE

3.034%

PARKING RATIO

4.7 Spaces Per 1000 Square Feet



LOCATION

STRONG LOCAL ECONOMY

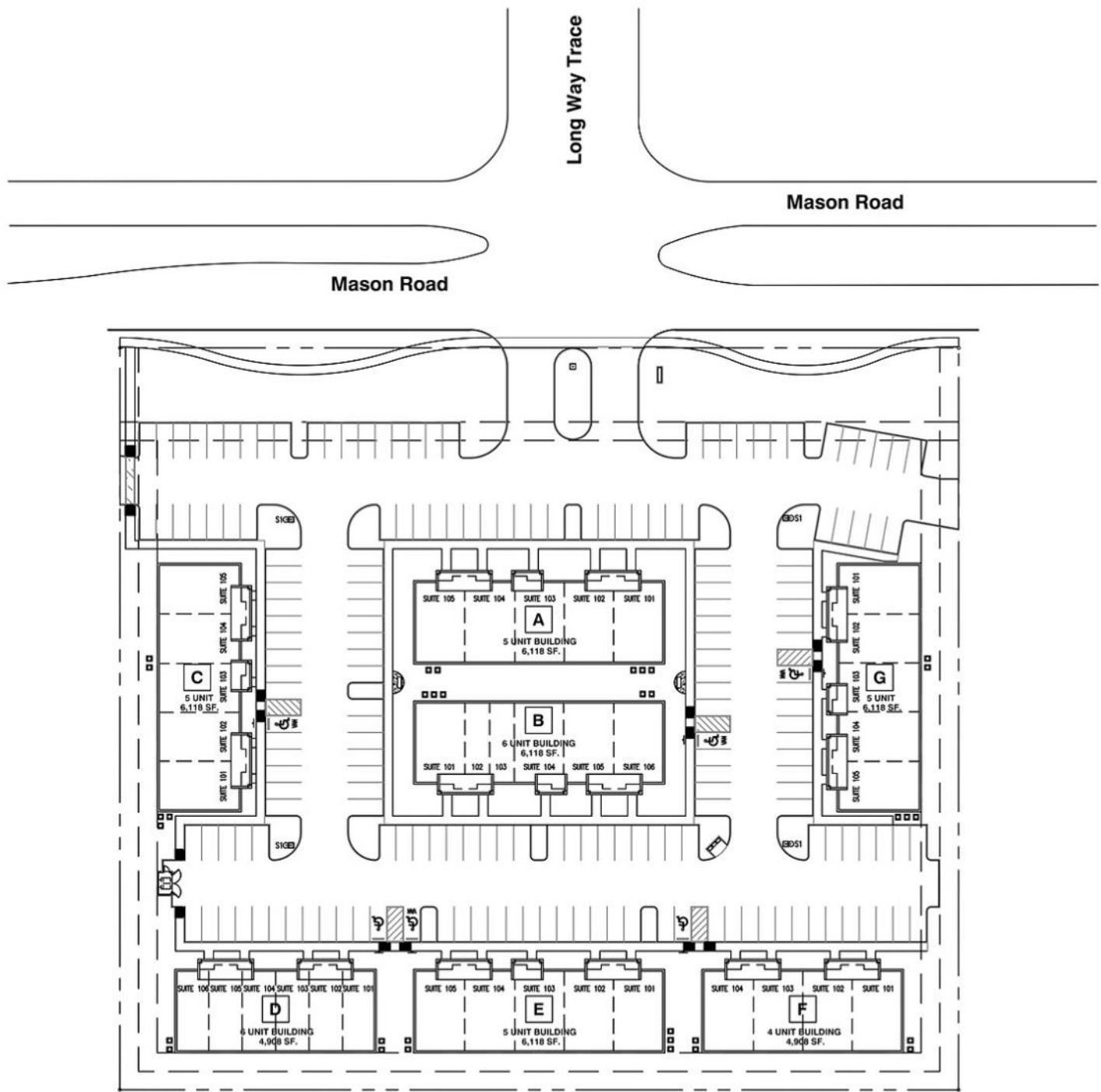
- Over \$120,000 in Average HH Income

MAJOR GROWTH & DEVELOPMENT AREA

- Projected job growth through 2019: 15.23%

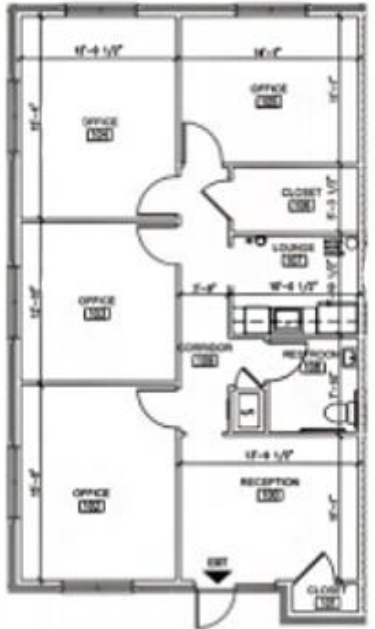
GREAT ACCESS & VISIBILITY

- This 7 building office complex is centrally located just minutes from Grand Parkway, 59 and Interstate 1-10 in the heart of the Long Meadow Farms Community
- Located right outside the Waterside Estates and the Grove Estates master planned communities
- Easy access and excellent visibility from FM 359





