



## Unit Size

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1863 SF

## Price

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\$30 per SF/Year + NNN (Triple Net)

## Address

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7810 W Grand Pkwy S, Richmond TX 77406

## Land

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Lot Size : 0.7984 acres

## Building

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Year Built: 2016

Building Size : 7,159 SF

Parking Ratio: 6.2 Spaces/1000 SF

Parking spots: 46

ADA Parking spots: 2

## Highlights

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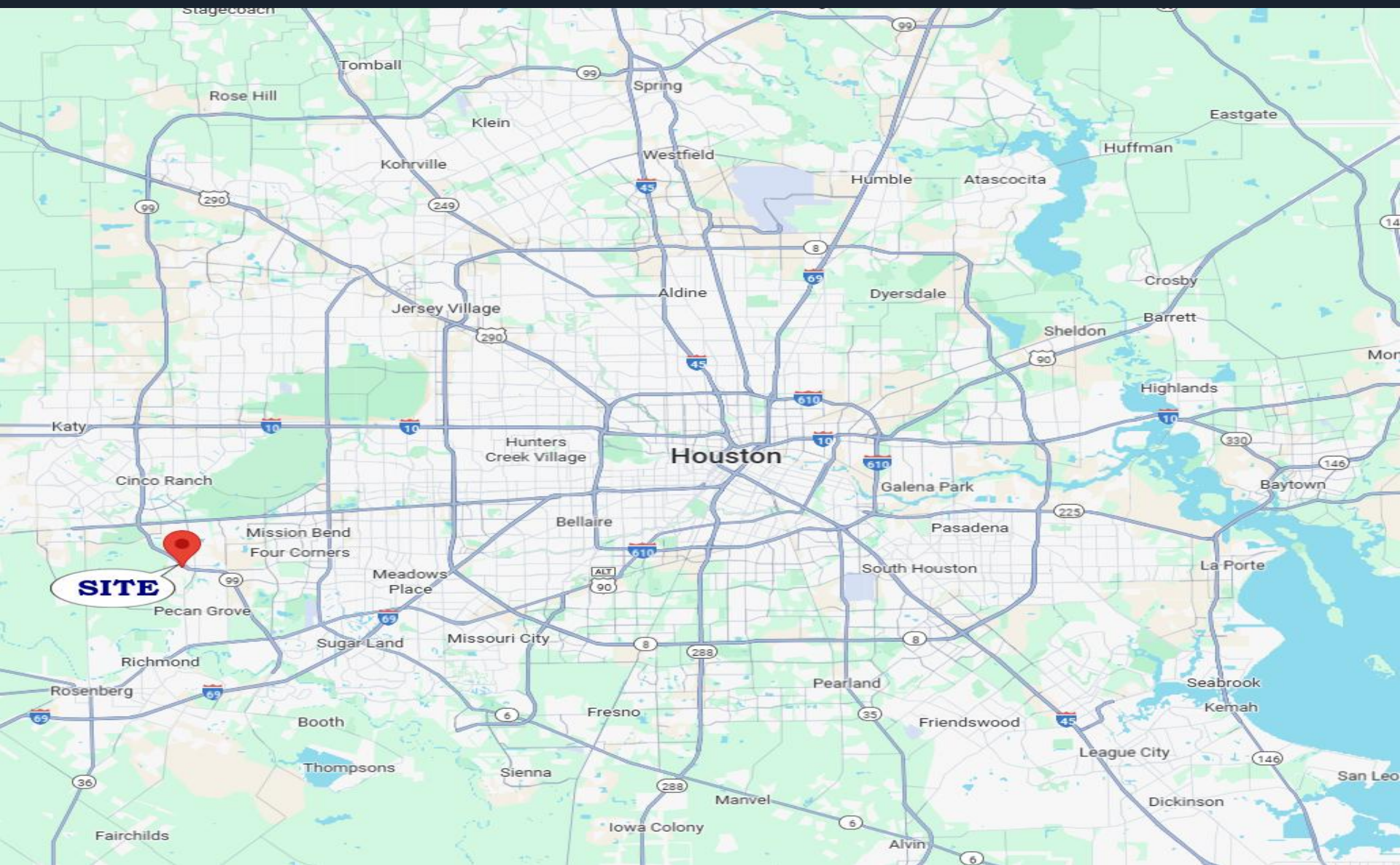
- Fully Built-Out Move-in ready retail space
- Highly visible end-cap retail.
- Pylon Signage Available
- Additional safety grill for extra protection from break-ins.
- Ample Parking with 44 spaces + 2 ADA spaces (6.2 spaces per 1,000 SF)
- Dedicated HVAC, after-hours HVAC flexibility
- Prime location with frontage along Hwy 99 with strong visibility.
- Robust Surrounding Retail & Trade Area with multiple national retailers
- Trade area population over 230K; average household income ~\$165K
- Captive customer base from Aliana, Harvest Green, Pecan Grove & surrounding master-planned communities.

