



# SHOPS AT CANDELA

11225 FM 359 Rd. | Richmond , Texas 77406





Space for lease	10,000 SF
Rental Rate	\$32.00 PSF
NNN	\$8.00 PSF
Total Sq. Ft.:	14,823 SF

**Property Highlights**

- Great Visibility & Accessibility to FM 359
- Delivery Date 1st Quarter of 2025
- Candela encompasses 578 acres of dense Master Planned homes

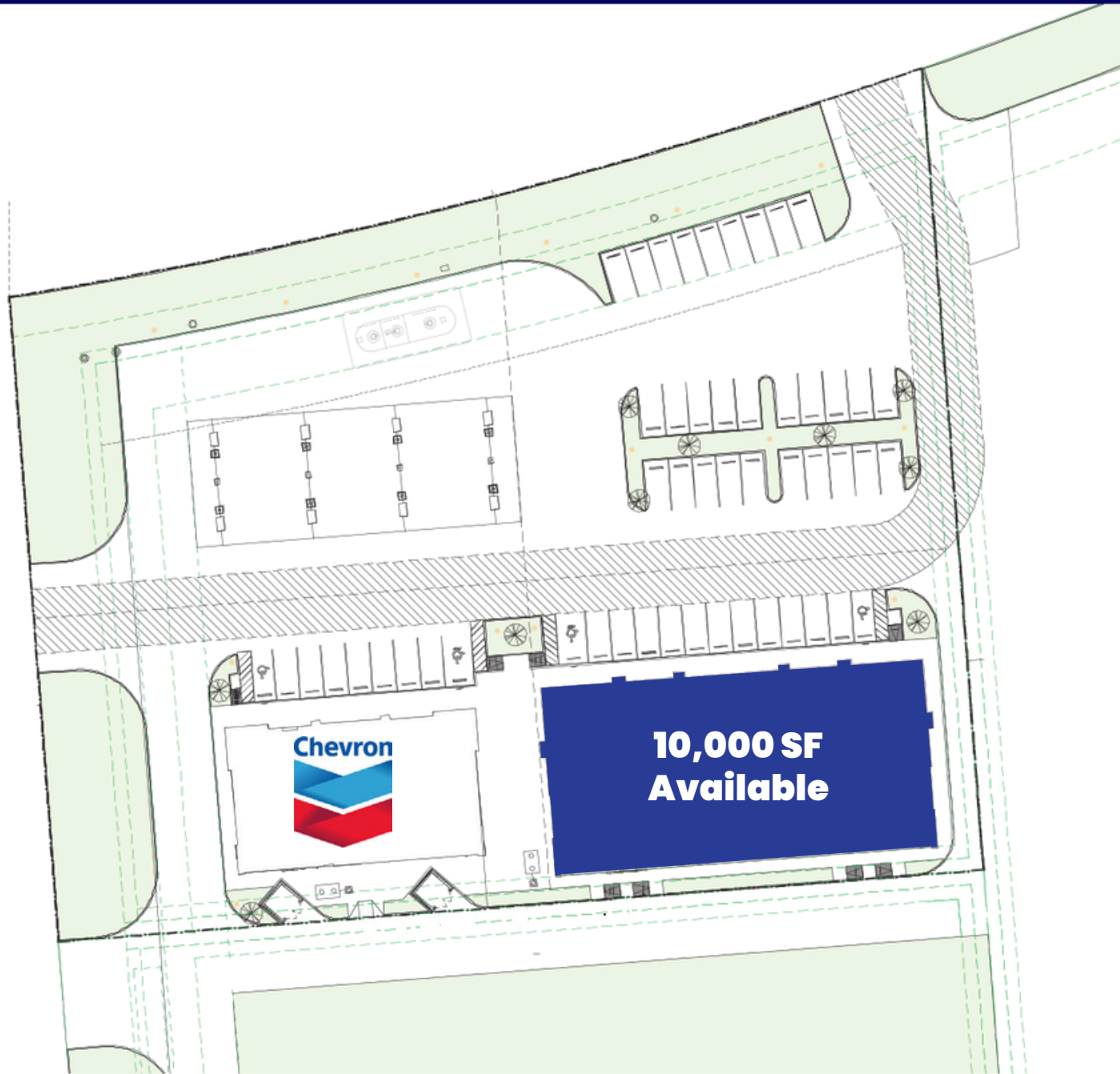
Nearby Retailer Include:

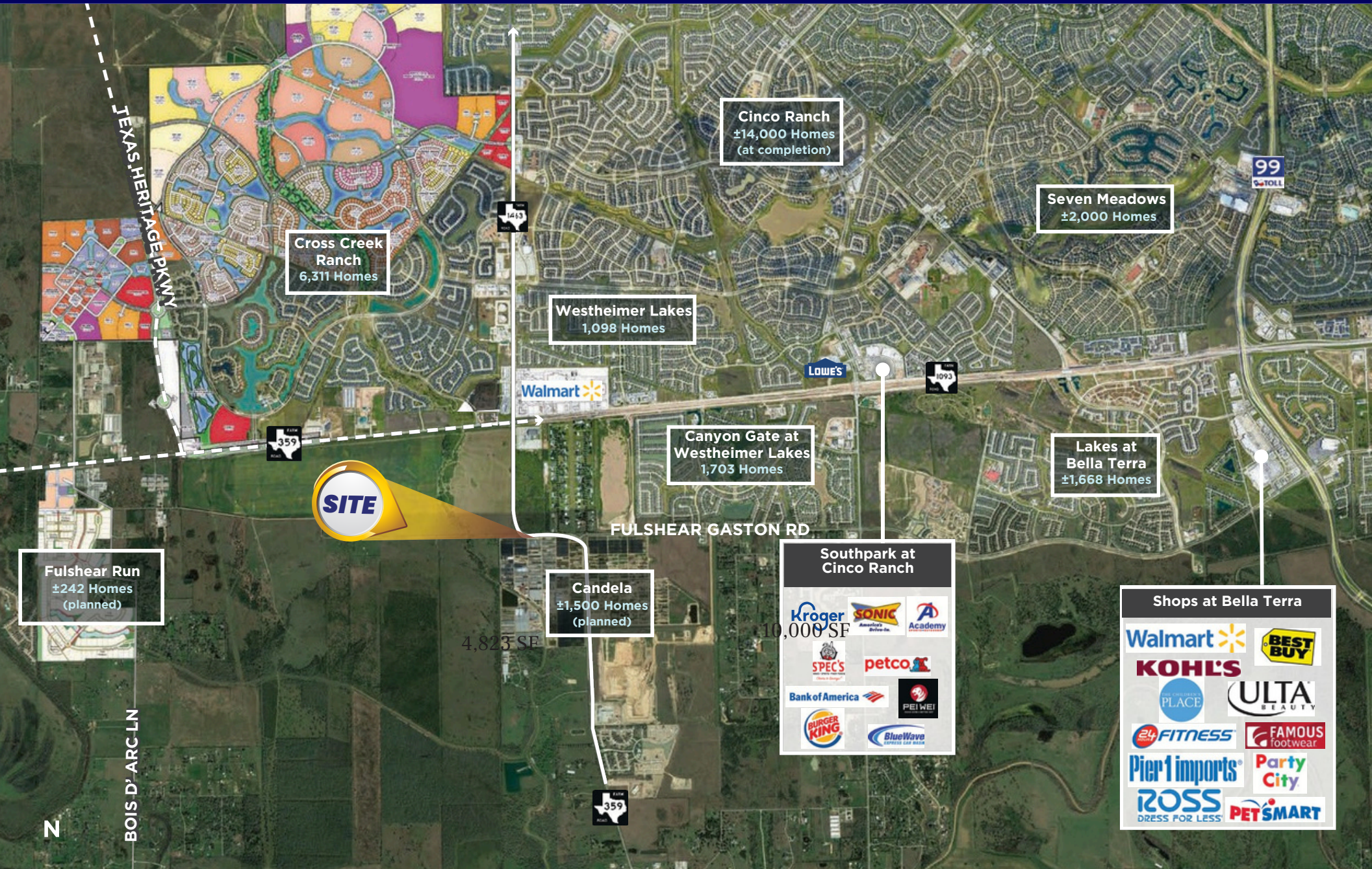


**RAFAEL MELARA**  
713.237.0000  
[rafael@romcp.com](mailto:rafael@romcp.com)

**AHMED ZAHRI**  
713.237.0000  
[ahmed@romcp.com](mailto:ahmed@romcp.com)

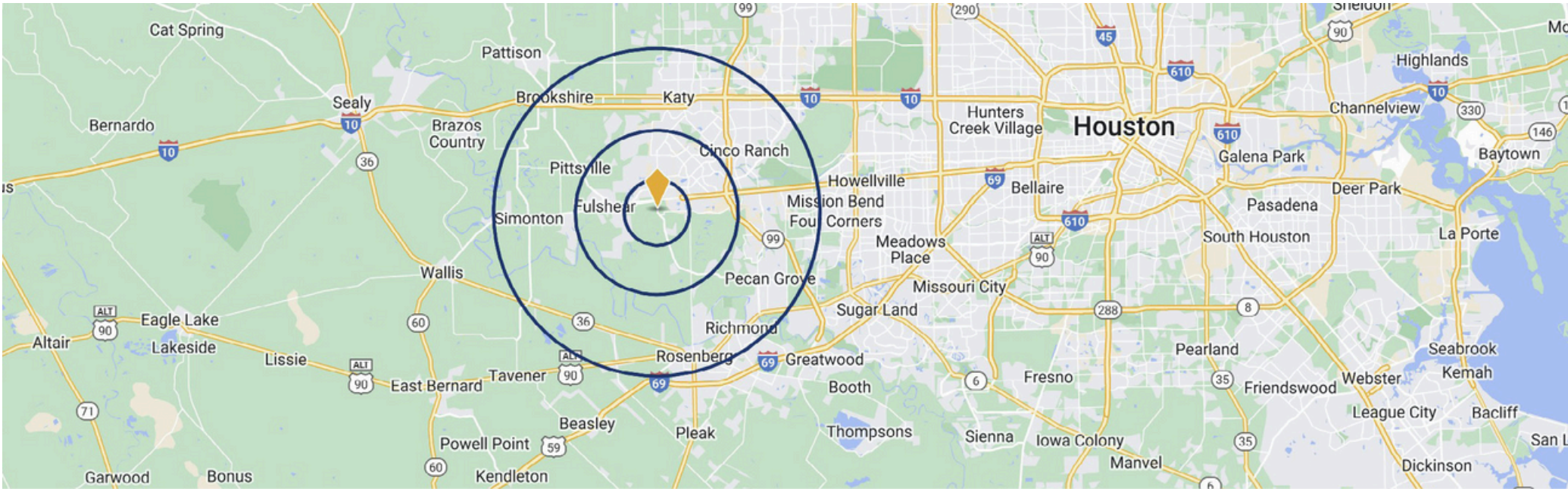
**PROPERTY INFORMATION**











Population	Households			Income							
	2 mile	5 mile	10 mile	2 mile	5 mile	10 mile					
2020 Population	20,474	123,628	448,119	2020 Households	5,989	36,643	142,892	Avg Household Income	\$152,374	\$162,697	\$128,534
2024 Population	25,144	142,625	518,768	2024 Households	7,455	42,674	165,440	Median Household Income	\$133,417	\$139,753	\$105,500
2029 Population Projection	30,455	170,611	607,210	2029 Household Projection	9,085	51,344	193,815	< \$25,000	292	1,932	15,103
Annual Growth 2020-2024	5.7%	3.8%	3.9%	Annual Growth 2020-2024	6.2%	4.1%	4.1%	\$25,000 - 50,000	714	3,574	21,539
Annual Growth 2024-2029	4.2%	3.9%	3.4%	Annual Growth 2024-2029	4.4%	4.1%	3.4%	\$50,000 - 75,000	353	3,610	22,431
Median Age	35.5	36.8	37.1	Owner Occupied Households	7,744	43,201	145,595	\$75,000 - 100,000	890	3,361	18,850
Bachelor's Degree or Higher	58%	66%	49%	Renter Occupied Households	1,342	8,143	48,220	\$100,000 - 125,000	1,130	5,914	21,807
U.S. Armed Forces	0	0	79	Avg Household Size	3.4	3.3	3.1	\$125,000 - 150,000	1,038	4,991	15,556
				Avg Household Vehicles	2	2	2	\$150,000 - 200,000	1,515	7,936	21,839
				Total Specified Consumer Spend...	\$334.3M	\$2B	\$6.5B	\$200,000+	1,525	11,355	28,316



**RAFAEL MELARA**  
713.237.0000  
rafael@romcp.com

**AHMED ZAHRI**  
713.237.0000  
ahmed@romcp.com

**DEMOGRAPHICS - LOCATION MAP**



# 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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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.

<u>ROM, LLC</u> <small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<u>9001771</u> <small>License No.</small>	<u>info@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	_____ <small>Licensed Supervisor of Sales Agent/Associate</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
<u>Rafael Melara</u> <small>Designated Broker of Firm</small>	<u>496309</u> <small>License No.</small>	<u>rafael@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	_____ <small>Sales Agent/Associate's Name</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
_____ <small>Buyer/Tenant/Seller/Landlord Initials</small>			_____ <small>Date</small>				

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



RAFAEL MELARA | 713.237.0000 | [rafael@romcp.com](mailto:rafael@romcp.com)

[rafael@romcp.com](mailto:rafael@romcp.com)

AHMED ZAHRI | 713.237.0000 | [ahmed@romcp.com](mailto:ahmed@romcp.com)

[ahmed@romcp.com](mailto:ahmed@romcp.com)