



Richmond / South Katy Parcel – Childcare / Retail

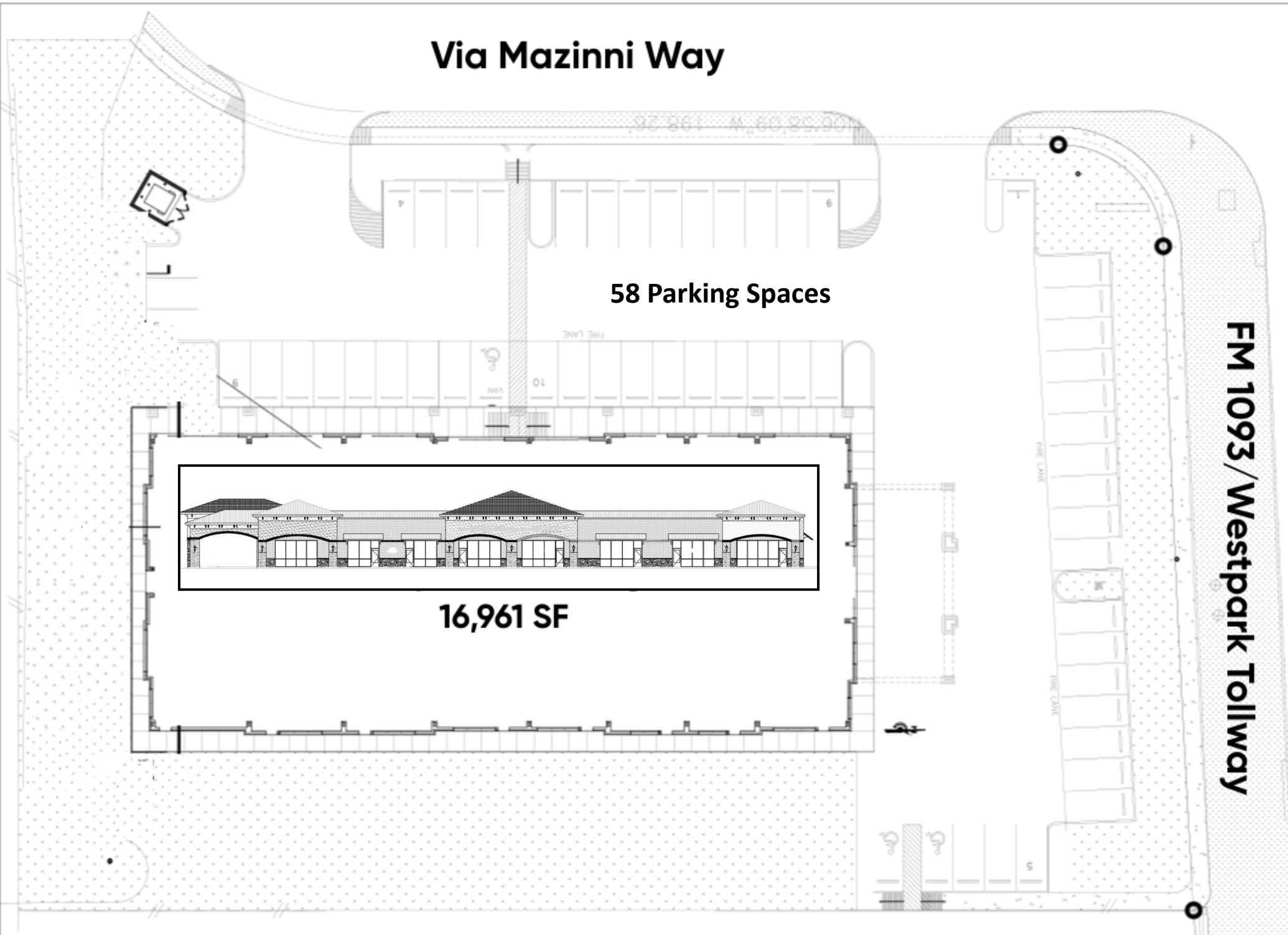
Childcare | Retail

16,961 Sq Ft Planned | 1.70 Acres

23421 FM 1093 Road, Richmond, TX, 77406

281-995-2619 | Ashish@WadhwaniHoldings.com

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COMMUNITY MAP



NEIGHBORHOOD MAP

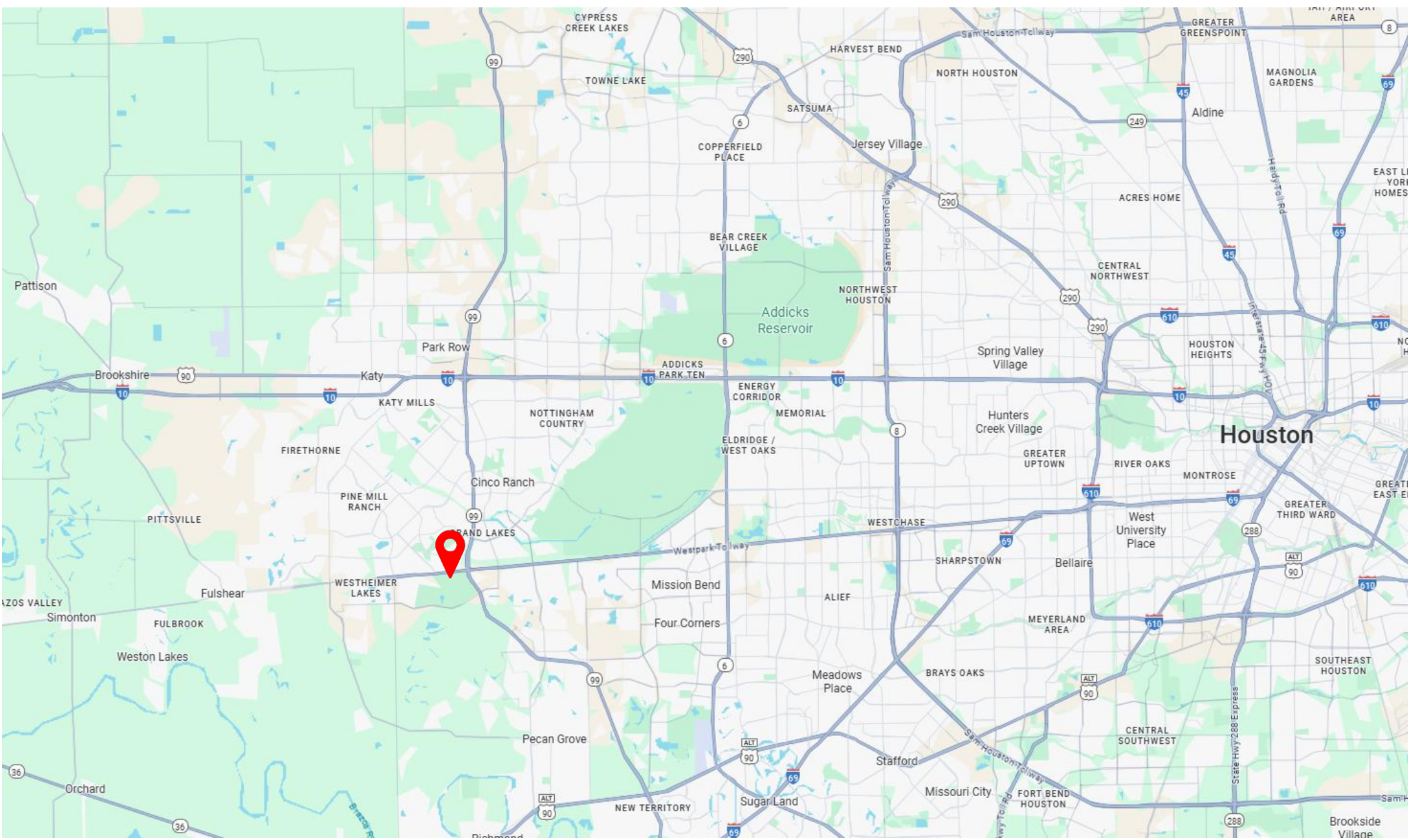


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AREA MAP

0.5 Miles (1 minutes) away from Grand Parkway 99
6.7 Miles (9 minutes) away from I-10
8.5 Miles (12 minutes) away from Highway 6

7.6 Miles (10 minutes) away from Fulshear
8.4 Miles (13 minutes) away from Katy Mills Mall
18.9 Miles (20 minutes) away from Sugar Land
28.9 Miles (28 minutes) away from Cypress
28.0 Miles (35 minutes) away from Downtown



