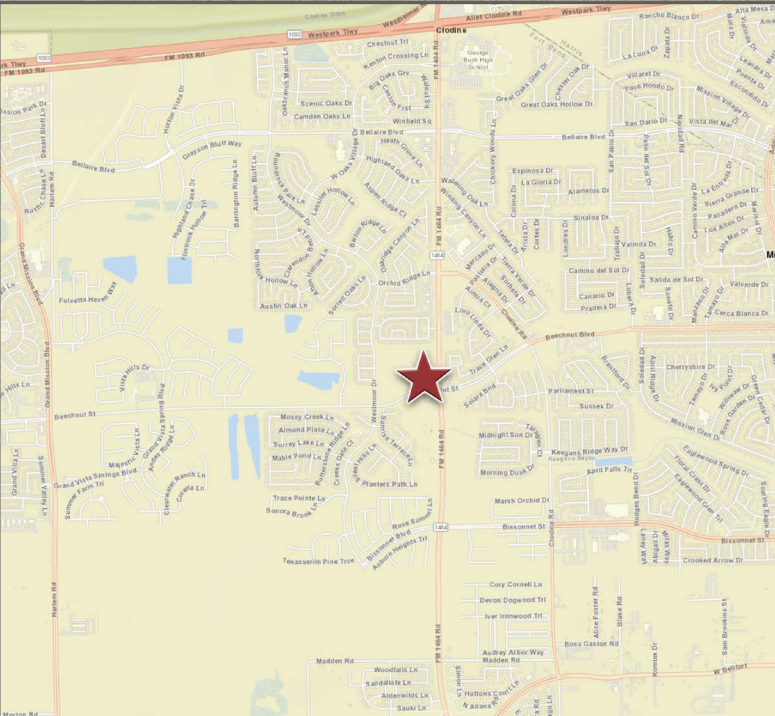


# FOR SALE/LEASE

# NEW MIXED-USE DEVELOPMENT

NWC OF FM-1464 & BEECHNUT RD, RICHMOND, TEXAS



## PROPERTY FEATURES

- Pad Sites Available for Sale/Lease
- Retail Space / Proposed Shopping Center for Lease
- Located at the northeast corner of FM-1464 & Beechnut Rd with easy access to Westpark Tollway, Hwy 6 and Grand Pkwy
- New development with 348 unit multifamily apartments
- Call for Pricing

## FOR INQUIRIES CONTACT

**GEORGE HARSH**

713.516.6444

[george@cunninghamtx.com](mailto:george@cunninghamtx.com)

**PRESTON CUNNINGHAM**

281.489.8800

[preston@cunninghamtx.com](mailto:preston@cunninghamtx.com)



