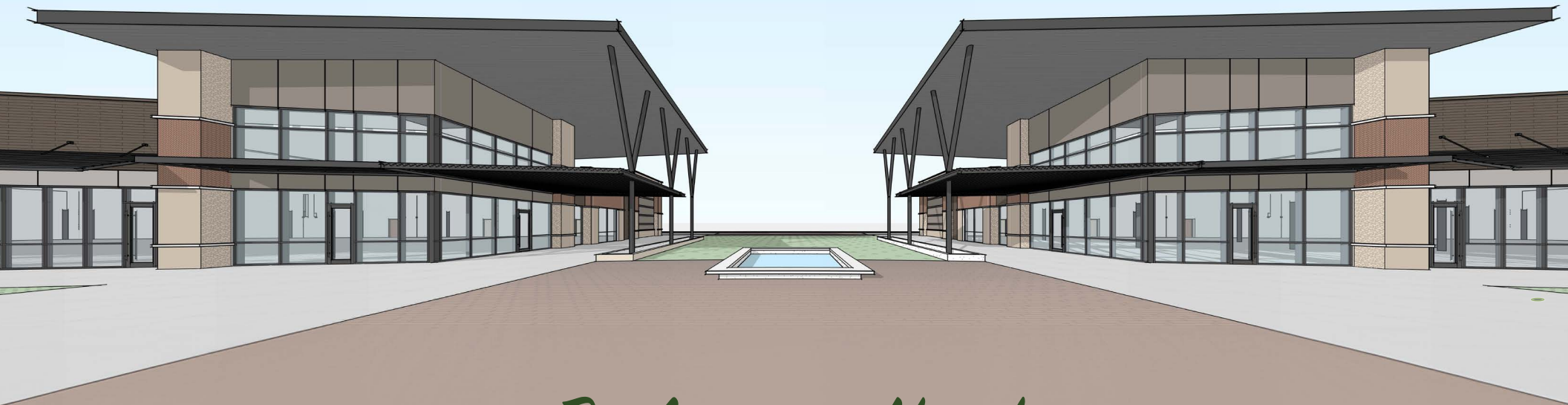


**CANDELA
RICHMOND TX
10811 FM 359 RD**

At the entry of Candela neighborhood
on Lustrous Horizon Lane



*Preleasing Now!
62,000 SF of Retail Space*



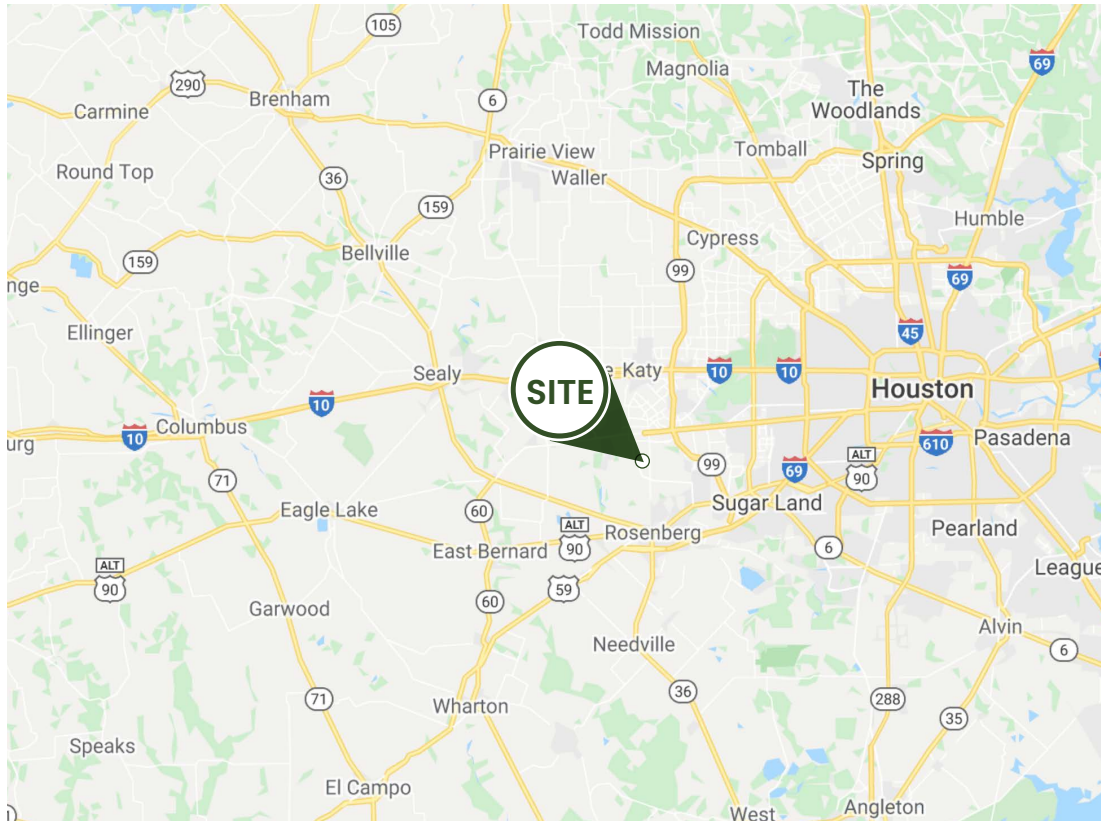
6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

