

FOR SALE



Tenant Signage

# Former IBC Bank

5250 FM 1640, Richmond, TX 77469

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Brokerage | Management | Development

**RUBICON**  
REALTY GROUP

www.RubiconRealty.com





## Former IBC Bank

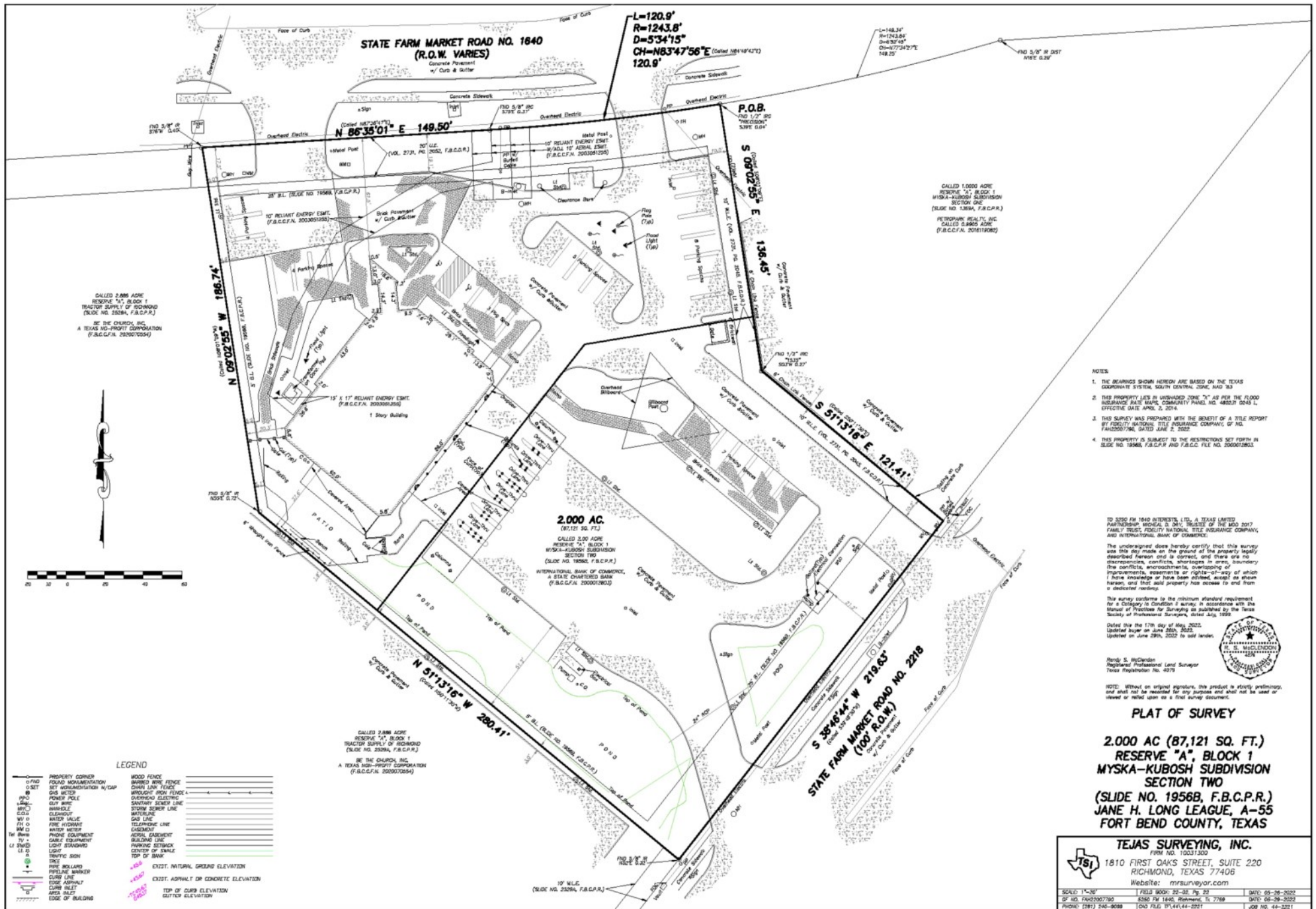
- Billboard and Pylon Signage Included
- Frontage FM 1640 & FM 2218
- Located Across Walmart Super Center