# NEW MIXED-USE DEVELOPMENT PROPERTY INFORMATION

## LOCATION

NWC FM-1464 & BEECHNUT RD  
RICHMOND, TEXAS 77407

## AVAILABLE

PAD SITES FOR SALE/LEASE  
RETAIL SPACE FOR LEASE

## LEASE RATE

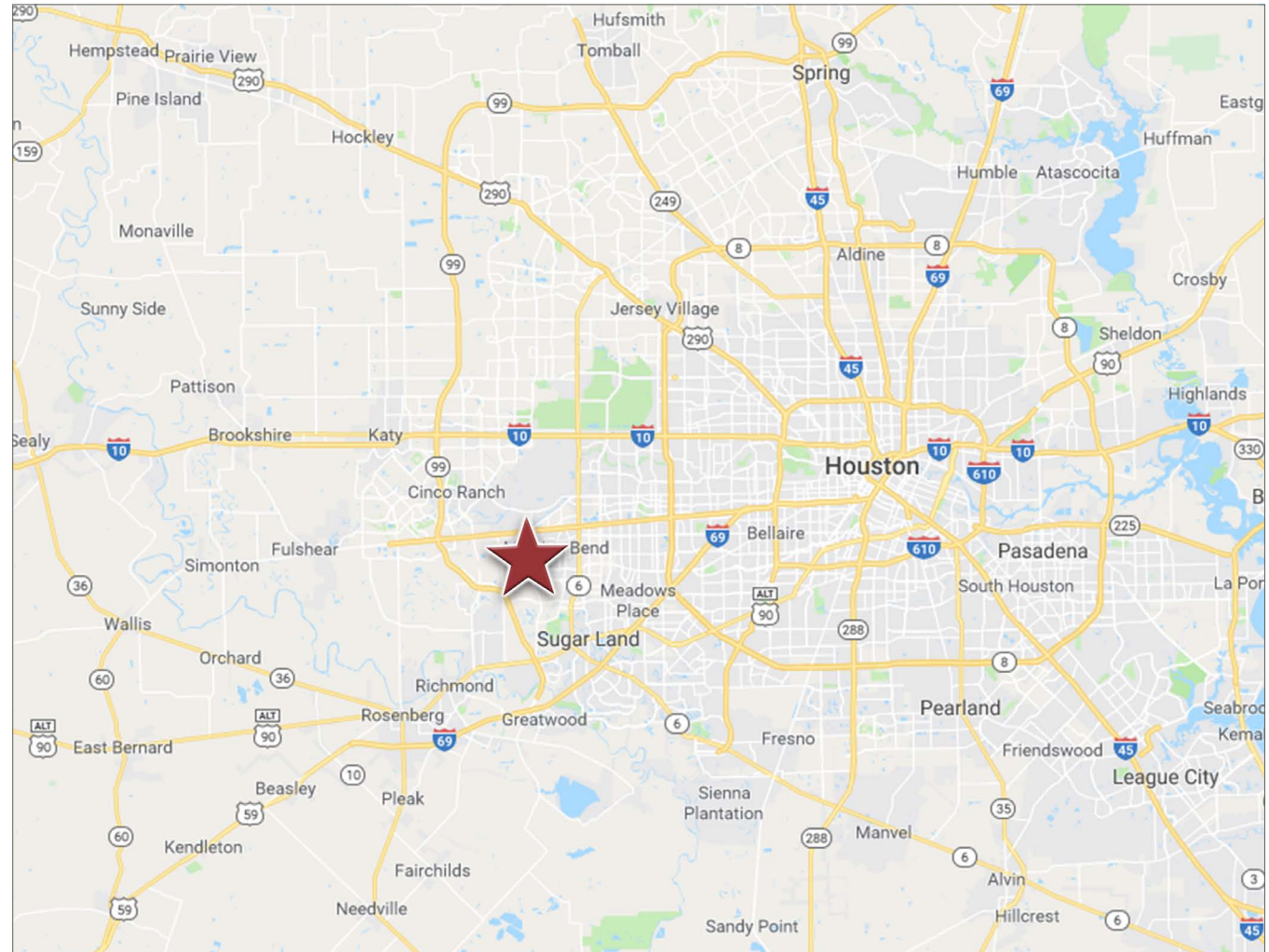
CALL FOR PRICING

## AREA RETAILERS

HEB • SAM'S CLUB • WALMART  
AT HOME • TARGET • KROGER  
HOBBY LOBBY • WALGREENS

## TRAFFIC COUNTS

FM-1464 N OF BEECHNUT: 27,333 VPD  
FM-1464 S OF BEECHNUT: 18,790 VPD  
(TXDOT 2022)  
BEECHNUT RD: 9,824 VPD (TXDOT 2021)



## 2023 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	18,975	64,262	129,936	302,805
DAYTIME POPULATION	11,361	41,077	87,070	207,018
AVERAGE HH INCOME	\$96,249	\$99,953	\$103,258	\$107,577



