

# Property For Lease & Sale

## 1011 FM-359 S Richmond, TX

Easily accesible  
from US-90

Build to Suit

Newly renovated

Turn key move in ready  
spaces

### Location

- Easily Accessible from US-90
- Direct visibility from FM 359
- 5 mile west of US 99
- 10 minute drive to 99 Toll Road
- 8 miles south of Westpark Tollway & US 99
- 10 minute drive to Sugar Land
- 20 minute drive to Katy

### Details

- Ready to Move In
- 10,300 sf Retail or Flex Use Building
- 2 Acres-another 10,000 SF building can be built
- Beautifully Renovated Inside & Out
- Plenty of Parking
- Monument Signage Opportunity
- Aggressive Tenant Improvement Allowance

Turn key move in  
ready spaces



Enclave Property



832-449-6674



info@enclaveproperty.com



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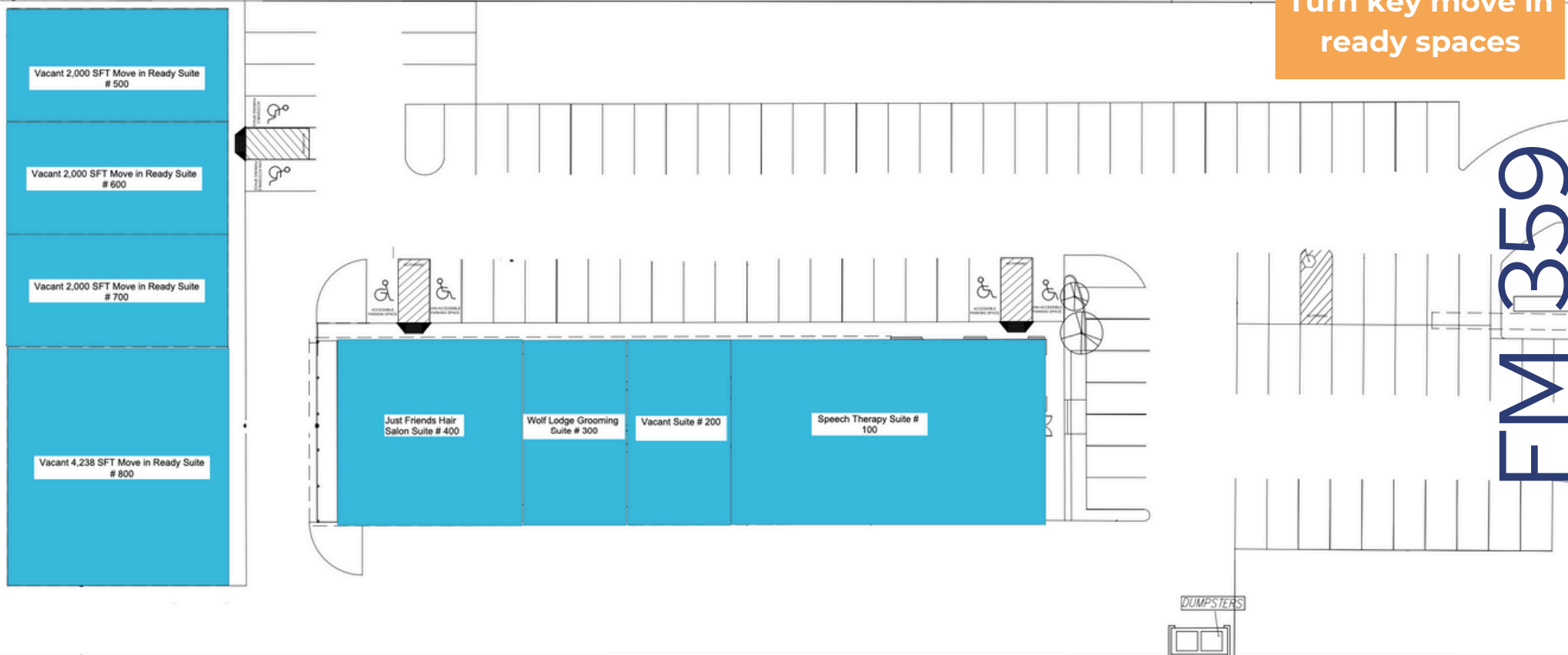
## Property Drawings

Building 1: 10,300 SF  
Building 2: 10,200 SF

Available Space  
2,500 - 10,500 SF

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### Traffic Counts

- FM 359: 20,500 VPD
- Alt 90: 30,900 VPD

### Population Density

- 2 Mile Radius: 22,557
- 5 Mile Radius: 135,802
- 10 Mile Radius: 623,796
- 20 Mile Radius: 2,403,007

### Demographics

- Median Home Value: \$250,000.00
- Average HH Income: \$110,294.00

### Rates

- \$17-\$24 Per SF
- \$6.50 NNN Estimate



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