

PRE LEASING

XAG Group Headquarters

Corner of FM 1093 & Gaston Road | Richmond, TX 77446



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

PRE LEASING



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CORNER OF FM 1093 & GASTON ROAD | RICHMOND, TX 77446

Property Information

| | First Floor | Second Floor |
|-----------------|------------------|--------------|
| Space Available | ± 11,235 SF | ± 5,887 SF |
| Rental Rate | Call for Pricing | |
| Tenant Buildout | Negotiable | |
| Delivery Date | 1st Qtr. of 2025 | |

Property Features

- Frontage access to Westpark Tollway and 0.5 miles from Grand Parkway.
- Located in Central Fort Bend County, the "fastest-growing largest county" in the U.S.
- First Class retailers within a 5 mile proximity.
- Close proximity to master-planned communities including Cinco Ranch, Cross Creek, Aliana, & Grand Lakes.

Amenities

- Roof-top rentable terrace available
- Reserved parking available
- Common areas for collaboration

Demographics & Population

| | | |
|-------------------|-------------------------|---------|
| Population | 1 mile | 17,119 |
| | 3 mile | 102,300 |
| | 5 mile | 257,879 |
| Population Growth | 19% increase since 2018 | |

Household Income

| | |
|---------|-----------|
| 1 mile | \$161,419 |
| 3 miles | \$176,546 |
| 5 miles | \$169,076 |

Traffic Count

| | |
|------------------|-------------|
| Grand Parkway | 285,000 VPD |
| Westpark Tollway | 30,205 VPD |



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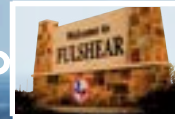
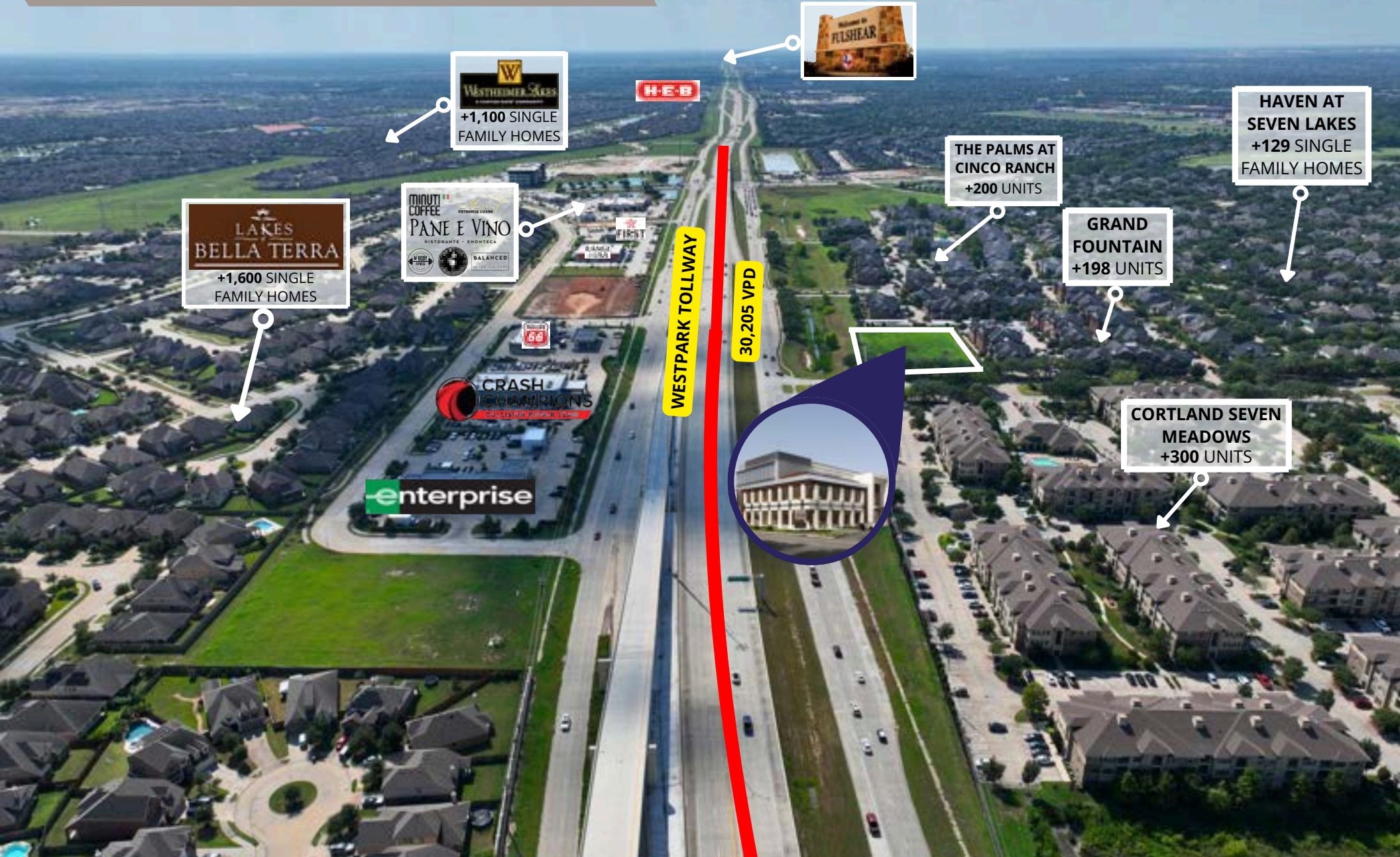


