

FOR LEASE

**Thompson Plaza
Unit 106**

**2201 Thompson Rd. Unit 106
Richmond, TX 77469**

Bldg SF: 2,571

Rent: \$1.35 SF/Mo

NNN: \$0.69 SF/Mo



Property Overview



Discover how your business can prosper at THOMPSON PLAZA SHOPPING CENTER. A growing neighborhood close to I-69 and 2 master planned communities-Veranda and Del Webb. This incredibly unique site is an exclusive opportunity for business owners, franchisees, and corporations to seize a position close to affluent neighborhoods of Richmond, Texas. Richmond witnessed rapid population growth over the past few years, a trend that will continue with further area development. Tenants will get the added benefit of a growing local population and lower market rents vs new shopping centers. In addition, the household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses. Set your business up for long-term success in an area full of potential and growth.

The center could be the retail and service destination for the surrounding new master planned communities that are 5 minutes away!



Highlights

- Household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses.
- It is the only Community Centre in the intersection of Golfview Drive and FM 762
- Can easily be repurposed for other retail business
- Access to Pylon Sign & Signage for the front of building.
- Strong Demographics with close proximity to Highway 59, 5 minutes away from I-69, and close to major retailers.

Thompson Plaza

UNIT 106

Zoning: SY

Year Built: 2014

Parking: 50+ spaces

Building SF: 10,692

Center Type: Neighborhood



Available Area

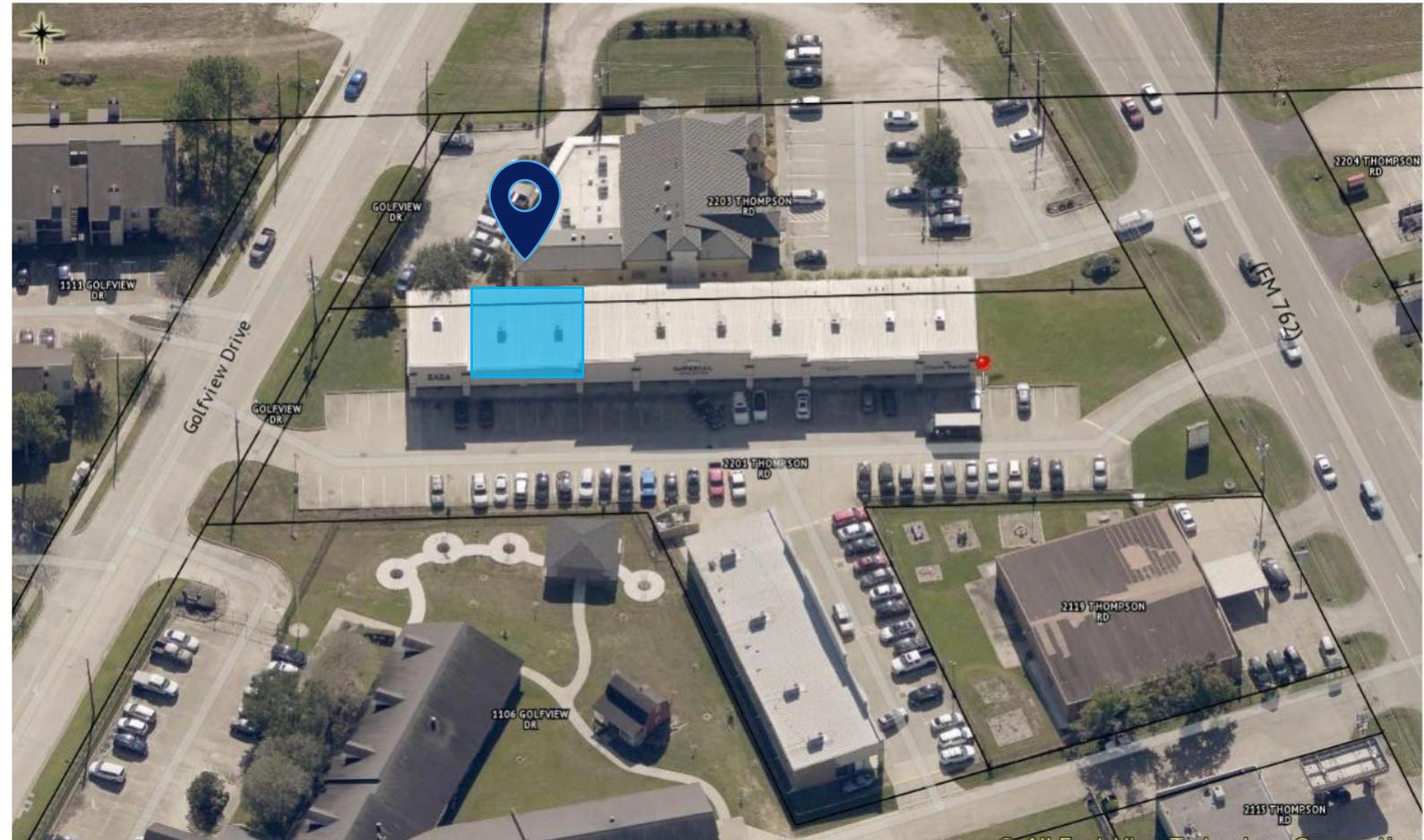
2,571 SF
\$1.35 SF/Mo
NNN: \$0.69 SF/Mo
THE AVAILABLE AREA
CAN BE SUBDIVIDED

