



For Lease

22323
SOUTHWEST FWY



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PROPERTY HIGHLIGHTS

- Retail space with highway visibility
- Drive-Thru endcap
- Located at the southwest corner of I-69 and Williams Way Blvd among new retail and residential in Richmond, Texas
- Excellent visibility along Williams Way Blvd
- Easy access to I-69, FM 762 and West Grand Parkway

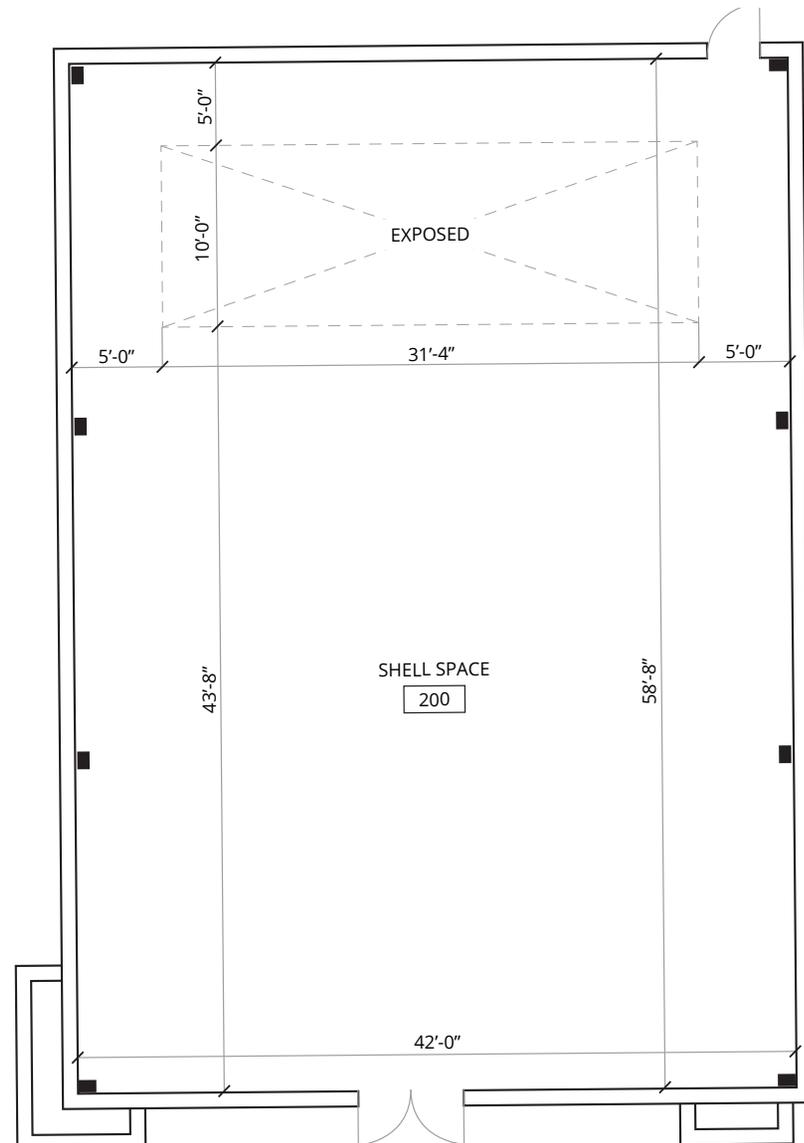
FACTS & FIGURES

Location
22323 Southwest Fwy
Richmond, Texas 77469

Available
2,500 SF

TRAFFIC COUNTS

Southwest Fwy - 69,868
cars per day



KEY SPENDING FACTS





2024
Population

1 Mile	8,198
3 Miles	66,674
5 Miles	145,518



2024
Households

1 Mile	2,753
3 Miles	22,942
5 Miles	48,324



2024 Average
Household Income

1 Mile	\$145,503
3 Miles	\$143,835
5 Miles	\$138,209



2024
Total Businesses

1 Mile	80
3 Miles	1,635
5 Miles	3,608



2024
Total Employees

1 Mile	1,555
3 Miles	20,923
5 Miles	44,759



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Fountains at Jane Long Farms
134 Homes

Veranda
2,500 Homes

Dell Webb Sweetgrass
1,500 Homes

Williams Ranch
180 Homes

Riverpark West
1,000 Homes

Riverpark
400 Homes

99
TEXAS

Visionworks
 Jason's Deli
 Great Clips
 claire's
 Pizza Hut
 REGIONS
 MOD
 H-E-B
 CVS
 Shell
 Marshalls
 Target
 Chase
 Bank of America
 petco
 Firestone
 Complete Auto Care

blink
 Shell
 CVS
 Wendy's
 Pizza

Toyota
 Tesla
 Exxon
 Burger King
 Freddy's
 Bank of America
 Taco Bell
 La Fitness
 Dollar Tree

Mattress Firm
 AT&T
 Mod
 Starbucks
 Chick-fil-A
 Pizza Hut

Kay Jewelers
 James Avery Jewelry
 KFC
 Tropical Cafe
 IHOP
 GameStop
 GNC Live Well
 HomeGoods
 CAFO
 Michaels
 JCPenney
 Olive Garden
 Five Star
 McDonald's
 Sonic
 T-Mobile
 Walgreens
 Kroger

SITE

Canyon Gate at the Brazos
850 Homes

Canyon Lakes at the Brazos
370 Homes

Lakes at Williams Ranch
200 Homes

Sovereign Shore Estates
40 Homes

Territory at Williams Way Apartments
94 Units

Brazos Village
350 Homes

Shell
 McDonald's
 Subway
 CVS

Creewood
4,500 Homes

Tara Estates
300 Homes

Crescent Park
319 Homes

SAAD
 Durck Bros
 O'Reilly
 Exon
 Pizza Hut
 ULTA
 Auto Zone
 Academy
 Five Star



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date