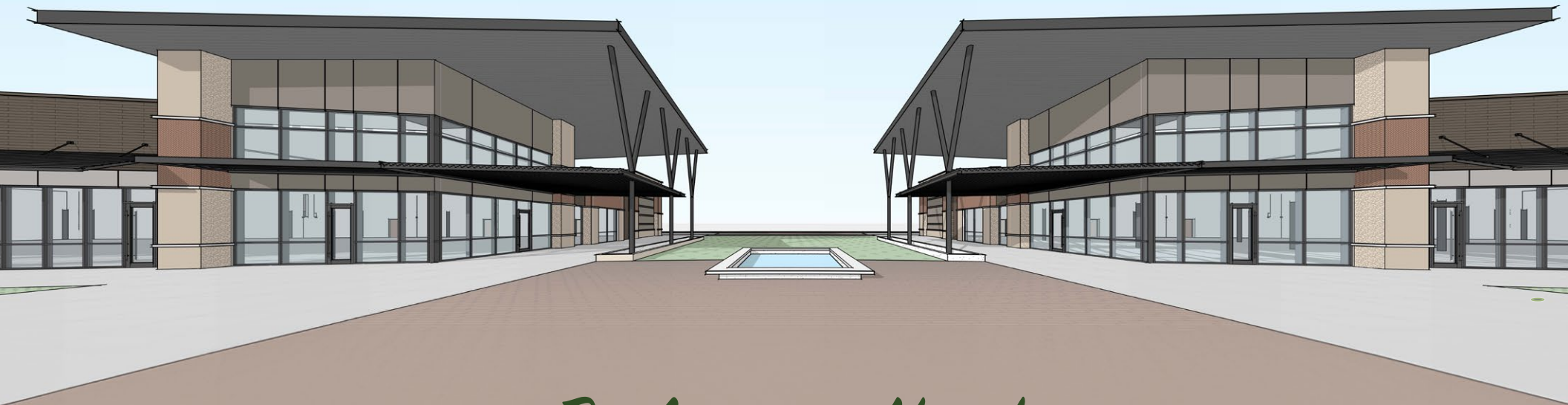


CANDELA
RICHMOND TX
FM1463/ FM359 S Extension

At the entry of Candela neighborhood
on Lustrous Horizon Lane



Preleasing Now!
62,000 SF of Retail Space



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

ERICA WHITTINGTON

📞 | 832-898-0610

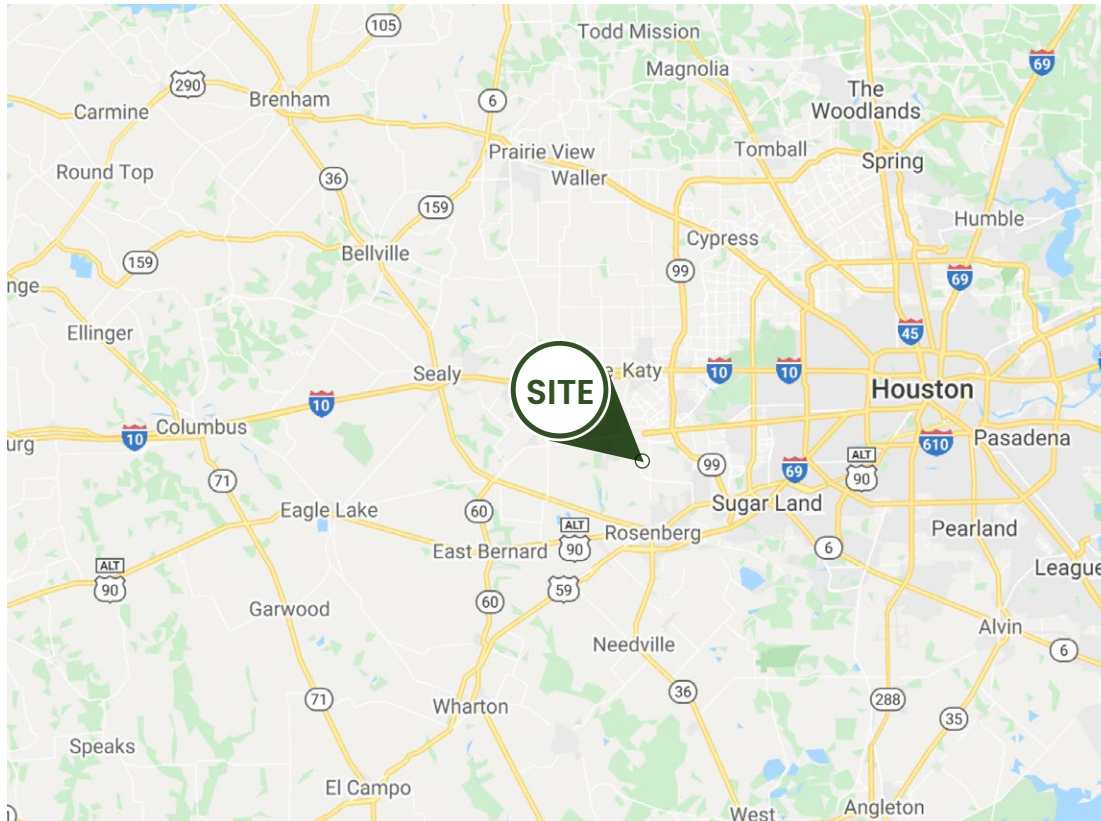
✉ | Erica@r1partners.com

LATASHA PRICE

📞 | 713-851-1289

✉ | Latasha@r1partners.com

PROPERTY INFORMATION



LOCATION

FM 1463 / FM 359 S Extension, Richmond TX

- **Abated Rents available during Pre-Lease Period**

RETAIL

Space	62,000 SF
Rent End Cap	\$36.00 SF
Rent Inline	\$34.00 SF
NNN	\$11.00 (estimated)
TIA	Negotiable
Parking	365 spots
Bldg Depth	80'ft
Ceiling Height	12'ft breezeway 16.5' tenant space
Grease Trap	2,500 gl per bldg.
Construction Start	1st Qtr. 2025
Delivery	4th Qtr. 2025
Drive Thru Avail	2 (1 per bldg.)
Patio Space Avail	

- CONSTRUCTION TO COMMENCE FEB 2025
- DELIVERY DECEMBER 2025
- VERY STRONG TRADE AREA WITH AVERAGE HOUSEHOLD INCOME TO BE \$140K+ IN 3 MILE RADIUS
- MEDIUM HOME VALUE 2023, \$445,500

Realty 1 Partners Presents, Candela Retail Center, a premier 62,000-square-foot retail space at the entry of the thriving Candela master-planned community in Richmond, Texas. This center sits on the border of the growing town of Fulshear, TX and addressed to the city of Richmond. We anticipate a February 2025 construction date that behooves any business looking for a flexible build-out and abated rental period during the pre-leasing process. As residents depart the 578-Acre Candela neighborhood, this retail center will be the one to service over 1,700 families in the community. Seize the opportunity now to be part of this dynamic development. Patio and drive-thru spaces available*

6 MASTER PLANNED COMMUNITIES WITHIN 1 MILE:

- Candela by Johnson Development
- Canyon Lakes
- Creekside Ranch
- Cross Creek Ranch
- Westheimer lakes North
- Cinco Ranch Southwest