PROPERTY SUMMARY

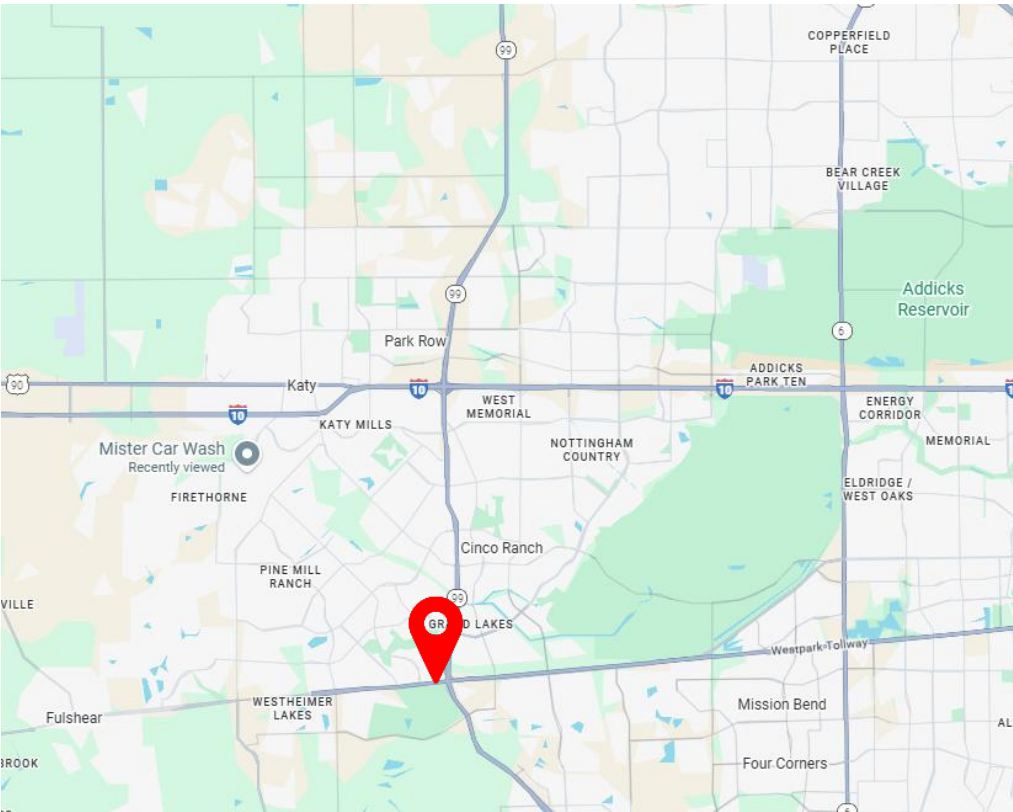
Square Footage	16,961 Square Feet
Lot Size (acres)	1.696 Acres
Uses	Childcare, Retail, Medical, Office
County	Fort Bend
City	Richmond
Map View	https://maps.app.goo.gl/vg1QX3EQeyiBoRcH7

Demographic Summary	2 mile	5 mile	10 mile
Population			
2024 Population	46,744	258,928	774,385
2029 Population Projection	56,279	307,276	884,075
Annual Growth 2020-2024	3.3%	3.7%	2.7%
Households			
2024 Households	14,700	80,627	248,121
2029 Household Projection	17,787	95,975	283,309
Annual Growth 2020-2024	3.4%	3.5%	3.2%
Avg Household Size	3.2	3.2	3.1
Housing			
Median Home Value	\$372,625	\$358,064	\$305,092
Median Year Built	2010	2010	2005
Household Income			
Avg Household Income	\$151,399	\$141,785	\$118,840
Median Household Income	\$123,944	\$117,292	\$95,560

DEVELOPMENT SUMMARY

Located in the up-and-coming city of the Richmond, in between Katy and Sugar Land, the Property is a great opportunity for a successful childcare or general retail operator looking to grow. This property was previously planned and permitted as a childcare facility. The full plan set can easily be converted into any retail option with a similar footprint. The property contains 16,961 SF of potential building space accompanied by 58 parking spaces. The property can be easily reconfigured into any retail concept that can also include a drive through or additional parking spaces.