2021 Demographics	1-MI	3-MI	5-MI
Total Population	11,848	61,342	135,400
Growth 2010-2021	43.44%	43.36%	32.30%
Growth 2021-2026	12.21%	12.20%	11.44%
Average Household Income	\$80,300.0	\$89,300.0	\$101,100.0
Median Household Income	\$53,709.0	\$62,778.0	\$75,719.0
Household Growth 2021-2026	12.14%	12.18%	11.45%

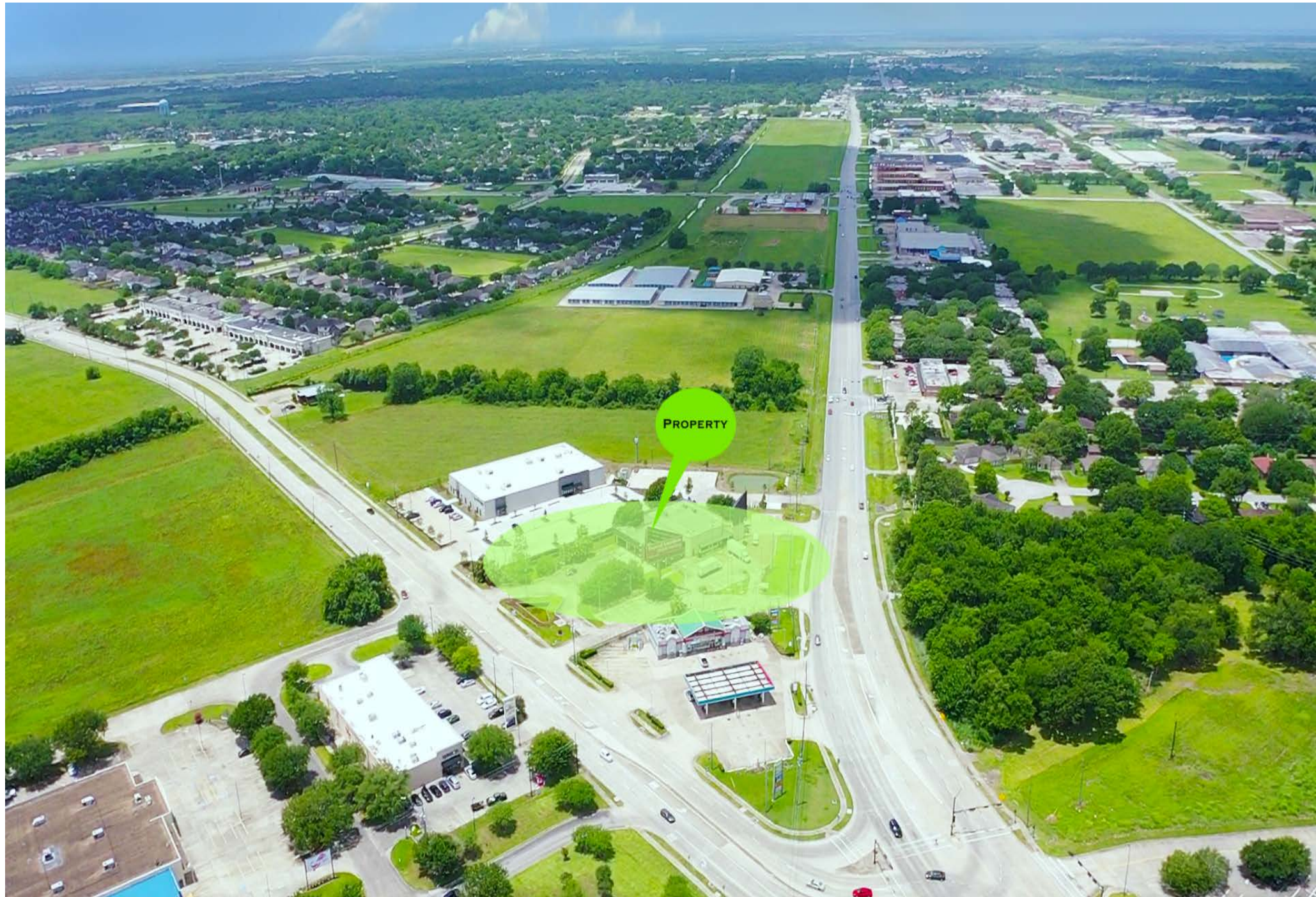
## PROPERTY DETAILS

<b>ADDRESS:</b>	<b>5250 FM 1640 RICHMOND, TX 77469</b>
<b>TYPE:</b>	<b>RETAIL/OFFICE (MULTI-TENANT)</b>
<b>LAND SIZE:</b>	<b>2.0 AC (87,120 SF)</b>
<b>GLA:</b>	<b>6,541 SF</b>
<b>SIGNAGE:</b>	<b>PYLON &amp; BILLBOARD SIGNAGE</b>
<b>PURCHASE PRICE:</b>	<b>\$1,825,000</b>
<b>COUNTY:</b>	<b>FORT BEND</b>
<b>TRAFFIC COUNT:</b>	<b>FM 1640 &amp; FM 2218: 23,467VPD</b>

