

**FOR LEASE**

**Thompson Plaza  
Unit 106**

**2201 Thompson Rd. Unit 106  
Richmond, TX 77469**

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 106

Zoning: SY

Year Built: 2014

Parking: 50+ spaces

Building SF: 10,692

Center Type: Neighborhood



### Available Area

**2,571 SF**  
\$15.95 SF/YR  
NNN: \$.75 /SF  
THE AVAILABLE AREA  
CAN BE SUBDIVIDED

# Thompson Plaza Business locator

Unit 106 is a shell space. 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. We would also install a bathroom. There are 2 HVAC system in place. Ask about TI allowance for bathroom.

## Amenities:

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



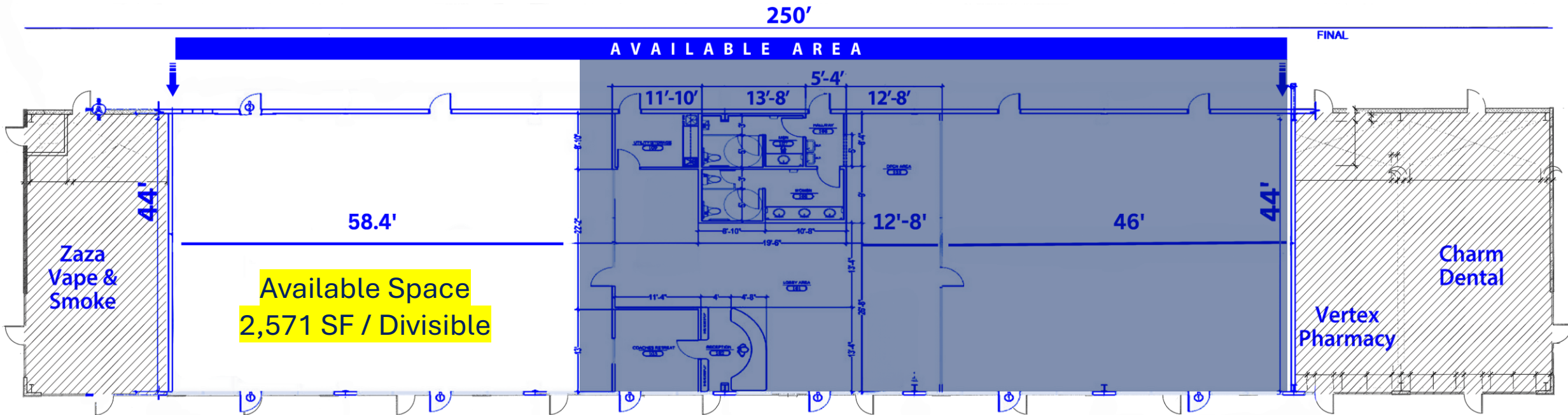
