FOR LEASE

THE TRILLIUM

8203 FM 1464 RICHMOMD TX, 77407

DEVELOPED BY:

NASSAR GROUP
REAL ESTATE DEVELOPMENT & CONSTRUCTION

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PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	2000- 37,400 sqft
Rental Rate	$21 PSF
NNN	$4.20 PSf
Building Size	37,400 sqft

PROPERTY HIGHLIGHTS

For Sale	LOT A-0.80 AC
Ground Lease	
Build to Suit	

PROPERTY HIGHLIGHTS

- Large parking area for tenants and visitors
- High end mixed use development
- Easy access to Grand Parkway 99 and Westpark Tollway
- Immediate access to FM 1464
- Rapidly growing area with new residential communities delivering nearby

DEMOGRAPHICS

Population (2025)	2 mi. - 64,262 5 mi. -302,805
Average Household Income	2 mi. - $99,953 5 mi. - $107,577

Area Retailers

CONTACT INFORMATION

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THE TRILLIUM

Shops at The Trillium is strategically located along FM-1464 in Richmond.Texas. This vibrant retail center offers convenient east-side commutes and is surrounded by a wide variety of shopping, dining, and lifestyle amenities. Potioned at the entrance to The Trillium, a premier master-planned community encompassing approximately 3,016 residential lots across 1,270 acres, the center benefits from strong built-in consumer traffic. The location also enjoys proximity to the newly constructed Amazon Fulfillment Center-a 3.5-million-square-foot facility employing over 3,500 people-creating excellent visibility and steady daily traffic for local businesses.

Trillium brings over 3500 home development to be completed in 2025.

Prime location to capture "going to work" and "going home11 traffic.

Fort Bend County is the 4th wealthiest county in Texas in 2024

BUILDING A

PICKLE HOB — 14,500 SQFT

1,200 SQ FT AVAILABLE

MODERN LOOM Furniture Supplies — 3,000 SQFT

BUILDING B

ACTIVE BODIES — 4,000 SQFT

tumbles the learning playground — 5,074 SQFT

BABA'S BOBA — 1,074 SQFT

8,552 SQFT AVAILABLE

SITE PLAN

	SF/AC	STATUS
Retail	37400 sqft	Available for Lease

Retail Space Available

Transforming the garage
Into a sleek glass facade.

SITE

IBRAHIM NASSAR | 713-373-6243

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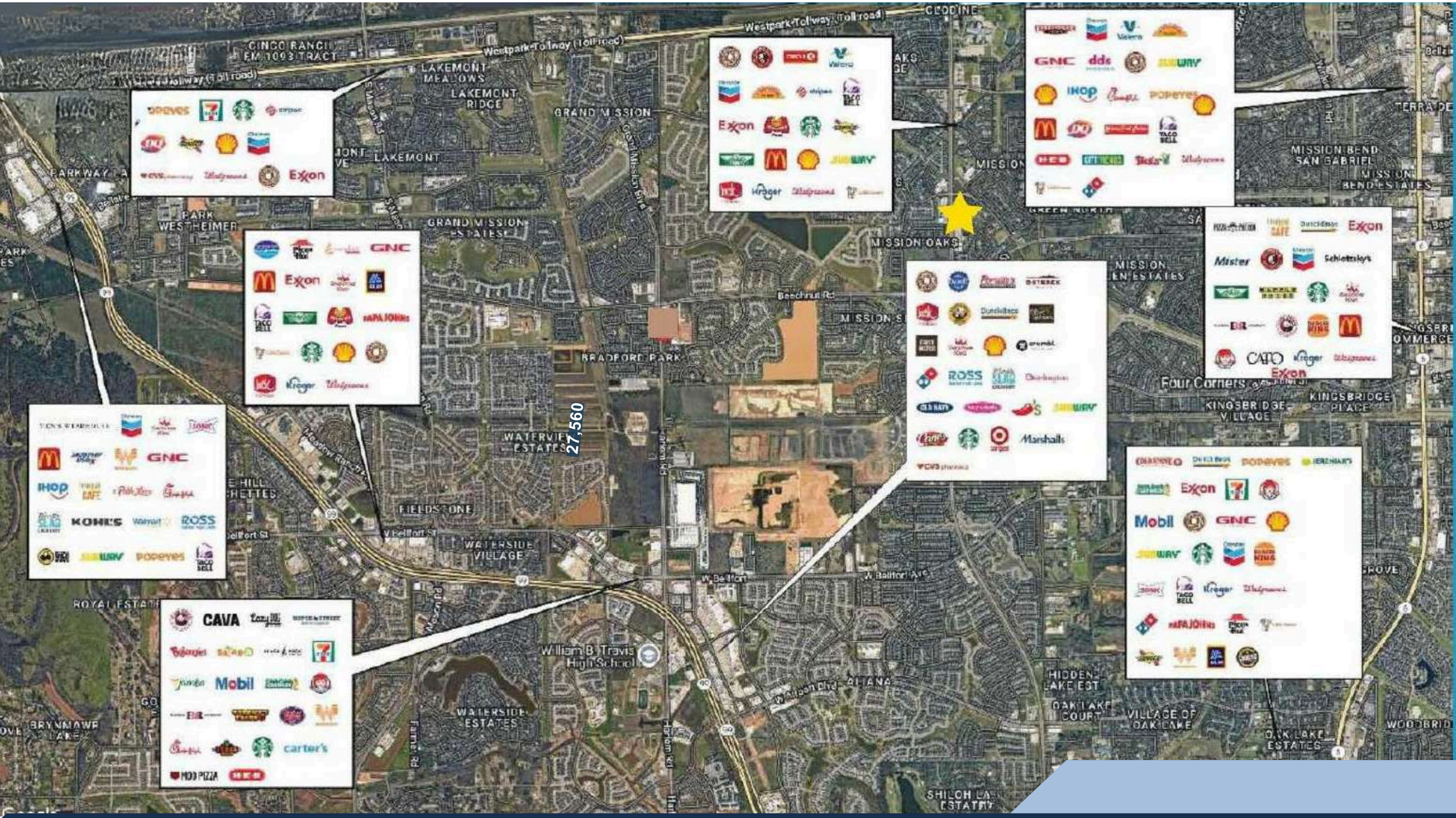
SITE


27,560
Westpark Tollway (Toll road)
CINCO RANCH FM 1093 TRACT
LAKEMONT MEADOWS
LAKEMONT RIDGE
GRAND MISSION
GRAND MISSION ESTATES
LAKEMONT
PARK WESTHEIMER
MISSION OAKS
MISSION BEND SAN GABRIEL
MISSION BEND ESTATES
Beechnut Rd
BRADFORD PARK
WATERVIEW ESTATES
FIELDS ONE
WATERSIDE VILLAGE
WATERSIDE ESTATES
W Bellfort
William B Travis High School
ALTANA
HIDDEN LAKE EST
OAK LAKE COURT
VILLAGE OF OAK LAKE
OAK LAKE ESTATES
SHILOH LA ESTATES
Four Corners
KINGSBRIDGE VILLAGE
KINGSBRIDGE PLACE
ROYAL ESTATES
BRYNMAWR LAKE
Exxon
GNC
Mobil
Marshalls
ROSS
CAVA
carter's
MOD PIZZA