

FOR LEASE

**Thompson Plaza
Unit 108**

**2201 Thompson Rd. Unit 108
Richmond, TX 77469**

Bldg SF: 980

Rent: \$2.35 SF/Mo

NNN: \$0.69 SF/Mo



Luxury & Commercial  BROKERED BY **exp** REALTY

Property Overview



Discover how your business can prosper at THOMPSON PLAZA SHOPPING CENTER. A growing neighborhood close to I-69 and 2 master planned communities-Veranda and Del Webb. This incredibly unique site is an exclusive opportunity for business owners, franchisees, and corporations to seize a position close to affluent neighborhoods of Richmond, Texas. Richmond witnessed rapid population growth over the past few years, a trend that will continue with further area development. Tenants will get the added benefit of a growing local population and lower market rents vs new shopping centers. In addition, the household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses. Set your business up for long-term success in an area full of potential and growth.

The center could be the retail and service destination for the surrounding new master planned communities that are 5 minutes away!



Highlights

- Household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses.
- It is the only Community Centre in the intersection of Golfview Drive and FM 762
- Can easily be repurposed for other retail business
- Access to Pylon Sign & Signage for the front of building.
- Strong Demographics with close proximity to Highway 59, 5 minutes away from I-69, and close to major retailers.

Thompson Plaza

UNIT 108

Zoning: SY

Year Built: 2014

Parking: 50+ spaces

Building SF: 10,692

Center Type: Neighborhood



Thompson Plaza Business locator

Unit 108 is Ideal for retail businesses, massage parlors, salon (nail and hair), phone services, and mail services. We would place a dividing wall between the spaces and leave ready for paint.

Amenities:

- Air Conditioning
- Central Heating
- High Ceilings
- Front and rear entrance



Thompson Plaza

Aerial view

Unit #108



PHOTOS
Unit #108



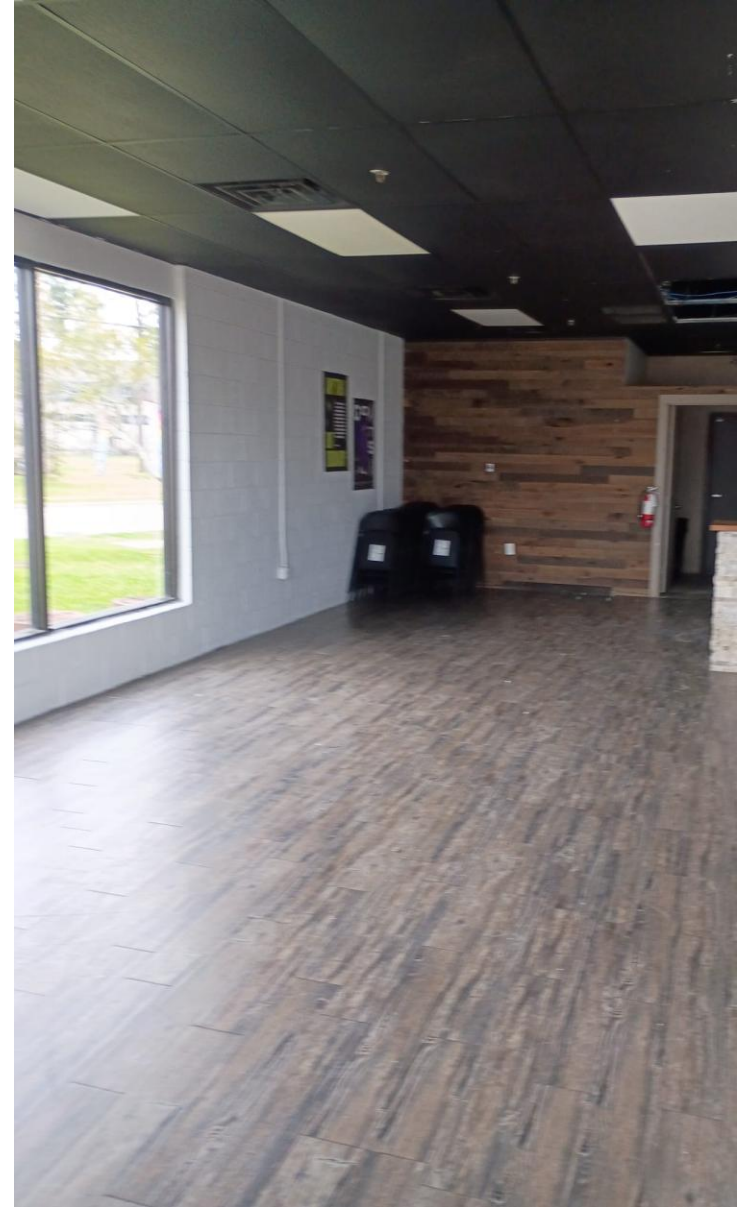
PHOTOS
Unit #108



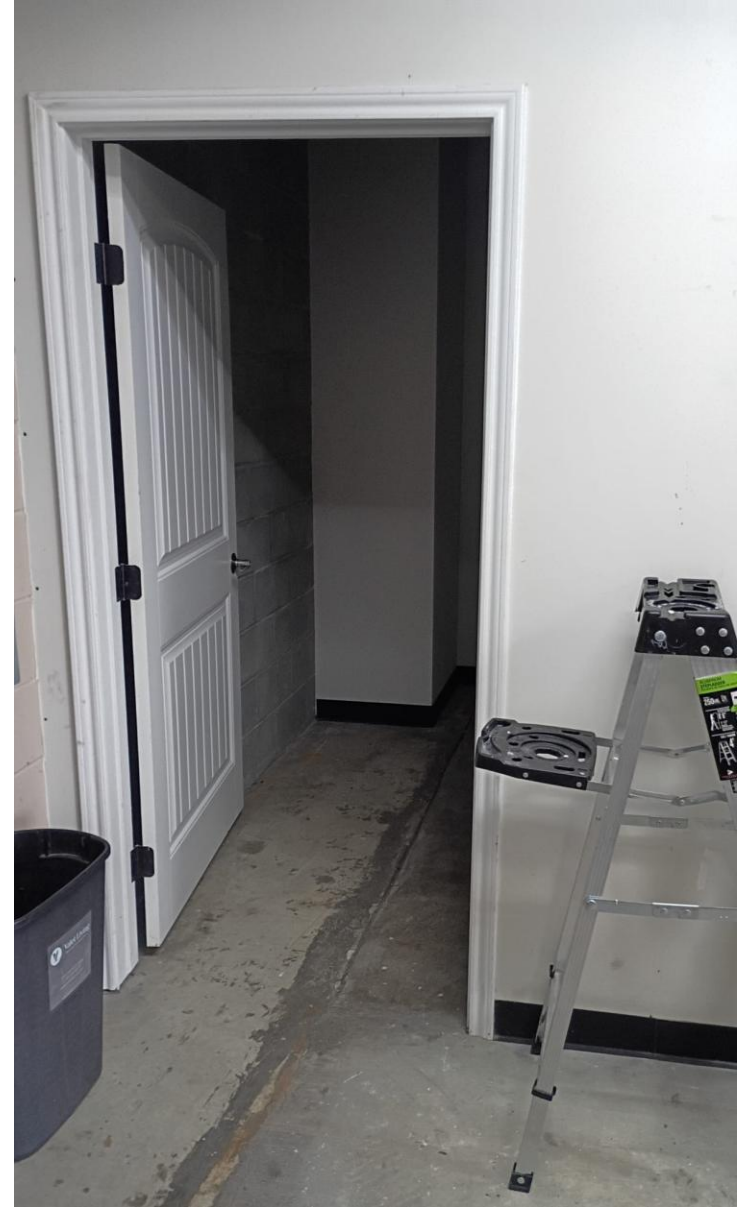
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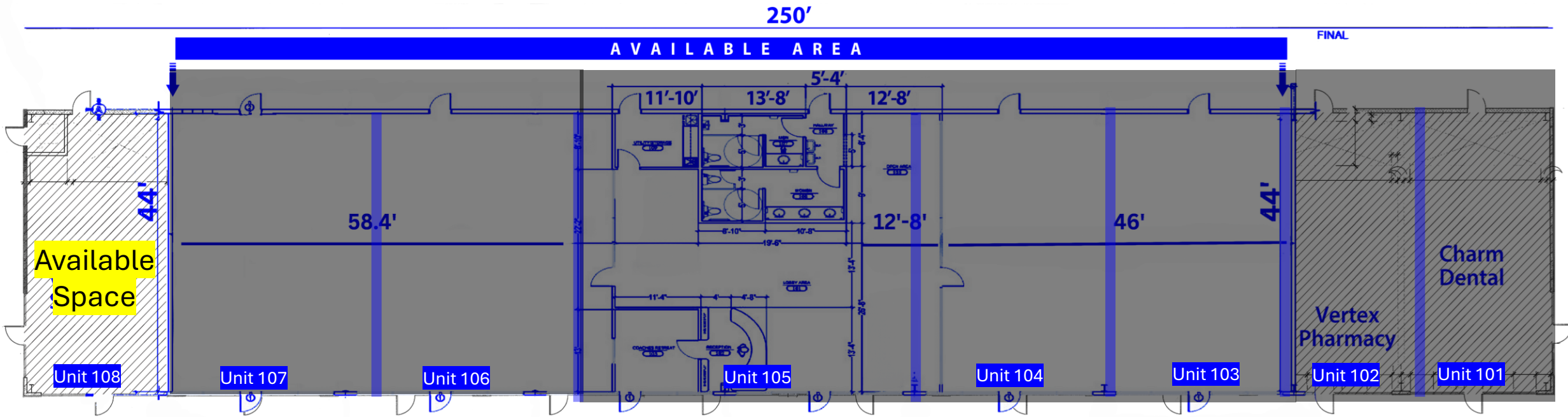
PHOTOS
Unit #108