## Property Highlights

- **Highly Visible End-Cap Space**  
Strategically located with great visibility and traffic exposure along Grand Parkway (Hwy 99), this space benefits from exceptional frontage and signage opportunities
- **Fully Built-Out Standard Retail**  
Move-in ready with layout and fit-out tailored for retail operations—ideal for quick occupancy with minimal tenant improvements needed.
- **Ample Parking and Pylon Signage Available**  
Strong branding opportunity along with W Grand Pkwy with Pylon signs in the front and also in the backside.  
44 regular spaces + 2 ADS spaces (6.2 spaces per 1000 SF).
- **Comfort, Convenience & Safety**  
Featuring dedicated heating and air conditioning, private restrooms, and a safety grill—ensuring safety, comfort, flexibility, and operational convenience.
- **High-Growth, Affluent Demographics**  
Within a 5-mile radius
  1. Estimated population exceeds 230,000
  2. Median household income ranges from \$165K to \$166K
- **Served by Master-Planned Residential Communities**  
The site is nestled among thriving neighborhoods like *Pecan Grove*, *Aliana*, and *Harvest Green*, offering a stable and engaged customer base. *Pecan Grove* alone reports a population nearing 24,800, median household incomes over \$127K, and strong growth trends
- **Robust Surrounding Retail & Trade Area**  
Situated just north of *Shops at Bella Terra*, the area hosts a diverse tenant mix including Best Buy, Ross, Ulta, 24 Hour Fitness, Total Wine, PetSmart, Target, Kroger and banks.

