

For Lease

2nd Generation Restaurant

**4,300 SF
AVAILABLE**
(2nd Gen Restaurant)

**2,578 SF
AVAILABLE**
(2nd Gen Liquor Store)

**2,072 SF
AVAILABLE**

**1,743 SF
AVAILABLE**

**4,107 SF
AVAILABLE**
(2nd Gen Gym)



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Long Meadow Phase II

7035 W Grand Pkwy S

Richmond, TX 77407

For Lease



LONG MEADOW PHASE II

7035 W Grand Pkwy S, Richmond, TX 77407

RICHMOND, TX

Richmond, Texas, offers a strong environment for commercial investment, with the property located adjacent to the Grand Parkway (SH 99), providing excellent regional connectivity and access to one of the Houston area's key growth corridors. The surrounding 77407 market is supported by a growing, affluent population, with median household income exceeding \$100,000 and a highly educated workforce. Continued residential and commercial development throughout Fort Bend County further strengthens the area's consumer base and long-term growth potential.

MARKET OVERVIEW

22,674 VPD

on Grand Parkway — hard corner visibility at one of North Houston's busiest intersections

36.6

Median age, a 5.48% increase in one year.

\$163,516

Average Household Income within 5 miles — spending power well above the Houston metro average.



Property Information

Space For Lease

1,743 SF (White Box)
2,072 SF (White Box)
2,578 SF (2nd Gen. Liquor Store)
4,107 SF (2nd Gen. Gym)
4,300 SF (2nd Gen. Restaurant)

Rental Rate	\$27.00 PSF
NNN	\$9.00 PSF
Building Size	39,175 SF
Year Built	2015



Property Highlights

- Prime frontage on the Grand Parkway, visible to over 22,000 vehicles per day, offering excellent regional access across the city.
- Space selection includes a plethora of build outs supporting a wide variety of retail needs, ready for immediate operation.
- Affluent area with an average annual household income of \$131,020 contributing to \$2.8 billion in consumer spending within a 5-mile radius.
- Fort Bend County is the fastest-growing county in Texas and ranks third in the United States.