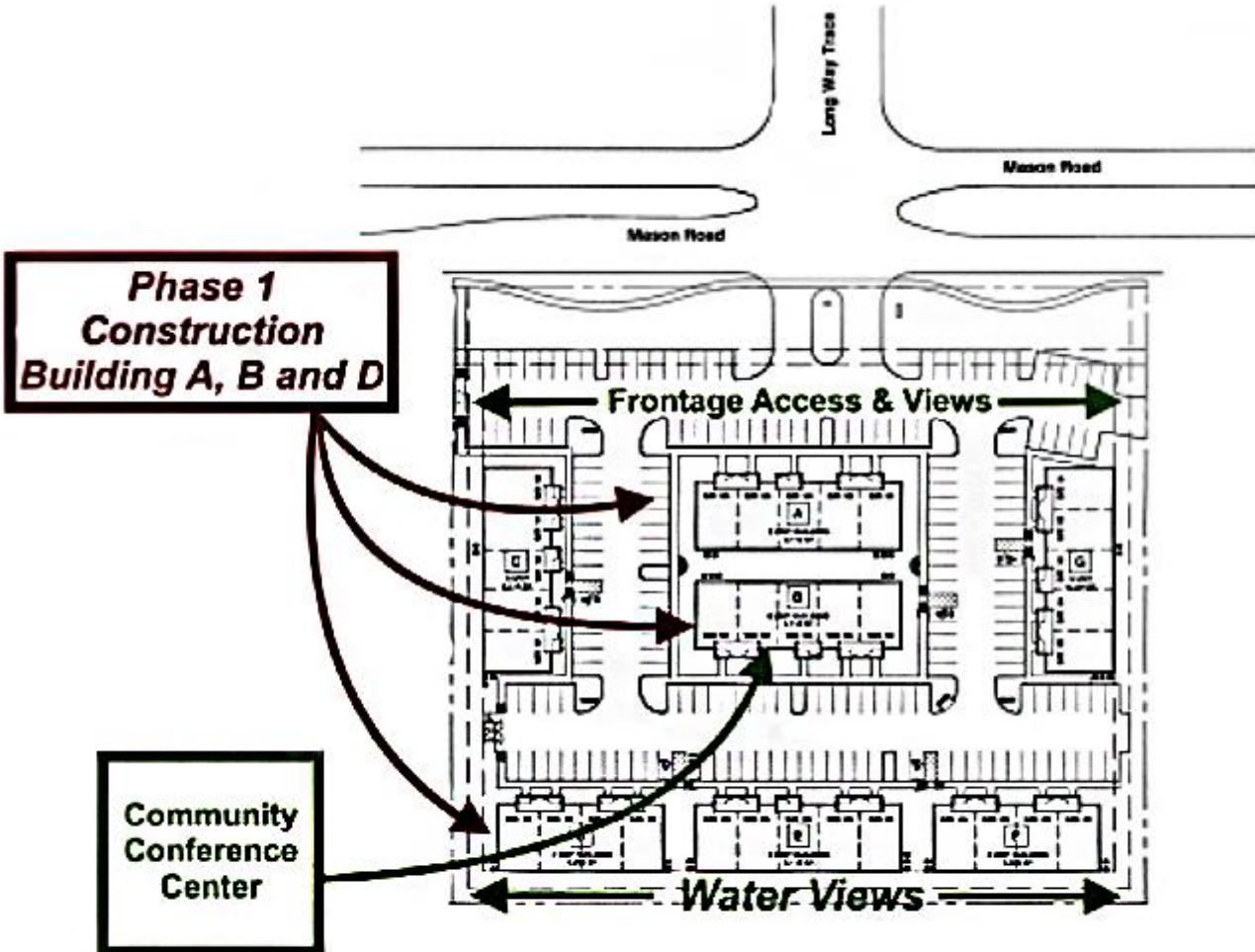
Five Unit Office Space Configuration



**Typical Unit
Floor Plan
1,212+ Sqft**



**Typical Unit
Floor Plan
811+ Sqft**