PHOTOS
Unit #108



Building 1 Floor Plan



1 BLDG. A - FLOOR PLAN
1/8"=1'-0"

980 SF

Pylon Sign & Signage



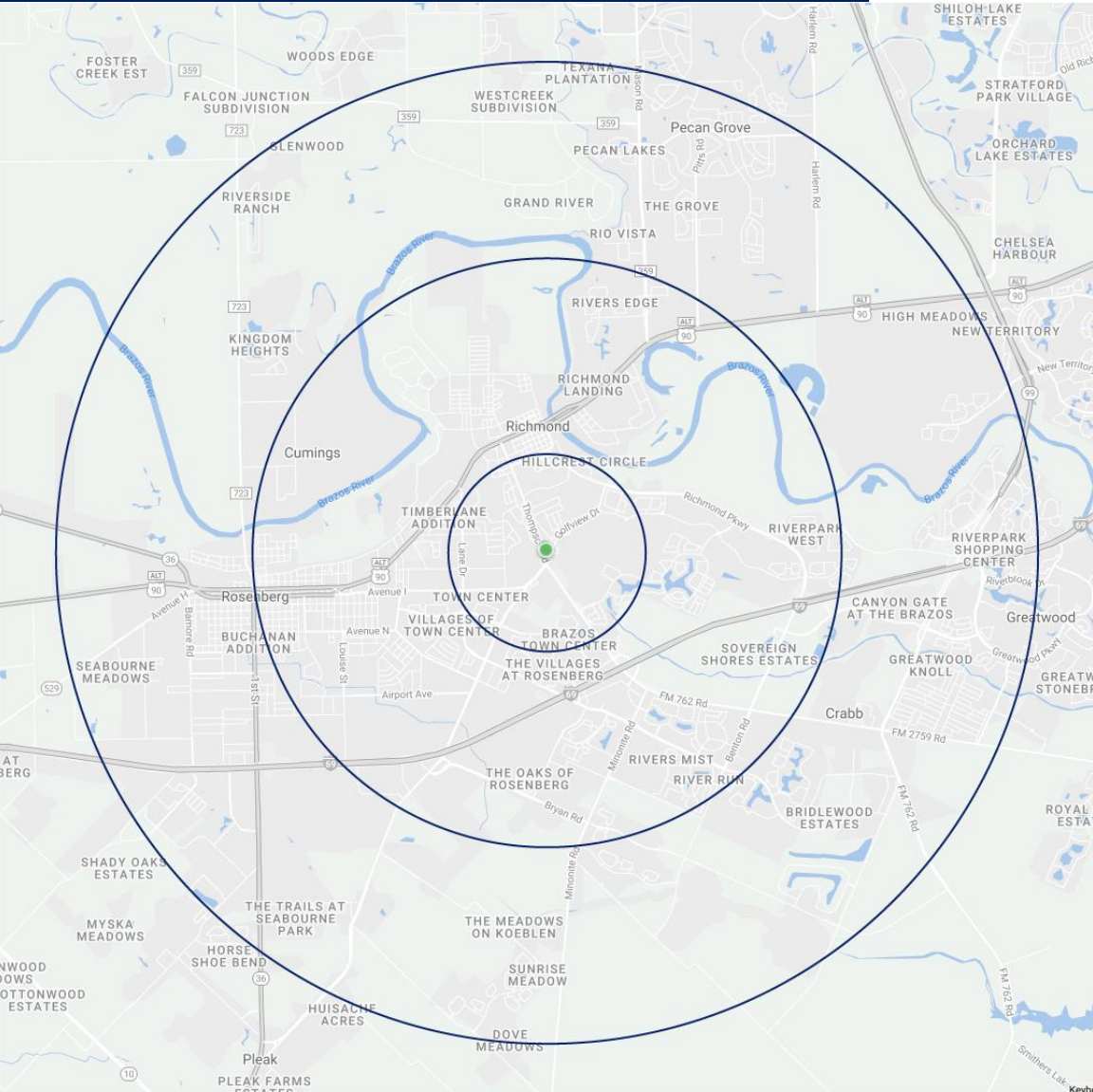
Other Tenants





Demographics

Project Demographics



3%
POPULATION
GROWTH WITHIN
3 MILES

FROM 2022 TO 2027



\$98K
AVERAGE
HOUSEHOLD
INCOME

WITHIN 1 MILE

STEADY RESIDENTIAL GROWTH

50,412 FUTURE HOUSEHOLDS
2.54% HOUSEHOLD GROWTH | 2022-2027

ESRI Estimates Within 5-Miles as of 2022-2027



MAJOR AREA RETAILERS within 5 miles

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2201 Thompson, Richmond, TX 77469

CITY, STATE

Richmond, TX

POPULATION

72,148

AVG. HH SIZE

3.03

MEDIAN HH INCOME

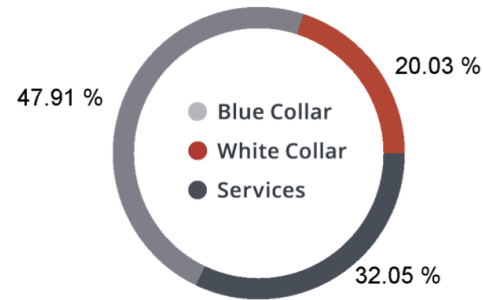
\$72,962

HOME OWNERSHIP

Renters:  **8,439**

Owners:  **14,943**

EMPLOYMENT



44.92 %
Employed

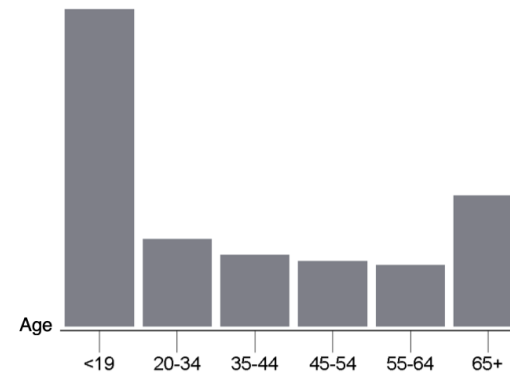
1.37 %
Unemployed

EDUCATION

