

±7.6 ACRES AVAILABLE

WITH AN OPTION TO CARVE OUT 2 PAD SITES
RICHMOND, TX



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**CUSHMAN &
WAKEFIELD**

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BEST BUY **PET SMART** *Wendy's*
LOWE'S **Total Wine & MORE** **Academy SPORTS+OUTDOORS**
LONGHORN STEAKHOUSE **Party City**

Starbucks **WHOLE FOODS MARKET**
TARGET

Mercedes-Benz of Sugar Land

CVS pharmacy **Exxon**
GNC **SPEC'S**
Christian Brothers Automotive **ExtraSpace Storage**

SUBWAY **COSTCO**
CVS pharmacy **LESLIE'S**
Burlington **ZAXBY'S**

Sugar Land Town Square

Town Center Shopping Center

Fist Colony Mall

SPROUTS FARMERS MARKET **ULTA BEAUTY** **sleep number.** **Schlitzsky's BAKERY CAFE**

HOUSTON Methodist SUGAR LAND HOSPITAL

SIMPLY SELF STORAGE
Rudy's REAL TEXAS BAR-B-Q
FREDDY'S FROZEN CUSTARD
Quest Diagnostics

ACURA Sterling McCall Acura

Kroger **Starbucks**
Olive Garden ITALIAN KITCHEN **Walgreens**

MEMORIAL HERMANN Sugar Land

UNIVERSITY OF HOUSTON SUGAR LAND

smart financial centre of Sugar Land

CVS pharmacy **CARMAX**

STERLING McCall of Fort Bend
HOUSTON GARDEN CENTERS

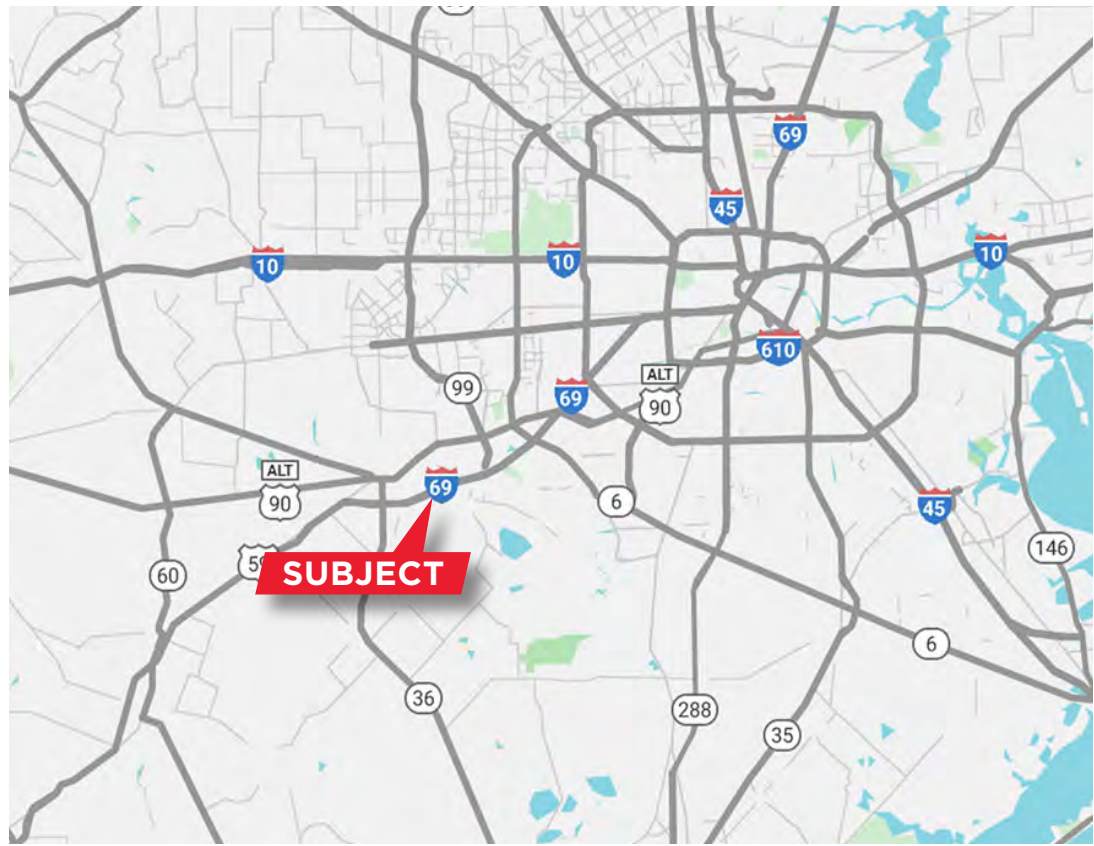
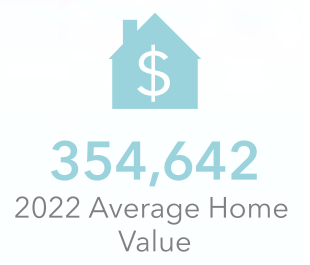
Oakland Medical Center

