



THE OLD TRADING POST

Premier Restaurant • Event Venue • Entertainment Destination

9903 FM 2759 • Richmond, Texas 77469

44.0643± Acres • 7,719± SF Under Roof • 5 Buildings

OFFERED AT

\$6,609,645

Exclusively Offered By

VICKI MILLER, BROKER

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EXECUTIVE SUMMARY

The Historic Old Trading Post offers a rare opportunity to acquire a fully renovated restaurant and event venue situated on 44.0643± acres in Richmond, Texas. Reimagined in a 2026 renovation, the property combines a full-service commercial kitchen, climate-controlled dining and gathering space, and roughly 15,000± SF of purpose-built outdoor entertainment area anchored by a covered stage and bar. Designed for weddings, concerts, private events, festivals, and hospitality operations, this turnkey destination is positioned for an owner-operator or investor seeking an income-producing venue with significant room for future expansion.

The offering includes five buildings totaling 7,719± SF under roof, approximately 50,000 SF of on-site parking, and mature landscaping framed by a classic white rail fence line. The property is being offered at \$6,609,645 and is delivered turnkey, ready for continued operation or repositioning under a new concept.

Investment Highlights

- 44.0643± acres of prime Fort Bend County land
 - 7,719± SF under roof across 5 buildings
 - 15,000± SF outdoor entertainment area
 - Comprehensive 2026 renovation
 - Full commercial kitchen
 - Covered outdoor stage and bar
 - Approx. 50,000 SF of parking
 - Turnkey hospitality / event venue operation
- Property Type:** Restaurant / Event Venue
Climate-Controlled Area: 5,305± SF
Covered Space: 2,414± SF
Outdoor Area: 15,000± SF
Parking: Approx. 50,000 SF
Land Area: 44.0643± Acres
Price: \$6,609,645
Location: Richmond, Texas (Fort Bend County)

PROPERTY DESCRIPTION

The Venue

The Old Trading Post has been transformed into a destination hospitality property that blends restored farmhouse-style architecture with modern event infrastructure. The main structures feature a climate-controlled dining room, bar area, and commercial kitchen, connected to covered porches and patios that flow into the outdoor event lawn. String lighting, a covered stage, and a dedicated outdoor bar support live music, receptions, and large-scale gatherings year-round.

Buildings & Improvements

Five buildings totaling 7,719± SF under roof make up the improvements, including 5,305± SF of climate-controlled space and 2,414± SF of covered, open-air space. All structures were part of a comprehensive 2026 renovation, including updated mechanical, electrical, and plumbing systems, new roofing, and refreshed interior and exterior finishes throughout.

Outdoor Entertainment & Grounds

Approximately 15,000± SF of dedicated outdoor entertainment space surrounds the buildings, framed by white rail fencing, mature oak trees, and landscaped grounds. The site includes a covered stage and bar for live entertainment, ample lawn space for tented events and festivals, and approximately 50,000 SF of parking — supporting large weddings, concerts, and community events. The remaining acreage offers substantial room for future expansion, additional structures, or complementary uses.

Equestrian Facilities & Natural Features

Beyond the event and hospitality improvements, the property includes a full barn with horse stalls, fenced pastures with water, and a roping and riding arena — offering genuine equestrian functionality alongside the venue operation. Mature trees frame the grounds throughout, and a small ravine meanders along the property, adding scenic character and a distinct sense of place uncommon among comparable event venues.

Ideal Uses

- Full-Service Restaurant
- Event & Banquet Facility
- Brewery / Distillery
- Corporate Retreat
- Equestrian Facility
- Wedding & Reception Venue
- Live Music Venue
- Winery
- Hospitality Destination

LOCATION OVERVIEW

The Old Trading Post carries a Richmond, Texas 77469 address and sits along FM 2759 in eastern Fort Bend County, within the greater Highway 59 / FM 2759 / FM 762 corridor and roughly 35 miles southwest of downtown Houston. The property provides convenient access for guests traveling from Richmond, Rosenberg, Sugar Land, and the surrounding Houston metropolitan area.

Fort Bend County remains one of the fastest-growing counties in the Houston region, driven by residential and commercial expansion along the Highway 59 / FM 2759 / FM 762 corridor. The area's mix of rural character and proximity to a major metro population base makes it a strong draw for destination event venues, agritourism concepts, and hospitality operations seeking both scenic acreage and regional accessibility.

Planned Roadway Improvements

FM 2759 is part of Fort Bend County's approved regional thoroughfare plan. The Fort Bend County Toll Road Authority is currently advancing engineering and design work to extend the Fort Bend Parkway Toll Road to and across FM 2759, with additional planned segments continuing to FM 762 and State Highway 36. Separately, Missouri City's updated thoroughfare plan identifies a longer-term connector linking FM 2759 to the Sienna community. These projects are in the planning and design phase; as they move toward construction, FM 2759 is positioned for meaningfully improved regional connectivity and traffic flow.

Nearby Draws & Regional Traffic Generators

The corridor surrounding the property already attracts significant regional visitor traffic on its own. River Pointe Golf Club, a well-known public 18-hole course, sits just past the property on FM 2759. Enchanted Forest Nursery, one of the area's most popular garden destinations, is also located on FM 2759 and draws shoppers from across the greater Houston area. Together with the property's own established event history, these neighboring destinations reinforce FM 2759 as a recognized drive-to corridor rather than an out-of-the-way back road.

Growing Population Base

The broader corridor is served by several master-planned communities that continue to expand the regional population base, including Greatwood, an established master-planned community near Sugar Land, and Ryehill, a new master-planned community underway near Highway 59 and the Grand Parkway that will bring thousands of additional rooftops to the immediate region. Combined with continued growth throughout Fort Bend County, these communities give the venue access to a large and growing pool of prospective guests for weddings, concerts, festivals, and private events.

Access & Surrounding Area

- Richmond, Texas 77469 address
- Approximately 35 miles from downtown Houston
- Within the Highway 59 / FM 2759 / FM 762 corridor
- River Pointe Golf Club and Enchanted Forest Nursery both on FM 2759
- Near Greatwood and the new Ryehill master-planned community
- Located within growing Fort Bend County

CONTACT INFORMATION

For additional information, financial details, or to schedule a private tour, please contact:

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