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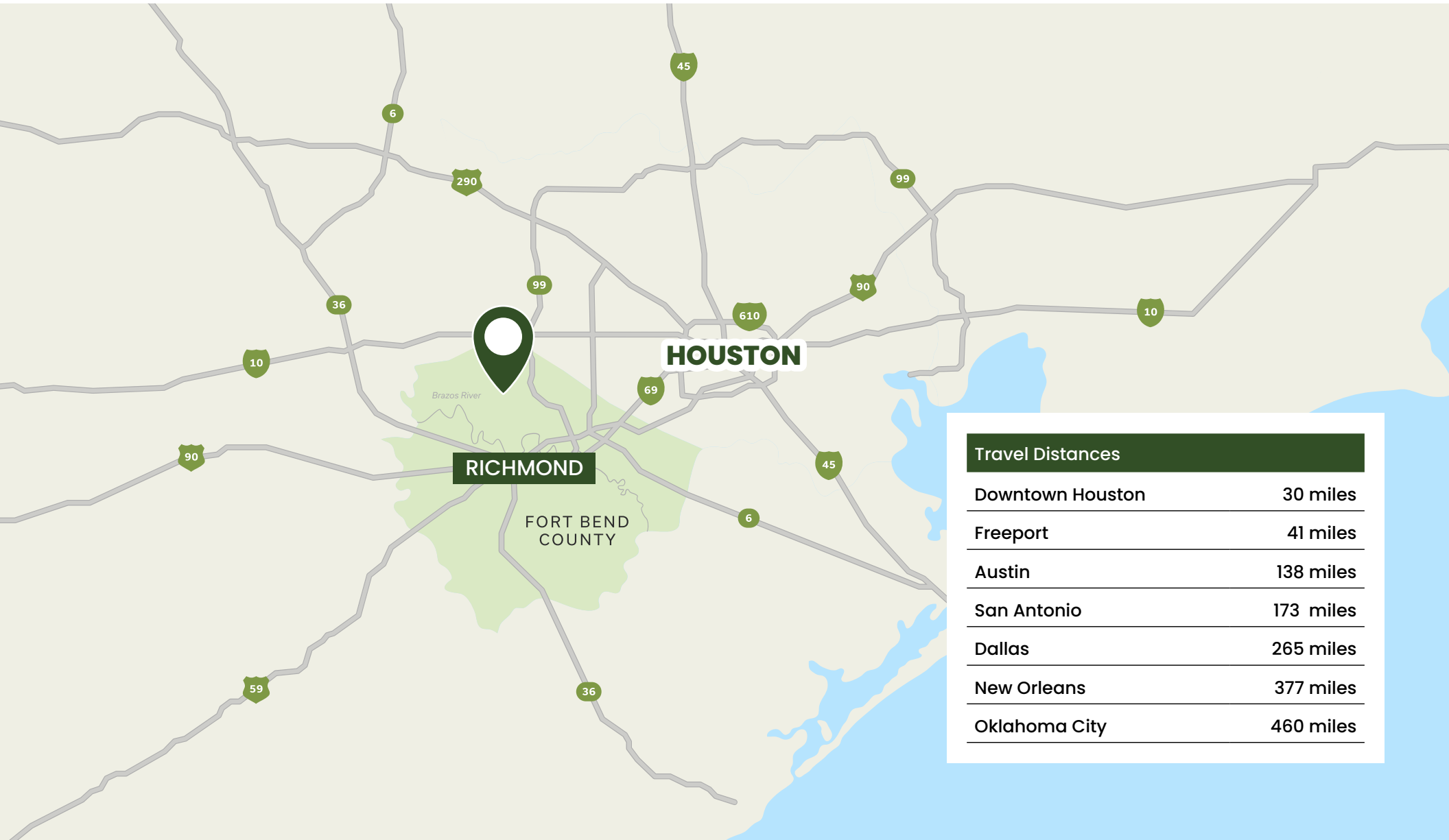
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AT THE CENTER OF FORT BEND COUNTY



Travel Distances	
Downtown Houston	30 miles
Freeport	41 miles
Austin	138 miles
San Antonio	173 miles
Dallas	265 miles
New Orleans	377 miles
Oklahoma City	460 miles



