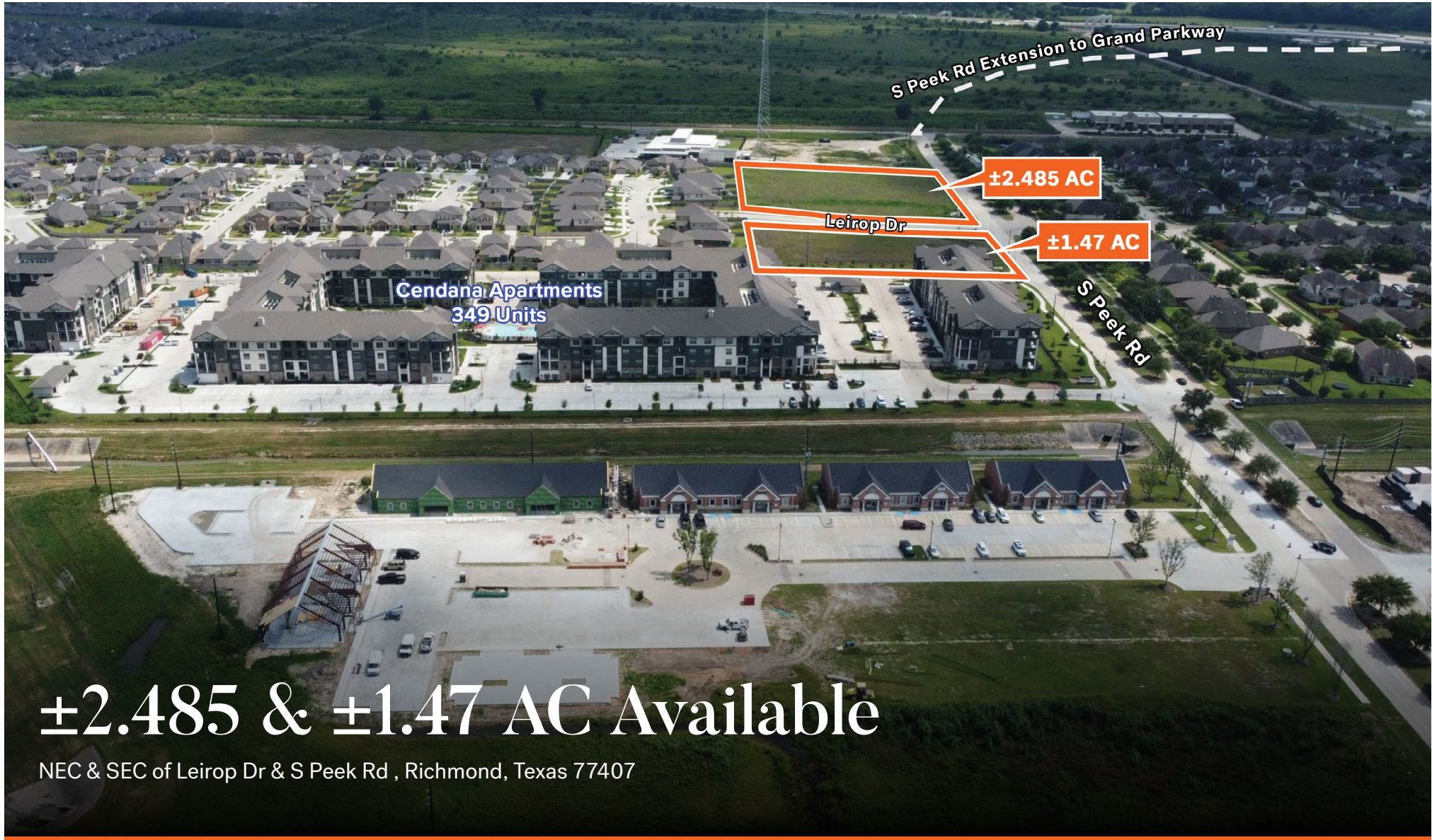




MULTIPLE PAD SITES AVAILABLE FOR SALE OR GROUND LEASE NEAR THE DISTRICT WEST DEVELOPMENT



±2.485 & ±1.47 AC Available

NEC & SEC of Leirop Dr & S Peek Rd , Richmond, Texas 77407

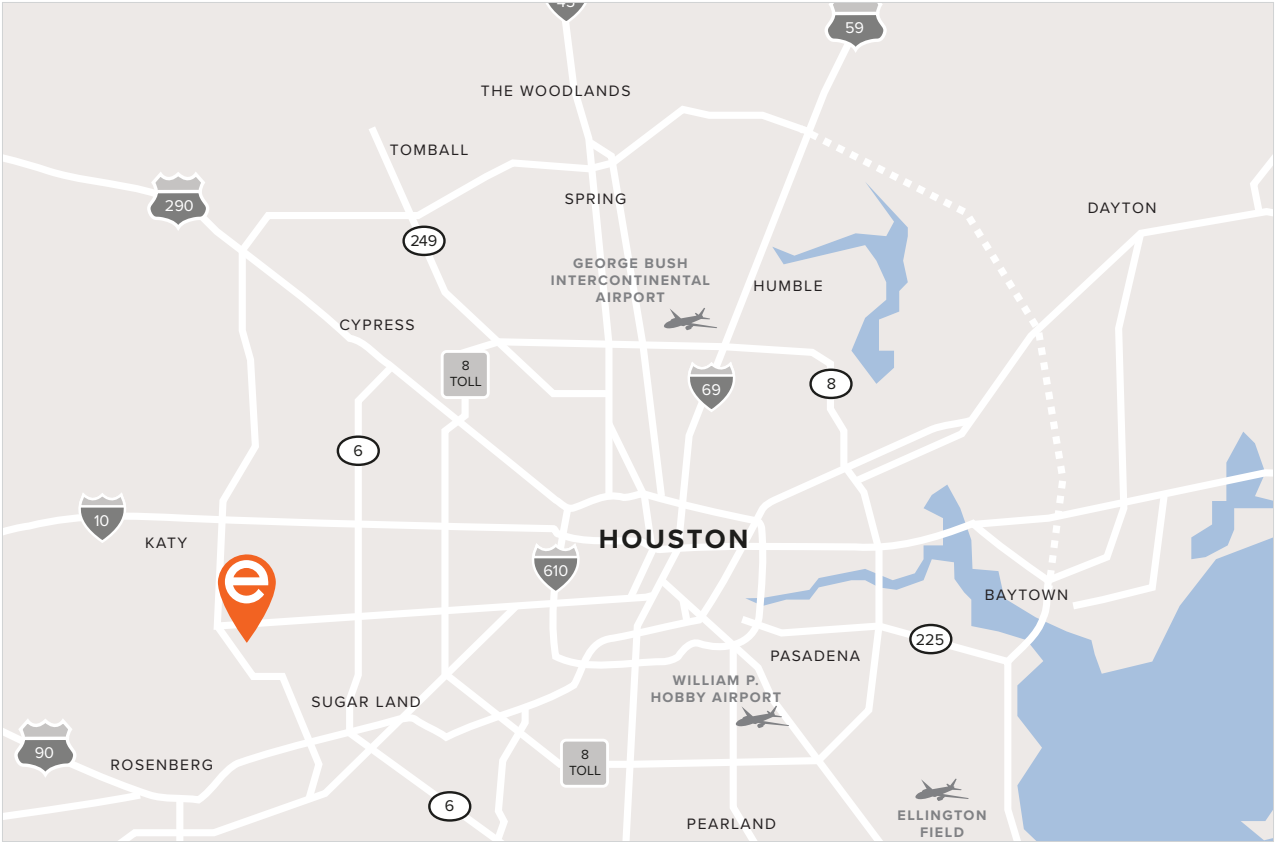
Kristen Barker, CCIM® | Principal

kbarker@edge-re.com | 713.900.3040

Edge Realty Partners

515 Post Oak Blvd, Suite 175, Houston, Texas 77027

713.900.3000 | edge-re.com



LOCATION

NEC & SEC of Leirop Dr & S Peek Blvd
Richmond, Texas, 77407



AVAILABLE

±2.485 AC Pad
±1.47 AC Pad



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2025)

65,766 CPD

Grand Parkway / Hwy 99



PROPERTY INFORMATION

- ±2.485 & ±1.47 AC Pad Sites Available for Sale or Ground Lease Located at the Entrance of Grand Trail Neighborhood
- Beechnut Rd and S Peek Rd Extension to Grand Parkway Underway Near Site
- Located Directly South of District West, a New 100 Acre Mixed-Use Development
- Close Proximity to Both Star Cinema Grill with Over 414.2K Annual Visits and Whiskey River West with Over 220K Annual Visits
- Whiskey River is the Top Alcohol Seller Among Fort Bend County, According to the Houston Chronicle
- Positioned in a Highly Developed Residential Area with Over 260,000 Total Population within a 5 Mile Radius

Visitor data from Placer.ai

2024 DEMOGRAPHIC SNAPSHOT

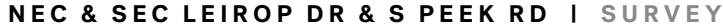
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	8,953	98,843	260,622
ADULT DAYTIME POPULATION	8,109	67,570	191,146