| (256) 698-8199

| kbender@rlpartners.com

PROPERTY INFORMATION



LOCATION

FM 1463 / FM 359 S Extension, Richmond TX

- **Abated Rents available during Pre-Lease Period**

RETAIL

Space	62,000 SF
Rent End Cap	\$34.00 SF
Rent Inline	\$32.00 SF
NNN	\$12.00 (estimated)
TIA	Negotiable
Parking	365 spots
Bldg Depth	80'ft
Ceiling Height	12'ft breezeway 16.5' tenant space
Grease Trap	2,500 gl per bldg.
Construction Start	Oct 2025
Delivery	Oct 2026
Drive Thru Avail	2 drive thrus available
Patio Space Avail	

- VERY STRONG TRADE AREA WITH AVERAGE HOUSEHOLD INCOME TO BE \$140K+ IN 3 MILE RADIUS
- MEDIUM HOME VALUE 2023, \$445,500

Realty 1 Partners presents Candela Retail Center, a premier 62,000-square-foot retail destination at the entrance of Candela, Richmond's thriving master-planned community. Strategically positioned between Richmond and Fulshear, **constructions started Oct 2025**. This center will serve 1,700+ families in the rapidly growing Candela community, offering flexible build-out options with abated rental periods available. **Drive-thru and patio spaces available.**

6 MASTER PLANNED COMMUNITIES WITHIN 1 MILE:

- Candela by Johnson Development
- Canyon Lakes
- Creekside Ranch
- Cross Creek Ranch
- Westheimer lakes North
- Cinco Ranch Southwest