Phase 1 Building A & B - Grand Parkway in the near horizon.



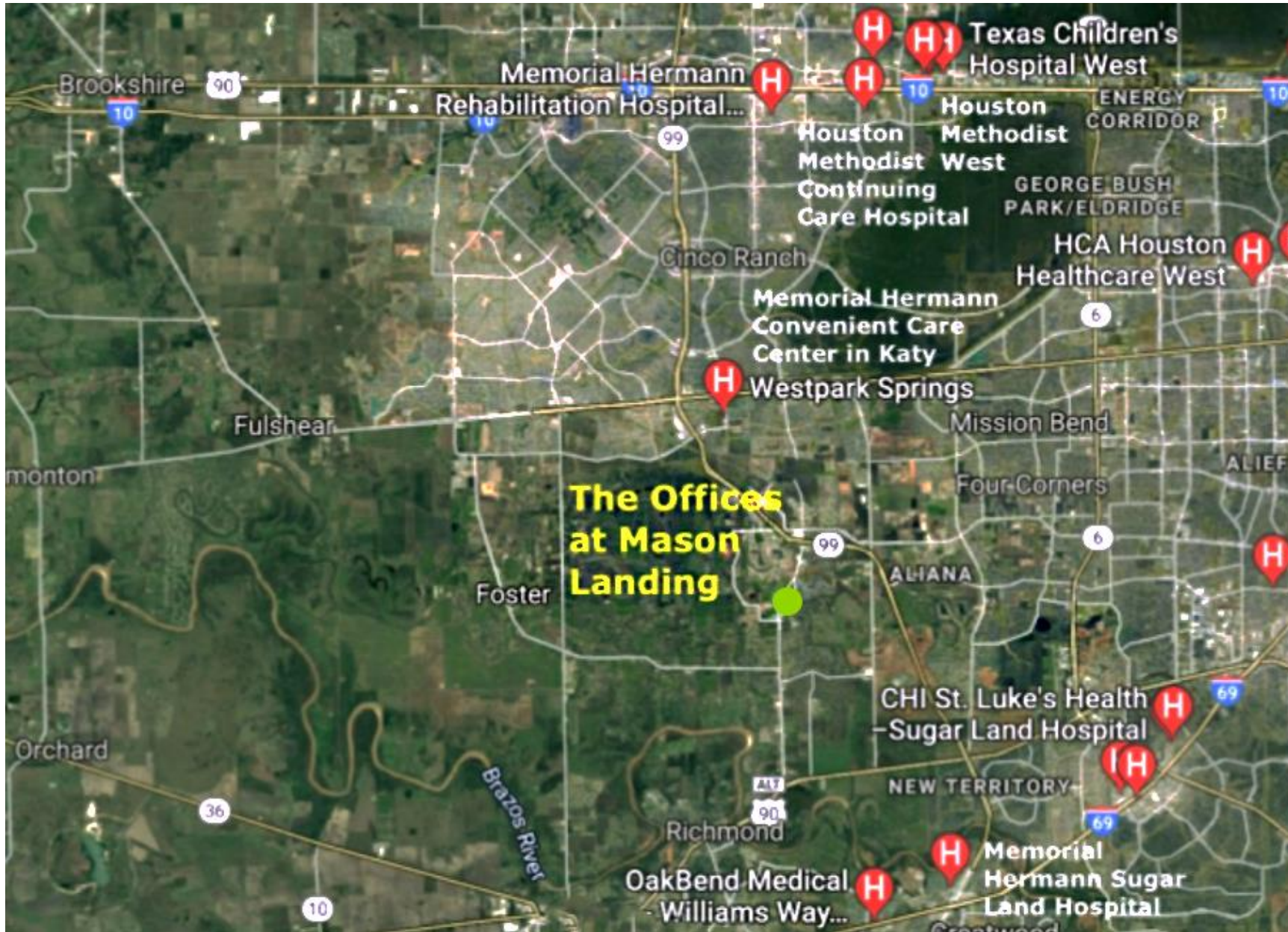
Phase 1 Building A & B - The Offices at Mason Landing