# PROPERTY LOCATION MAP

7810 W Grand Pkwy S #400  
Richmond TX 77406



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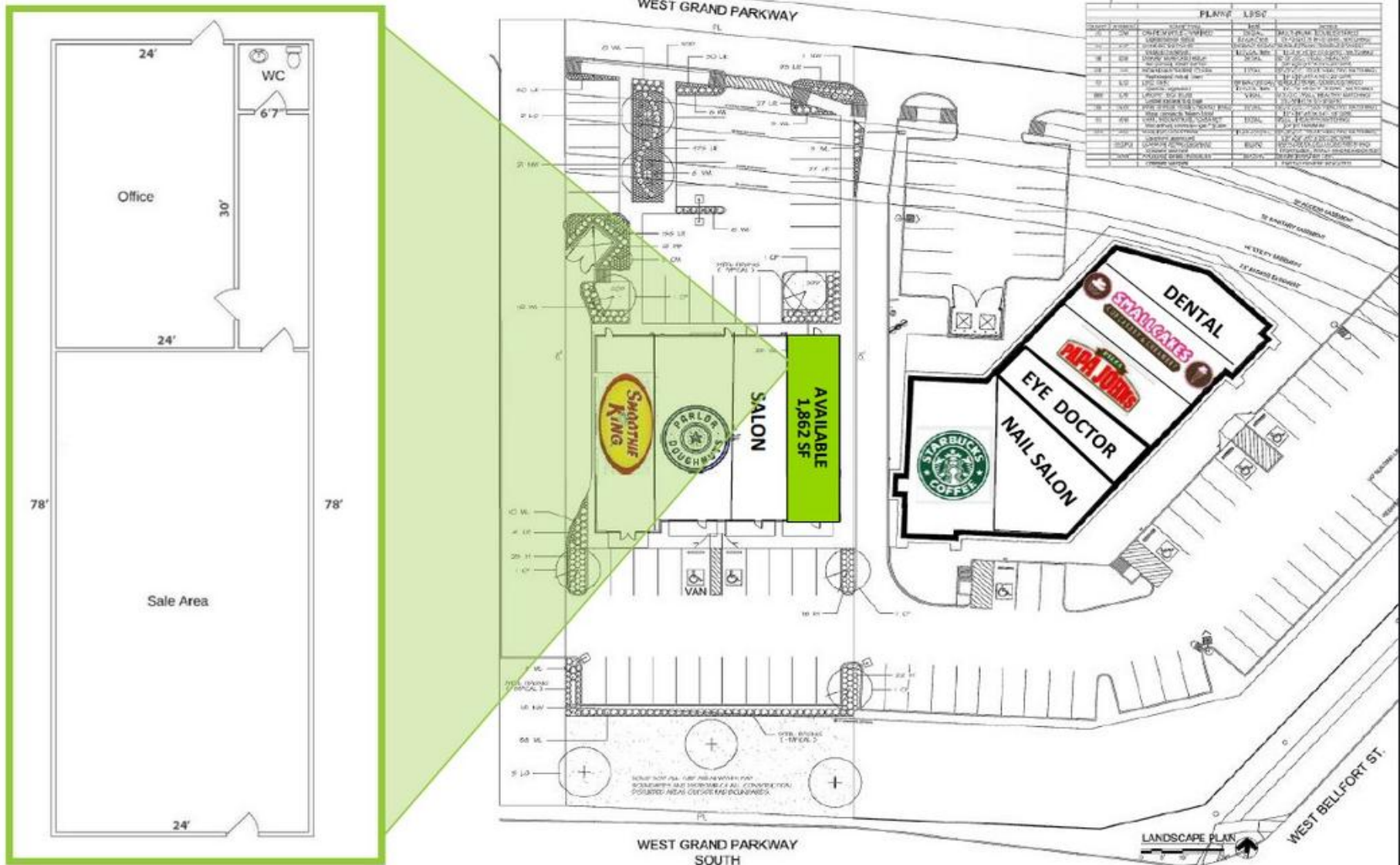