Demographics

Population (2026)
1 mi - 12,501
3 mi - 104,892
5 mi - 228,082

Average Household Income
1 mi - \$137,286
3 mi - \$154,716
5 mi - \$163,516

Traffic Count
US 99 (Grand Pkwy) - 22,674 VPD



Contact Information

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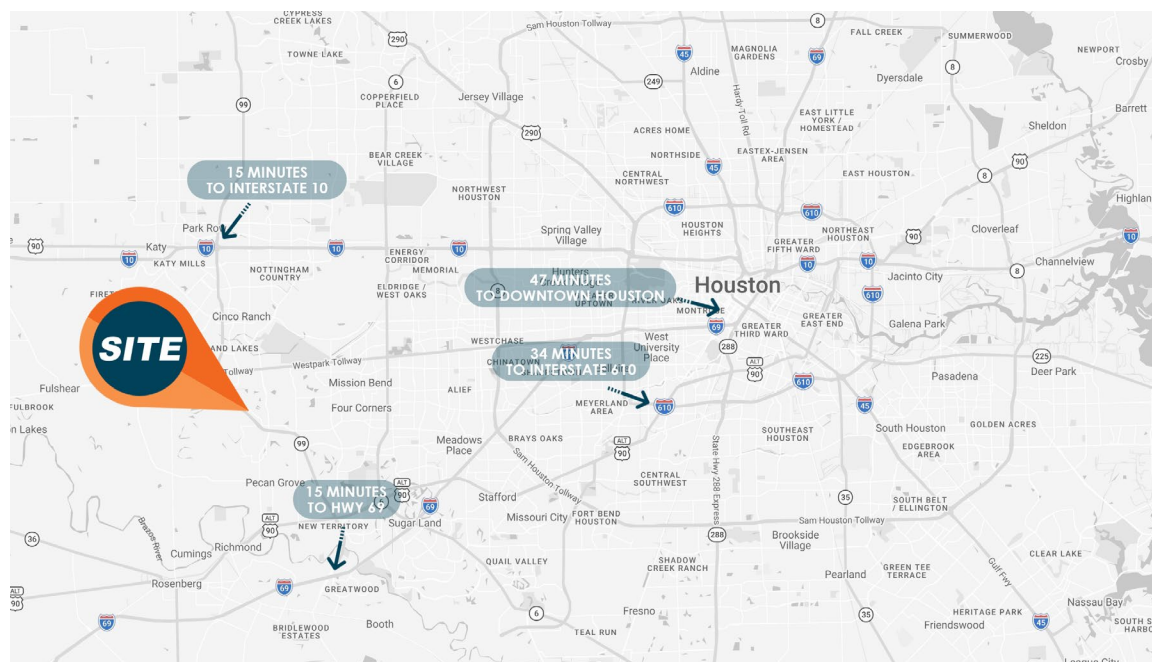
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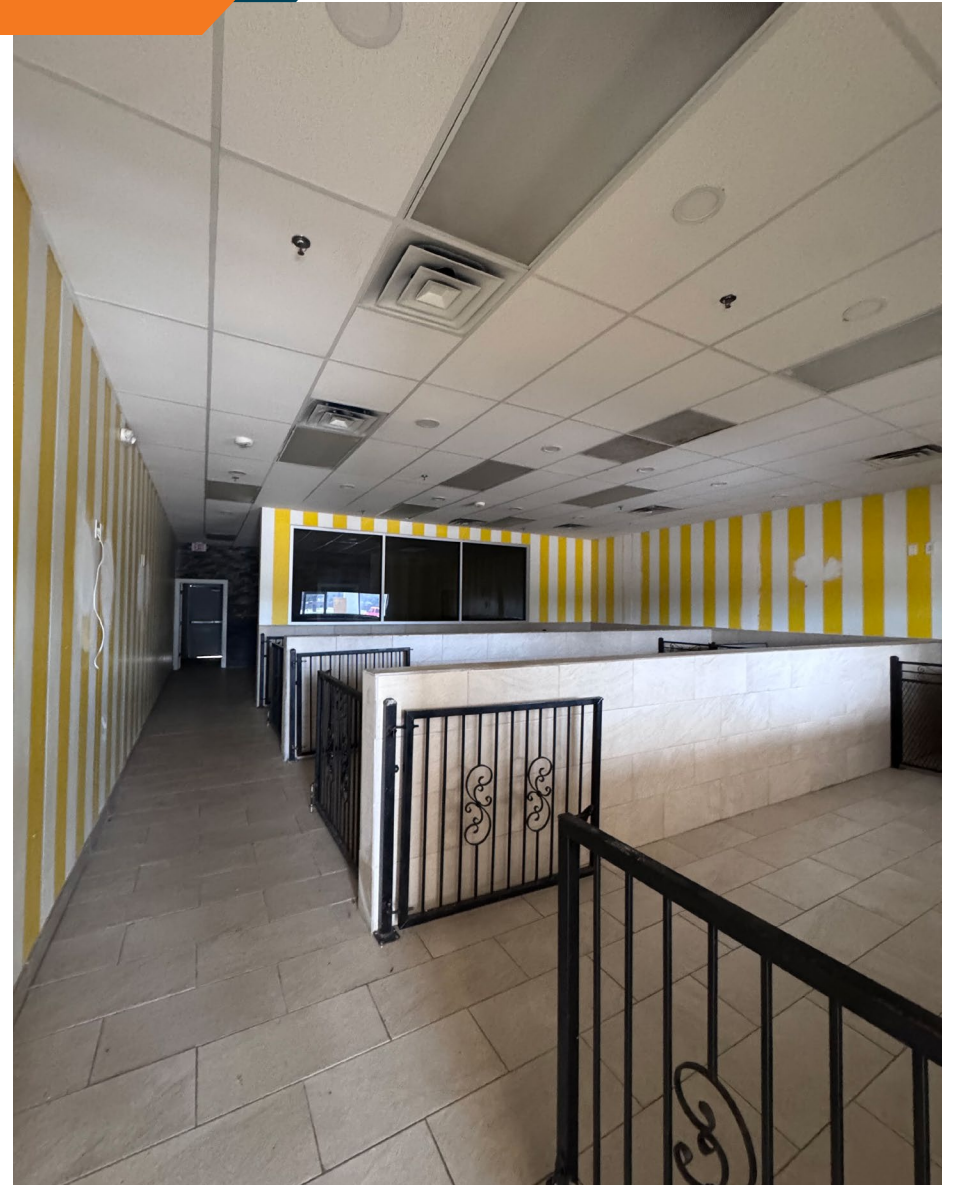


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2,072 SF AVAILABLE

READY TO MOVE IN SPACE WITH WALK IN RECEPTION AREA.

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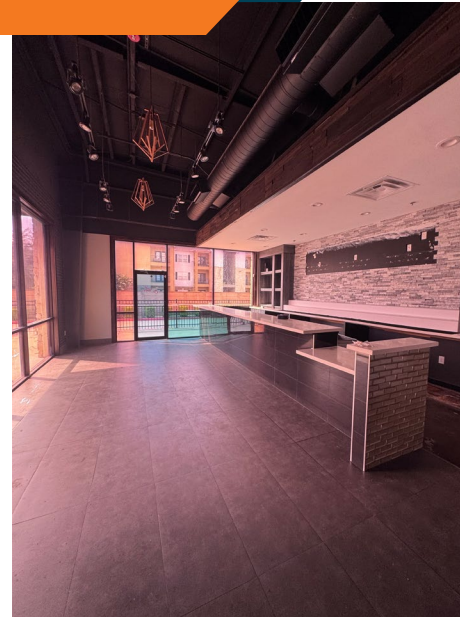
2,578 SF AVAILABLE

OPEN SPACE BUILT OUT, READY TO MOVE IN

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4,300 SF AVAILABLE (2nd Gen. Restaurant)

RESTAURANT AND KITCHEN SPACE WITH FULL KITCHEN INCLUDING VENTHOOD AND GREASE TRAP

For Lease



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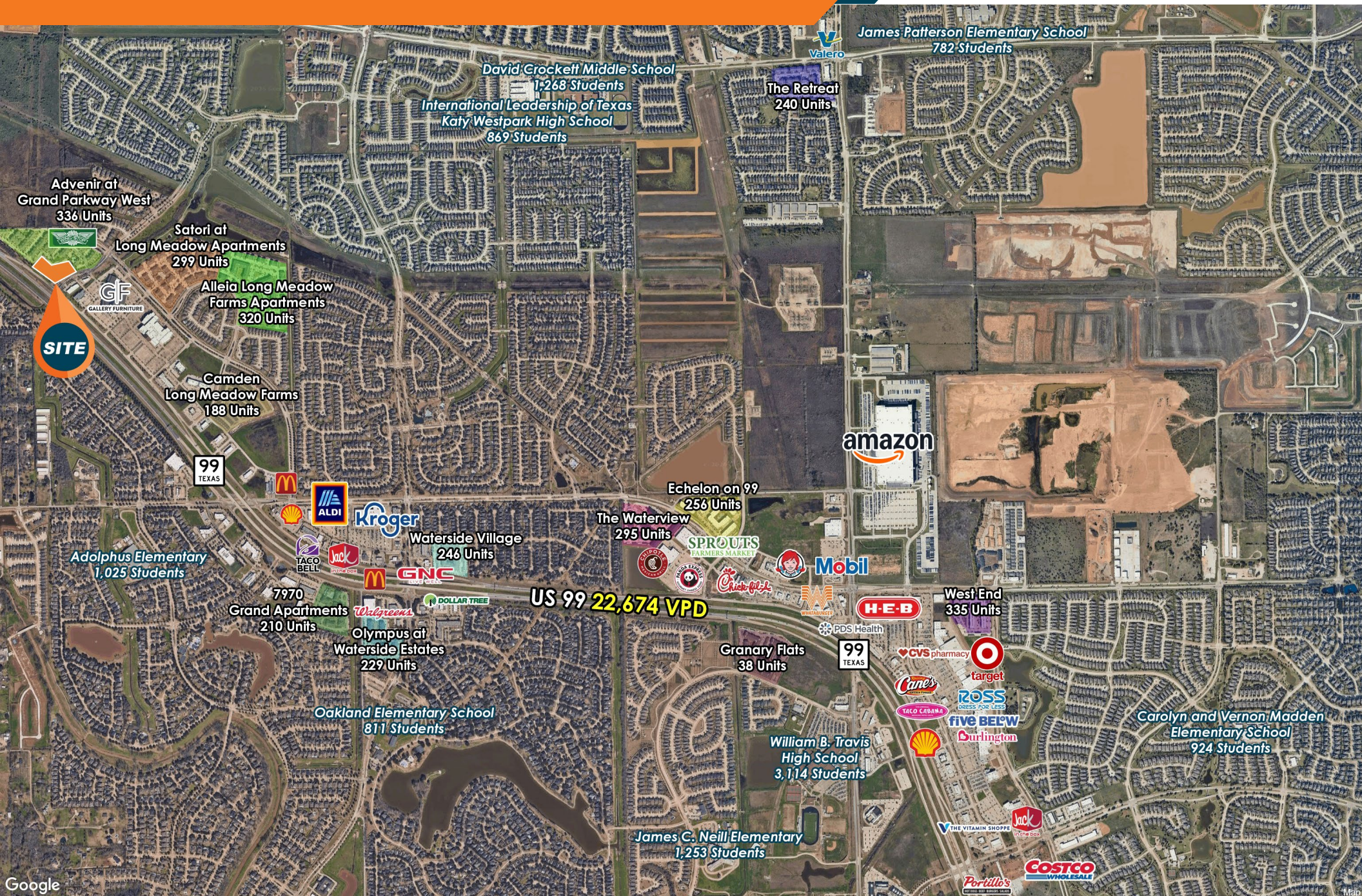


