

Property For Lease & Sale

1011 FM-359 S Richmond, TX

Easily accesible
from US-90

Build to Suit

Newly renovated

1400-10,000 SF Available

Location

- Easily Accessible from US-90
- Direct visibility from FM 359
- 5 mile west of US 99
- 10 minute drive to 99 Toll Road
- 8 miles south of Westpark Tollway & US 99
- 10 minute drive to Sugar Land
- 20 minute drive to Katy

Details

- Ready to Move In
- 10,300 sf Retail or Flex Use Building
- 2 Acres-another 10,000 SF building can be built
- Beautifully Renovated Inside & Out
- Plenty of Parking
- Monument Signage Opportunity
- Aggressive Tenant Improvement Allowance

Turn key move in
ready spaces



Enclave Property



832-449-6674



info@enclaveproperty.com



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Property Drawings

Building 1: 10,300 SF
Building 2: 10,200 SF

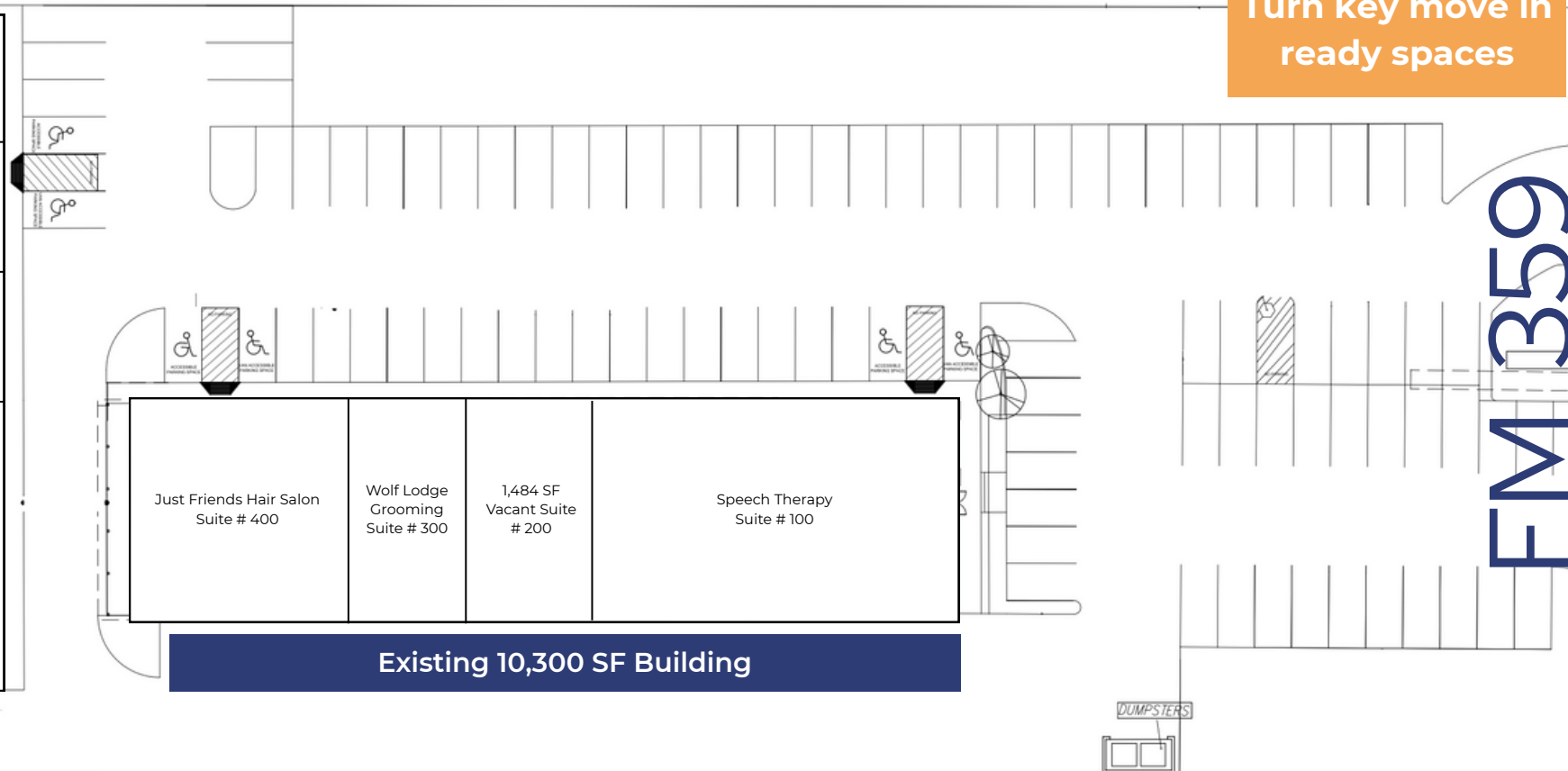
Available Space
1,400 - 10,000 SF

Build to suit

Turn key move in ready
spaces

Planned Additional +/- 10,000 SF Building

Vacant 2,000 SF Move in Ready Suite # 500
Vacant 2,000 SF Move in Ready Suite # 600
Vacant 2,000 SF Move in Ready Suite # 700
Vacant 4,328 SF Move in Ready Suite # 800



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Traffic Counts

- FM 359: 20,500 VPD
- Alt 90: 30,900 VPD

Population Density

- 2 Mile Radius: 22,557
- 5 Mile Radius: 135,802
- 10 Mile Radius: 623,796
- 20 Mile Radius: 2,403,007

Demographics

- Median Home Value: \$250,000.00
- Average HH Income: \$110,294.00

Rates

- \$17-\$24 Per SF
- \$6.50 NNN Estimate



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