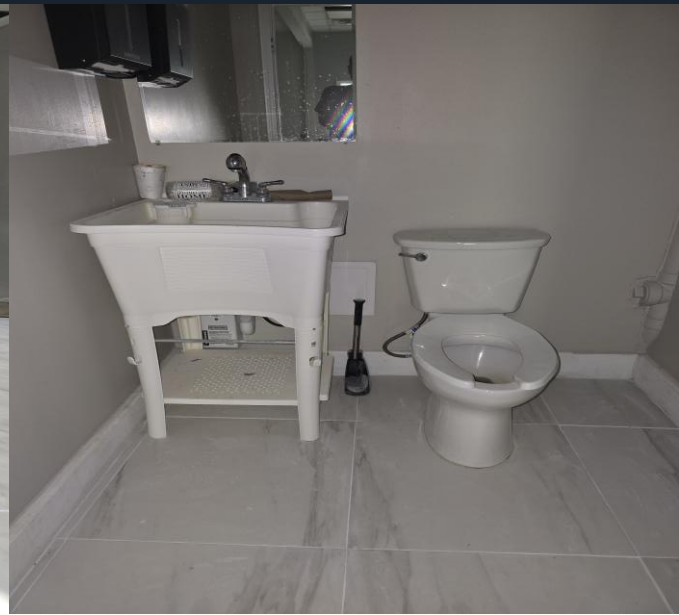


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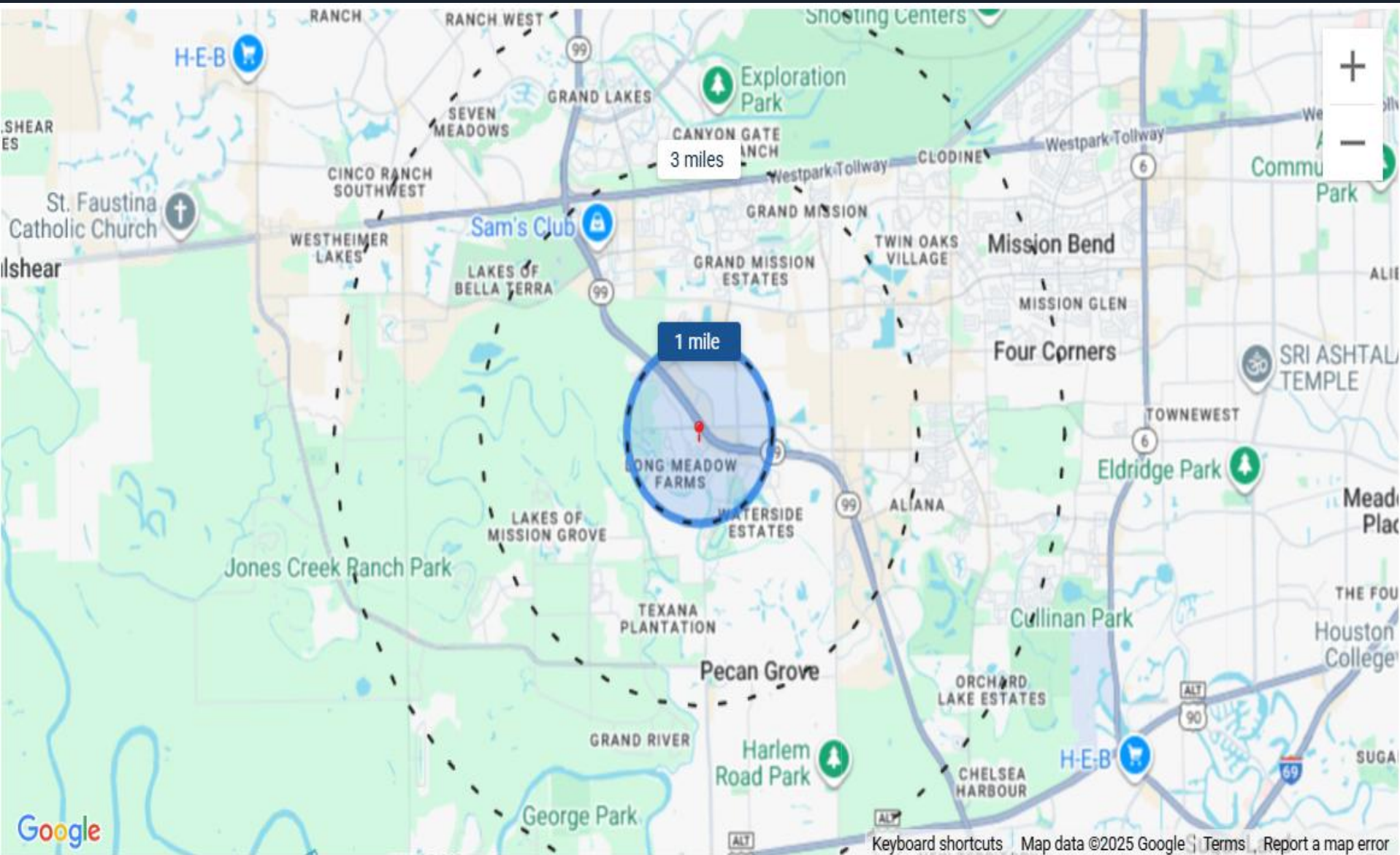