McDonald's **Little Caesars Pizza**
goodwill **LA QUINTA INNS & SUITES**

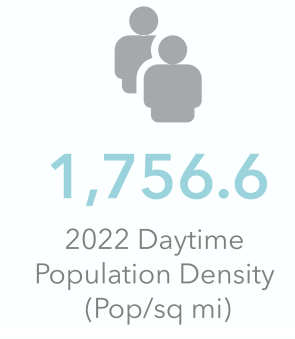
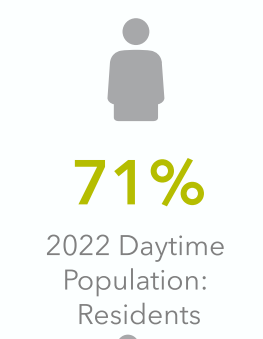
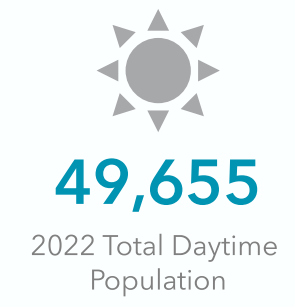
Shell **CVS pharmacy**
SUBWAY

Walgreens **H-E-B**
SUBWAY *Chick-fil-A*
Texas Children's Pediatrics **GRINGO'S TEX-MEX**
LA FITNESS

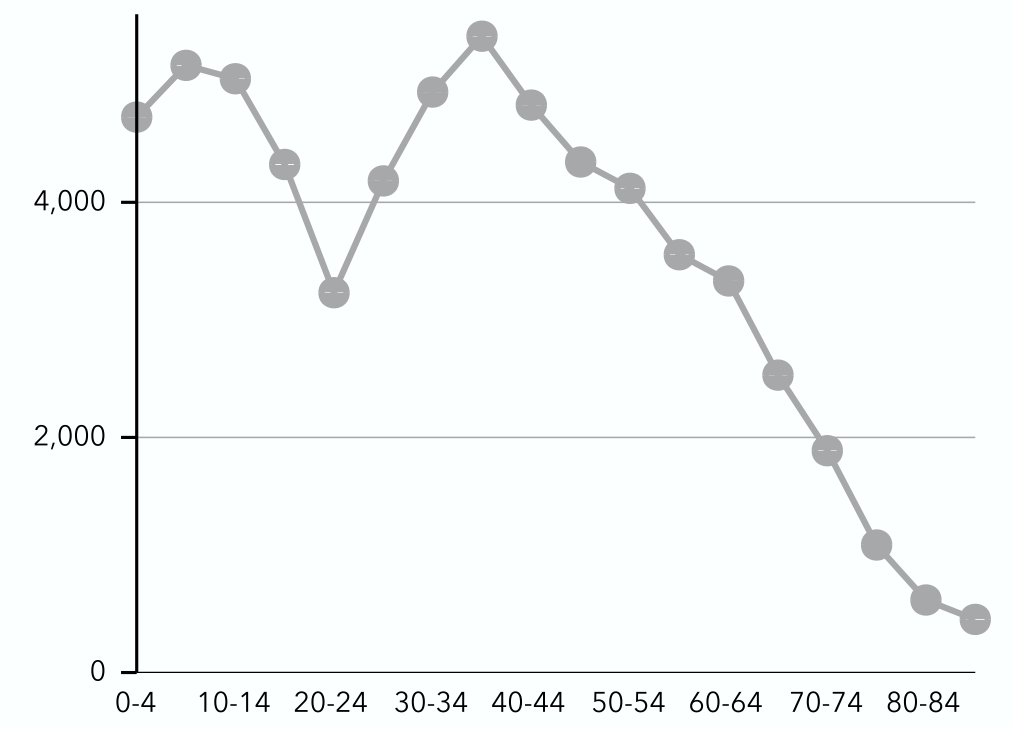
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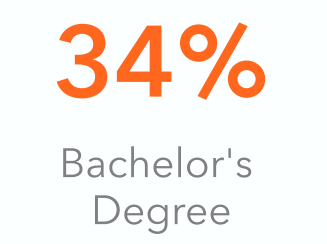
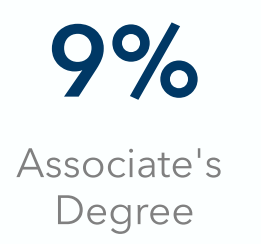
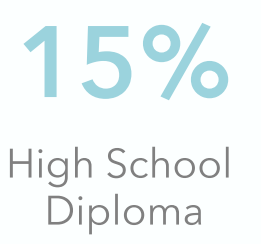
EMPLOYMENT



