

5151 MEADOW RANCH PARKWAY

RICHMOND, TEXAS 77407

FOR LEASE



kw SOUTHWEST
KELLERWILLIAMS, REALTY

THE B&P TEAM
COMMERCIAL REAL ESTATE

5151

MEADOW RANCH PARKWAY

CONTACT US

IMRAN BHADANI

(786) 548-8342

Imran@thebandpteam.com

FERDAWS AKBARY

REALTOR®

(713) 890-2221

Ferdaws@thebandpteam.com



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Executive Summary

5151 Meadow Ranch Parkway presents a rare opportunity to lease newly constructed (2025) Class A medical and professional office condominiums in one of Fort Bend County's most dynamic growth corridors. Strategically positioned within the rapidly expanding Richmond submarket, the property benefits from strong residential density, affluent demographics, and continued commercial development along the Grand Parkway corridor.

The project offers flexible, office suites designed to accommodate a range of medical and executive users. With modern construction, efficient layouts, and immediate availability, the property provides an ideal solution for practices and professional firms seeking a high-quality presence in a growing suburban market.

Surrounded by master-planned communities including Aliana and Harvest Green, the site is supported by a built-in patient and client base. Convenient access to Grand Parkway (SH 99), Westpark Tollway, and Interstate 69 ensures regional connectivity to Sugar Land, Katy, and greater Houston.

With strong area fundamentals, expanding population growth, and premium construction quality, 5151 Meadow Ranch Parkway offers tenants a strategic location for long-term practice growth and brand visibility.



PROPERTY SUMMARY

Address	5151 Meadow Ranch Parkway, Richmond, TX
Asking Price	Contact Broker
Property Type	Office
Property Subtype	Office Condominiums
Year Built	New Construction
Available Area	1,170 SF to 1,207 SF
Lot Area	Part of Long Meadow Town Center
Building Height	1 Story
Frontage	Visible from Grand Parkway
Tenancy	For Lease
Building Class	Class A
Parking	Ample On-Site Parking
Parking	95 Spaces





