

# FOR LEASE

## Thompson Plaza

### Unit 202

2201 Thompson Rd  
Richmond, TX 77469

**Bldg SF: 1,200**  
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 202

Zoning: SY  
Year Built: 2014  
Parking: 50+ spaces  
Building SF: 10,692  
Center Type: Neighborhood



Available Area

# Thompson Plaza Business locator

## Unit 202

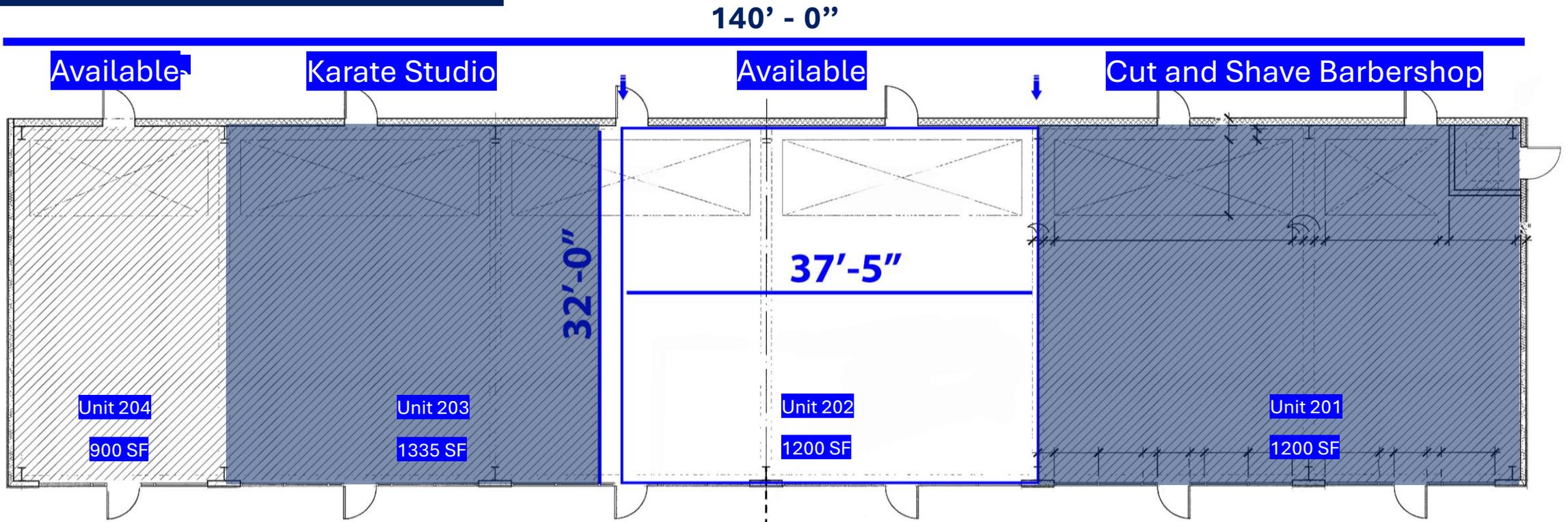
Our 202 Unit is ideal for med spa, salon for nails, massage, lashes or beauty services. The space is fully built out and can easily be repurposed for other retail business.

### Amenities:

- Air Conditioning
- Central Heating
- High Ceilings
- Private Restrooms
- Emergency Lighting



# Building 2 Floor Plan



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



**Golfview Drive**  
Golfview Drive

**Thompson RD**  
(FM 762)

**FM 762**

Interconnected to Major Exit and Entry Routes:  
-Via Golfview Drive  
-Via FM 762

