

±21,069 SF PAD SITE

HIGHWAY 59, RICHMOND, TX



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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

HOUSTON Methodist
SUGAR LAND HOSPITAL

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

ACURA Sterling McCall Acura

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

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

MEMORIAL HERMANN
Sugar Land

UNIVERSITY of HOUSTON
SUGAR LAND

smart financial centre
of Sugar Land

CVS pharmacy **CARMAX**
TESLA

STERLING McCall of Fort Bend
HOUSTON GARDEN CENTERS

Oakland Medical Center

McDonald's **Little Caesars Pizza**
goodwill **LAQUINTA INNS & SUITES**

Shell **CVS pharmacy**
SUBWAY

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



63,770

2022 Total Population



21,572

2022 Total Households



2.94

2022 Average Household Size



153,303

2022 Average Household Income



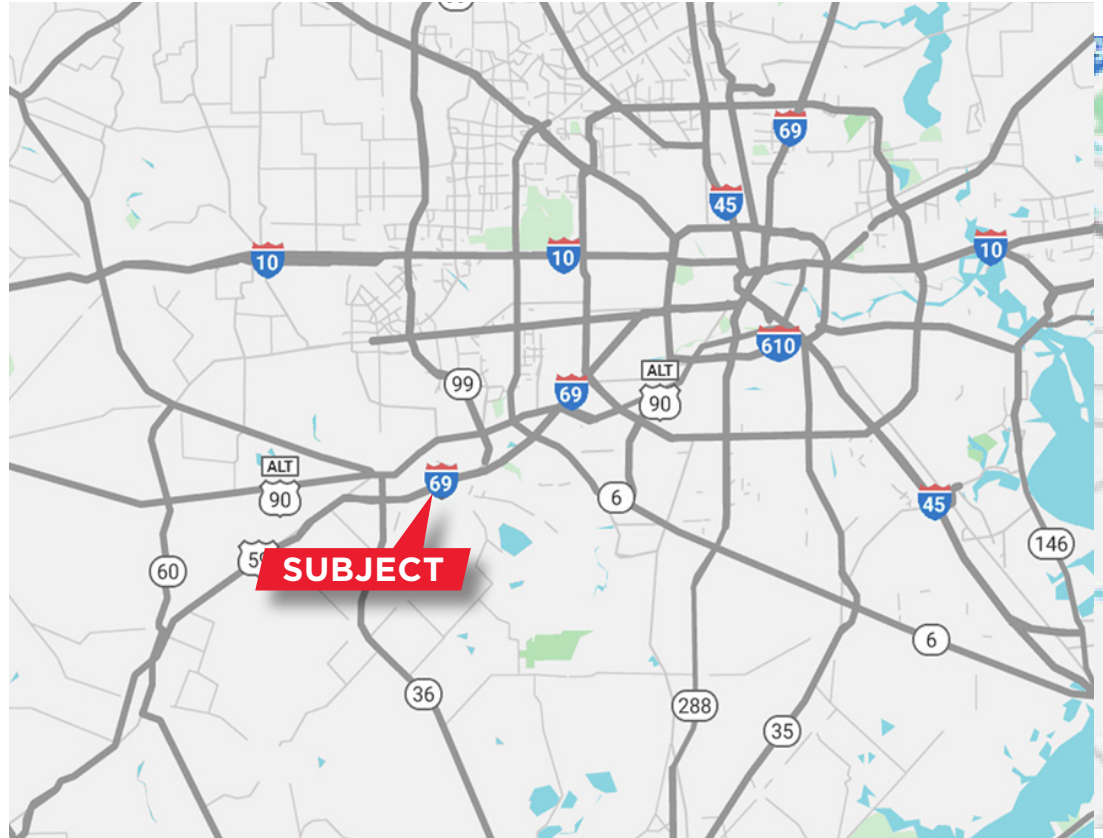
35.3

2022 Median Age



354,642

2022 Average Home Value



EMPLOYMENT