AVG HH INCOME	\$101,383	\$121,515	\$122,529

AREA RETAILERS

Whiskey River, Star Cinema Grill, Sam's Club, Gallery Furniture, Cinemark, Starbucks, Walgreens, Kohls, Total Wine & More, Famous Footwear, Five Below, Bath & Body Works, AutoZone, Discount Tire, Ulta, Party City, James Avery, Chick-fil-A, Buffalo Wild Wings, IHop, Kelsey-Seybold Clinic, 7-Eleven











NEC & SEC LEIROP DR & S PEEK RD | 2024 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	8,953	98,843	260,622
TOTAL DAYTIME POPULATION	8,109	67,570	191,146
PROJECTED POPULATION GROWTH 2021 TO 2026	20.15%	13.58%	12.91%
2026 PROJECTED POPULATION	10,756	112,267	294,267
% FEMALE POPULATION	52%	52%	51%
% MALE POPULATION	48%	48%	49%
MEDIAN AGE	36.6	36.7	37.3
BUSINESS			
TOTAL EMPLOYEES	1,421	10,521	33,586
TOTAL BUSINESSES	199	1,223	3,555
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$101,383	\$121,515	\$122,529
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$88,982	\$126,345	\$124,784
ESTIMATED PER CAPITA INCOME	\$36,037	\$46,070	\$47,562
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	3,027	32,545	84,265
% HOUSING UNITS OWNER-OCCUPIED	77.00%	73.00%	75.00%
% HOUSING UNITS RENTER-OCCUPIED	16.00%	23.00%	21.00%
RACE & ETHNICITY			
% WHITE	24.20%	38.92%	41.36%
% BLACK OR AFRICAN AMERICAN	32.15%	21.09%	16.69%
% ASIAN	22.33%	21.07%	23.63%
% OTHER	21.32%	18.91%	18.32%
% HISPANIC	24.33%	20.64%	21.57%
% NON-HISPANIC	75.67%	79.36%	78.43%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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