# DEMOGRAPHICS

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1 mile

3 miles

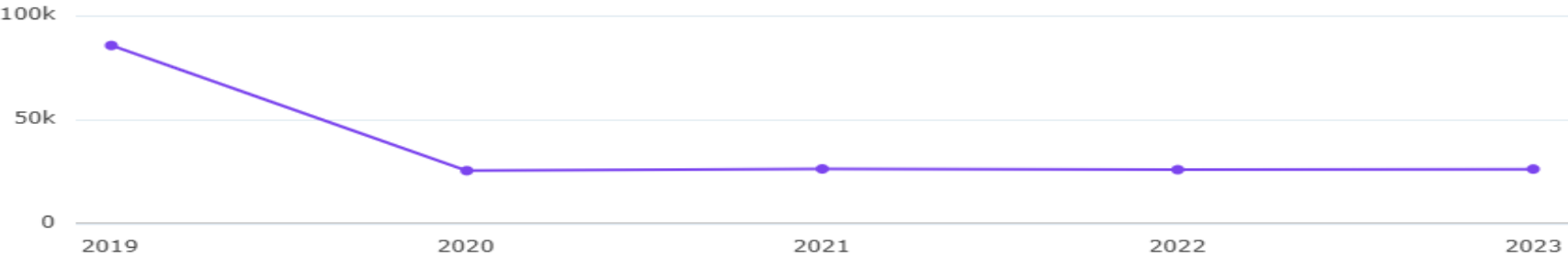
5 miles

Population

26.2k

↑ 1%  
Compared to 25.9k in 2022

↓ 69%  
Compared to 85.6k in 2019



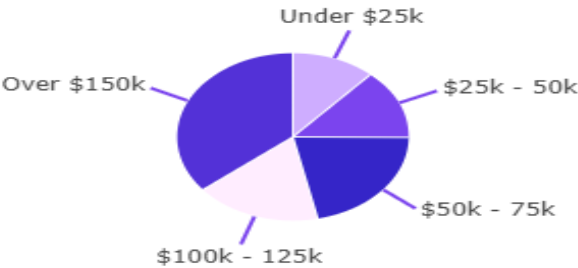
Household Income

\$113.2k

Median Income

\$139.1k  
2028 Estimate

↑ 23%  
Growth Rate



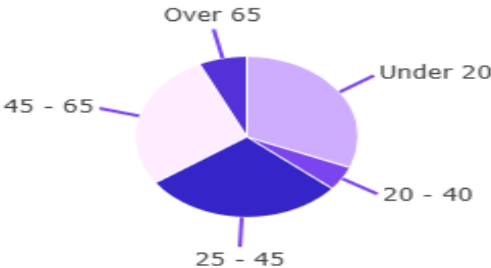
Age Demographics

35

Median Age

35  
2028 Estimate

↑ 1%  
Growth Rate



1 mile

3 miles

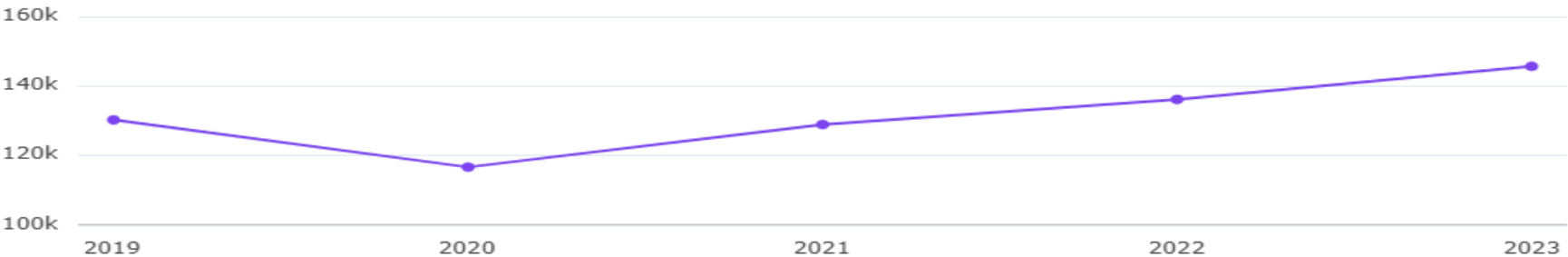
5 miles

Population

145.7k

↑ 6%  
Compared to 136.2k in 2022

↑ 11%  
Compared to 130.3k in 2019

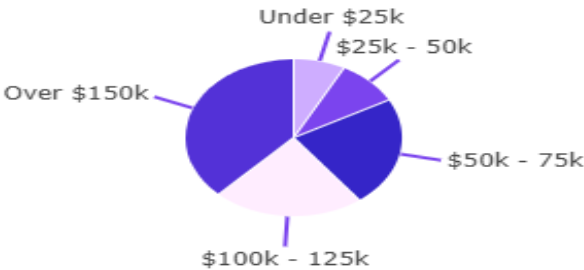