High School Grad: **23.29 %**
Some College: **19.64 %**
Associates: **4.30 %**
Bachelors: **31.98 %**

GENDER & AGE

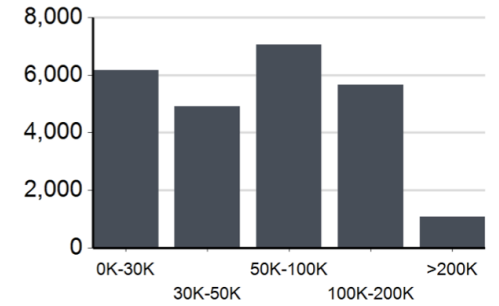
50.75 %   **49.25 %**



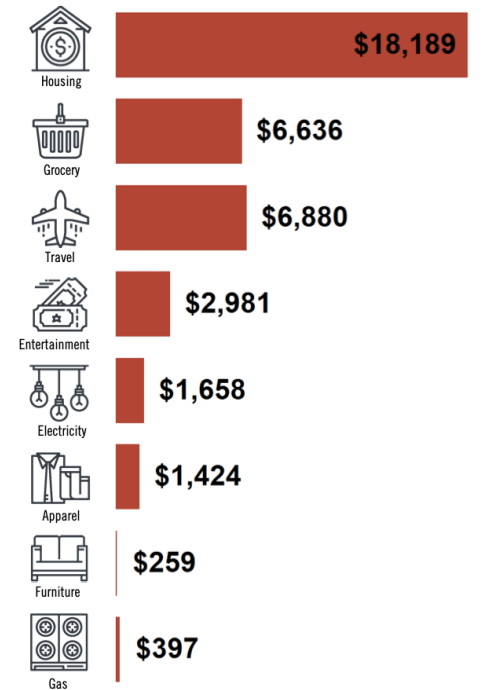
RACE & ETHNICITY

White: **40.90 %**
Asian: **2.62 %**
Native American: **0.16 %**
Pacific Islanders: **0.00 %**
African-American: **13.49 %**
Hispanic: **32.88 %**
Two or More Races: **9.96 %**

INCOME BY HOUSEHOLD



HH SPENDING



Thompson Plaza

Nearby Retail



Thompson Plaza Nearby Retail



Contact me
for your private tour!

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Understanding the profound trust clients place in me, my goal is not merely to close a sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey".

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is a phone call away.**



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