Renderings of the XAG Headquarters interior

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H-E-B

WESTHEIMER SKES
+1,100 SINGLE FAMILY HOMES

THE PALMS AT CINCO RANCH
+200 UNITS

HAVEN AT SEVEN LAKES
+129 SINGLE FAMILY HOMES

LAKES BELLA TERRA
+1,600 SINGLE FAMILY HOMES

MIQUTI COFFEE
PANE E VINO
RISTORANTE • ENOTECA

GRAND FOUNTAIN
+198 UNITS

CRASH CHAMPIONS
COLLEGE SPORTS LEASING

enterprise

WESTPARK TOLLWAY

30,205 VPD

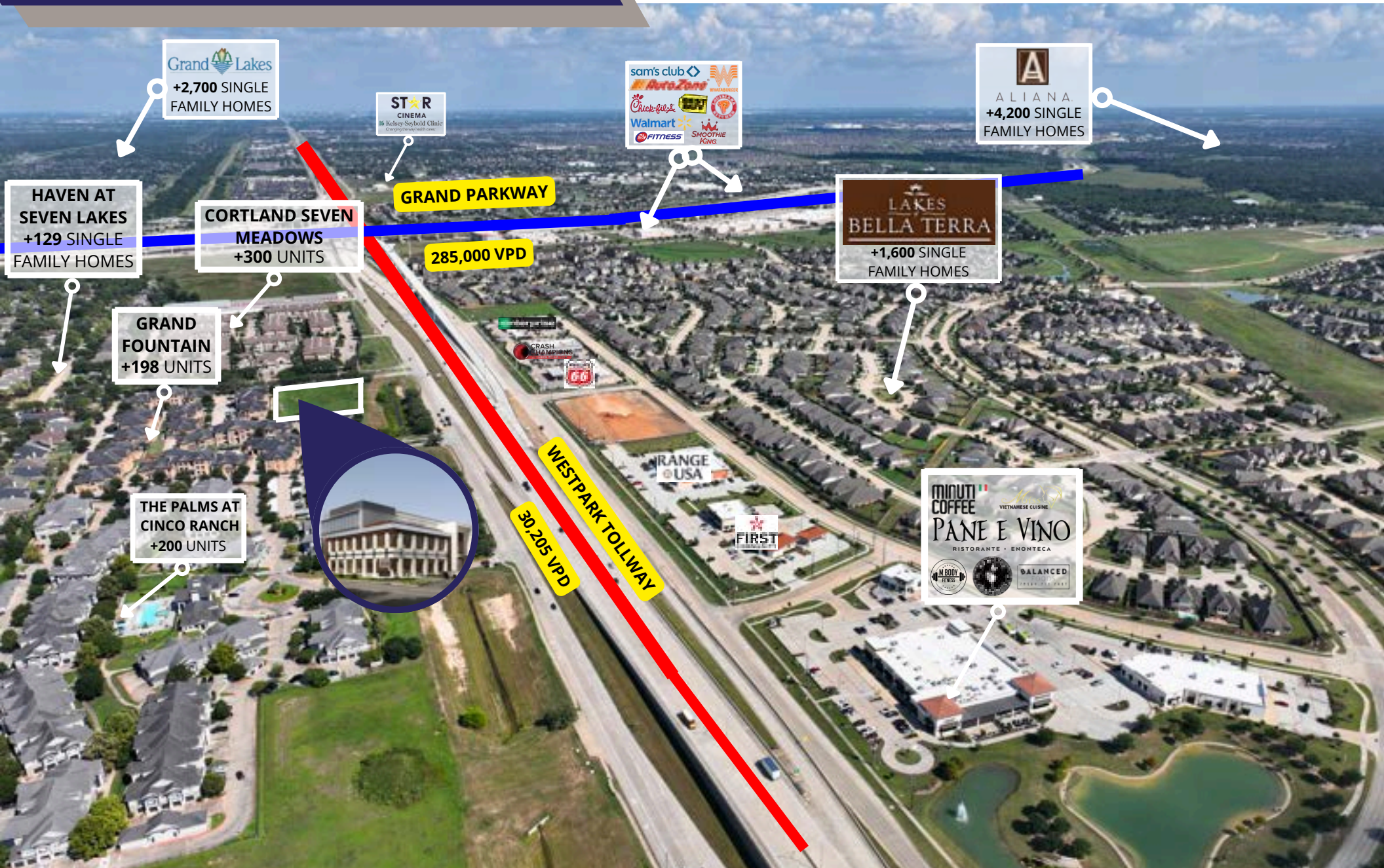


CORTLAND SEVEN MEADOWS
+300 UNITS

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Grand Lakes

+2,700 SINGLE FAMILY HOMES

STAR CINEMA

Relsey-Seybold Clinic

sam's club
AutoZone
Walmart
Fitness
Smoothie King

ALIANA

+4,200 SINGLE FAMILY HOMES

HAVEN AT SEVEN LAKES
+129 SINGLE FAMILY HOMES

CORTLAND SEVEN MEADOWS
+300 UNITS

GRAND PARKWAY

285,000 VPD

LAKES BELLA TERRA
+1,600 SINGLE FAMILY HOMES

GRAND FOUNTAIN
+198 UNITS

THE PALMS AT CINCO RANCH
+200 UNITS



WESTPARK TOLLWAY
30,205 VPD

CRASH CHAMPIONS

ORANGE USA

FIRST

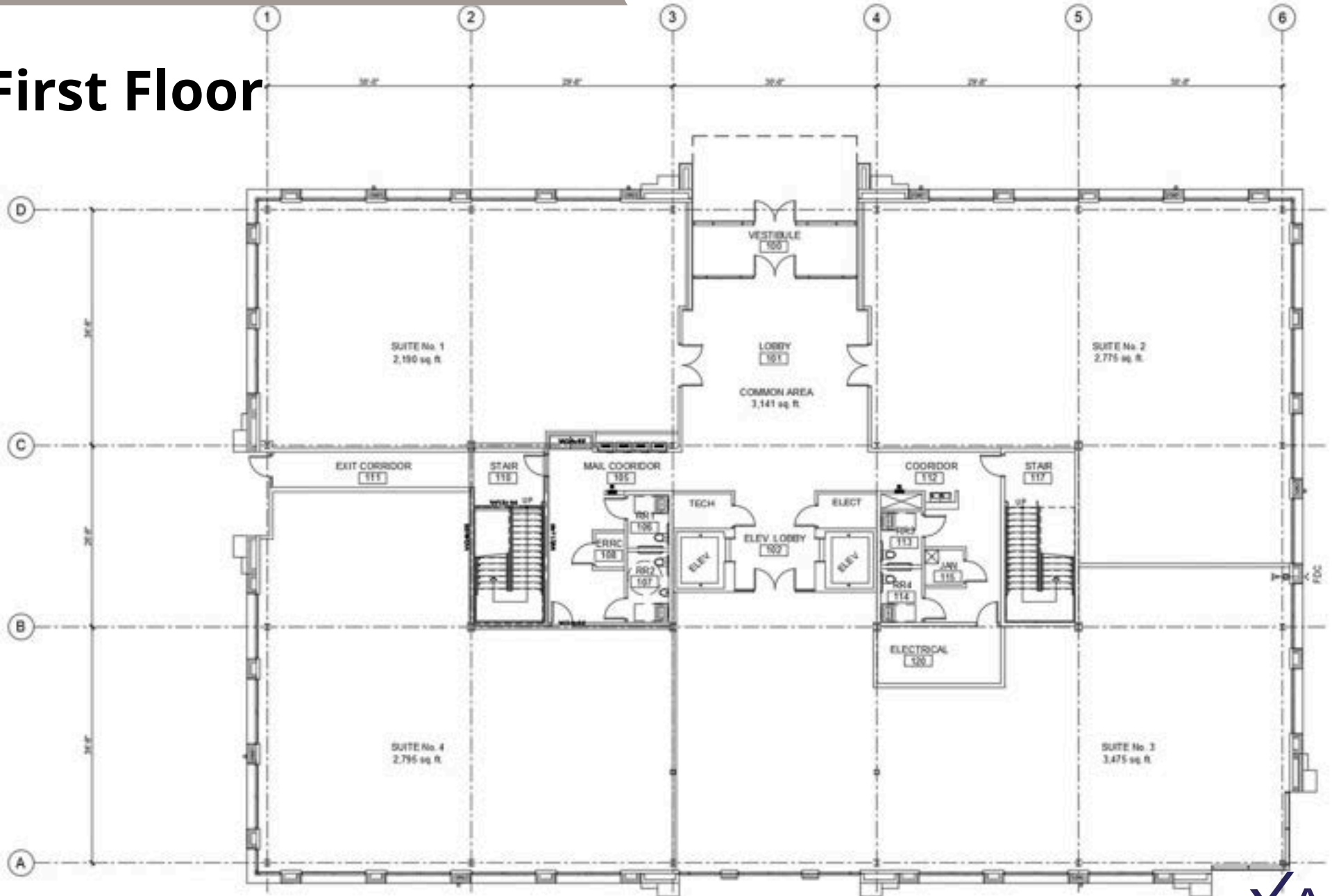
MINUTI COFFEE
VIETNAMESE CUISINE
PANE E VINO
RISTORANTE • ENOTECA
M BODY FITNESS
BALANCED

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First Floor

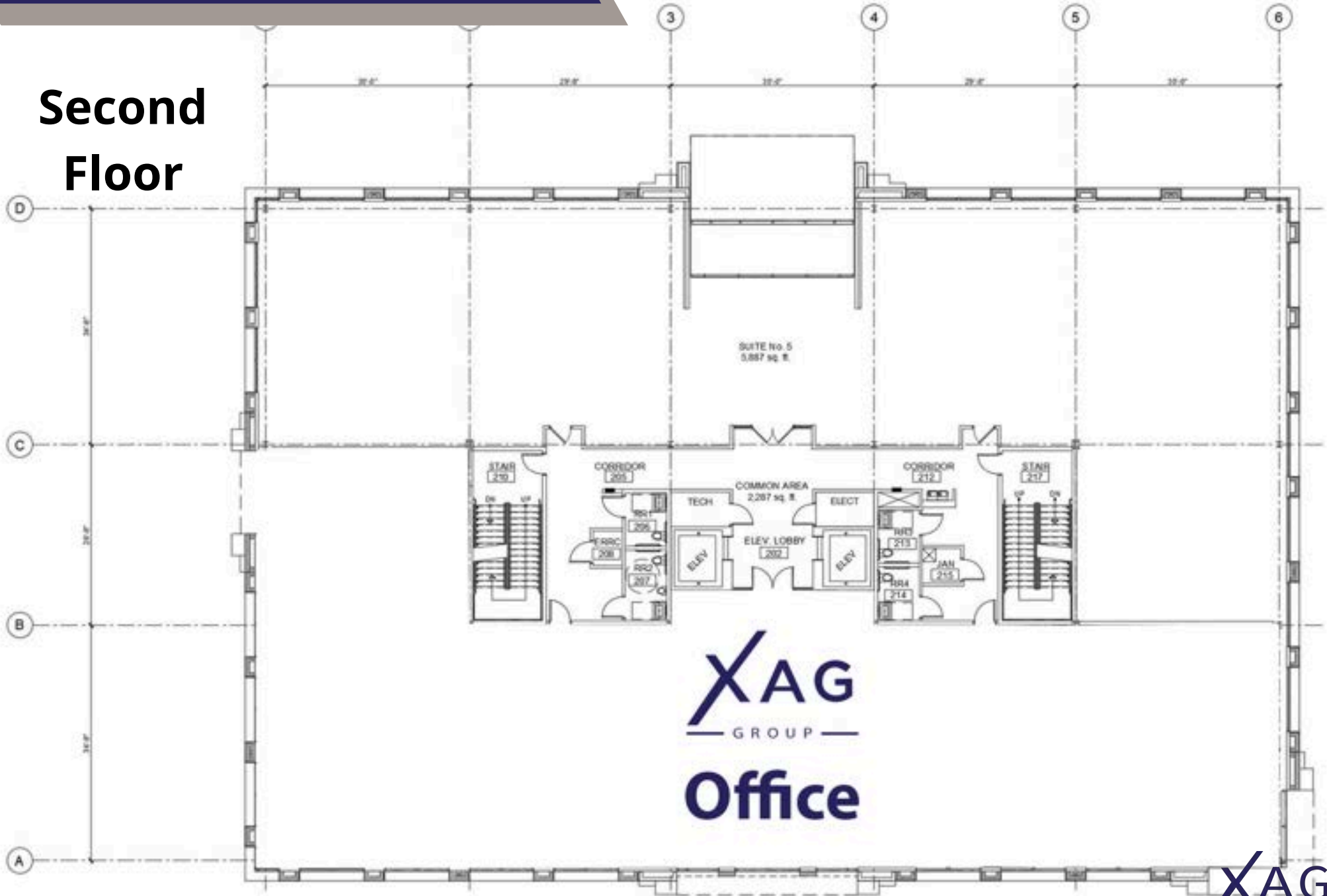


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Second Floor



XAG
— GROUP —
Office

XAG
PROPERTIES

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FOR FURTHER DETAILS,
PLEASE CONTACT OUR AGENTS

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