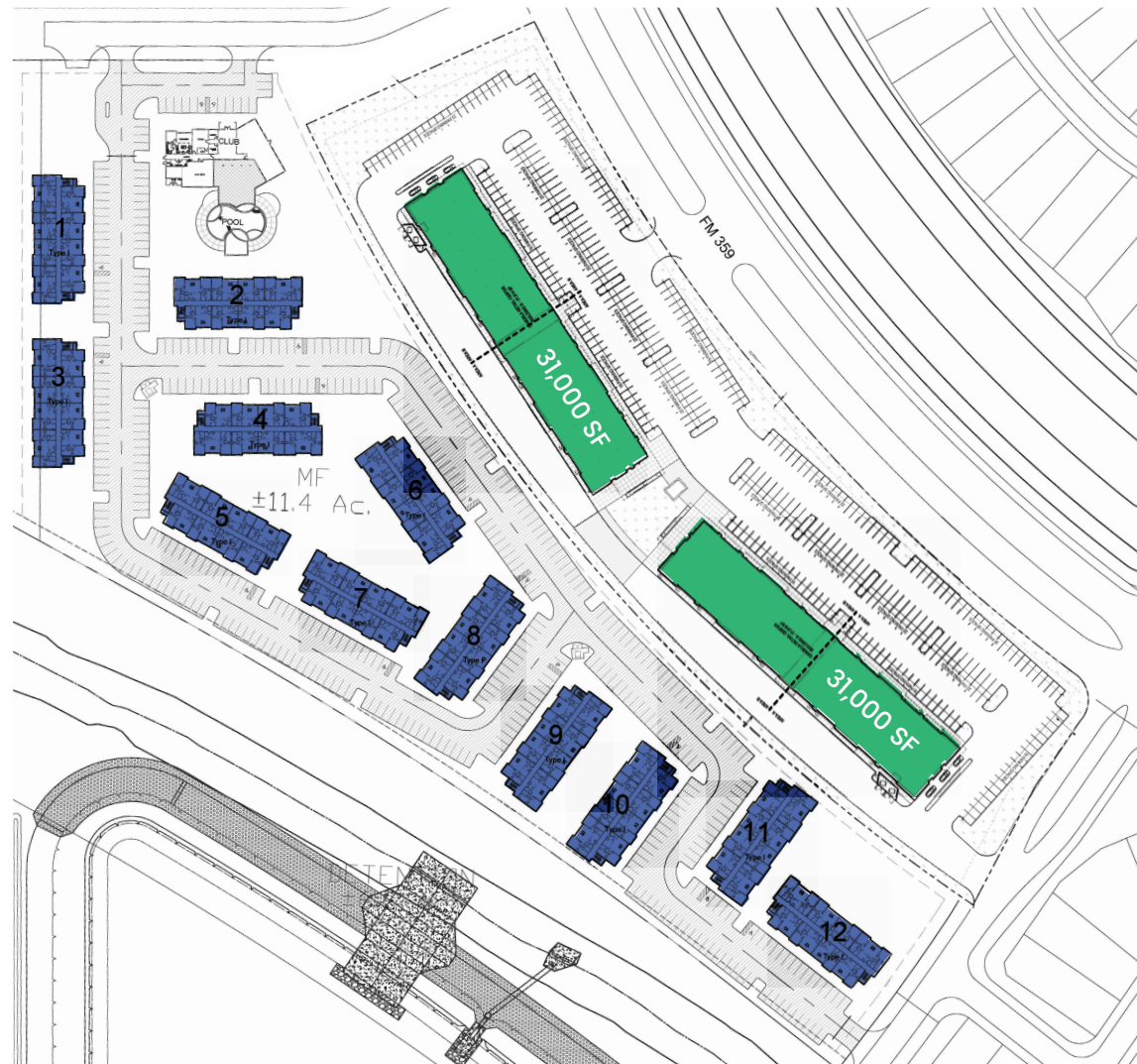


6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

📞 | (256) 698-8199
✉ | kbender@r1partners.com

SITE PLAN