Potential Play Area

Available  
1,200 sq ft

GOLFVIEW DR

2203 THOMPSON RD

1111 GOLFVIEW DR

GOLFVIEW DR

2201 THOMPSON RD

2119 THOMPSON RD

1106 GOLFVIEW DR

2115 THOMPSON RD

# Unit #202

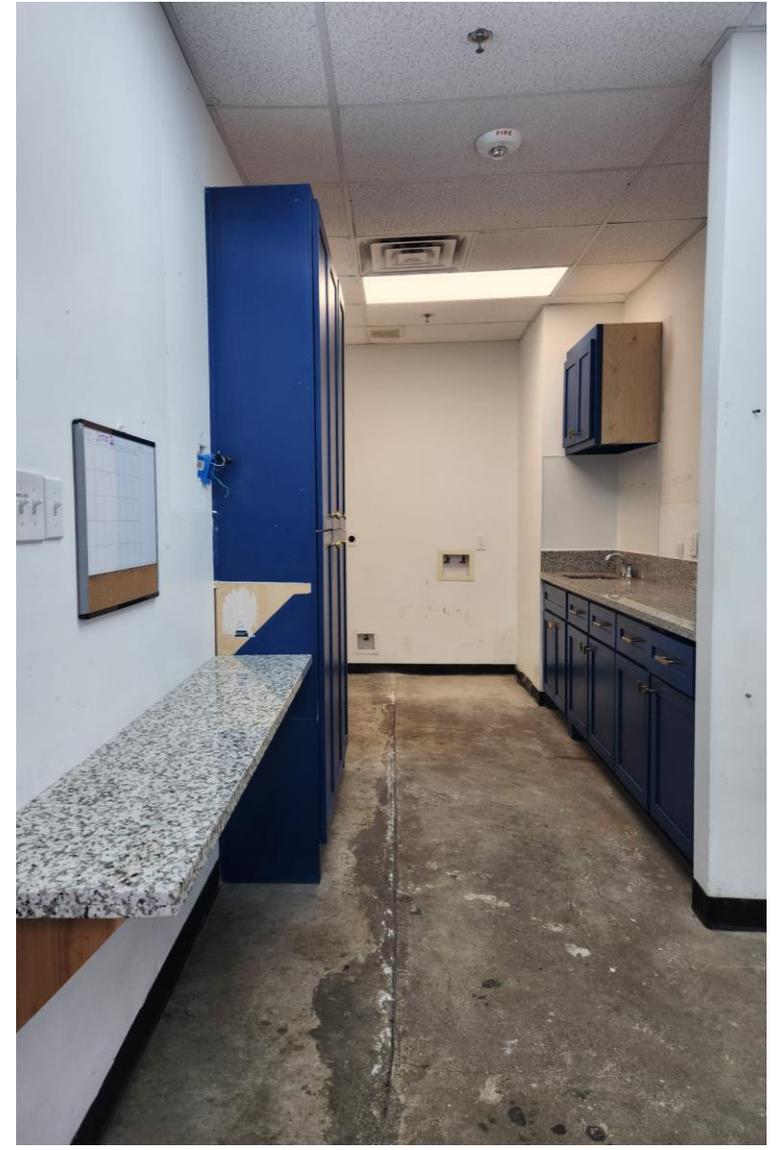
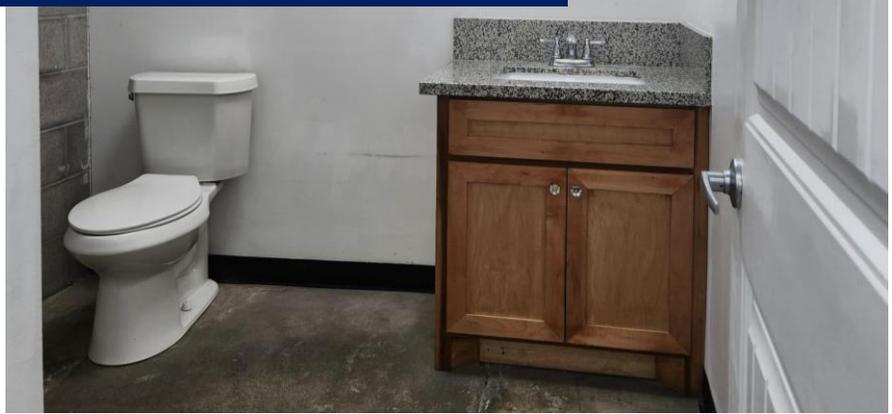
Salon pictures of previous tenant



