

FOR SALE

Seguin
Elementary

KMA
KIDS
MONTESSORI
ACADEMY

Grand Vista
1,643 Lots

Grand Mission
3,103 Lots

13,601 VPD (21)

Grand Mission Blvd

SITE

Grand Vista Lakes Dr

Patterson
Elementary

Prime Bazaar

Valero

Beechnut Rd 9,284 VPD (21)

PAD SITE AVAILABLE

SEC of Grand Mission Blvd & Grand Vista Lakes Dr | Richmond, Texas

Future
100,000 SF
Iceskating Rink

XAG
PROPERTIES

Contact:

NEHA ABASSI *VP of Sales & Leasing*

(832) 868-0303 | neha.a@xagproperties.com

Pad Site Available

SEC of Grand Mission Blvd & Grand Vista Lakes Dr | Richmond, Texas

Property Highlights

FOR SALE



Location

Grand Mission Blvd &
Grand Vista Lakes Dr
Richmond, TX 77407



Available

±0.8 AC
Pad-ready site sized for QSR or
drive-thru development



Access & Frontage

Frontage on Grand Mission Blvd
Grand Mission Blvd: ±315'
Grand Mission Blvd: 13,601 VPD ('21)



Rate

Call for Pricing

Property Features

- » Suited for QSR, drive-thru, café, freestanding restaurant, or automotive/car wash
- » Utilities and detention on site
- » Zone X / outside floodplain
- » Near Amazon Distribution Center — significant daytime traffic and employment driver
- » Adjacent nearby communities including Grand Mission Estates, Aliana, and Harvest Green
- » Fort Bend County continues to experience strong population growth driven by masterplanned communities, strong household incomes, & proximity to Houston's employment base

2025 Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|-----------|-----------|
| Population | 15,111 | 123,635 | 285,207 |
| Proj. 2030 Population | 17,198 | 140,268 | 311,981 |
| Total Households | 4,748 | 37,895 | 90,117 |
| Median HH Income | \$98,934 | \$100,726 | \$102,662 |



\$100K+ Median HH Income
across 1, 3, and 5-mile rings

Contact:

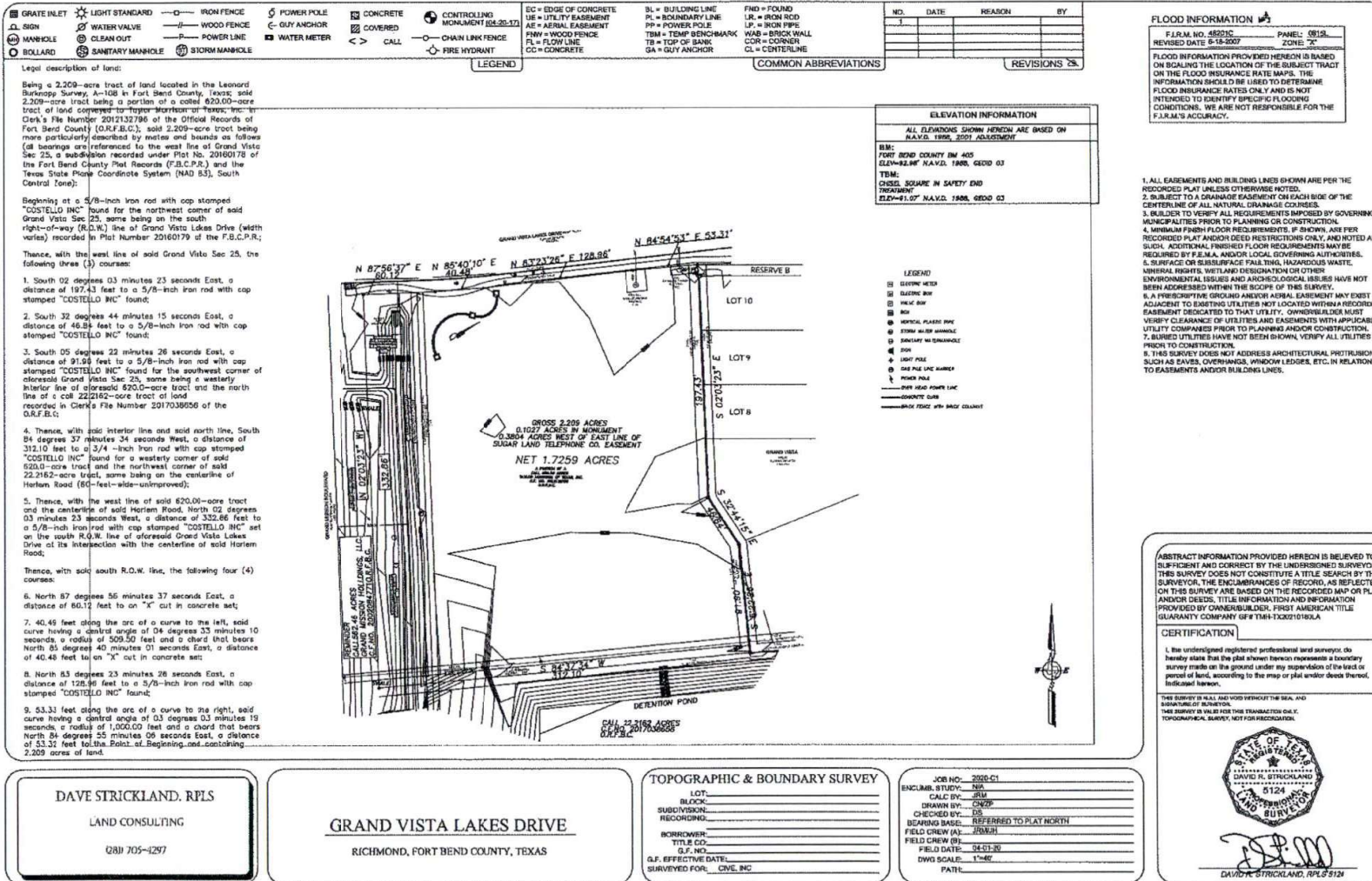
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Pad Site Available

SEC of Grand Mission Blvd & Grand Vista Lakes Dr | Richmond, Texas
Survey

FOR SALE



1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
4. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISH FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
5. SURFACE OR SUBSURFACE FAILING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
6. A PRESCRIPTIVE GRADING AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNERS/BUILDERS MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
7. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
8. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROVISIONS SUCH AS EAVES, GUTTERS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

- » Detention on-site
- » Utilities are available

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Market Aerial

FOR SALE



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XAG
PROPERTIES

CRE BROKERAGE FIRM

6115 FM-359, Richmond, TX 77406

(346) 843-1281

www.xaggroup.com



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.



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.

| | | | |
|---|-------------|-------|-------|
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent / Associate | License No. | Email | Phone |
| Sales Agent / Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov