## **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.

Price Per SF	\$2.75/SF/MC
Year Built	Under Construction - ETA May 2025
Lot Size	5.94 AC



**The-Trinh Nguyen**Broker Manager

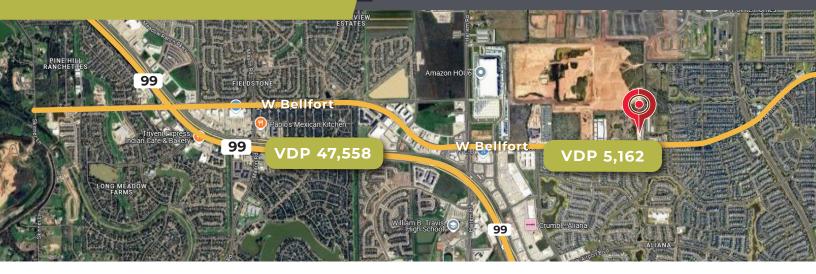
832-356-TRIN Trinh@therealtytexas.com



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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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