# Unit #202 Gallery



# Unit #202 Gallery



# Pylon Sign & Signage



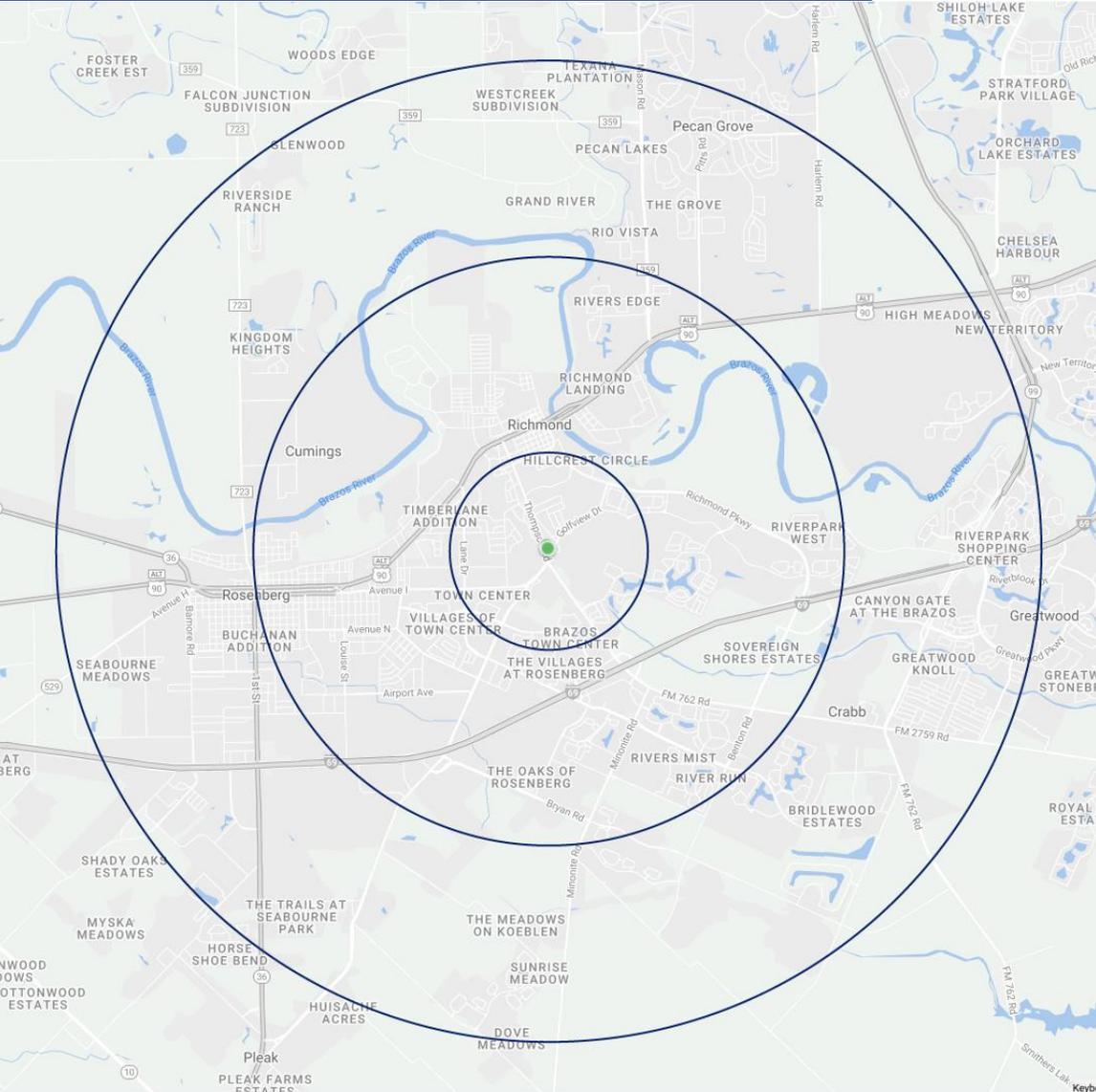
## Other tenants





# 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. HHSIZE

**3.03**

## MEDIAN HH INCOME

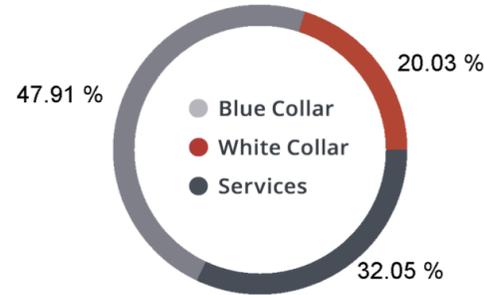
**\$72,962**

## HOME OWNERSHIP

Renters: **8,439**

Owners: **14,943**

## EMPLOYMENT



**44.92 %**  
Employed

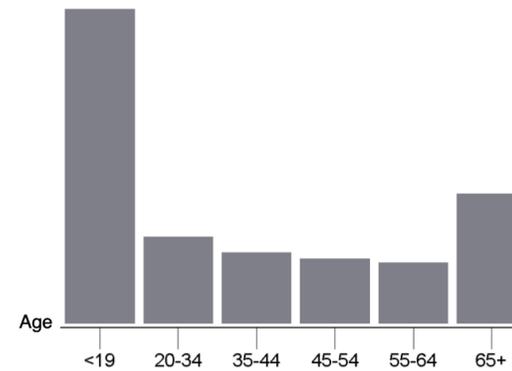
**1.37 %**  
Unemployed

## EDUCATION

High School Grad: **23.29 %**  
Some College: **19.64 %**  
Associates: **4.30 %**  
Bachelors: **31.98 %**