# Thompson Plaza

## Aerial view

### Unit #106



# Unit #106 Floor Plan



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

# Unit #106 Gallery





# Unit #106 Gallery



# Pylon Sign & Signage



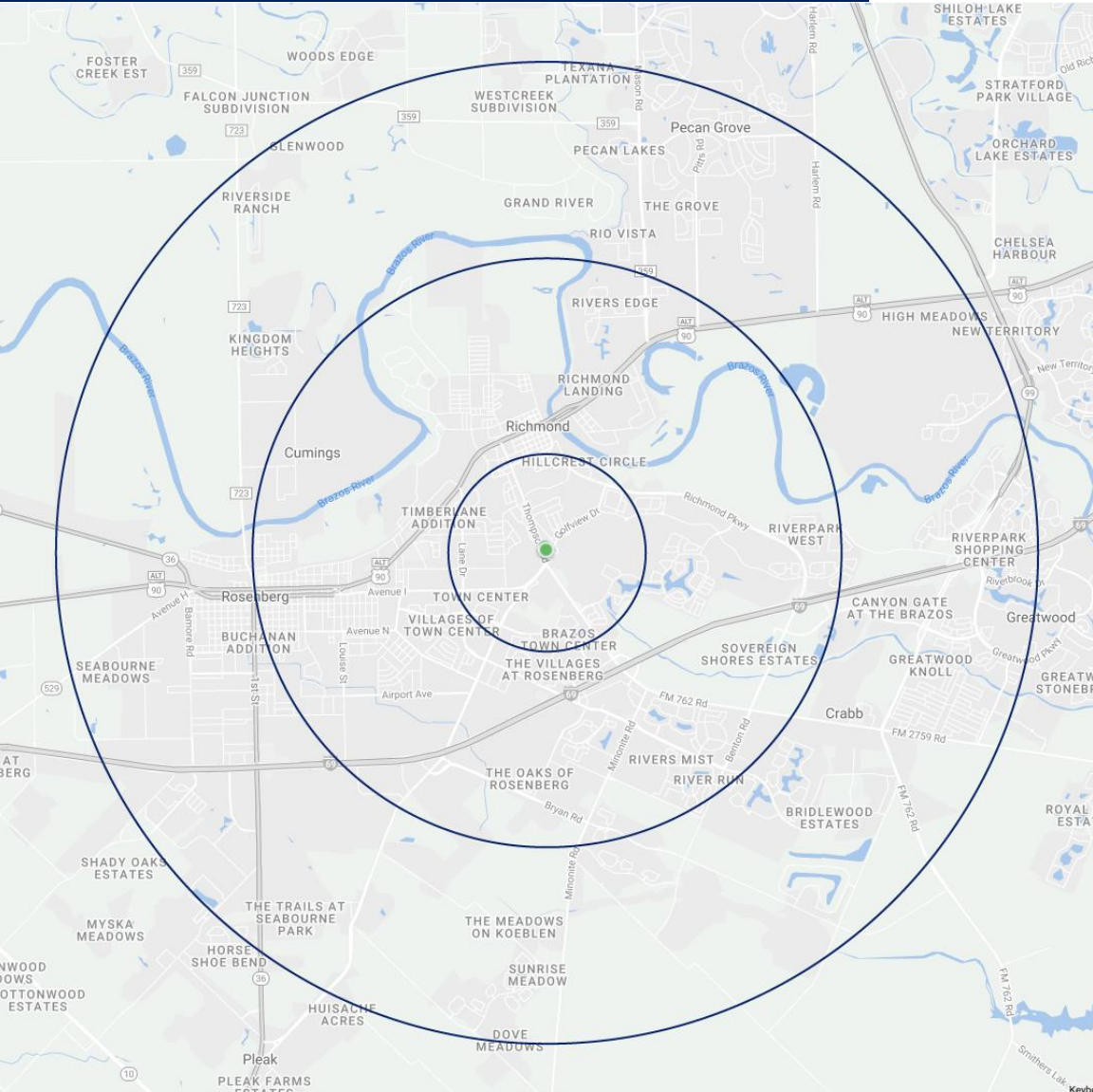
## Other Tenants





# 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

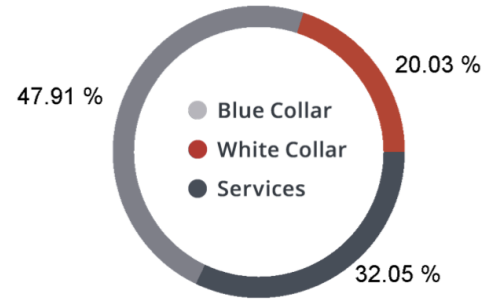
**\$72,962**

## HOME OWNERSHIP

Renters: **8,439**

Owners: **14,943**

## EMPLOYMENT



**44.92 %**  
Employed

**1.37 %**  
Unemployed

## EDUCATION

High School Grad: **23.29 %**

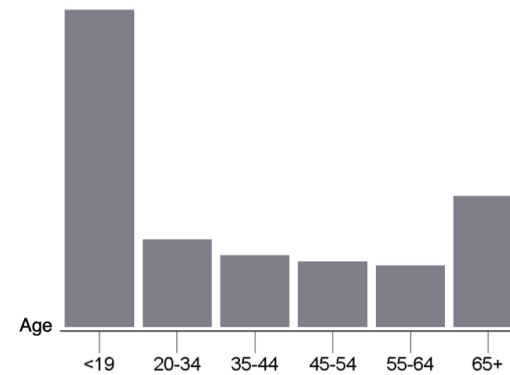
Some College: **19.64 %**

Associates: **4.30 %**

Bachelors: **31.98 %**

## GENDER & AGE

50.75 % 49.25 %



## RACE & ETHNICITY

White: **40.90 %**

Asian: **2.62 %**

Native American: **0.16 %**

