

FOR LEASE

18110 Madden Rd.

Richmond, TX 77407



PROPERTY SUMMARY

Secure your spot at 18110 Madden Rd in Richmond, TX, a prime location for businesses seeking growth in a rapidly developing area. This modern commercial space, ready for occupancy in May 2025, sits near high-income neighborhoods, including the expanding master-planned community of Aliana. With easy access to major highways, a nearby anchor gas station and convenience store, and proximity to an HEB and shopping center, this property offers excellent visibility and foot traffic. Surrounded by limited competition, including only one other fully leased strip center, it's an ideal opportunity for long-term business success.

Space Available	1,089-2,090 SF
Price Per SF	\$2.75/SF/MO
Year Built	Under Construction - ETA May 2025
Lot Size	5.94 AC



The-Trinh Nguyen

Broker Manager

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PROPERTY HIGHLIGHTS

- Brand new, modern building
- Located in fast-growing, affluent Aliana community, in proximity to residential areas and apartment complex
- Easy access from Grand Pkwy, close to HEB, Costco, and Target
- TI provided
- Anchor Gas Station and C-Store
- Perfect for Restaurants, Coffee/Tea shops, etc.

DEMOGRAPHICS

1 MILE

Population

10,982

Households

2,952

Medium Household Income

\$117,245

Medium Age

36

VDP

5,162



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