Household Income

\$122.9k  
Median Income

\$128.1k  
2028 Estimate

↑ 4%  
Growth Rate

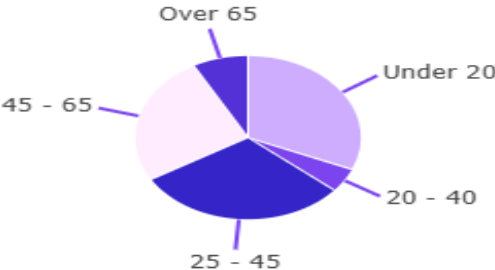


Age Demographics

36  
Median Age

36  
2028 Estimate

↓ 1%  
Growth Rate



1 mile

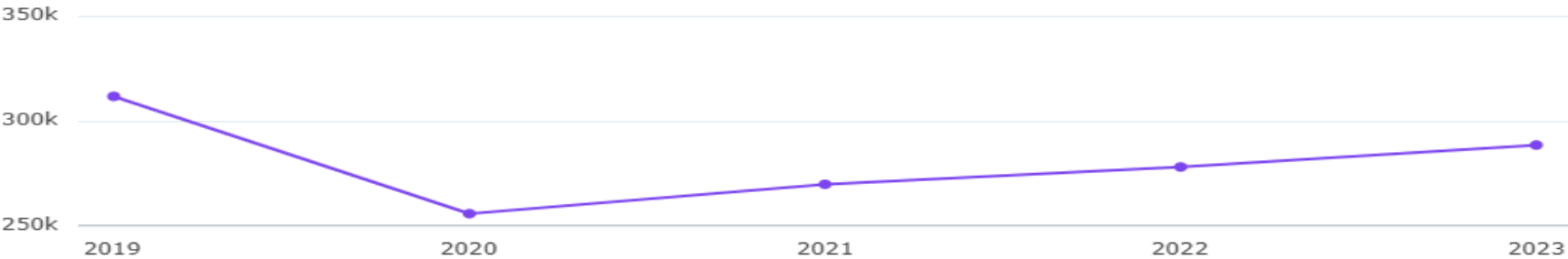
3 miles

5 miles

Population

288.5k

↑ 3% Compared to 278.1k in 2022      ↓ 7% Compared to 311.7k in 2019

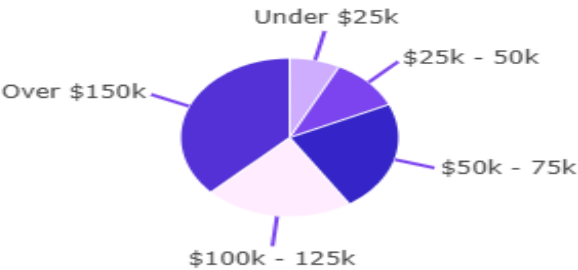


Household Income

\$120.2k  
Median Income

\$131.4k  
2028 Estimate

↑ 9%  
Growth Rate

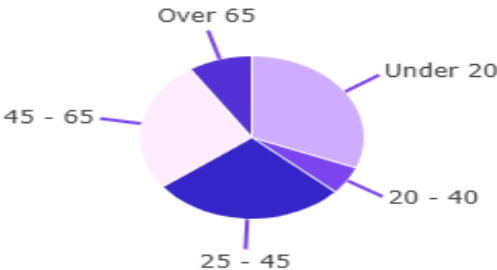


Age Demographics

37  
Median Age

36  
2028 Estimate

↓ 1%  
Growth Rate



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.