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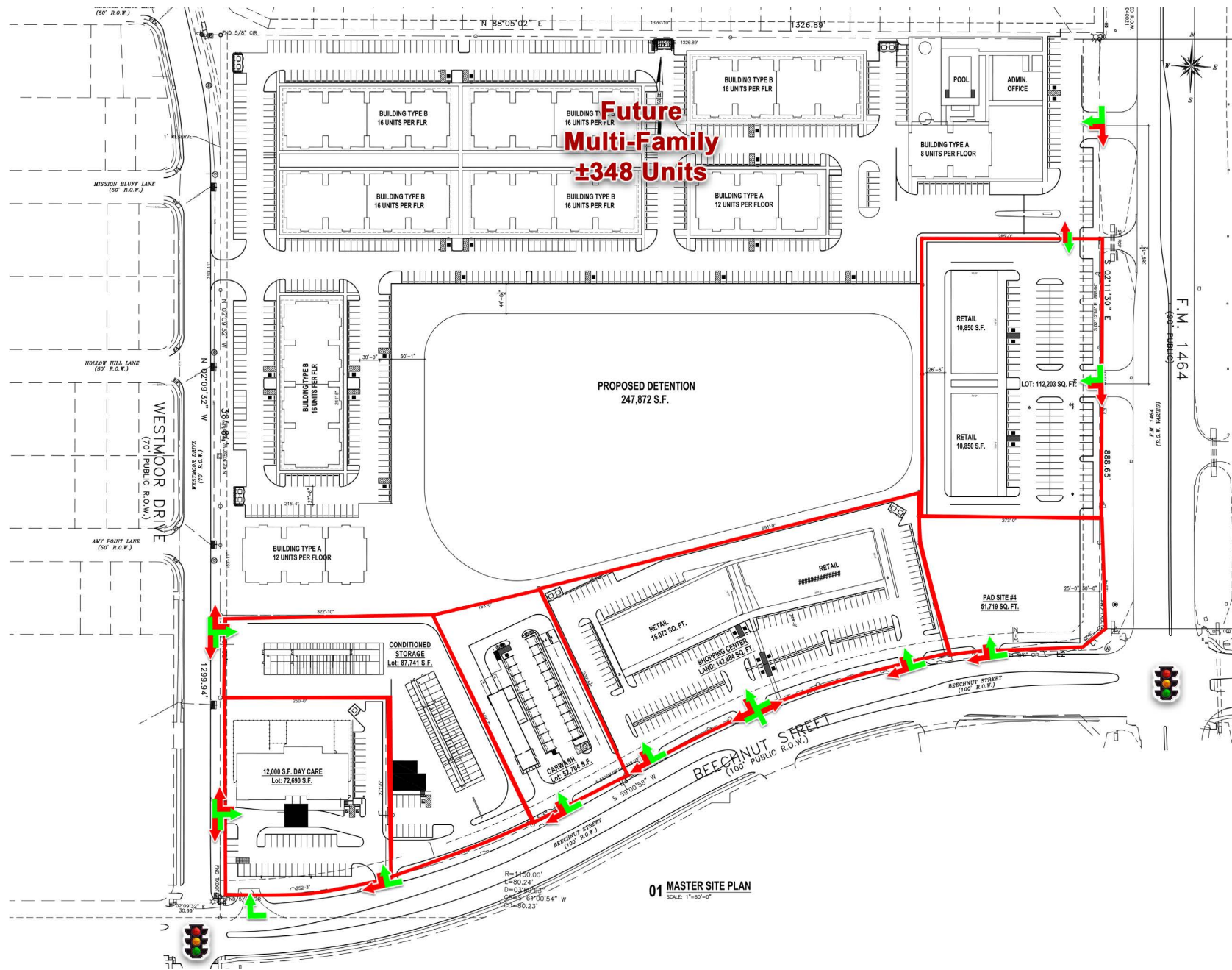
# NEW MIXED-USE DEVELOPMENT RENDERINGS