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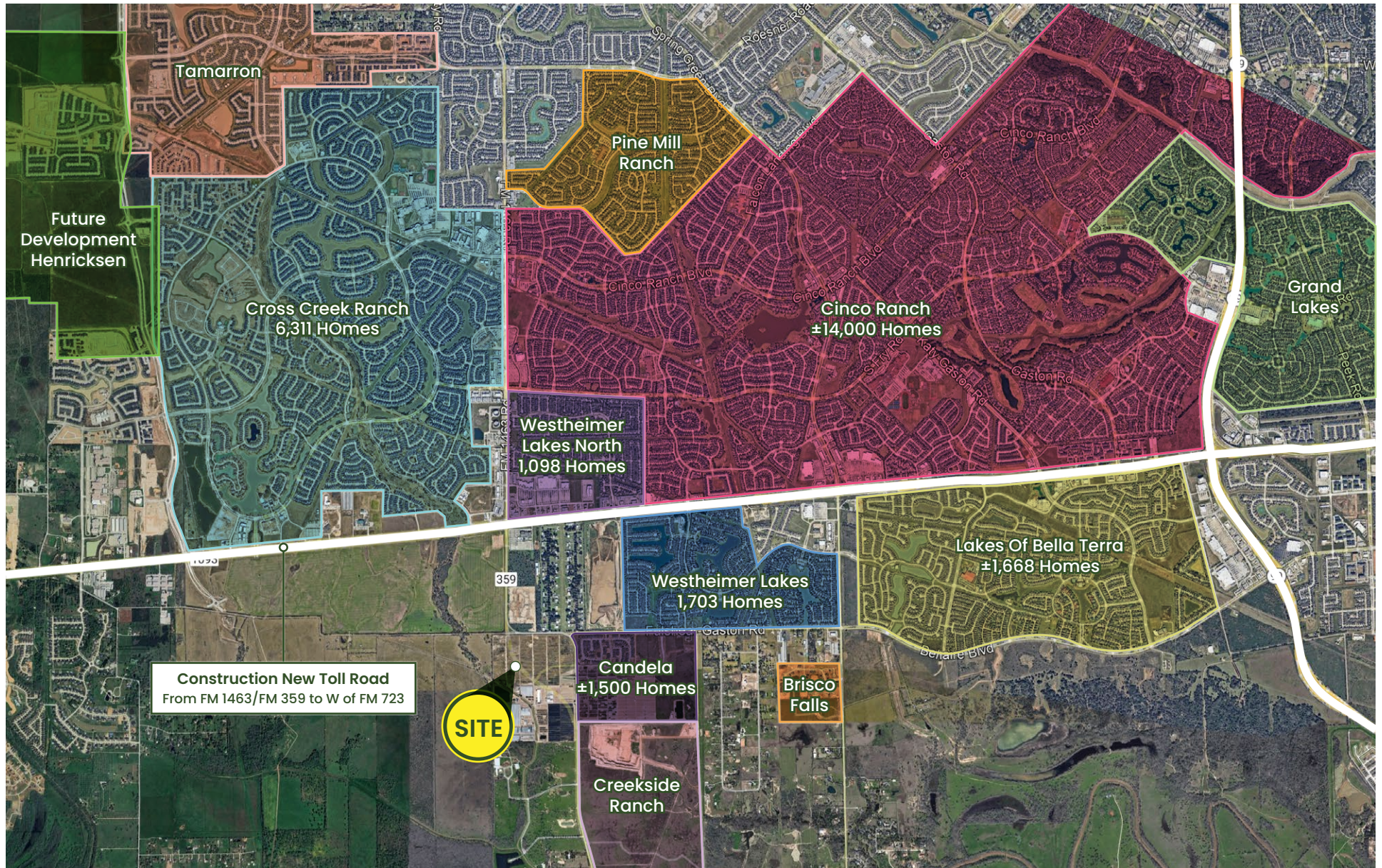
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RESIDENTIAL AERIAL



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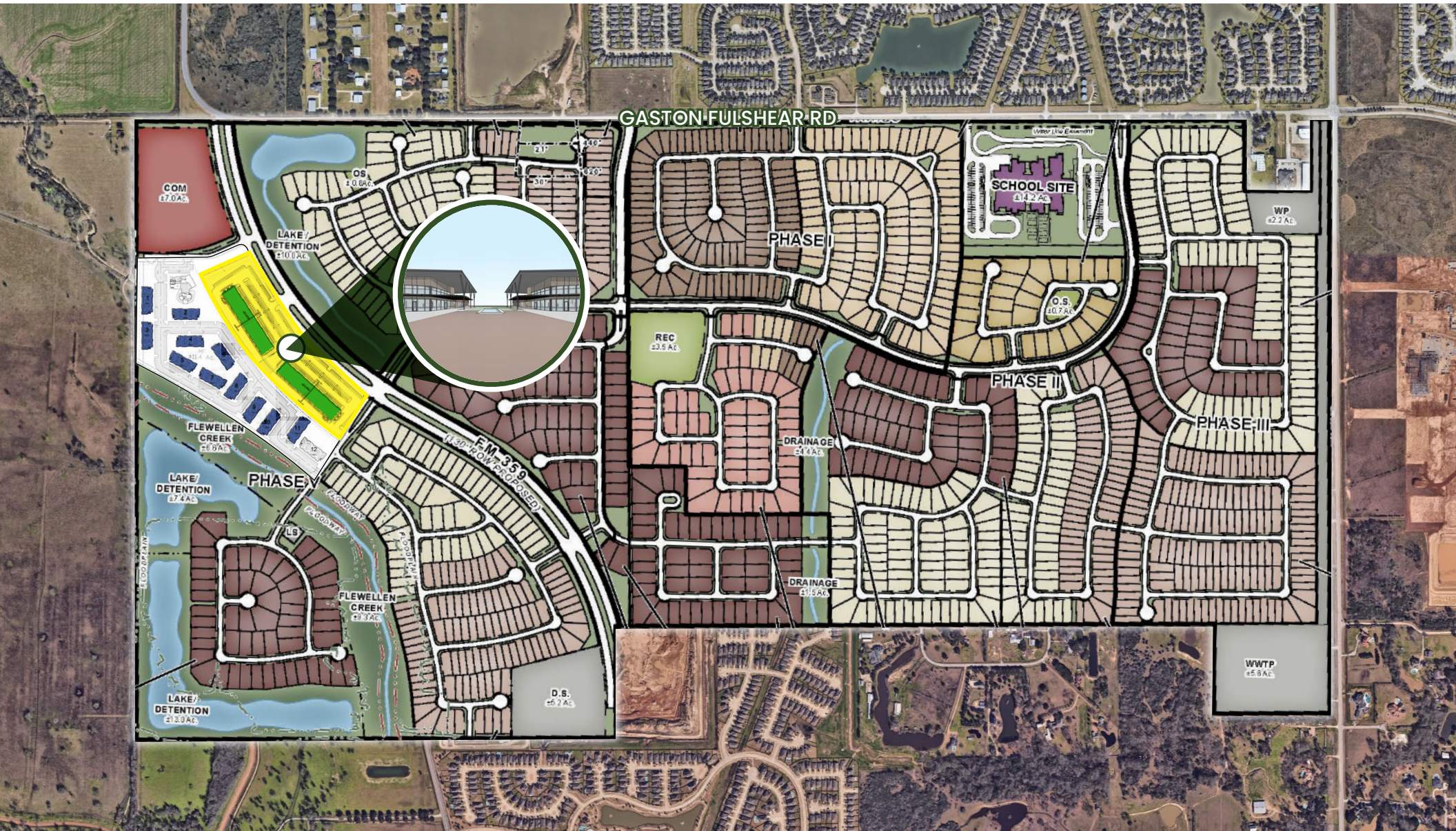
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AERIAL SITE PLAN