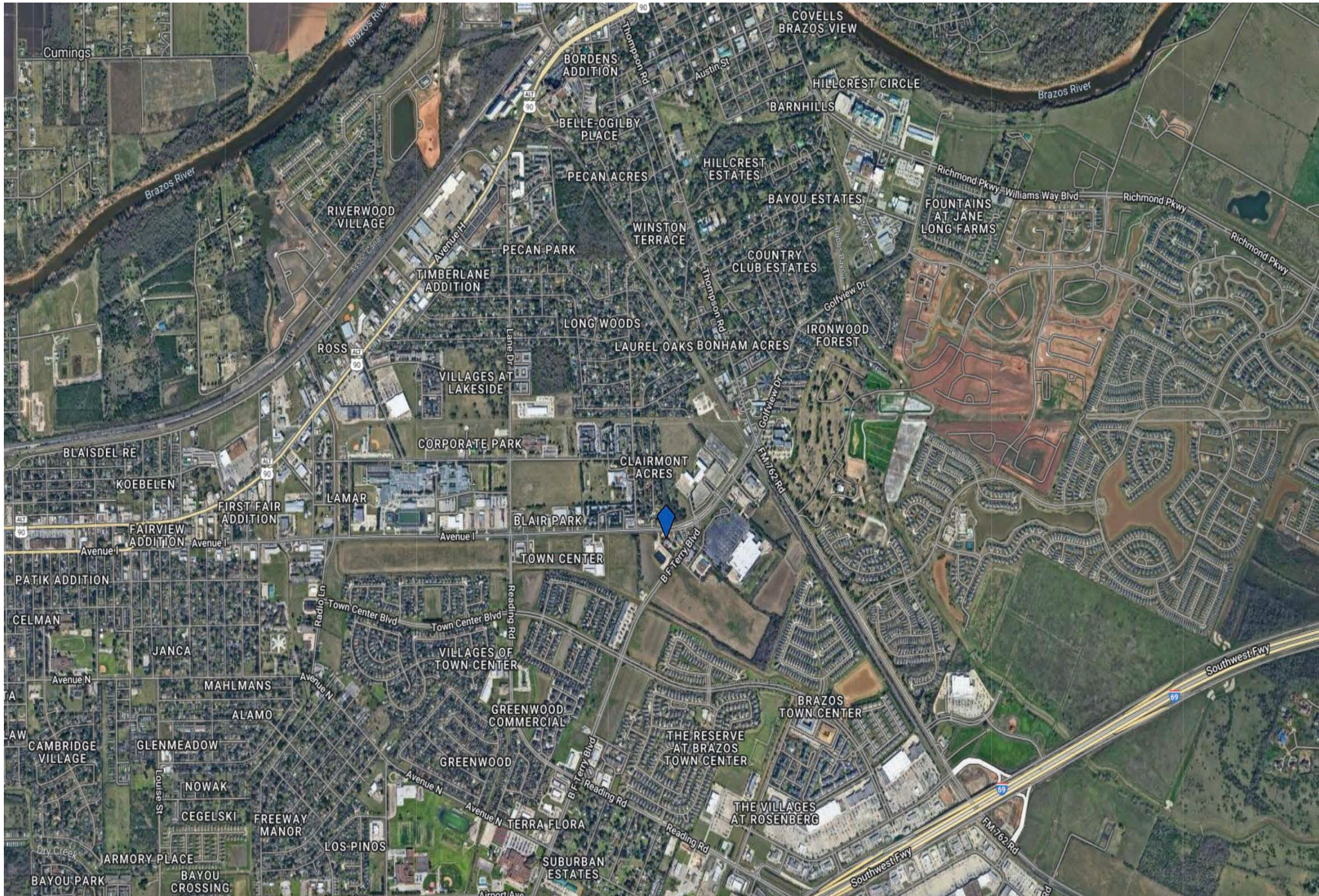




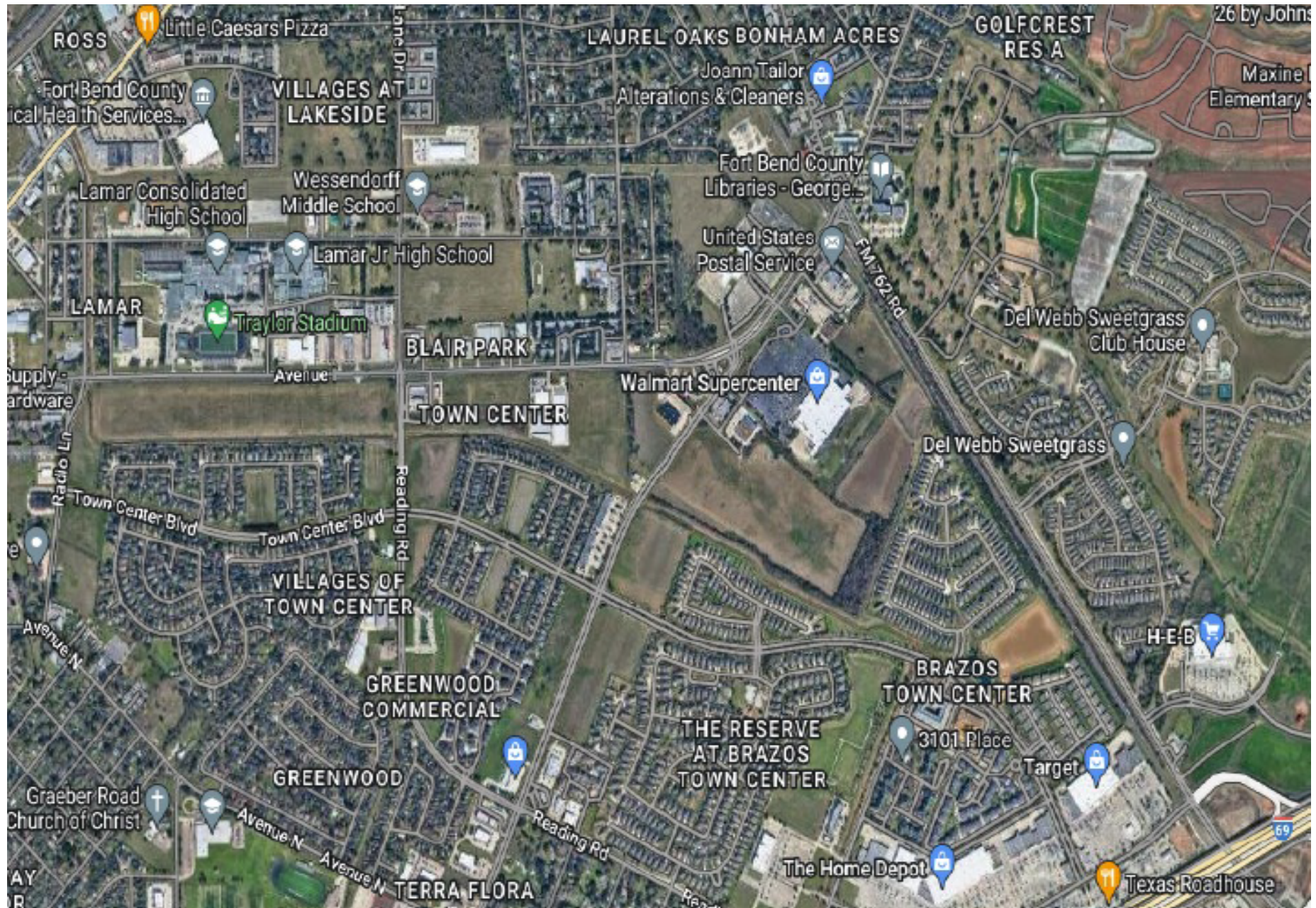












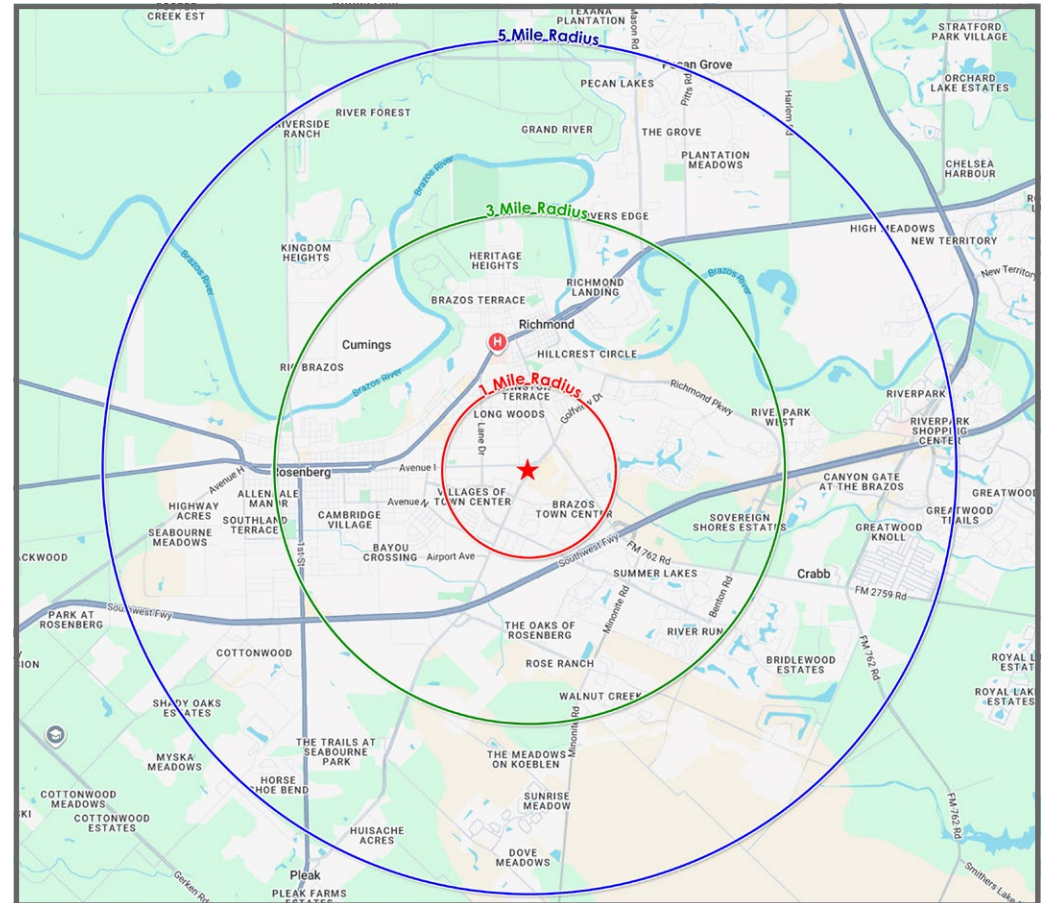


# DEMOGRAPHICS

5250 FM-1640 Richmond, TX 77469



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	9,277	42,240	86,251
2020 Total Population	11,849	56,746	114,331
2020 Group Quarters	262	1,341	1,404
2025 Total Population	13,138	69,721	136,541
2025 Group Quarters	229	1,350	1,426
2030 Total Population	14,589	77,689	152,443
2025-2030 Annual Rate	2.12%	2.19%	2.23%
2025 Total Daytime Population	11,640	67,574	114,083
Workers	4,685	30,429	44,386
Residents	6,955	37,145	69,697
<b>Household Summary</b>			
2010 Households	3,210	13,678	27,743
2010 Average Household Size	2.78	2.96	3.04
2020 Total Households	4,457	19,609	38,137
2020 Average Household Size	2.60	2.83	2.96
2025 Households	5,178	24,959	46,787