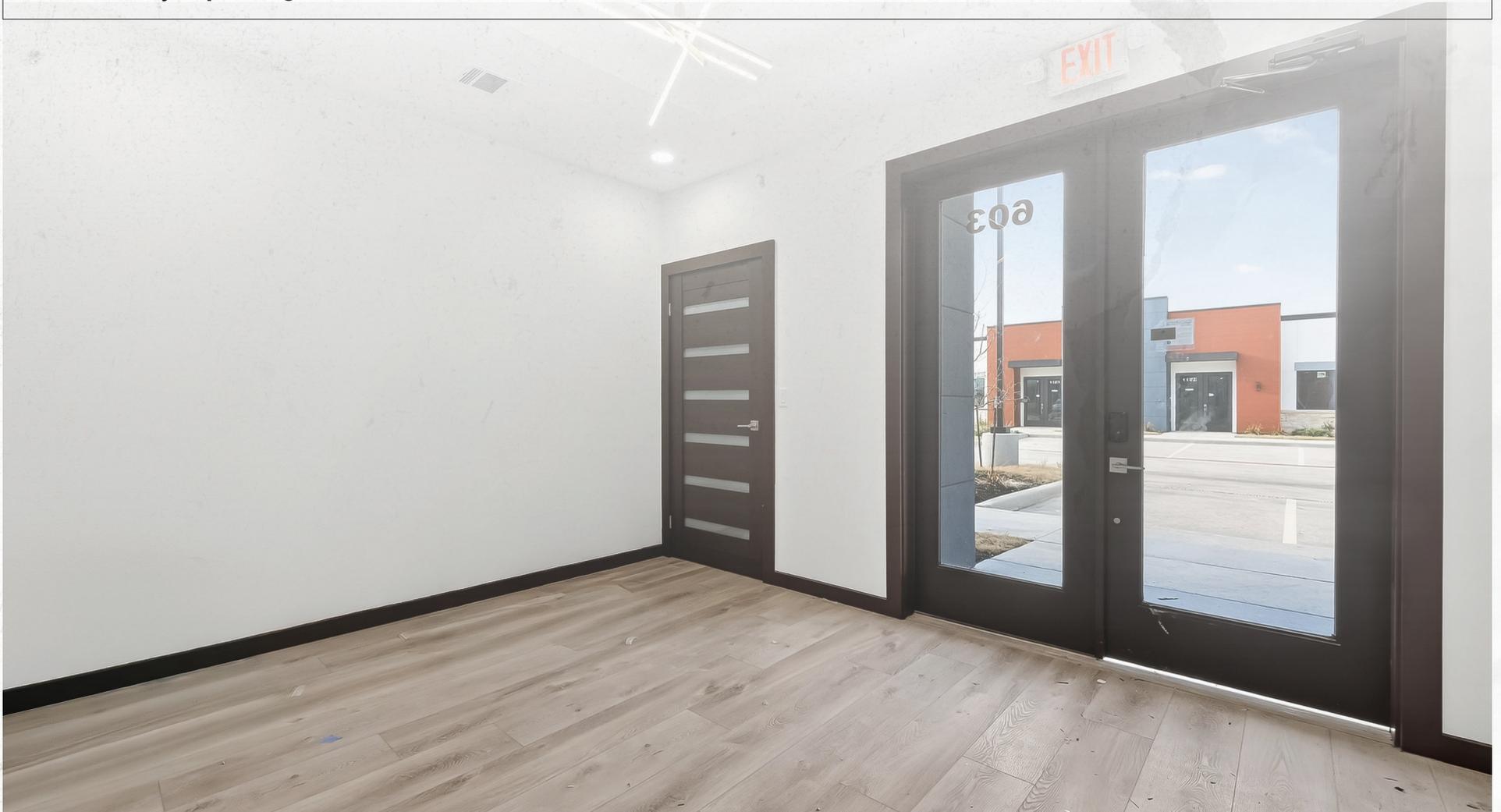
Property Highlights

BRAND-NEW 2025 CONSTRUCTION

IMMEDIATE OCCUPANCY

Located in High-Growth Suburban Corridor

Surrounded by Expanding Master-Planned Communities



Ideal For

These Class A office condominiums are ideally suited for a wide range of medical, healthcare, and professional service providers seeking a modern, high-visibility location within a rapidly expanding suburban trade area.

Medical & Healthcare Users

The property is well-positioned for:

- Primary Care & Family Medicine Practices – Serving the growing residential population within surrounding master-planned communities.
- Pediatric Practices – Supported by strong household growth and a high concentration of family-oriented neighborhoods.
- Dental & Orthodontic Offices – Ideal for general dentistry, cosmetic dentistry, orthodontics, and specialty dental services.
- Dermatology & Specialty Clinics – Including allergy, cardiology, endocrinology, women’s health, and other outpatient specialty services.
- Physical Therapy & Rehabilitation Centers – Benefiting from convenient access and strong local patient density.
- Behavioral Health & Counseling Practices – Providing accessible mental health services within a professional office setting.
- The full-service lease structure and modern construction make the suites turnkey-ready for medical buildouts and long-term occupancy.

Professional & Executive Office Users

The property is equally suited for professional service firms seeking a refined suburban office environment, including:

- CPA & Accounting Firms
- Law Offices
- Financial Advisory & Wealth Management Firms
- Insurance Agencies
- Consulting Firms & Corporate Satellite Offices

The surrounding affluent demographics, growing residential base, and convenient regional access create an ideal environment for firms that rely on consistent client interaction and community presence.

Lease Overview

\$35.00/SF

Includes CAM, water, and trash.

Available Suites

Unit 303
1,170 SF
Available for individually
or combined Lease

Unit 603
1,170 SF
Available for individually
or combined Lease

Unit 1001
1,207 SF
Available for individually
or combined Lease

Total Available
3,547 SF
Available for combined
Lease



UNIT 303

1,170 SF | Class A Medical / Professional Office

Suite Overview

Unit 303 offers 1,170 square feet of brand-new (2025) Class A office space designed for medical and professional users seeking a modern, efficient layout within a high-growth suburban corridor. The suite provides flexibility for customized interior build-out to accommodate a wide range of healthcare and executive office configurations.

