



**AVAILABLE
2,434 SF**

LONG MEADOW TOWN CENTER END CAP RETAIL SPACE FOR LEASE

NEQ of Grand Pkwy & Meadow Ranch Pkwy | Richmond, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 7623 W Grand Pkwy S
Richmond, TX 77407

Availability: 2,434 SF End Cap Space

Price: \$30.00 PSF + \$10.00 NNN

HIGHLIGHTS:

- Brand new, high quality construction
- Parking Ratio: 4/1,000
- Frontage along the Grand Parkway
- Located in Fort Bend County, one of the fastest-growing counties in the US
- Surrounded by multiple residential developments and master-planned communities including: Long Meadow Farms, Aliana, Harvest Green, Pecan Grove, Fieldstone, Grand Mission, Waterview Estates and several others

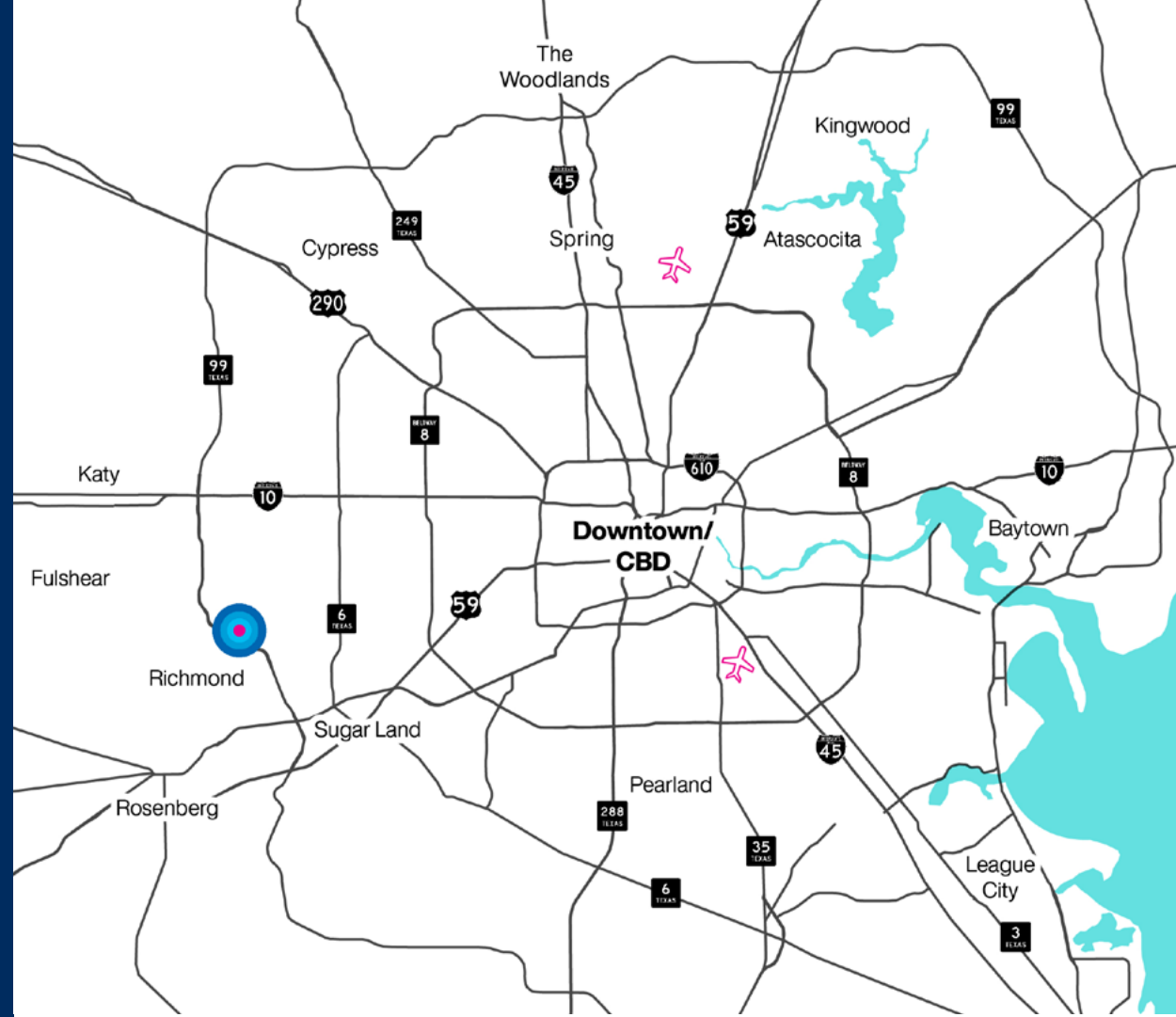
TRAFFIC COUNTS:

Grand Pkwy: 72,172 CPD '23

Mason Rd: 11,950 CPD '21

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	14,979	87,054	219,390
Daytime Pop.	5,351	29,351	87,289
Avg HH Income	\$151,352	\$152,048	\$160,155



**INDIGO
ORTHODONTICS
#300**

**HEAR AGAIN AMERICA
#200**

**AVAILABLE
2,434 SF**

SPRING CREEK BARBEQUE

CAMDEN

PNC

SITE

Fieldstone

S Mason Rd

Grand Parkway

Meadow Ranch Pkwy

EF EXCLUSIVE FURNITURE

Goddard School

Davita

7 ELEVEN

Belfort St

W Belfort St

LONG MEADOWS CAR CARE

PAPA JOHN'S

STARBUCKS

SMOOTHIE KING

99 TOLL

Shell timewise

ALDI

Katy Furniture

9

Kroger MARKETplace

H&R BLOCK State Farm Great Clips

SHERWIN WILLIAMS

ANYTIME FITNESS

AVIS

OAKBEND MEDICAL CENTER

72,172 CPD '23

TACO BELL

Jack in the box

WELLS FARGO

KROGER FUEL

VALUE BANK

CHASE

elements massage

The UPS Store

CARRUS

Longmeadow Farms

Long Meadow Farms Pkwy

Meadow MENTAL SOURCEWORKS

GRAND PARKWAY

Hummus Bistro

Brooklyn PIZZERIA

edible

7,970 GRAND

ExtraSpace Storage

Public Storage

W

W

Bank of America

Kwik Kar

SONIC

Advance

LONG MEADOW TOWN CENTER

SITE

Long Meadow Farms (North)
973 Lots

Grand Mission
3,106 Lots

Grand Vista
1,639 Lots

Fieldstone
1,446 Lots

Waterview Estates
1,171 Homes

Proposed
2,500 Lots

Bellfort Farms
137 Homes

Long Meadow Farms
1,695 Homes

Waterside Estates
1,307 Homes

William B. Travis High School

amazon
Distribution Center

HOBBY LOBBY
Marshall's
PETSMART

CVS

Lakes of Mission Grove
208 Lots

McCrary Meadows
923 Homes

HARVEST GREEN
JOHNSON DEVELOPMENT
2,000 Homes

ALIANA
4,000 Homes

CINEMARK
ROSS
Durlington
Famous Discoveries
FIVE BEL'W
petco

Texana Plantation
204 Homes

Pecan Grove
3,038 Homes

Proposed
5,500 Lots

Old Orchard
617 Homes

Orchard Lake Estates
532 Homes

Windsor Estates
370 Lots

Chelsea Harbour
352 Homes

Sugar Land Regional Airport



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.

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Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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