Around the corner is a super retail center with a 24-Hour Fitness, Best Buy, Walmart, and many other big box retailers. The property is surrounded by many large, growing, and high-income neighborhoods. This property has high road visibility off FM 1093 and is right off the Grand Parkway 99, providing easy accessibility for any business.



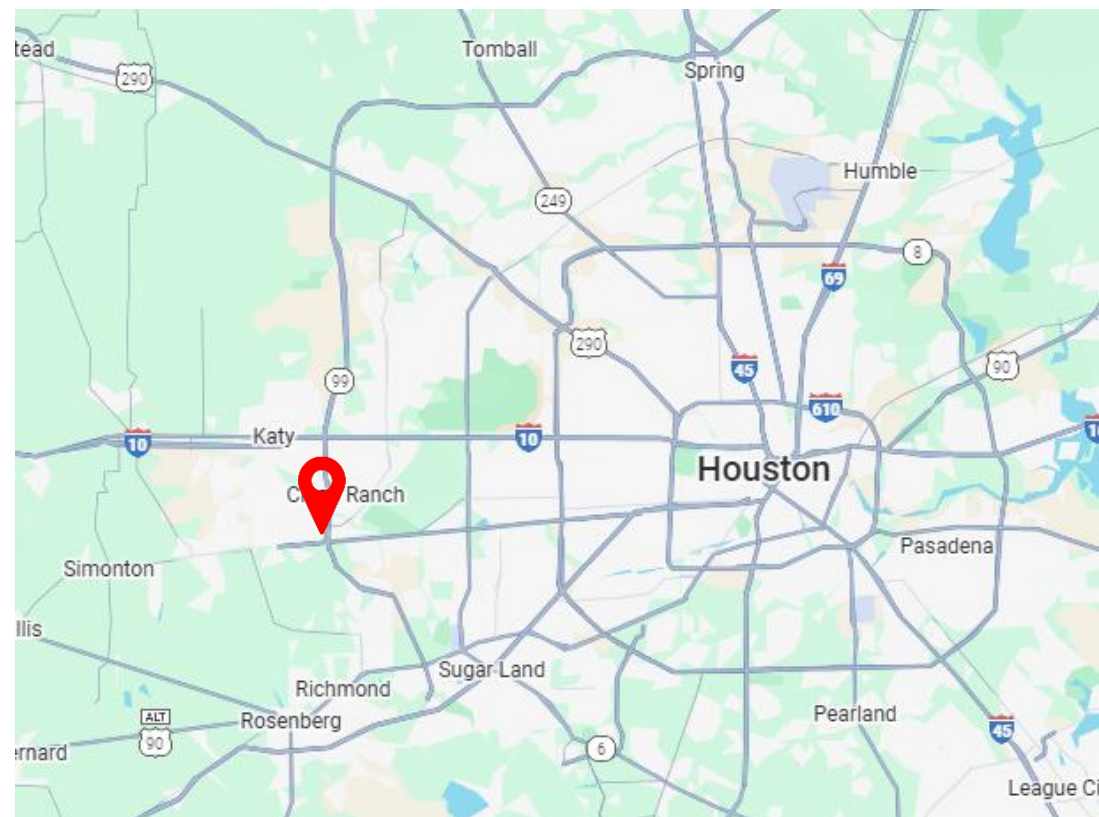
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ABOUT RICHMOND

Richmond, Texas, is a vibrant city located in the heart of Fort Bend County, just southwest of Houston. Founded in the early 1800s along the Brazos River, Richmond is one of the region’s oldest cities and is known for its rich history, southern charm, and strong sense of community.

The city offers a high quality of life with beautiful neighborhoods, family-friendly master-planned communities, and plenty of parks and trails for outdoor recreation. Students benefit from excellent schools within the Lamar Consolidated Independent School District, and the city continues to attract businesses thanks to its strategic location and pro-growth approach to economic development.

Richmond blends historic character with modern conveniences, offering residents the warmth of small-town living paired with the amenities of a thriving metropolitan area. Whether you’re a young professional, growing family, retiree, or entrepreneur, Richmond is a welcoming place to call home.





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Walzel Properties	9004621	helly@walzelproperties.com	332-674-4960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Shelly Walzel	469868	helly@walzelproperties.com	332-674-4960
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ashish Wadhwani	724326	info@wadhwaniholdings.com	281-995-2619
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

EXCLUSIVELY REPRESENTED BY:



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