

FOR LEASE



# THE TRILLIUM

8203 FM 1464 RICHMOND TX, 77407

DEVELOPED BY:

**NASSAR GROUP**  
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE

NASSAR  
GROUP



FOR LEASE



NASSAR  
GROUP



PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	2000- 37,400 sqft
Rental Rate	\$21 PSF
NNN	\$4.20 PSf
Building Size	37,400 sqft



PROPERTY HIGHLIGHTS

For Sale	LOT A-0.80 AC
Ground Lease	
Build to Suit	



PROPERTY HIGHLIGHTS

- Large parking area for tenants and visitors
- High end mixed use development
- Easy access to Grand Parkway 99 and Westpark Tollway
- Immediate access to FM 1464
- Rapidly growing area with new residential communities delivering nearby



DEMOGRAPHICS

Population (2025)	2 mi. - 64,262
	5 mi. -302,805
Average Household Income	2 mi. - \$99,953
	5 mi. - \$107,577

Area Retailers





CONTACT INFORMATION

IBRAHIM NASSAR

✉ nassar@nassargroupllc.com

☎ 713-373-6243

THE TRILLIUM

Shops at The Trillium is strategically located along FM-1464 in Richmond.Texas. This vibrant retail center offers convenient east-side commutes and is surrounded by a wide variety of shopping, dining, and lifestyle amenities. Potioned at the entrance to The Trillium, a premier master-planned community encompassing approximately 3,016 residential lots across 1,270 acres, the center benefits from strong built-in consumer traffic. The location also enjoys proximity to the newly constructed Amazon Fulfillment Center-a 3.5-million-square-foot facility employing over 3,500 people-creating excellent visibility and steady daily traffic for local businesses.

Trillium brings over 3500 home development to be completed in 2025.

Prime location to capture "going to work" and "going home11 traffic.

Fort Bend County is the 4th wealthiest county in Texas in 2024



RETAIL SITE

 **13,000 SQFT**

 **5,700 SQ FT AVAILABLE**

 **3,000 SQFT**

 **4,000 SQFT**

 **1,074 SQFT**

 **5,074 SQFT**

 **5,552 SQFT AVAILABLE**



SITE PLAN

SF/AC		STATUS
Retail	37400 sqft	Available for Lease

Retail Space Available



Transforming the garage  
Into a sleek glass facade.



FOR LEASE

SITE

THE TRILLIUM | 8203 FM 1464 RICHMOND TX 77407



Available For Lease

Gas Station



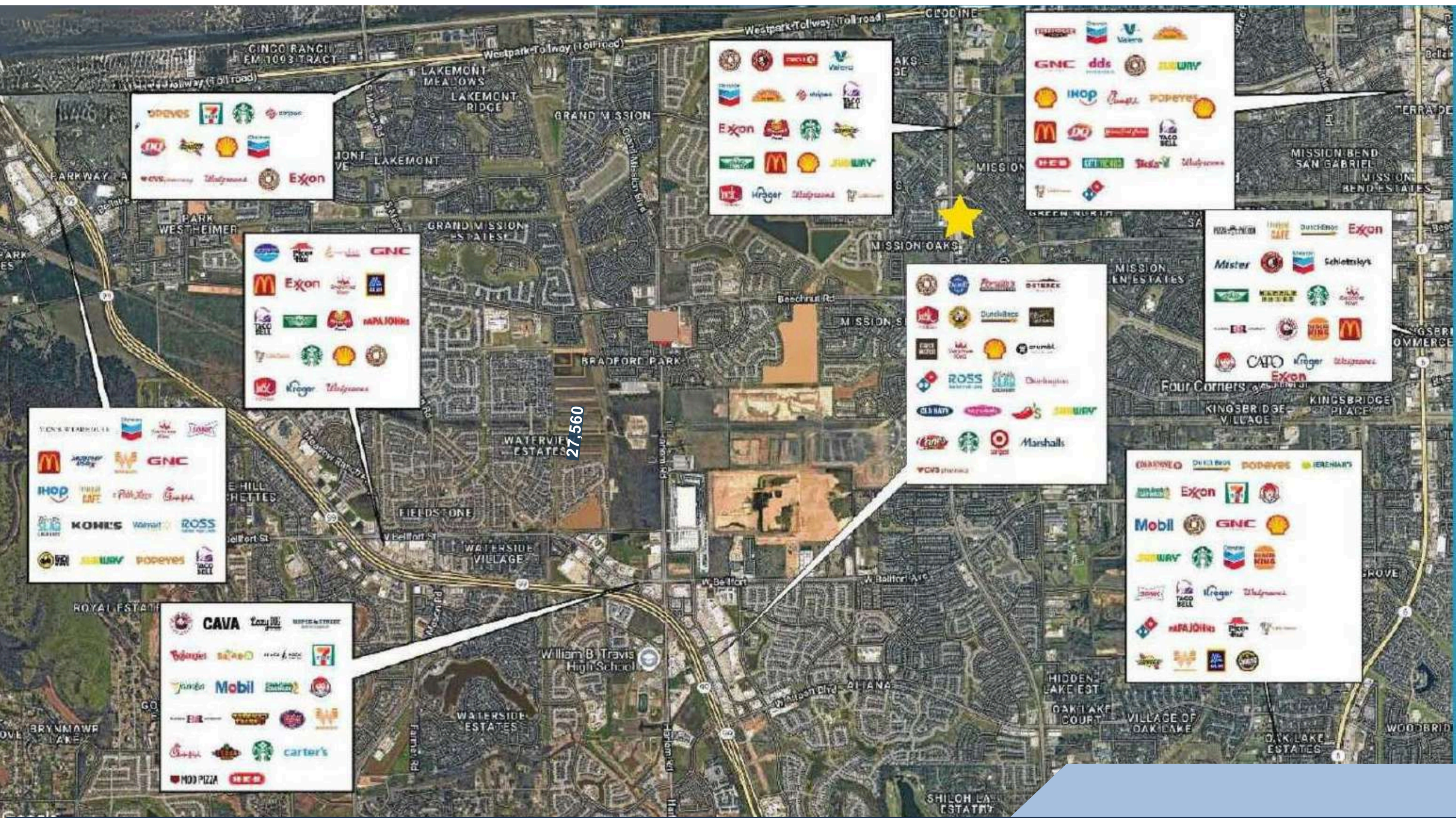
27,333 (VPD) (22)

27,560

FOR LEASE

SITE

THE TRILLIUM | 8203 FM 1464 RICHMOND TX 77407



IBRAHIM NASSAR | 713-373-6243

NASSAR GROUP  
REAL ESTATE DEVELOPMENT & CONSTRUCTION