2025 Average Household Size	2.49	2.74	2.89
2030 Households	5,884	28,299	53,008
2030 Average Household Size	2.44	2.70	2.85
2025-2030 Annual Rate	2.59%	2.54%	2.53%
2010 Families	2,285	10,157	21,847
2010 Average Family Size	3.28	3.44	3.44
2025 Families	3,511	17,830	35,290
2025 Average Family Size	3.11	3.26	3.30
2030 Families	3,971	20,135	39,828
2030 Average Family Size	3.05	3.22	3.27
2025-2030 Annual Rate	2.49%	2.46%	2.45%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,432	11,182	19,720
Owner Occupied Housing Units	43.3%	52.3%	65.6%
Renter Occupied Housing Units	51.0%	41.9%	29.3%
Vacant Housing Units	5.7%	5.8%	5.2%
2010 Housing Units	3,599	14,935	29,646
Owner Occupied Housing Units	37.5%	52.2%	66.5%
Renter Occupied Housing Units	51.7%	39.3%	27.1%
Vacant Housing Units	10.8%	8.4%	6.4%
2020 Housing Units	4,847	21,241	40,745
Owner Occupied Housing Units	46.1%	58.1%	67.1%
Renter Occupied Housing Units	45.8%	34.2%	26.5%
Vacant Housing Units	7.9%	7.7%	6.3%
2025 Housing Units	5,556	26,985	49,959
Owner Occupied Housing Units	47.2%	61.1%	69.1%
Renter Occupied Housing Units	46.0%	31.4%	24.5%
Vacant Housing Units	6.8%	7.5%	6.3%
2030 Housing Units	6,315	30,225	56,163
Owner Occupied Housing Units	50.1%	63.1%	70.2%
Renter Occupied Housing Units	43.1%	30.5%	24.2%
Vacant Housing Units	6.8%	6.4%	5.6%
<b>2025 Households by Income</b>			
Household Income Base	5,178	24,959	46,787
<\$15,000	9.2%	9.3%	6.9%
\$15,000 - \$24,999	9.1%	5.7%	4.7%
\$25,000 - \$34,999	9.6%	6.9%	5.1%
\$35,000 - \$49,999	9.7%	9.6%	8.2%
\$50,000 - \$74,999	15.2%	14.2%	13.6%
\$75,000 - \$99,999	14.6%	17.4%	15.2%
\$100,000 - \$149,999	13.5%	19.2%	21.5%
\$150,000 - \$199,999	9.3%	9.1%	12.4%
\$200,000+	9.7%	8.7%	12.3%
Average Household Income	\$93,273	\$97,365	\$114,081



