

MULTI-TENANT RETAIL BUILDING FOR LEASE



HIGHLIGHTS

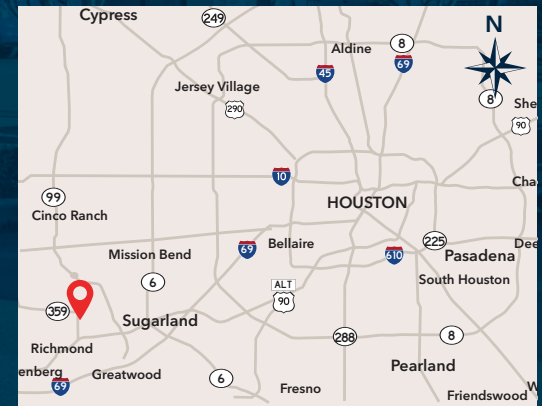
- Easy access and excellent visibility from FM 359
- Close proximity to Grand Pkwy
- Cross access with Sonic & Randalls
- Serving the Pecan Grove Plantation master-planned community, surrounding neighborhoods, and to the towns of Richmond & Rosenberg

SIZE

- Building: 24,000 SF
- Land: 2.5 Acres
- Frontage: 242' on Hwy 359

AVAILABLE

- 1,300 SF 2ND GEN RESTAURANT WITH GREASE TRAP, VENT HOOD & GAS
- 1,014 SF



DAVIS

HOLDINGS

PLANTATION PLAZA

1864 FM 359, Richmond, TX 77406
SEQ of FM 359 & Plantation Dr

LEASING INFORMATION

Kate Davis

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DEMOGRAPHICS

TRADE AREA BY
BLOCK GROUPS

RADIUS

1 MILE

2 MILE

5 MILE



Population

| | | | |
|--------------------|--------|--------|---------|
| 2025 Projection | 11,001 | 23,351 | 140,979 |
| 2020 Estimate | 9,885 | 20,827 | 124,381 |
| 2010 Census | 8,992 | 17,601 | 93,533 |
| Growth 2020 - 2025 | 11.29% | 12.12% | 13.34% |
| Growth 2010 - 2020 | 9.93% | 18.33% | 32.98% |



2020 Population by Age

| | | | |
|-------------|-------|-------|-------|
| Median Age | 40.10 | 39.50 | 36.10 |
| Average Age | 39.10 | 38.40 | 35.40 |



2020 Population by Occupation

| | | | | | | |
|--------------------------|-------|--------|--------|--------|--------|--------|
| Civilian Employed | 5,350 | 68.20% | 11,089 | 67.64% | 60,019 | 63.49% |
| Civilian Unemployed | 149 | 1.90% | 318 | 1.94% | 2,200 | 2.33% |
| Civilian Non-Labor Force | 2,335 | 29.77% | 4,963 | 30.27% | 32,116 | 33.97% |



2020 Population by Education

| | | | | | | |
|-------------------------------------|-------|--------|-------|--------|--------|--------|
| Some High School, No Diploma | 170 | 2.39% | 510 | 3.45% | 9,695 | 11.39% |
| High School Grad (Incl Equivalency) | 1,172 | 16.47% | 2,584 | 17.47% | 14,635 | 17.20% |
| Some College, No Degree | 2,499 | 35.12% | 4,735 | 2.01% | 23,660 | 27.81% |
| Associate Degree | 357 | 5.02% | 735 | 4.97% | 4,300 | 5.05% |
| Bachelor Degree | 2,039 | 28.65% | 4,117 | 27.83% | 21,244 | 24.97% |
| Advanced Degree | 879 | 12.35% | 2,112 | 14.28% | 11,555 | 13.58% |



Households

| | | | |
|--------------------|--------|--------|--------|
| Growth 2020 - 2025 | 10.98% | 11.89% | 13.41% |
| Growth 2010 - 2020 | 8.68% | 17.35% | 35.35% |



Income

| | | | |
|---------------------------|-----------|-----------|-----------|
| 2020 Avg Household Income | \$120,170 | \$124,624 | \$114,244 |
| 2020 Med Household Income | \$97,279 | \$100,932 | \$93,767 |



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SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SQ FT

1. Beautiful Feet Studio of Dance & The Arts / 2,715
2. Barksuds / 1,300
3. Bronze and Bare / 1,125
4. Domino's Pizza / 1,300
5. JLB Eatery / 2,469
6. KN Tailor / 679
7. Kumon Math & Reading / 1,414
8. NiSa Hair Salon / 1,170
9. Pecan Grove Postal / 1,300
10. Pho King / 1,872
11. Plaza Liquor / 1,500
12. Shogun / 3,000
13. Signature Hearing & Balance / 1,183
14. Top Nails / 1,125
15. Youngblood Wellness / 1,350

TOTAL GLA

- Building: 24,000 SF
- Land: 2.5 Acres
- Frontage: 242' on Hwy 359

359



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.