Lease Information

Suite Size: 1,170 SF

Lease Rate: \$35.00/SF

Lease Type: CAM, Water, and Trash

Availability: Immediate

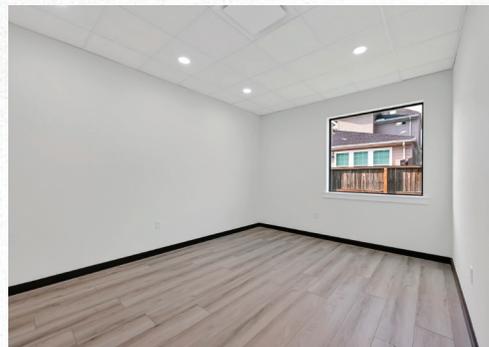
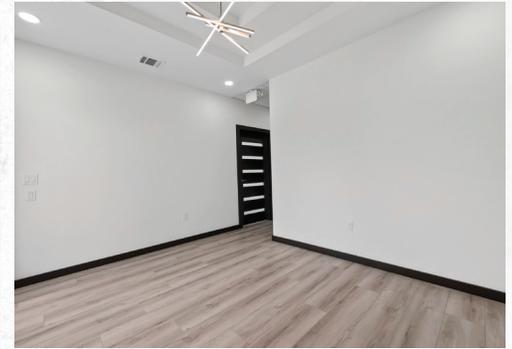
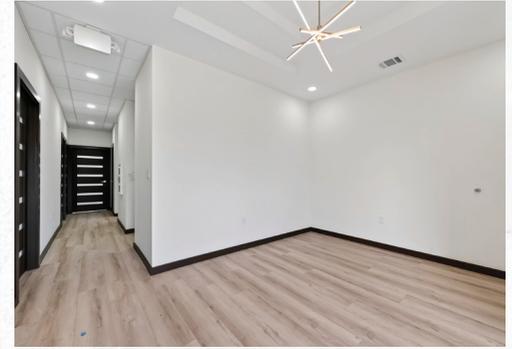
Term: Negotiable

Unit Highlights

- 2025 construction
- Modern building design and finishes
- Flexible interior configuration potential
- Professional medical office environment
- Surrounded by master-planned communities
- Access to Grand Parkway, Westpark Tollway, and I-69

Ideal Uses

Primary care, dental, specialty clinics, physical therapy, CPA firms, law offices, financial advisory, and professional services.



UNIT 603

1,170 SF | Class A Medical / Professional Office

Suite Overview

Unit 603 presents a newly delivered Class A office condominium offering 1,170 square feet of flexible, high-quality space. The suite is ideal for healthcare providers and professional service firms seeking immediate occupancy within one of Fort Bend County's fastest-growing trade areas.

Lease Information

Suite Size: 1,170 SF

Lease Rate: \$35.00/SF

Lease Type: CAM, Water, and Trash

Availability: Immediate

Term: Negotiable

Unit Highlights

- 2025 construction
- Modern building design and finishes
- Flexible interior configuration potential
- Professional medical office environment
- Surrounded by master-planned communities
- Access to Grand Parkway, Westpark Tollway, and I-69

Ideal Uses

Family medicine, pediatrics, dermatology, behavioral health, accounting, legal, insurance, and consulting practices.



UNIT 1001

1,207 SF | Class A Medical / Professional Office

Suite Overview

Unit 1001 offers 1,207 square feet of newly constructed Class A office space within a modern professional building positioned along the rapidly expanding Richmond corridor. The slightly larger footprint allows for enhanced layout flexibility, making it well-suited for growing medical practices or executive office users.

Lease Information

Suite Size: 1,207 SF

Lease Rate: \$35.00/SF

Lease Type: CAM, Water, and Trash

Availability: Immediate

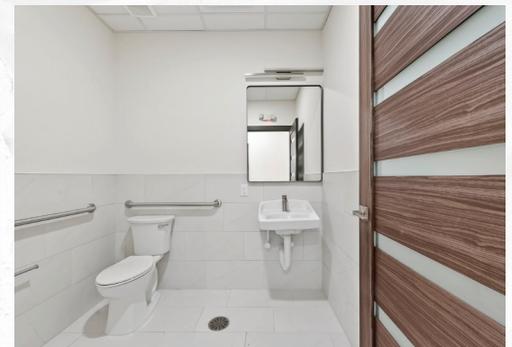
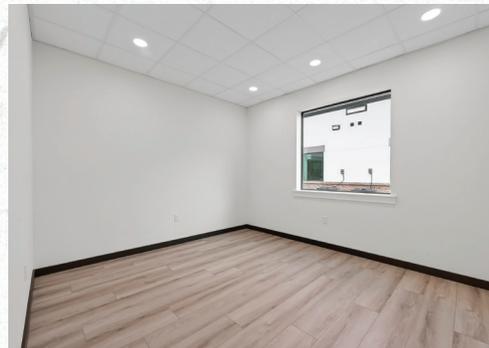
Term: Negotiable

Unit Highlights

- 2025 construction
- Modern building design and finishes
- Flexible interior configuration potential
- Professional medical office environment
- Surrounded by master-planned communities
- Access to Grand Parkway, Westpark Tollway, and I-69

Ideal Uses

Dental practices, specialty medical clinics, physical therapy, financial advisory firms, law offices, and executive office users.