## 2025 Population 25+ by Educational Attainment

Total	8,765	46,951	90,992
Less than 9th Grade	4.8%	5.4%	4.1%
9th - 12th Grade, No Diploma	2.8%	4.9%	3.8%
High School Graduate	21.6%	21.4%	21.1%
GED/Alternative Credential	3.9%	3.4%	3.8%
Some College, No Degree	20.6%	18.7%	18.5%
Associate Degree	9.9%	9.3%	9.5%
Bachelor's Degree	25.5%	25.5%	25.3%
Graduate/Professional Degree	10.9%	11.5%	13.9%

## 2025 Population 15+ by Marital Status

Total	10,609	56,294	109,090
Never Married	43.6%	37.2%	32.4%
Married	40.7%	49.6%	54.7%
Widowed	6.6%	5.4%	4.4%
Divorced	9.1%	7.8%	8.5%

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Rubicon Realty Group LLC was founded in 2009 as a full-service commercial real estate company providing a diverse range of services to its clients through the entire real estate cycle. Each of Rubicon Realty Group principals has been associated with high-profile brokerages and developers such as Trammell Crow Company, Wulfe & Co., CB/Richard Ellis, RKF, and Sugarland Properties. These affiliations have provided profitable, long-term relationships and have established many more with other developers, brokers, and lenders.

## **We provide the following services:**

### **PROPERTY LEASING & TENANT REPRESENTATION**

We are well-versed at structuring triple net, ground, gross/modified gross, and percentage lease deals. We work with both national and local clients, including big-box retailers, grocery stores, hotels, restaurants, banks, franchises, and small business owners looking to make their mark in Texas. Our agents are active members of the International Council of Shopping Centers (ICSC) and participate in ICSC, Austin Retail Live, CCIM and other networking events to bring the latest industry updates to our clients. We utilize all major marketing platforms such as Loopnet, Costar, CityFeet, Showcase, Komreal, and more.

### **LAND SALES**

Rubicon Realty is a part of the small pool of brokers specializing in commercial land sales, both improved and unimproved. Our clients benefit from our knowledge of the land development process and all the moving parts it involves.

### **INVESTMENT SALES**

We help our clients underwrite and sell their commercial properties. We also assist with finding, analyzing, and purchasing commercial assets for whatever their objectives are: cash flow, value-add, redevelopment, or long term appreciation.

### **PROPERTY MANAGEMENT**

Our property management arm takes the frustration and challenges property owners have to deal with when owning their real estate. We provide lease administration, maintenance coordination, rent collection, accounting, expense reconciliation, vendor bidding, and qualification services. Property owners are able to set their own limits of involvement and expense amounts requiring their prior approval.



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## Information About Brokerage Services

11-2-2015



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 subagent 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 agreement 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 prospective buyers, tenants, sellers and landlords.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	