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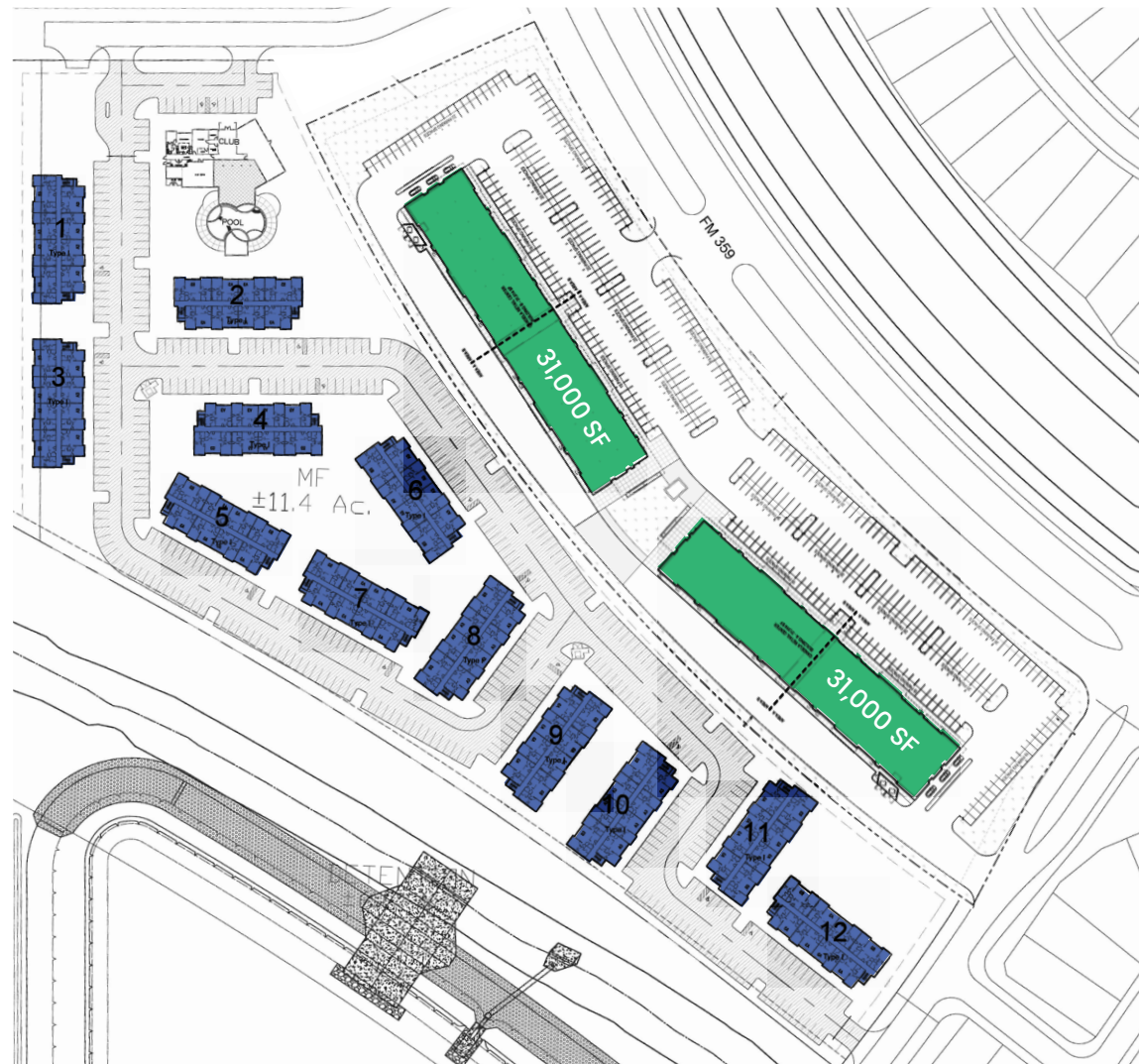
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SITE PLAN