Aerial View



Grand Pkwy (Toll road)

W Belfort St

Meadow Ranch Pky

5151 MEADOW RANCH PKY
RICHMOND, TEXAS 77407



Aerial Map



Photo Gallery

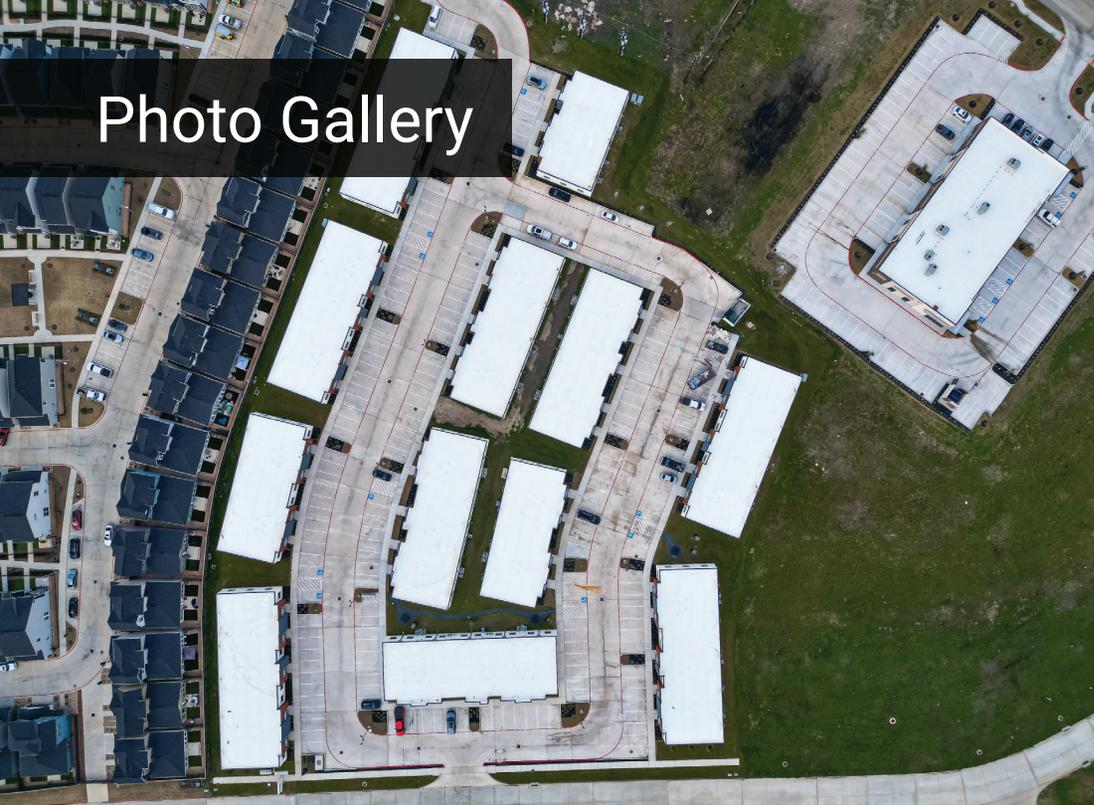


Photo Gallery



Location Highlights

5151 Meadow Ranch Parkway is strategically positioned in Richmond within Fort Bend County – one of the fastest-growing, most economically dynamic, and affluent counties in the State of Texas. The property sits along the Grand Parkway (SH 99) corridor, a major regional thoroughfare that has fueled substantial residential and commercial development throughout the western Houston metropolitan area.

THE SITE BENEFITS FROM IMMEDIATE ACCESSIBILITY TO:

Grand Parkway (SH 99) – Providing direct north-south connectivity across the greater Houston region and linking to major employment and retail nodes.

Westpark Tollway – Offering efficient east-west access into central Houston and surrounding suburban communities.

Interstate 69 (US-59) – A primary regional highway connecting Sugar Land, Houston's urban core, and broader Gulf Coast markets.

The surrounding trade area is anchored by well-established and rapidly expanding master-planned communities, including Aliana and Harvest Green, which collectively contribute thousands of residential rooftops within close proximity to the property. These communities are characterized by high household incomes, strong homeownership rates, and continued new-home development – all supporting long-term demand for medical and professional services.

In addition to residential density, the corridor features expanding retail centers, dining destinations, schools, and healthcare providers, creating a vibrant, convenience-driven suburban environment. The combination of population growth, strong purchasing power, and ongoing commercial expansion establishes a built-in and growing patient and client base for future tenants.