Thompson Plaza Business locator

Unit 106 is a shell space. Ideal for retail businesses, massage parlors, salon (nail and hair), phone services, and mail services. We would place a dividing wall between the spaces and leave ready for paint. We would also install a bathroom. There are 2 HVAC system in place. Ask about TI allowance for bathroom.

Amenities:

- Air Conditioning
- Central Heating
- High Ceilings
- Front and rear entrance



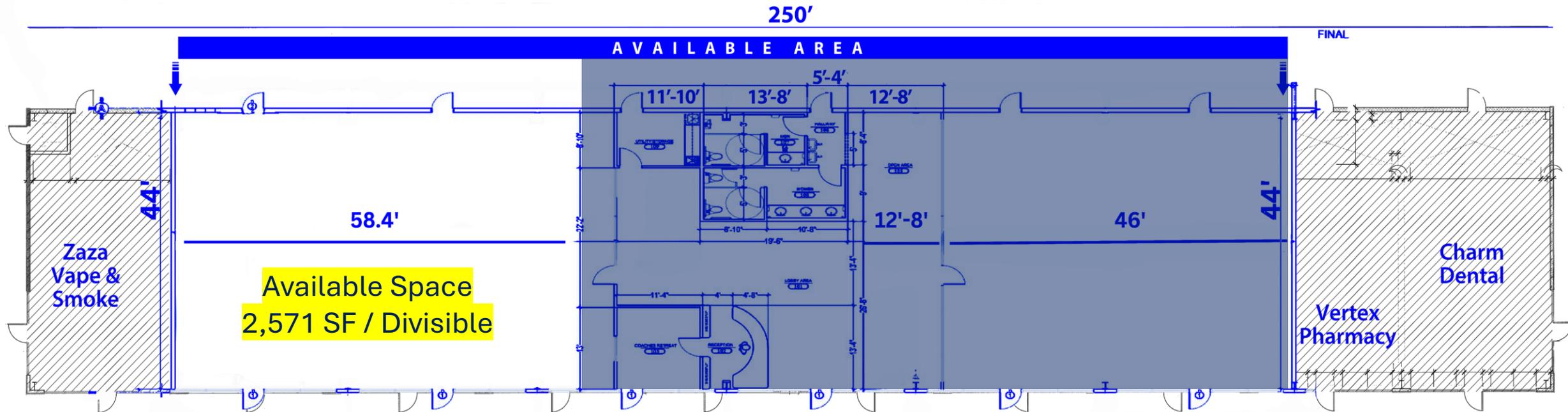
Thompson Plaza

Aerial view

Unit #106

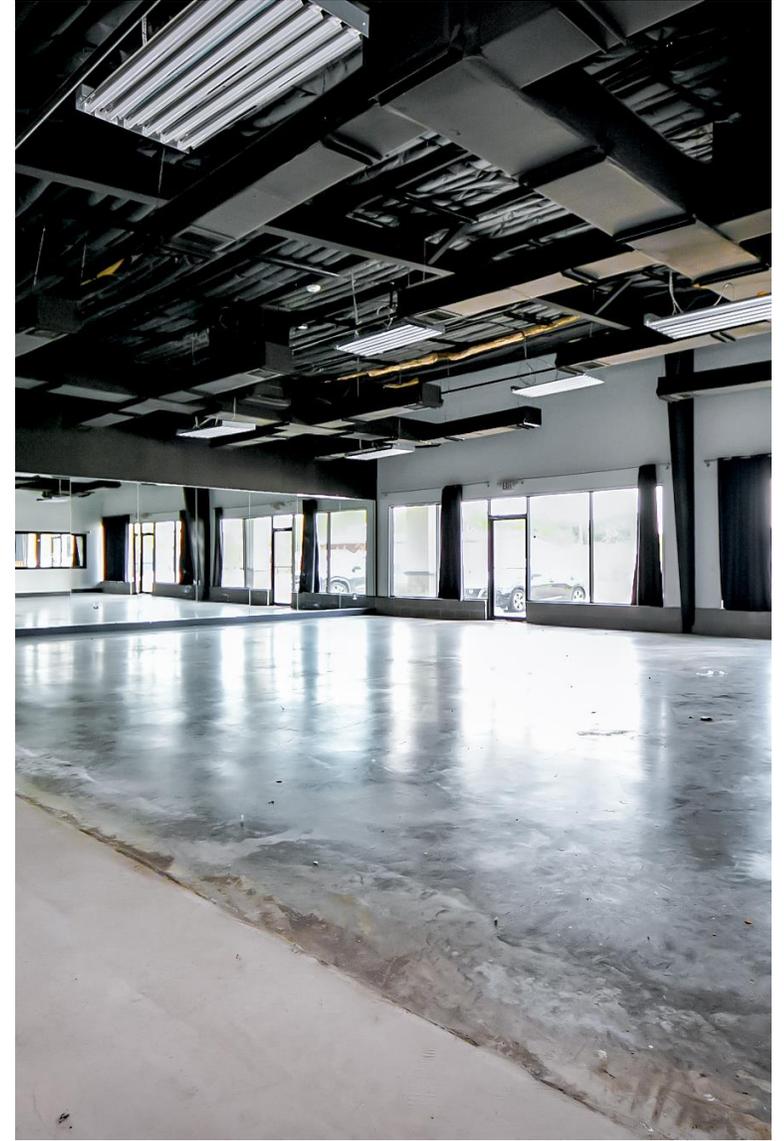


Unit #106 Floor Plan



1 BLDG. A - FLOOR PLAN
1/8"=1'-0"

Unit #106 Gallery



Unit #106 Gallery



Pylon Sign & Signage



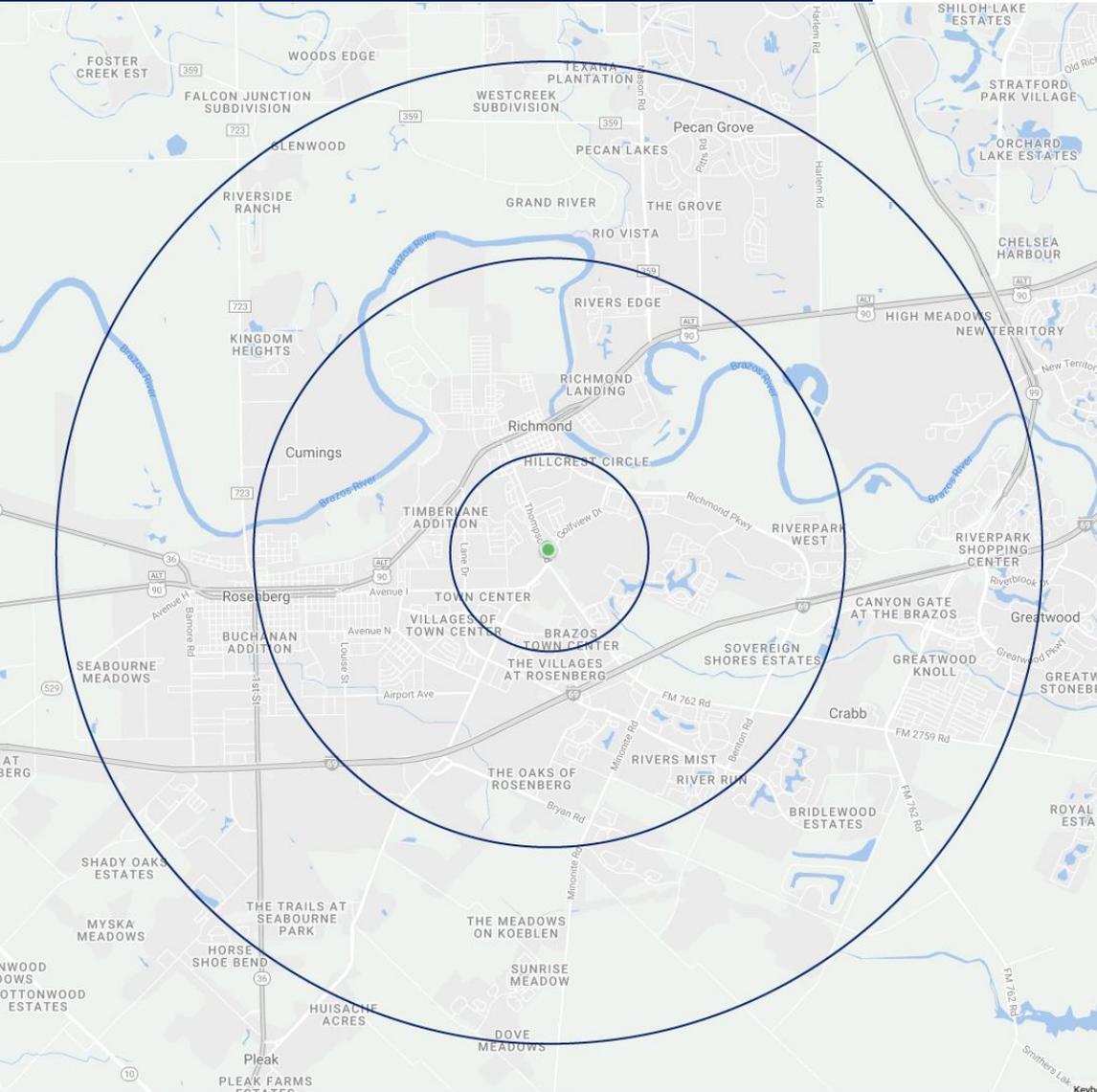
Other Tenants





Demographics

Project Demographics



3%
POPULATION GROWTH WITHIN 3 MILES

FROM 2022 TO 2027



\$98K
AVERAGE HOUSEHOLD INCOME

WITHIN 1 MILE

STEADY RESIDENTIAL GROWTH

50,412 FUTURE HOUSEHOLDS
2.54% HOUSEHOLD GROWTH | 2022-2027

ESRI Estimates Within 5-Miles as of 2022-2027



MAJOR AREA RETAILERS within 5 miles

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2201 Thompson, Richmond, TX 77469