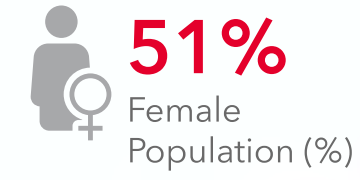
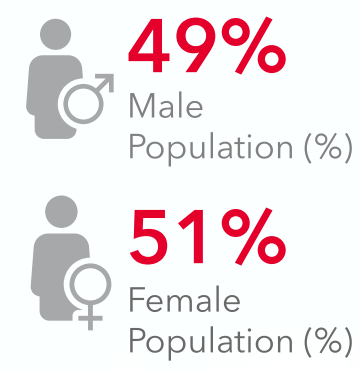
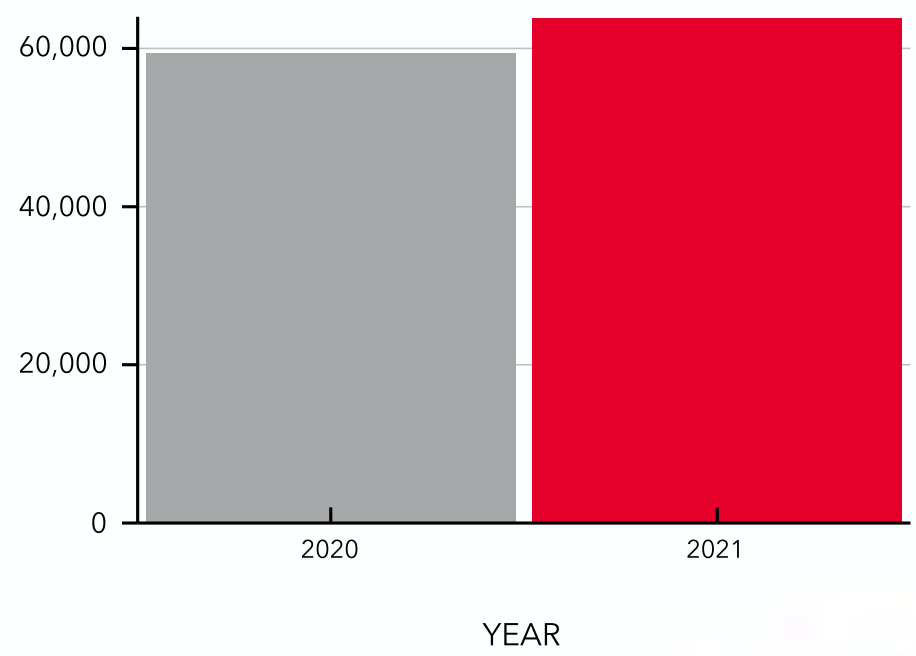
POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT



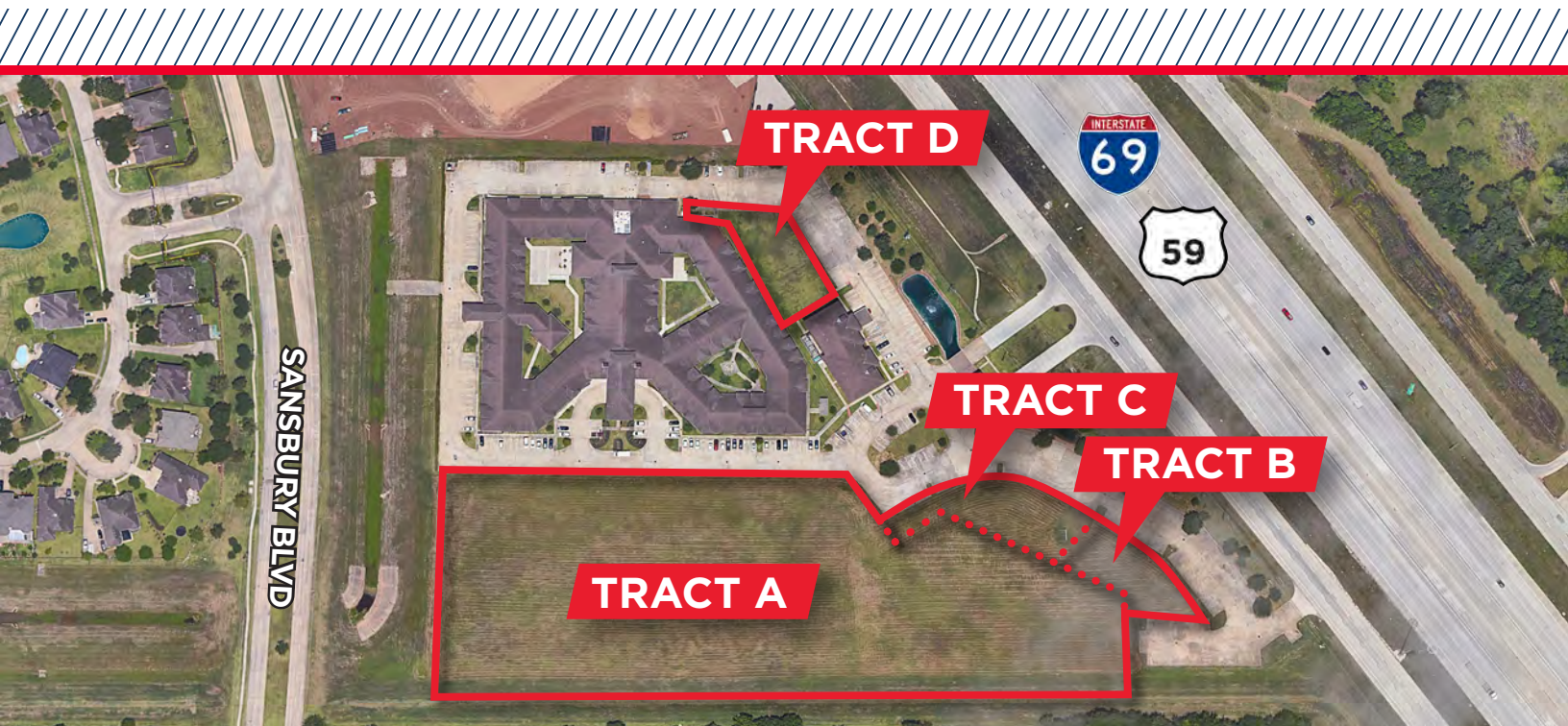
POPULATION TIME SERIES 2010-2021



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Location Hwy 59 and SH 99 Richmond, TX

Flood Plain 500 Year

Land Area

Total Size: ±7.6 Acres

Tract A, B & C: ±7.14 Acres

Tract A: ±6.1 Acres

Tract B: ±22,193 SF

Tract C: ±23,134 SF

Tract D: ±21,069 SF

Developable area;
parking + access

Property Features

- Three Pad Sites with in place parking and cross access
- ±7.6 acre development tract
- Located along Hwy 59 in Richmond, Texas
- Ideal for Medical, Office, Retail, and others

Utilities Fort Bend County

Purchase Price

Contact brokers for pricing

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