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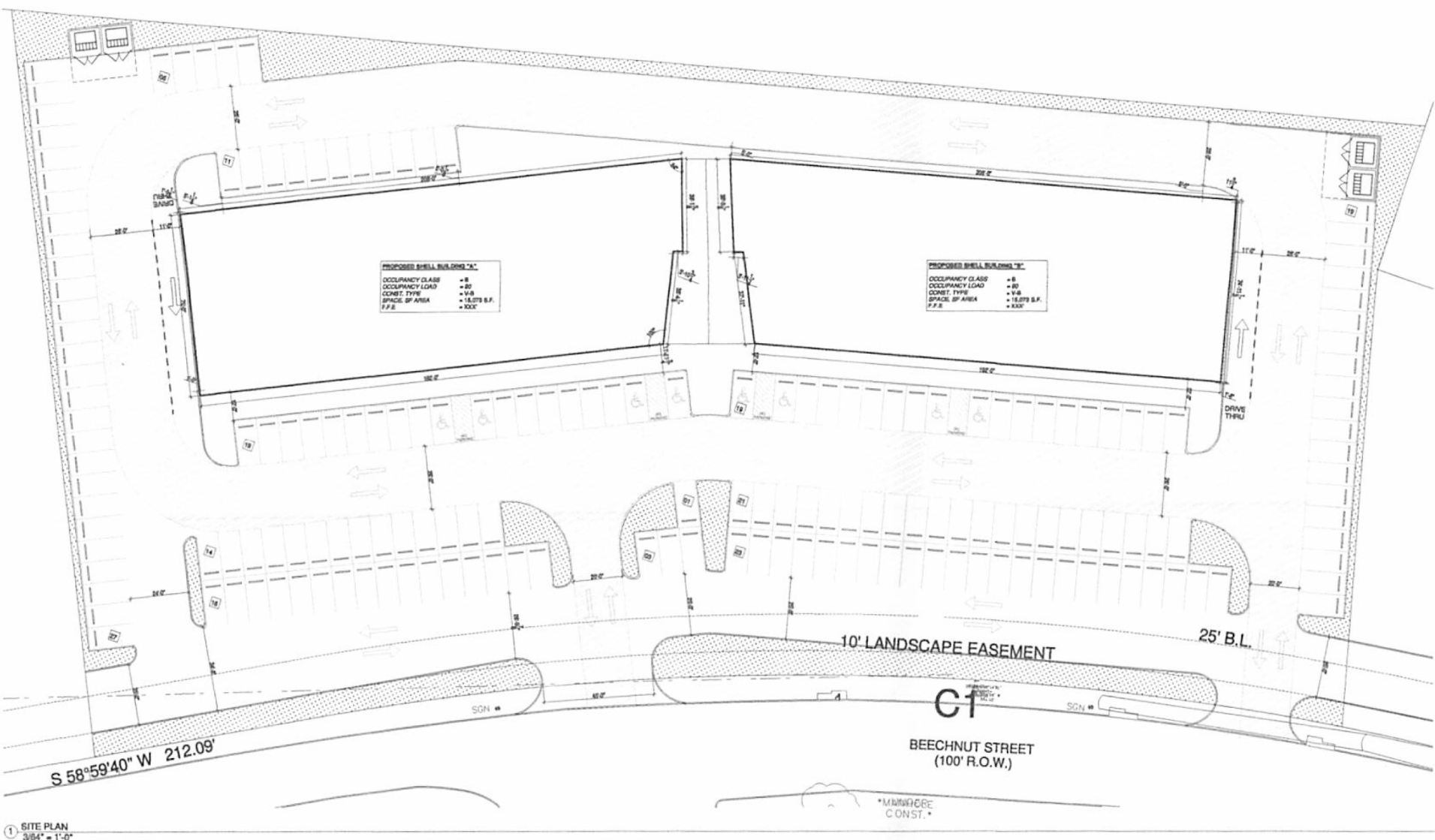
# NEW MIXED-USE DEVELOPMENT OVERALL SITE PLAN