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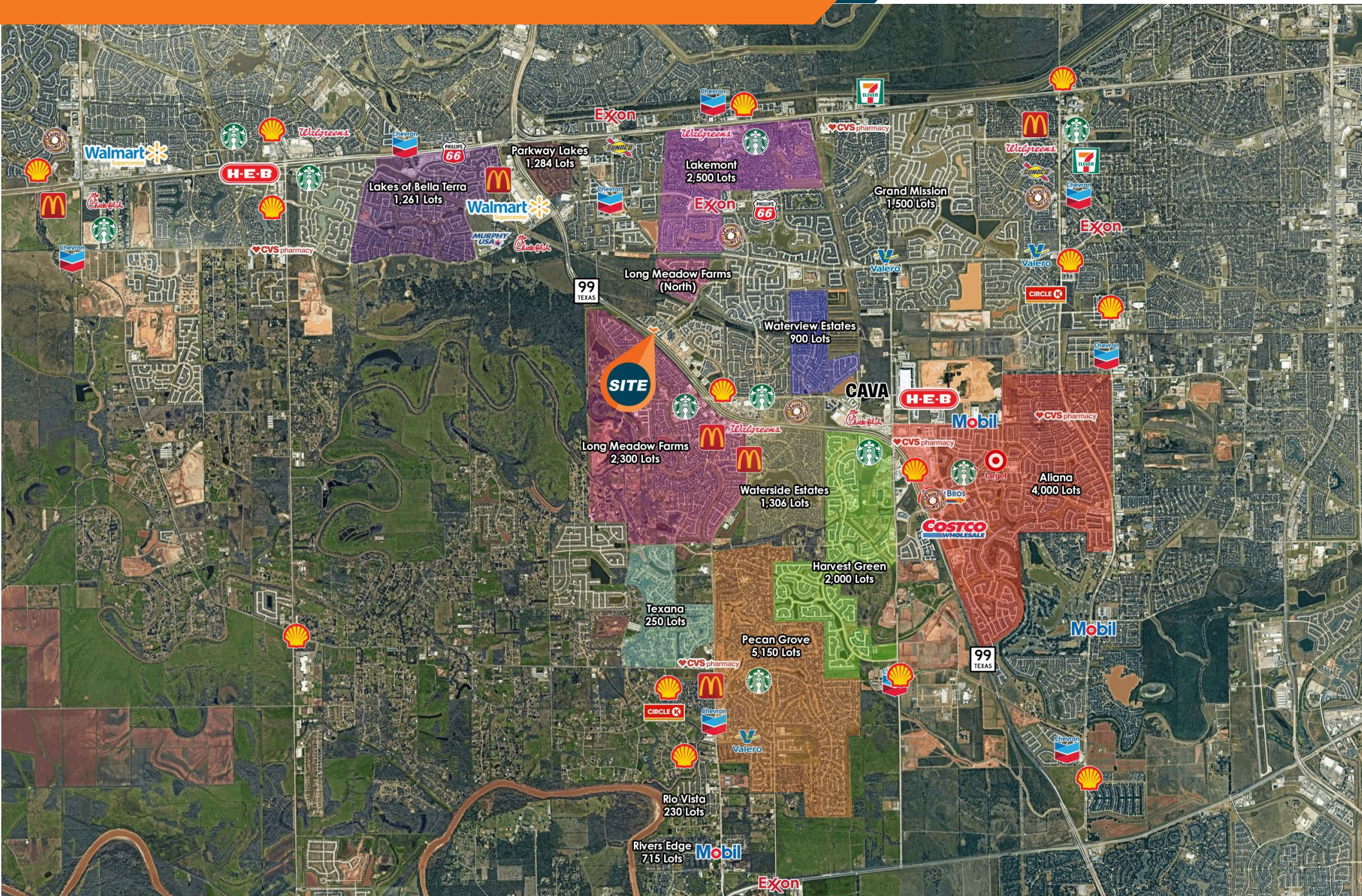


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Information About Brokerage Services

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date