CITY, STATE

Richmond, TX

POPULATION

72,148

AVG. HH SIZE

3.03

MEDIAN HH INCOME

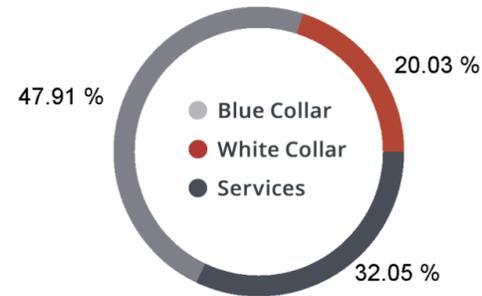
\$72,962

HOME OWNERSHIP

Renters: **8,439**

Owners: **14,943**

EMPLOYMENT



44.92 %
Employed

1.37 %
Unemployed

EDUCATION

High School Grad: **23.29 %**

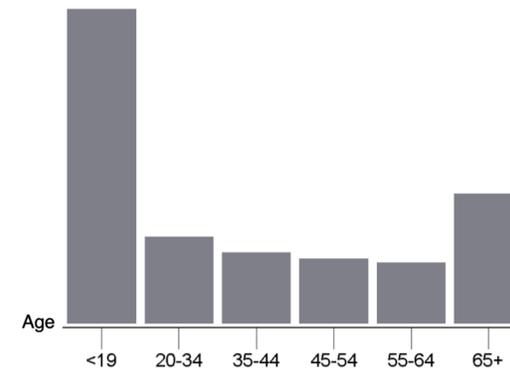
Some College: **19.64 %**

Associates: **4.30 %**

Bachelors: **31.98 %**

GENDER & AGE

50.75 % 49.25 %



RACE & ETHNICITY

White: **40.90 %**

Asian: **2.62 %**

Native American: **0.16 %**

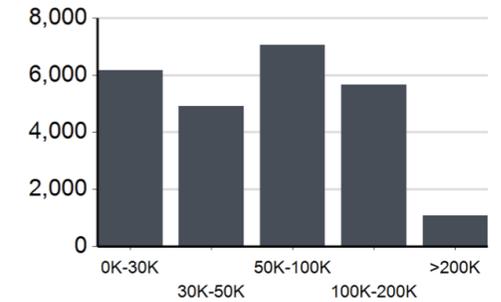
Pacific Islanders: **0.00 %**

African-American: **13.49 %**

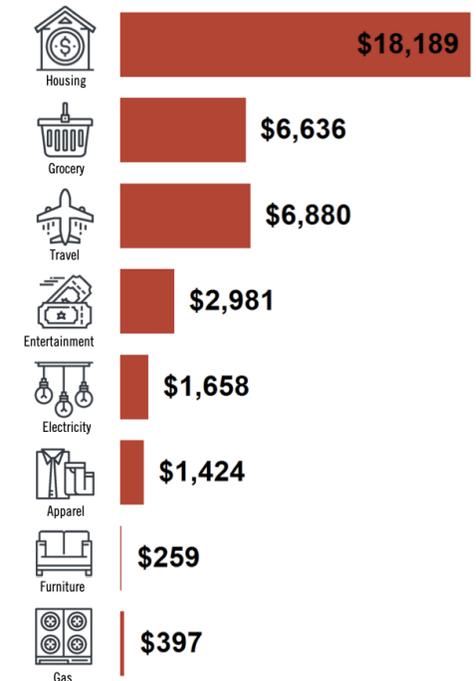
Hispanic: **32.88 %**

Two or More Races: **9.96 %**

INCOME BY HOUSEHOLD

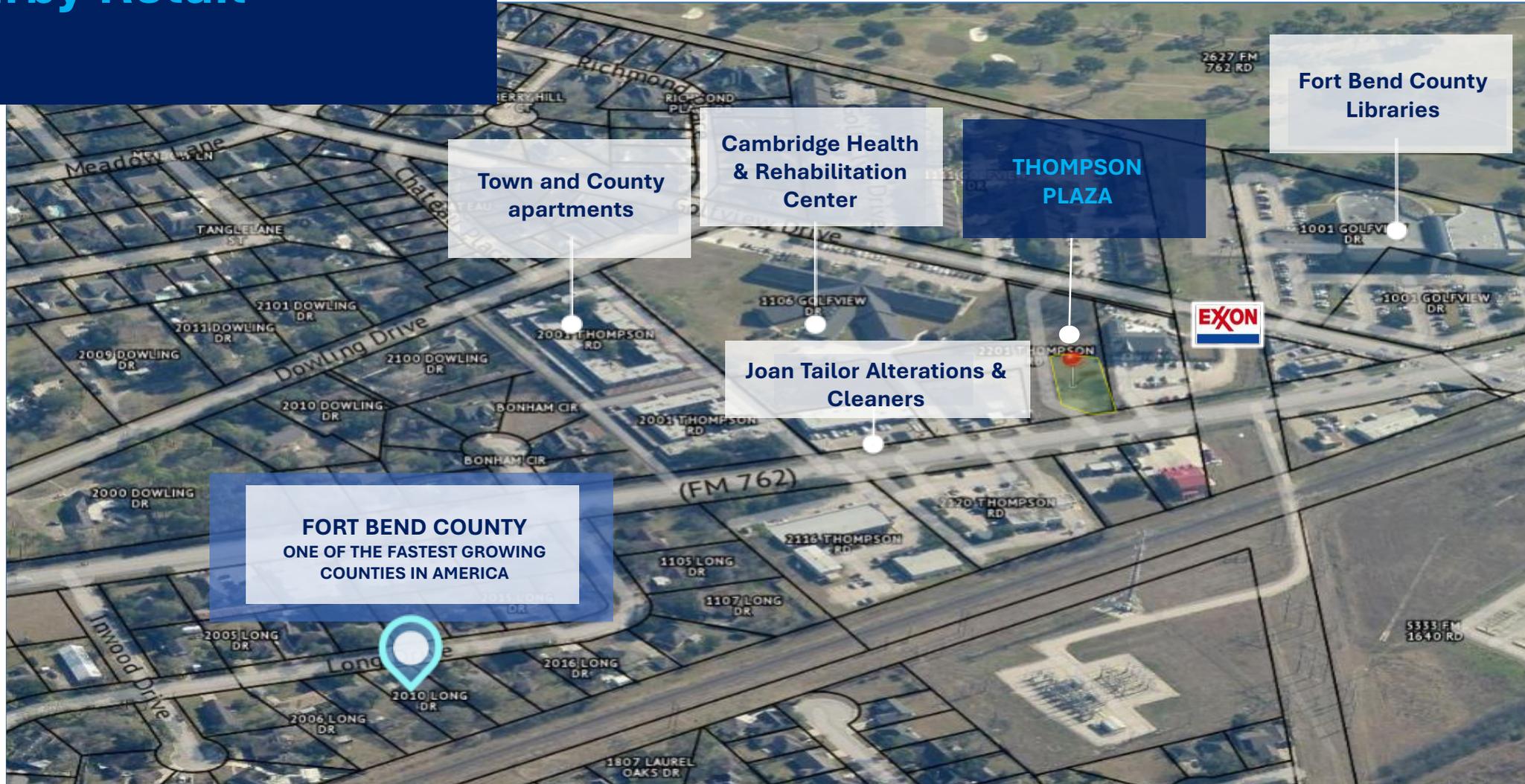


HH SPENDING

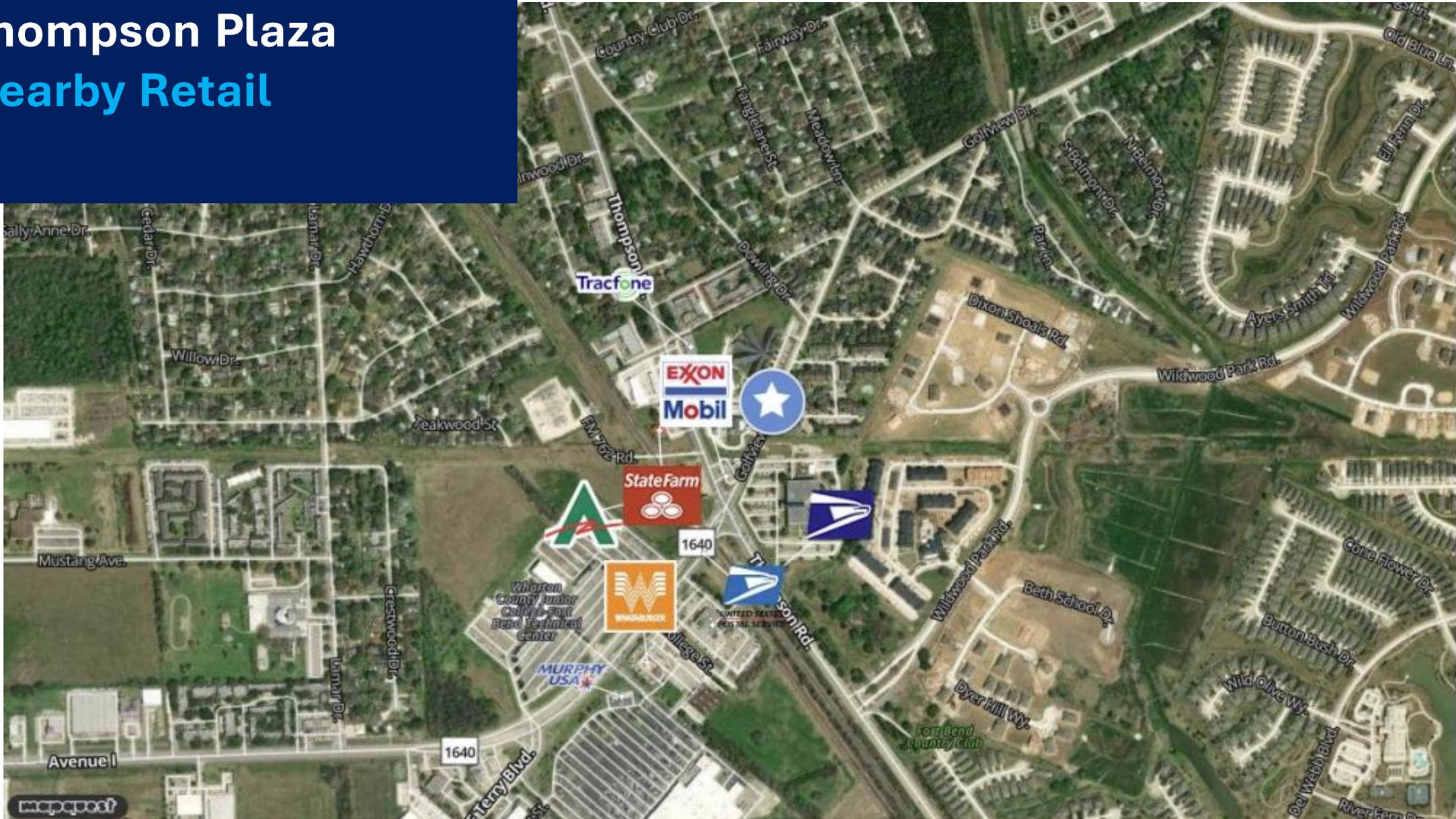


Thompson Plaza

Nearby Retail



Thompson Plaza Nearby Retail



**Contact me
for your private tour!**

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REAL ESTATE BUSINESS EXPERT

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Understanding the profound trust clients place in me, my goal is not merely to close a sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey".

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LUXURY