With regional highway access, surrounding affluence, and sustained suburban expansion, 5151 Meadow Ranch Parkway offers tenants a highly strategic location for long-term operational growth and brand visibility within the Richmond / Fort Bend County market.



Location Highlights

- Located in Long Meadow Town Center along Grand Parkway (SH 99), a high-growth Houston corridor
- Positioned between Aliana and Harvest Green master-planned communities
- Affluent trade area with average household incomes exceeding \$130,000 within 1 mile
- Immediate access to Grand Parkway with connectivity to Sugar Land, Katy, and greater Houston
- Surrounded by national retailers, dining, and daily-needs amenities
- Situated in Fort Bend County, one of Texas' fastest-growing and most affluent counties



WITHIN 5 MILES
FROM 2020 TO 2023

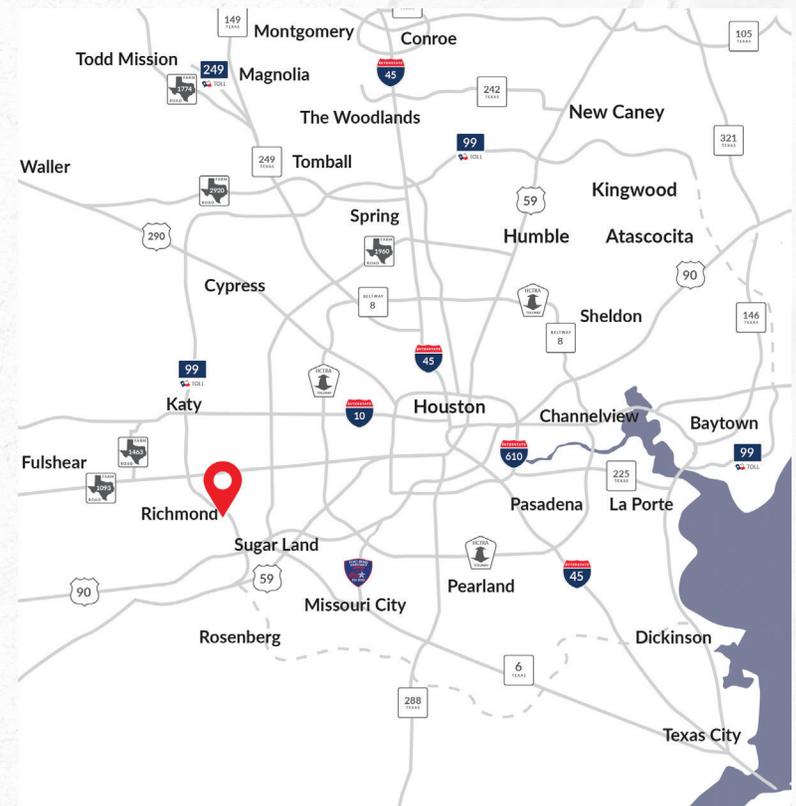


WITHIN 2 MILES
FROM 2020 TO 2023



WITHIN 5 MILES
FROM 2020 TO 2023

MAJOR AREA RETAILERS



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,107	29,324	75,400
Current Population	7,211	93,711	245,496
2020 Census Population	7,121	87,833	226,119
Population Growth 2020 to 2023	1.25%	6.69%	8.57%
2023 Median Age	35.9	35.0	35.3
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	18.85%	31.39%	29.47%
Black or African American	17.37%	25.45%	23.51%
Asian or Pacific Islander	54.99%	27.95%	26.55%
Other Races	8.64%	14.84%	19.95%
Hispanic	8.75%	17.35%	23.88%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$145,527	\$137,938	\$127,757
Median Household Income	\$129,178	\$118,836	\$106,334
Per Capita Income	\$41,514	\$43,045	\$39,501
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	9.21%	12.60%	11.93%
2 Person Households	24.56%	27.18%	25.95%
3+ Person Households	66.23%	60.22%	62.12%
Owner-Occupied Housing Units	93.12%	79.22%	77.19%
Renter-Occupied Housing Units	6.79%	20.78%	22.81%



CONTACT US

IMRAN BHADANI

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Southwest	9000544-BB	andistjean@kw.com	(281) 265-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrea St. Jean	508095-B	andistjean@kw.com	(281) 265-0000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jana Hayes	645162-SA	janahayes@kw.com	(281) 265-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Imran Bhaidani	693875-SA	transactions@thebandpteam.com	7135147444
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date