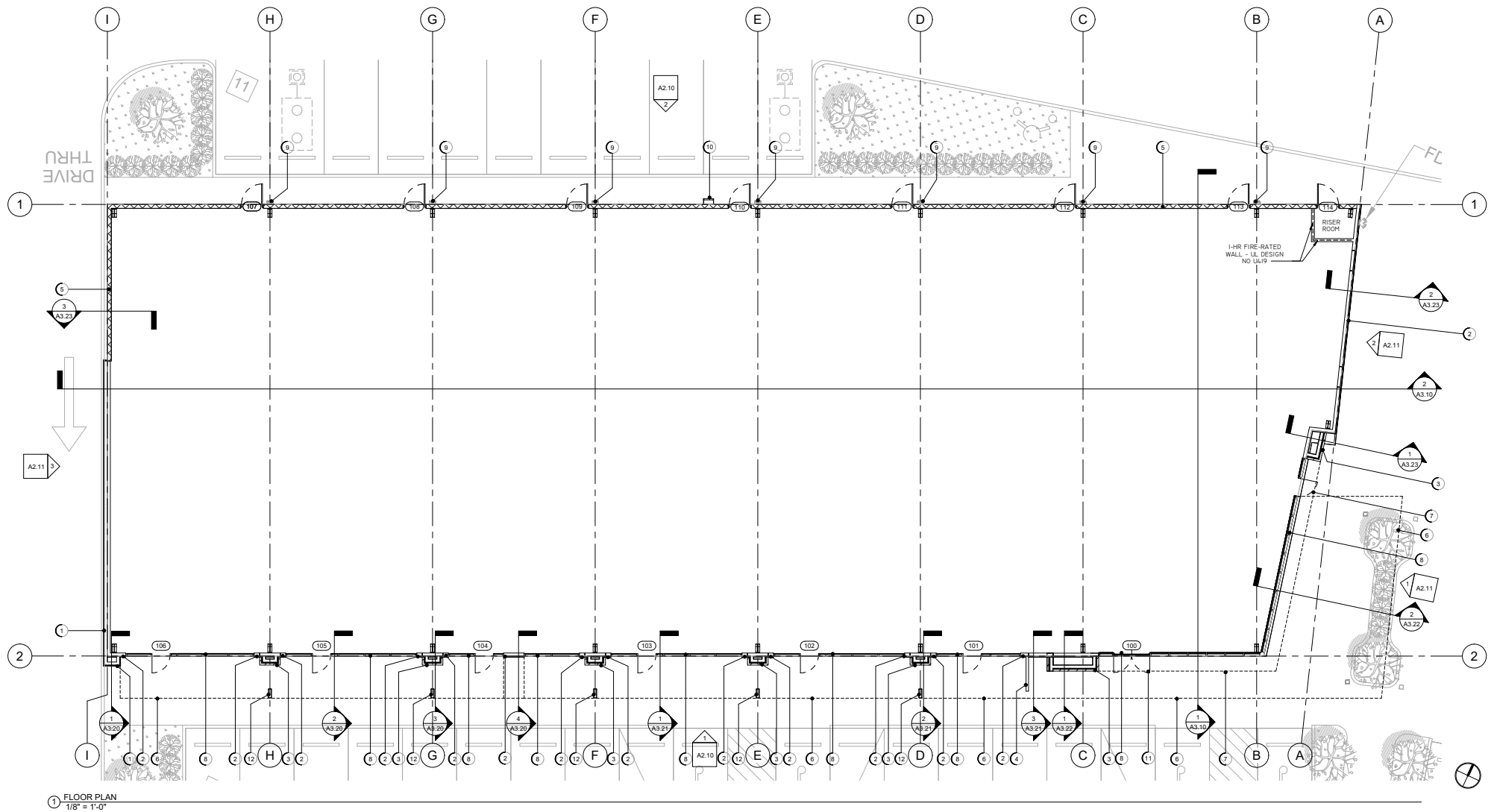
**APARTMENT COMPLEX**  
**GROSS (W/ DETENTION): 936,236 SQ. FT.**  
**APPROX. 384 UNITS**  
**W/ 3 STORY BUILDINGS**  
**POND FOOTPRINT: 247,872 S.F.**  
**NET AREA WITHOUT POND: 688,364 S.F.**

