

NOW LEASING

Minonite II Retail Center

1622 & 1548 Minonite Road | Richmond, TX 77469



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XAG Properties

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TX 77469

Property Information

	Building A	Building B
Space Available	± 9,000 SF	±8,400 SF
Minimum SF (In-Line)	1,170 SF	1,170 SF
Drive-thru or Patio Space		1,600 SF Min.
Rental Rate	Call for Pricing	

Property Features

- Access to I-69, State Hwy 36, & direct access to I-10, US-90A, & Spur 10.
- Walking distance to Arredondo Elementary & Randall High School 2 Miles away.
- ± 13,000 Rooftops in 3 mile radius.
- 5.2 miles from 4,700 acre Signorelli Development for Fort Bend County.

* Demographics & Population

Population	1 mile	7,463
	3 mile	49,601
	5 mile	108,930
Age Demographic	< 20 y/o	±16,000
	20 - 24 y/o	±4,000
	25 - 34 y/o	±7,500
	35 - 44 y/o	±8,500
	45 - 54 y/o	±8,500

* Household Income

Median Income	\$102,666
Average HH Income	\$125,819
Annual Growth 2010- 2022	14.7%

* Traffic Count

Minonite Road (FM 2977)	13,000 VPD
Bryan Road	4,600 VPD
Reading Road	22,600 VPD
I-69/ US-59	97,600 VPD

*Data verification per TxDot, ESRI, & Costar.



Major Area Retailers



SITE PLAN

Minonite II RETAIL CENTER



Up to 9,000 SF
(Divisible)



Up to 8,400 SF
(Divisible)

1,800 SF Optometrist
Lease Pending



Potential for Drive- thru
or Outdoor Patio Space

*Minimum 1,170 SF In line

*Minimum 1,600 SF for Drive-thru

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All the commercial spaces in the Minonite Retail Center are leased out. This increased foot traffic around the area is positively impacting the tenants' businesses, allowing them to thrive. Inquire for more details.

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Minonite II Retail Center

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Rooftops surrounding
Minonite Retail Center

INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or sub-agent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agree-

ment must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

XAG Properties, LLC

9009836

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

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(346)-843-1281

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR FURTHER DETAILS,
PLEASE CONTACT VP OF LEASING & SALES

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The logo for XAG Properties features the letters 'XAG' in a large, bold, sans-serif font. The 'X' is formed by two thick, white diagonal strokes. Below 'XAG', the word 'PROPERTIES' is written in a smaller, bold, sans-serif font. The entire logo is white and is superimposed over a dark blue background that shows a faint, stylized image of a modern building with large windows and a few cars parked in front.