● Candela Retail Center
Total: 62,000 SF

● Apartment Developer

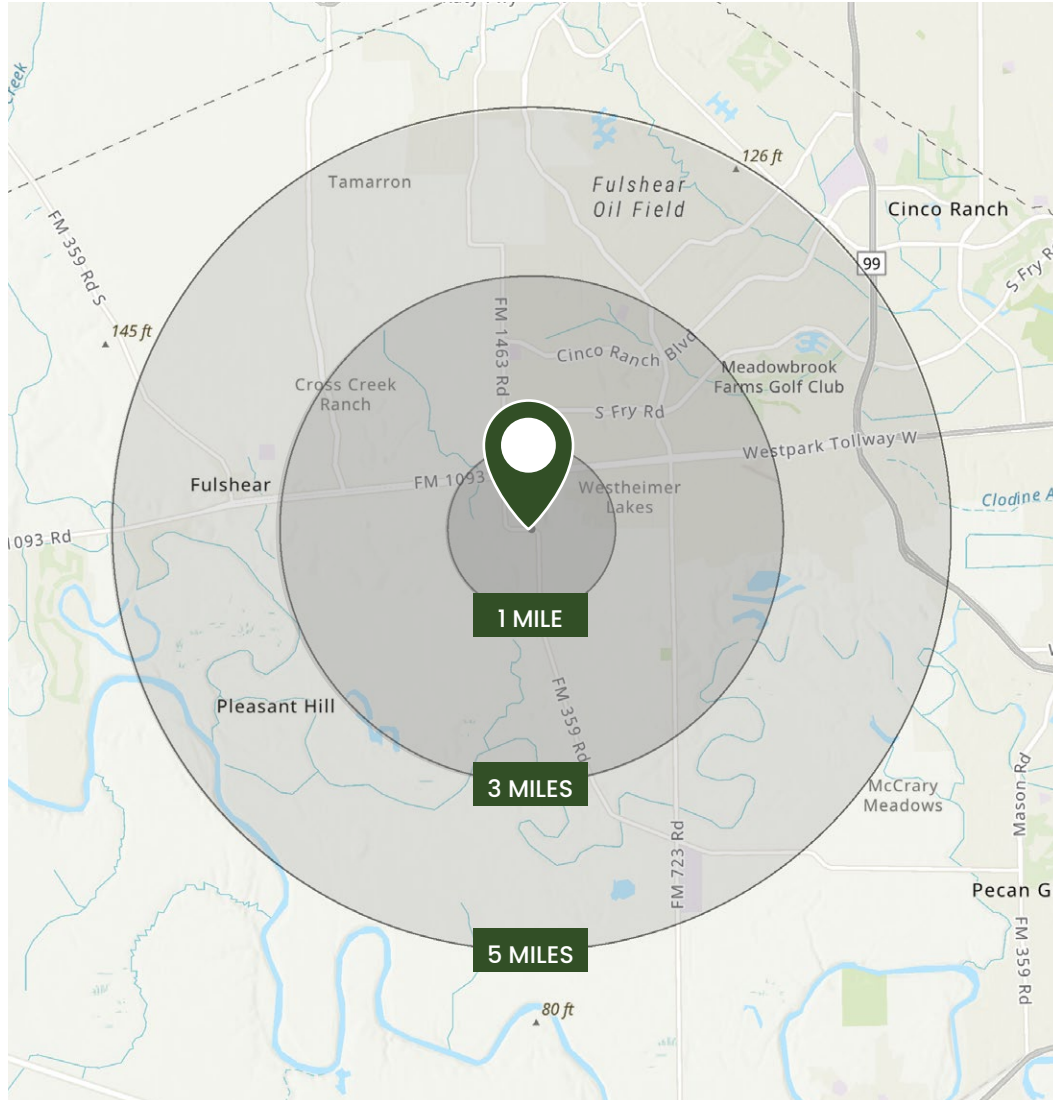


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DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,183	62,555	159,056
Households	990	18,125	47,947
Families	837	15,964	41,933
Average Household Size	3.21	3.45	3.32
Owner Occupied Housing Units	894	15,584	40,975
Renter Occupied Housing Units	96	2,541	6,972
Median Age	34.5	35.8	36.4
Median Household Income	\$141,834	\$159,681	\$157,127
Average Household Income	\$154,512	\$192,046	\$190,238

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,801	70,013	187,930
Households	1,185	20,493	57,500
Families	998	17,986	50,111
Average Household Size	3.20	3.41	3.27
Owner Occupied Housing Units	1,086	17,764	48,993
Renter Occupied Housing Units	100	2,729	8,507
Median Age	34.9	36.4	36.8
Median Household Income	\$154,547	\$169,068	\$165,277
Average Household Income	\$82,214	\$103,442	\$95,498



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RENDERINGS



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MARKET AREA COMMUNITY FACTS

20%

ABOVE NATIONAL AVERAGE ON AVERAGE
SPENDING BY CONSUMERS

54.9%

HOUSING UNITS GROWTH FROM
2010 TO 2022 Q3

401,460

JOBS IN
THE FORT BEND COUNTY

#1

FOR CANCER CARE
(UNIVERSITY OF TEXAS M.D. ANDERSON)

#36

RICHEST CITY
IN TEXAS IS FULSHEAR

#1

WEALTHIEST CITY IN
FORT BEND IS FULSHEAR, TX

2024 RICHMOND, TEXAS ECONOMIC DEVELOPMENT

IDEALLY LOCATED

- Richmond is on track for both residential and commercial growth, as Fort Bend County's population swells by a projected 2.1 million people over the next 30 years.
- 68% of the population holding a bachelor's degree or higher and earning an average household income of \$198,568 (within a 5-mile radius of the Property)
- School Districts: Lamar ISD and Katy ISD
- Lamar Consolidated Independent School District was one of only 301 school districts to earn an A rating from the Texas Education Agency in 2019

HOUSTON ACCESS

- Richmond's proximity to and inclusion in the Houston metroplex should not be understated. In addition to the many benefits of travel, entertainment and cuisine, the benefits for current or future business owners is substantial as well.
- Public amenities include George Park, Clay Park, and Wessendorf Park which offer jogging trails, playgrounds, picnic areas, basketball courts, football and soccer fields, and volleyball pits. The City of Richmond has also created a trail master plan that is designed to connect all major sections of the city into an interconnected system.



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Information About Brokerage Services

11-2-2015

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.

Realty 1 Partners	0510709	evans@r1partners.com	(713) 828-7578
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jack Evans	0510709	evans@r1partners.com	(713) 828-7578
Designated Broker of Firm	License No.	Email	Phone
Jack Evans	0510709	evans@r1partners.com	(713) 828-7578
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
LaTasha Price	0685570	Latasha@r1partners.com	(713) 851-1289
Sales Agent/Associate's Name	License No.	Email	Phone
Erica Whittington	653728	Erica@r1partners.com	(832) 898-0610
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date