49,655

2022 Total Daytime Population



29%

2022 Daytime Population: Workers



71%

2022 Daytime Population: Residents



1,756.6

2022 Daytime Population Density (Pop/sq mi)



1,341

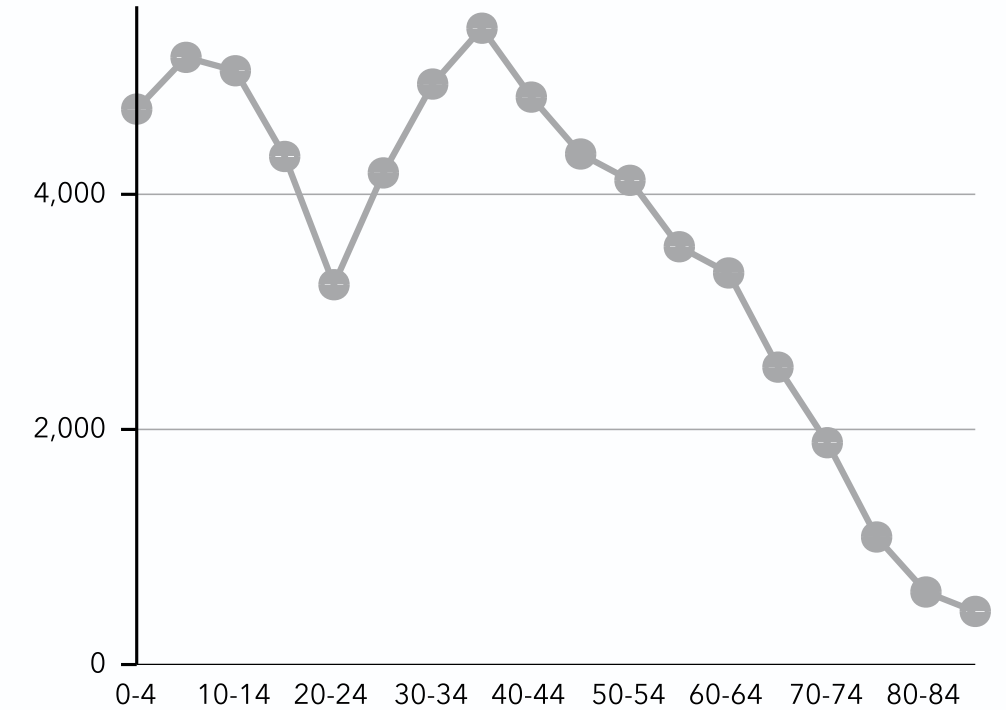
2022 Total (SIC01-99) Businesses



10,815

2022 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

15%

High School Diploma

2%

GED/Alternative Credential

15%

Some College/No Degree

9%

Associate's Degree

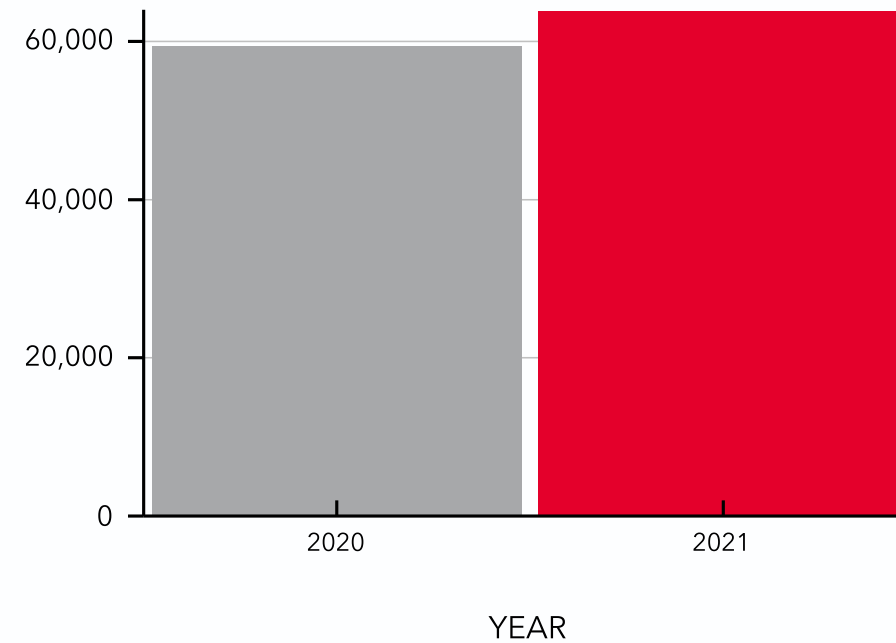
34%

Bachelor's Degree

20%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2021



49%

Male Population (%)



2.21%

2022-2027 Population: Compound Annual Growth Rate



51%

Female Population (%)

±21,069 SF PAD SITE

HIGHWAY 59, RICHMOND, TX



Location Hwy 59 and SH 99 Richmond, TX

Flood Plain 500 Year

Land Area ±21,069 SF Pad Site
Parking and Access in Place

- Property Features**
- In Place parking and cross access
 - 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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