01 MASTER SITE PLAN  
SCALE: 1"=40'-0"

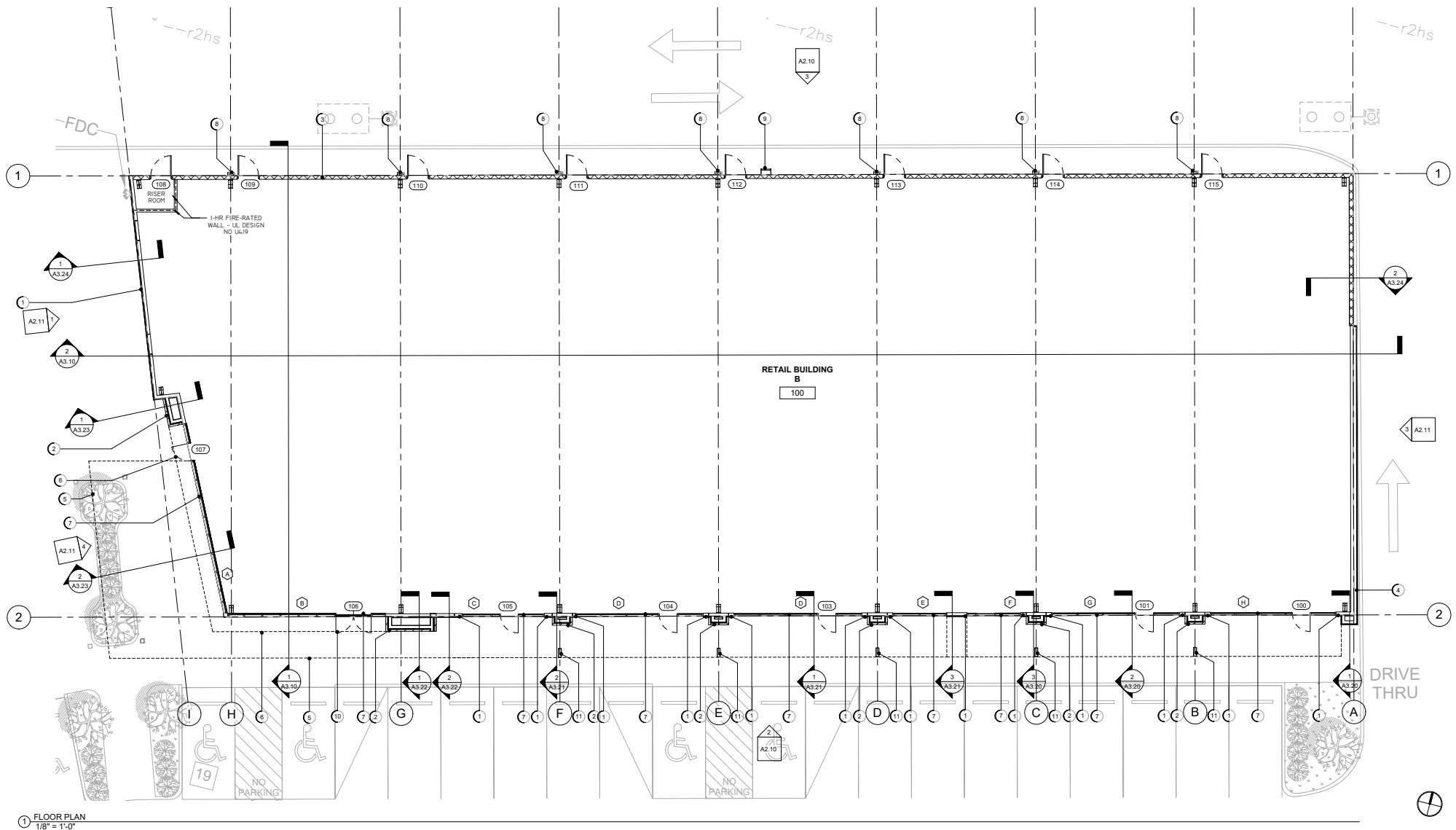
# NEW MIXED-USE DEVELOPMENT RETAIL PLAN



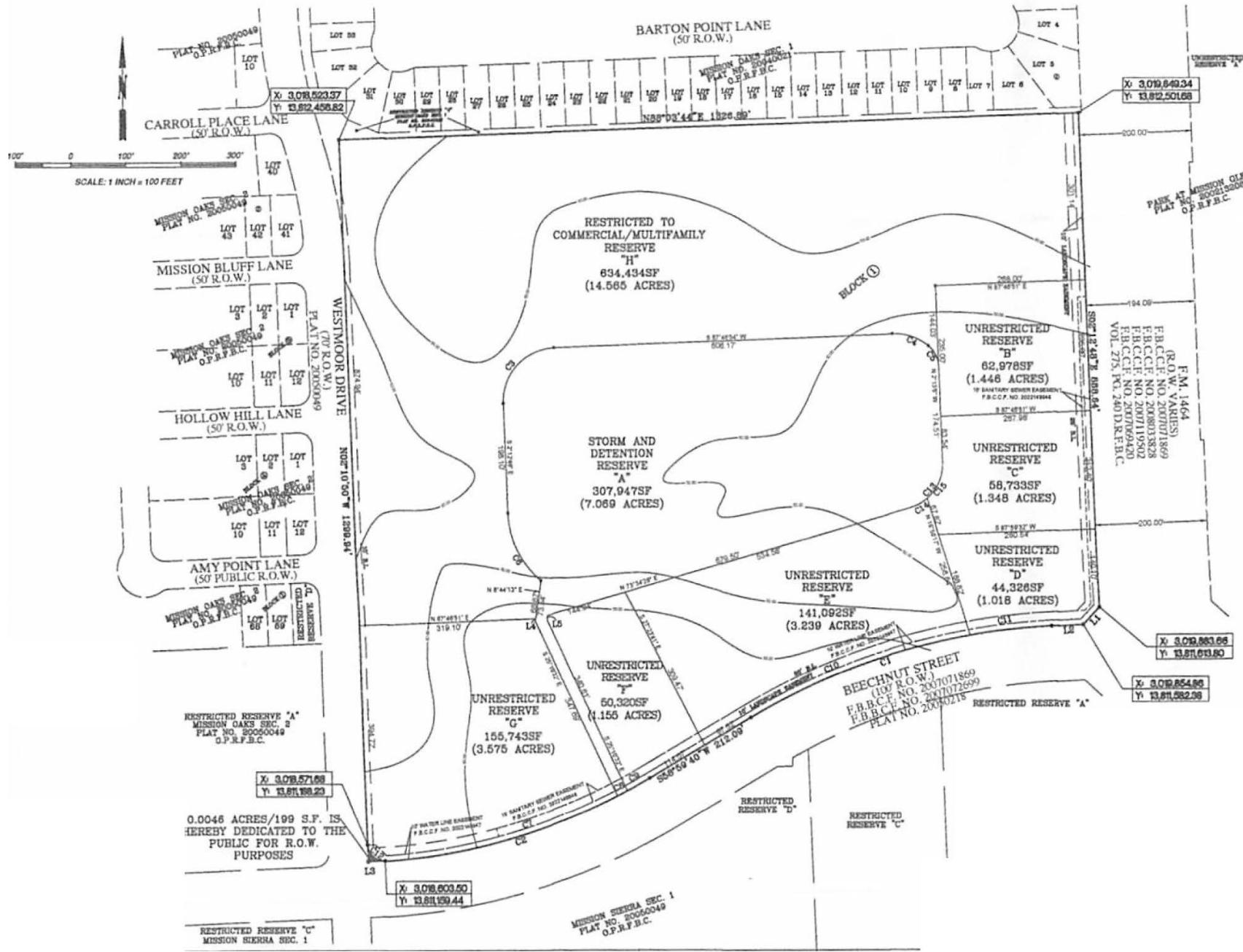
# NEW MIXED-USE DEVELOPMENT FLOOR PLAN



# NEW MIXED-USE DEVELOPMENT FLOOR PLAN

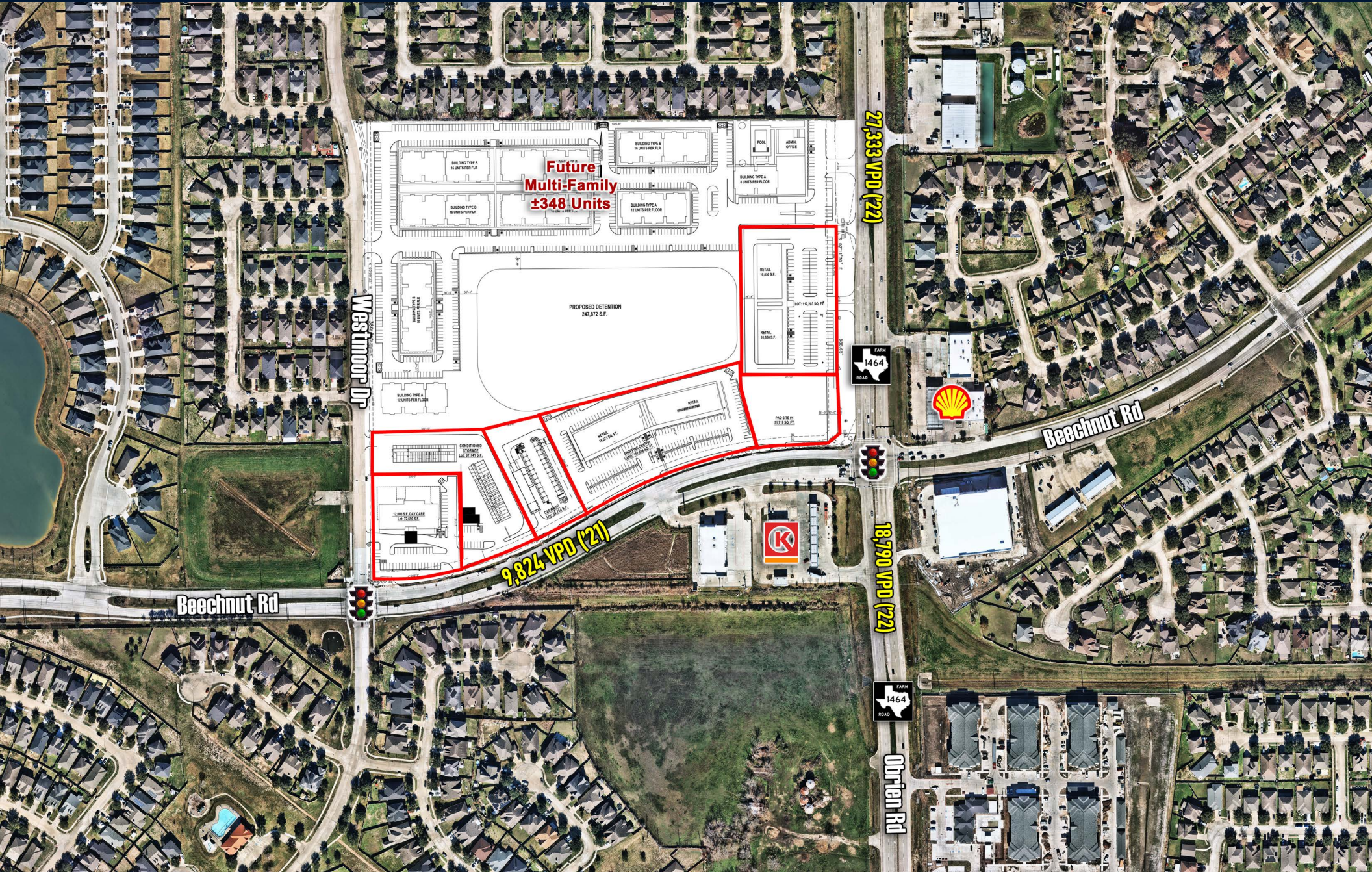


# NEW MIXED-USE DEVELOPMENT SURVEY





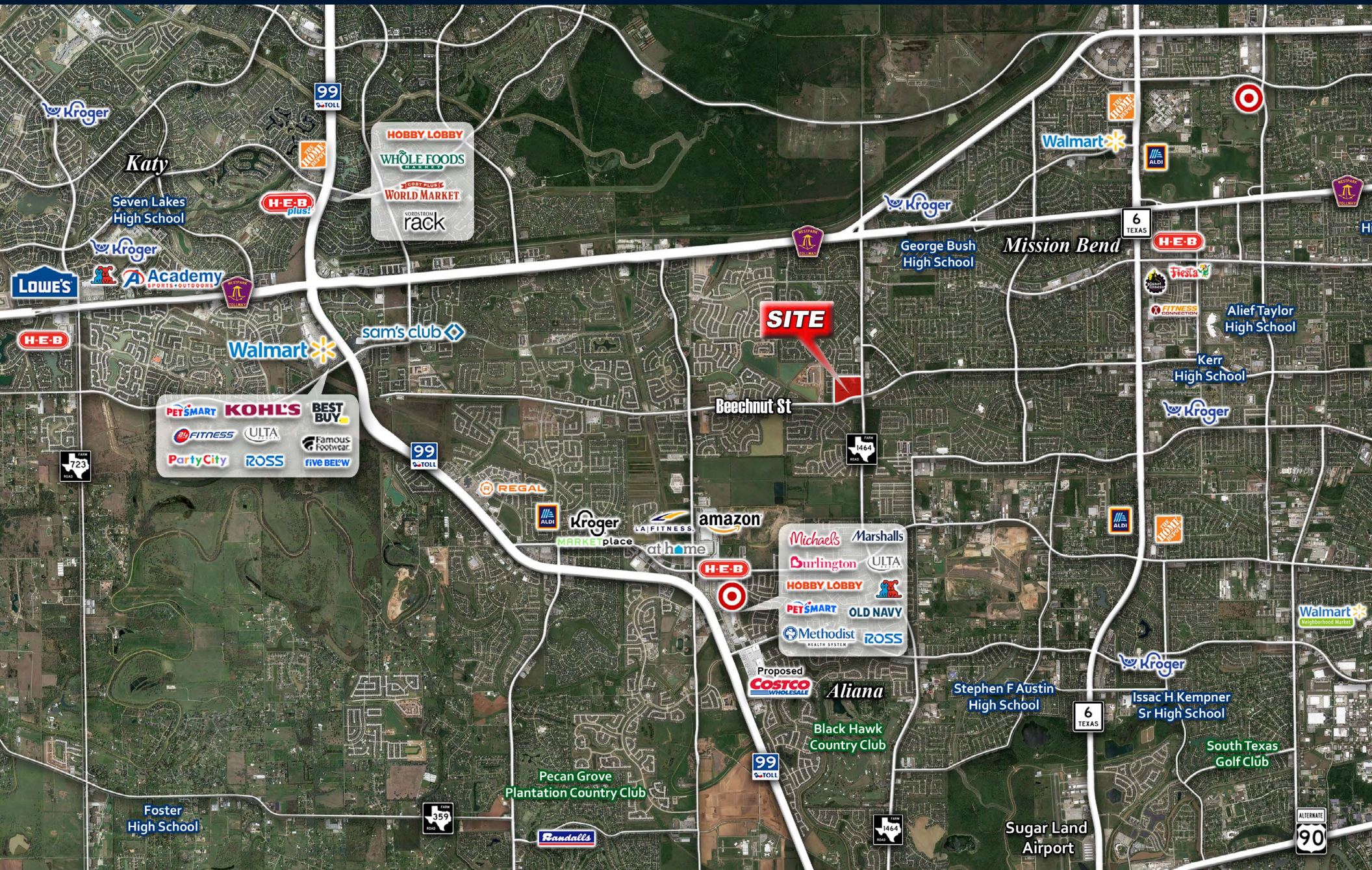
# NEW MIXED-USE DEVELOPMENT INTERSECTION AERIAL



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# NEW MIXED-USE DEVELOPMENT RETAIL AERIAL





# 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.

**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.

**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.

### **Preston Cunningham Ventures LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**0590777**

License No.

**preston@cunninghamtx.com**

Email

**281-489-8800**

Phone

### **John Preston Cunningham III**

Designated Broker of Firm

**0505246**

License No.

**preston@cunninghamtx.com**

Email

**281-489-8800**

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](http://www.trec.texas.gov)

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