

JPAR REAL ESTATE

Big Deals. Real Results. Houston.

FOR LEASE

RETAIL / FLEX



110 Crabb River Rd., Suite 122

Richmond, TX 77469

MUMTAZ TEJANI | 281-704-4014 | www.Tejas.Properties

\$3,000/Month -- Modified Gross

±1,000 SF Second-Generation Space

THE OPPORTUNITY

Space Details & Highlights

AVAILABLE SPACE

±1,000 SF (ground floor)

Adjacent ±1,000 SF suite may also be available -- inquire for combined ±2,000 SF

RENT

\$3,000/Month -- Modified Gross

Flat rent -- no separate NNN pass-throughs to tenant

USE

Restaurant, Retail, Medical/Dental, Personal Service, or Other

AVAILABILITY

June 15, 2026

PROPERTY HIGHLIGHTS

- Corner / end cap unit with excellent visibility
- Existing grease trap in place
- Two private restrooms
- Full build-out, excellent condition
- Bonus upstairs storage, no extra cost
- Ample shared parking

TRAFFIC COUNTS: Crabb River Rd. – 17,270 VPD | FM 762 Rd. – 12,836 VPD

(most recent count on file -- current TxDOT figures available on request)

AREA GROWTH

New Rooftops Are Coming

Introducing Ryehill

A major new master-planned community is underway directly across Crabb River Rd. from the gas station adjacent to this center -- built by Pulte Homes, Taylor Morrison, and a Del Webb 55+ active adult section, with resort-style amenities including a pool, lazy river, pickleball courts, and walking trails. Zoned for the top-rated Lamar Consolidated ISD.

For this retail center, that means thousands of new residents, steady daily traffic growth, and rising demand for restaurant, retail, and service tenants right at the corner.

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile
Population	8,789	58,612
Median HH Income	\$102,597	\$111,981
Population Growth '23-'28	19.47%	20.98%

Figures from most recent demographic report on file -- updated ESRI report available on request.



LOCATION

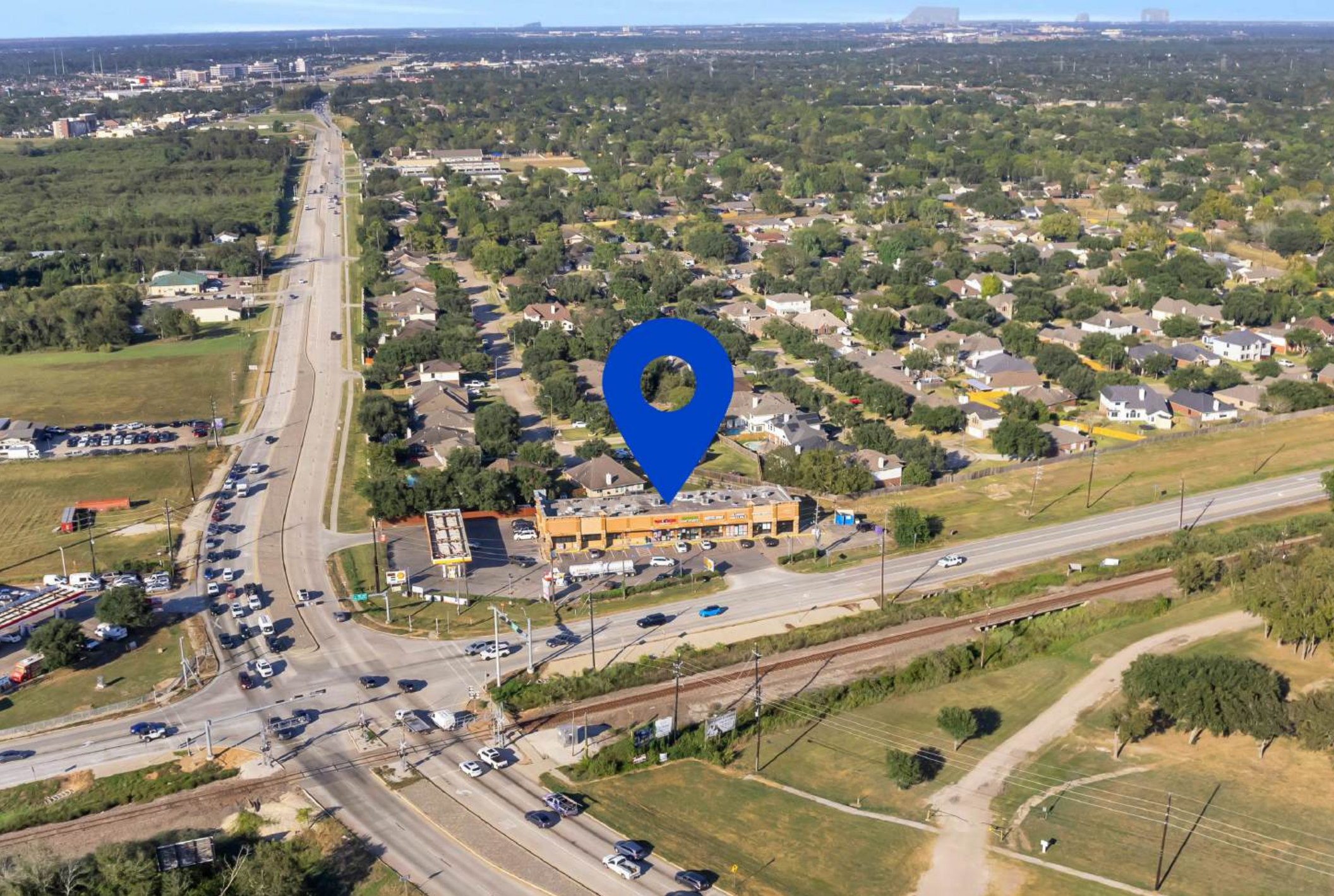
Site Plan & Nearby Retailers



IMMEDIATE SITE CONTEXT



MAJOR RETAILERS NEARBY



Interested in this space?

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