## GENDER & AGE

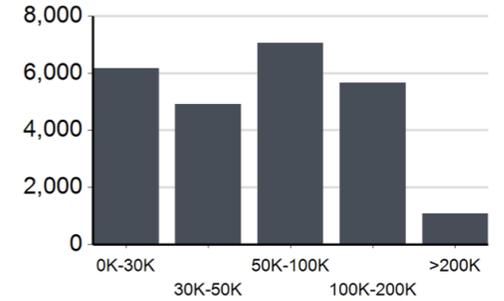
50.75 % 49.25 %



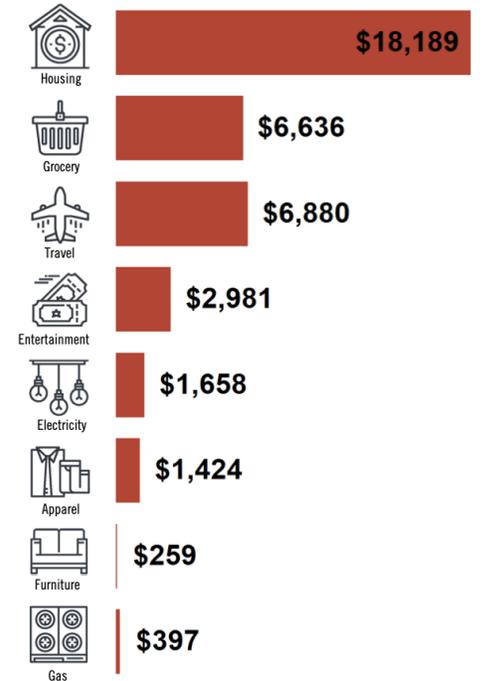
## RACE & ETHNICITY

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

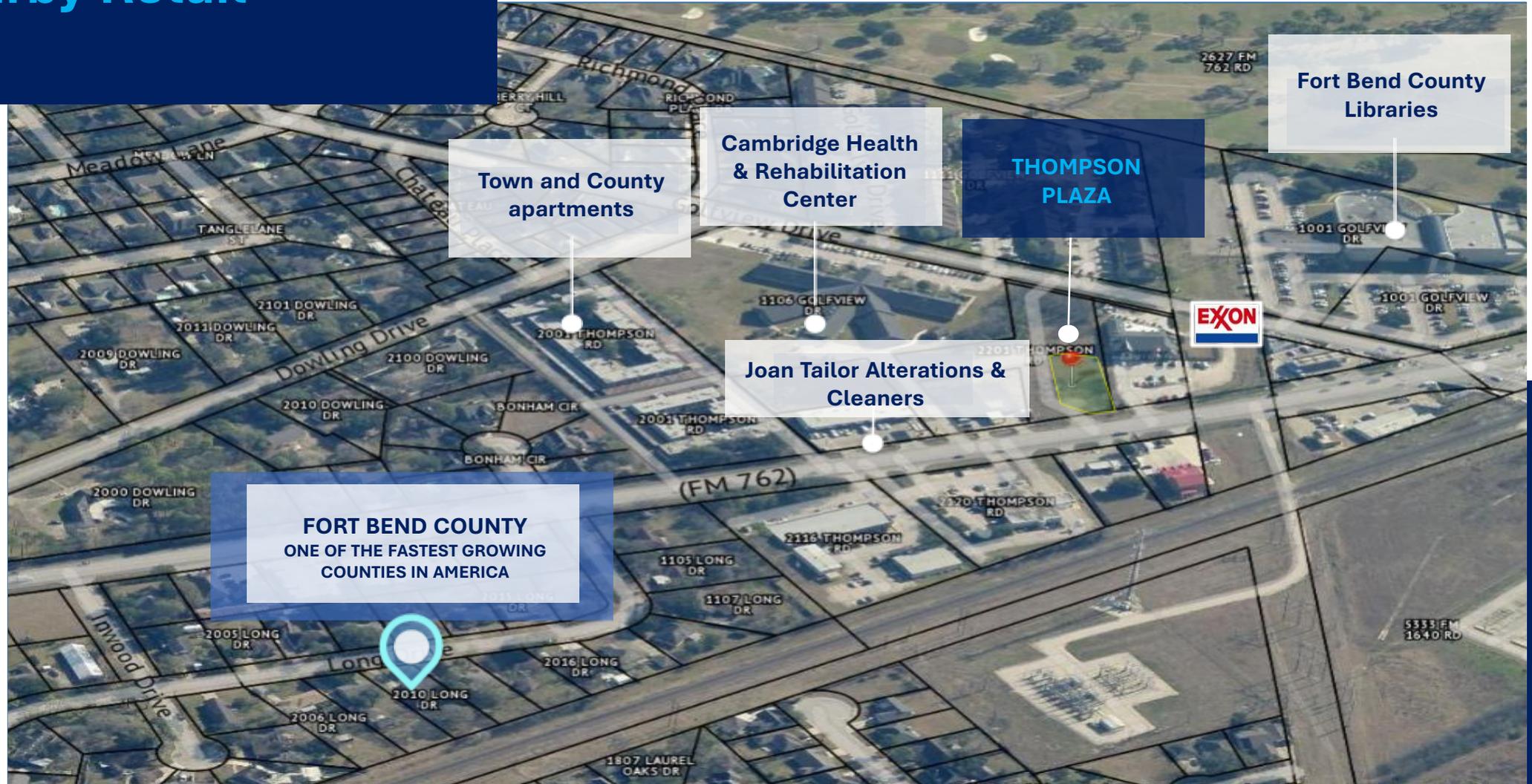


## HH SPENDING

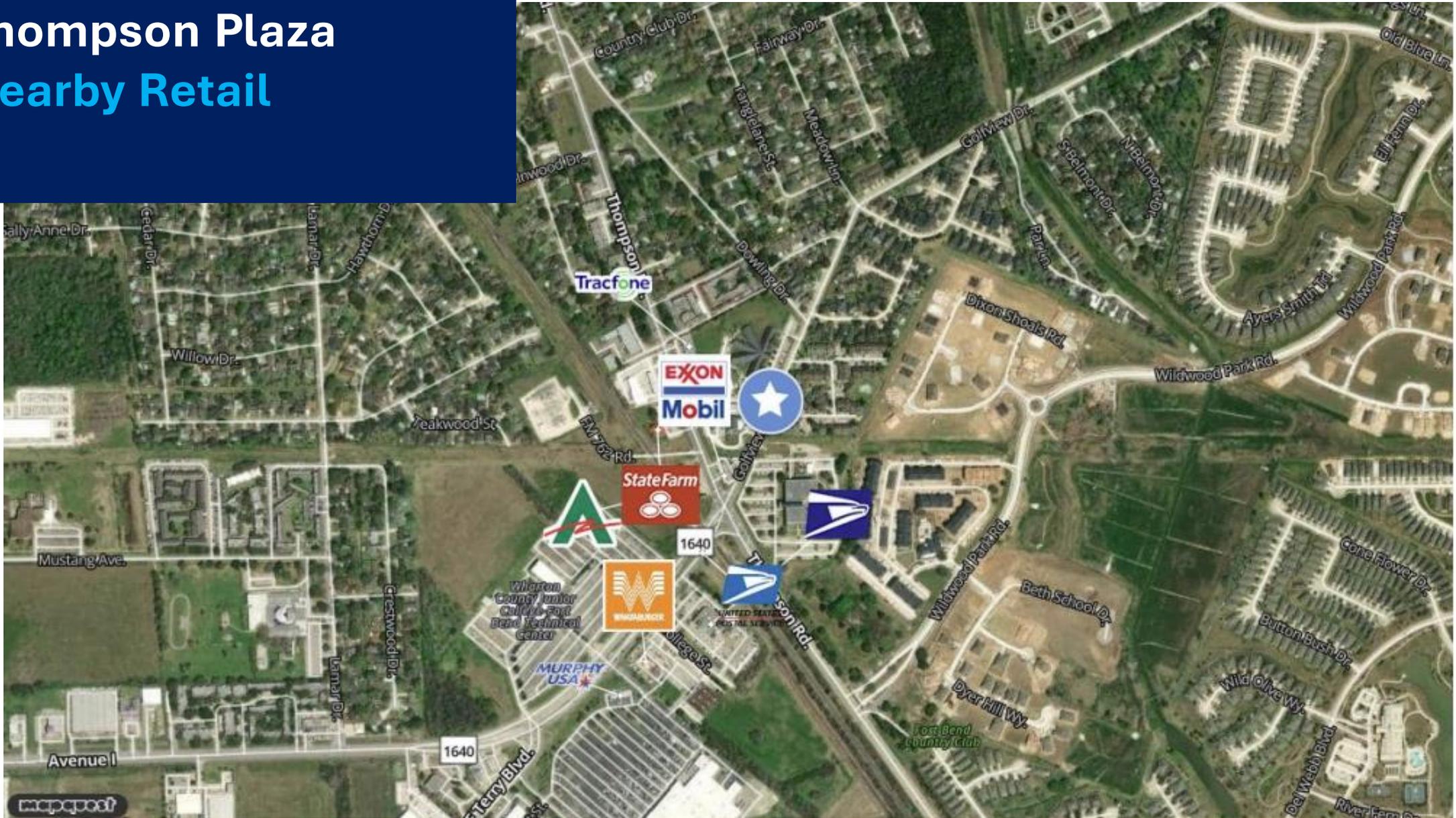


# Thompson Plaza

## Nearby Retail



# Thompson Plaza Nearby Retail



**Contact me  
for your private tour!**

---

**Rachel Gonzalez-Dunham, CCIM**



Ph. 832-437-0471

Cell: 832-216-8524

[rachel@rachelinvest.com](mailto:rachel@rachelinvest.com)

[www.kcgGroupExp.com](http://www.kcgGroupExp.com)



REAL ESTATE BUSINESS EXPERT

# Let's Meet Our Broker Associate

"As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

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".

**The World of Real Estate is a phone call away.**



**Rachel Dunham, CCIM**  
[rachel@rachelinvest.com](mailto:rachel@rachelinvest.com)



LUXURY