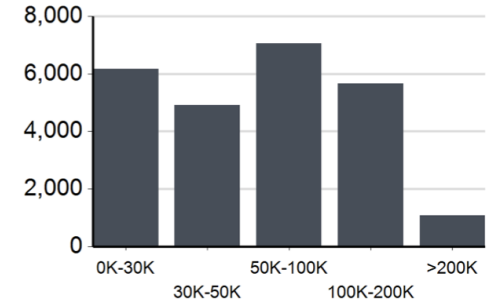
Pacific Islanders: **0.00 %**

African-American: **13.49 %**

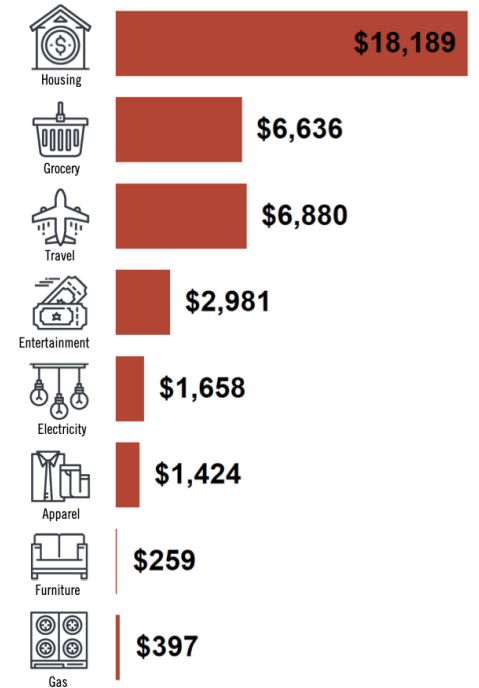
Hispanic: **32.88 %**

Two or More Races: **9.96 %**

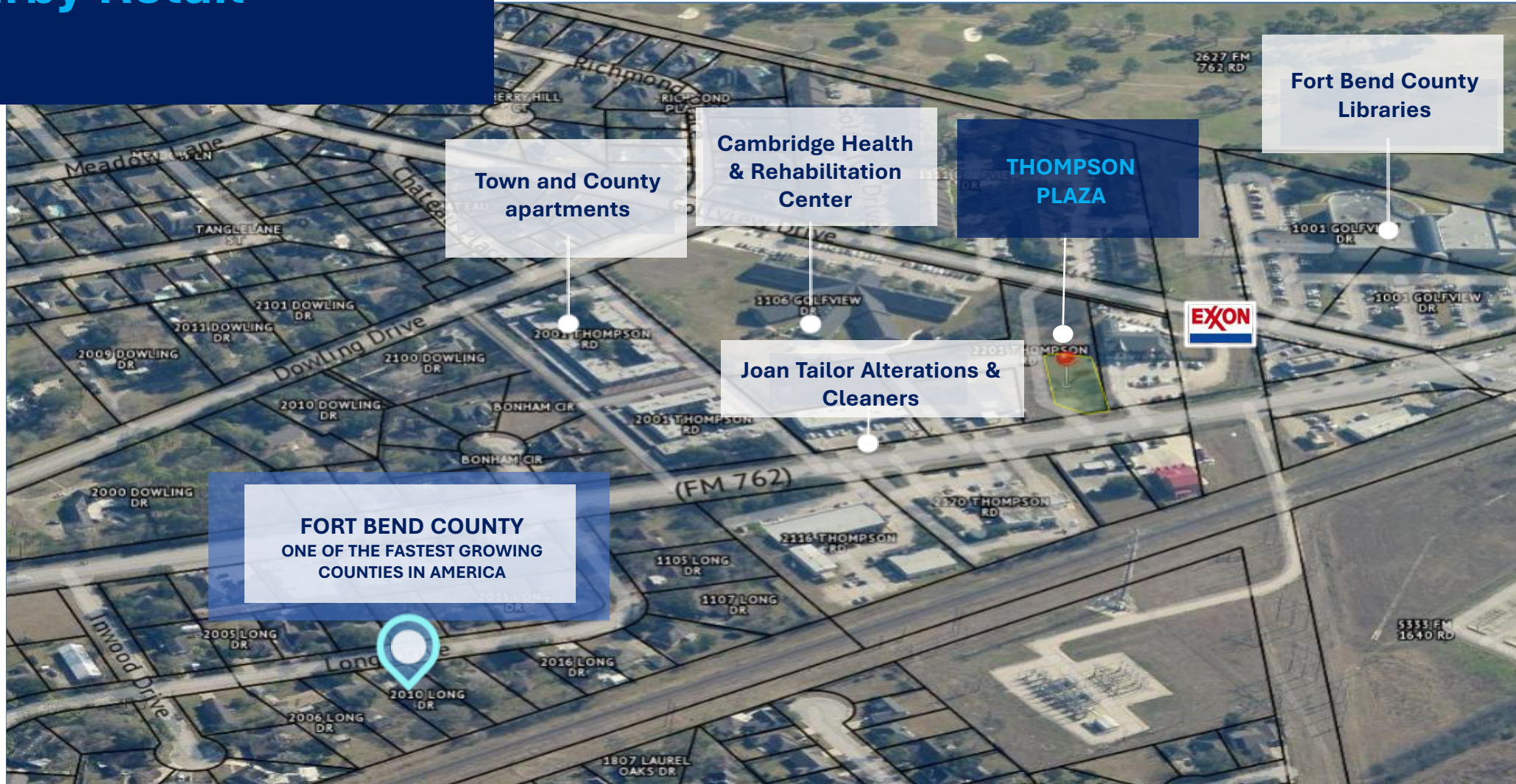
## INCOME BY HOUSEHOLD



## HH SPENDING



# Thompson Plaza Nearby Retail



# Thompson Plaza Nearby Retail



**Contact me  
for your private tour!**

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# Let's Meet Our Broker Associate

"As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

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".

**The World of Real Estate is a phone call away.**



**Rachel Dunham, CCIM**  
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LUXURY