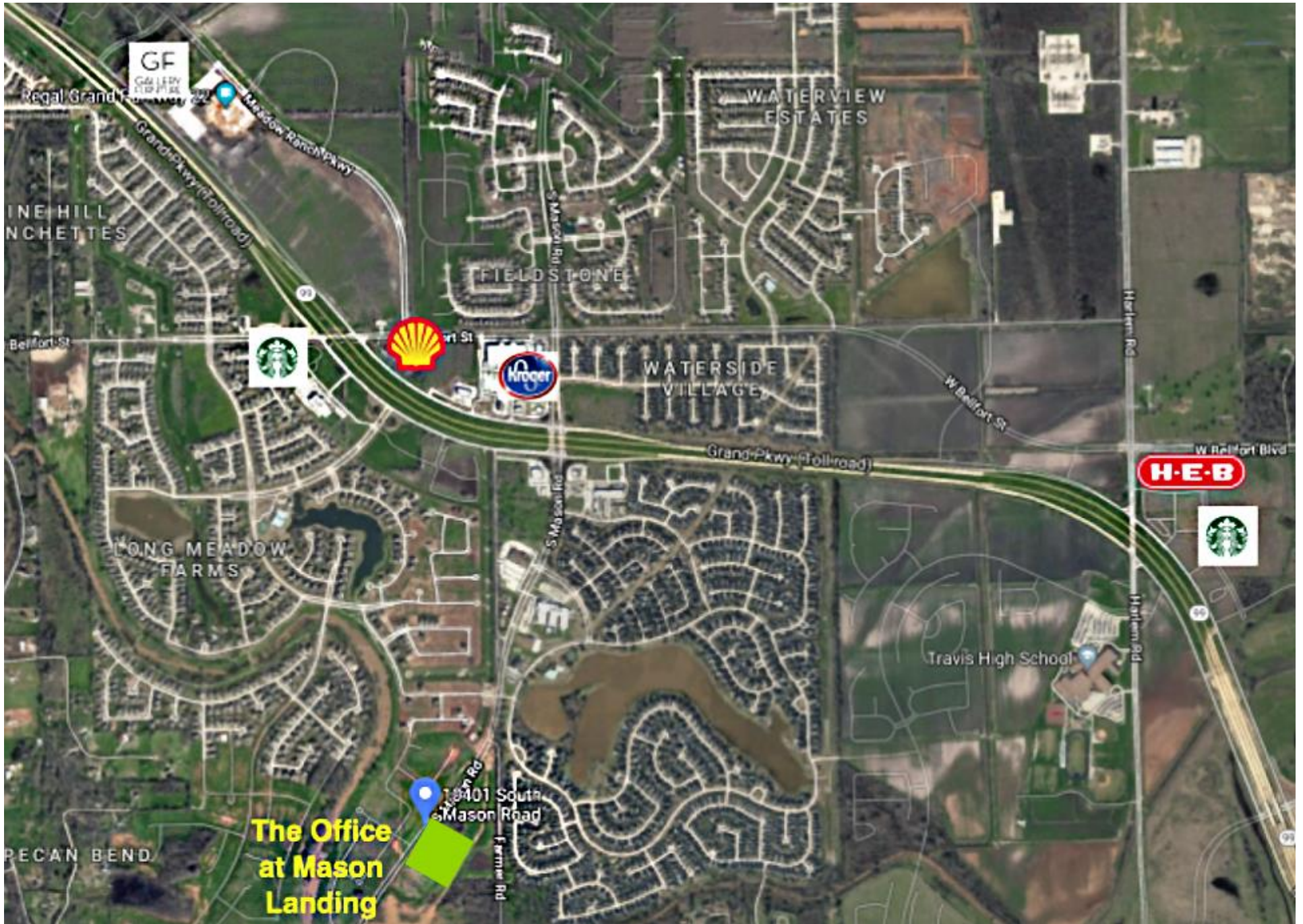


Phase 1 Building A & B - Grand Parkway in the near horizon.



Phase 1 Building A & B - The Offices at Mason Landing





AMENITIES

- Single story building, condo-style
- Private front entrance and surface parking
- Energy efficient
- LED Lighting throughout
- 5 ½” Double Paned, Low “E” Glass Windows
- 9” Glass Entry
- 13’ High Foyer with 10’ high ceilings
- Dedicated Reception Area
- Walk-in Closet
- Private Restrooms, Kitchenette and hallway
- Granite Countertops in Kitchen
- Crown molding and oversized baseboards
- High quality solid wood interior doors

THE BUYING PROCESS - We keep it simple!

Our unique buying experience delivers to our clients - ownership in real estate that adds tangible value to their own business. Consequently, our experience and established processes has simplified and streamlined the buying and design process for our clients.

Step One: Site Selection

Select your dream office space within the office park

Step Two: Place a Deposit

To hold your existing or pre-construction unit – sign a contract with a \$5,000 deposit.

Step Three: Design Selections

Select or Upgrade your custom finishes – i.e., countertops, cabinetry, surfaces, flooring and more.

Step Four: Sign the Contract

10% down payment of the PURCHASE PRICE is due with a fully executed contract

Step Five: Construction

Customization and completion of your condominium

Step Six: Final Walk Through

View your customized office space

Step Seven: Closing

Closing documents are signed at a title company

Step Eight: Move In

Start packing! Your beautiful, state-of-the-art office is ready for move in!

2018 Demographics	1- MI	3-MI	5-MI
Total Population	9,037	49,759	155,497
Growth 2010-2019	65.21%	58.41%	43.68%
Growth 2019- 2024	15.66%	15.23%	14.33%
Average Household Income	\$149,996	\$123,585	\$116,739
Median Household Income	\$124,809	\$105,484	\$100,423
Total Daytime Population	36,768	167,867	311,660
- At Home Daytime Population	13,225	93,586	182,824
- Total Employees	23,543	74,281	128,836

(Pitney Bowes data accessed from Komreal.com 2019)