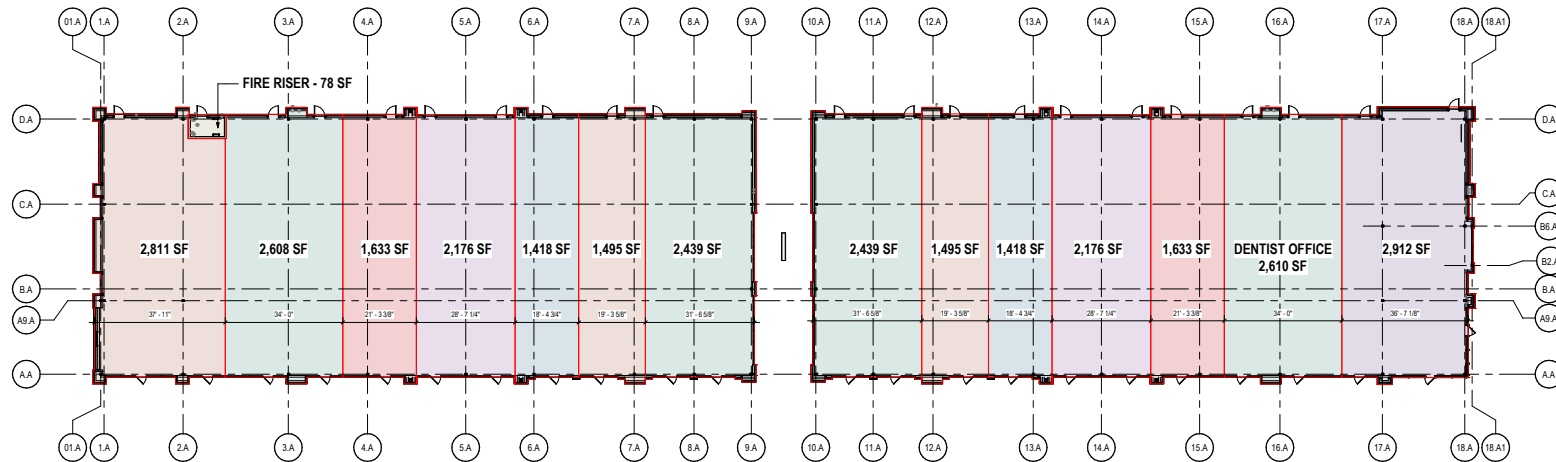
Candela Retail Center
Total: 62,000 SF



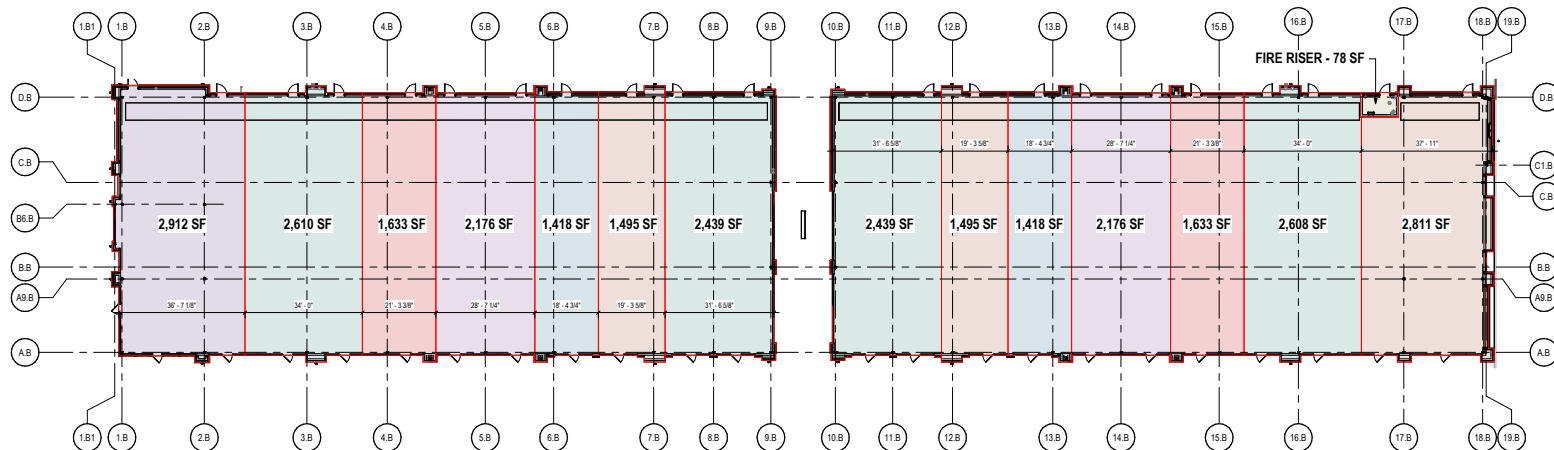
Apartment Developer

FLOOR PLAN

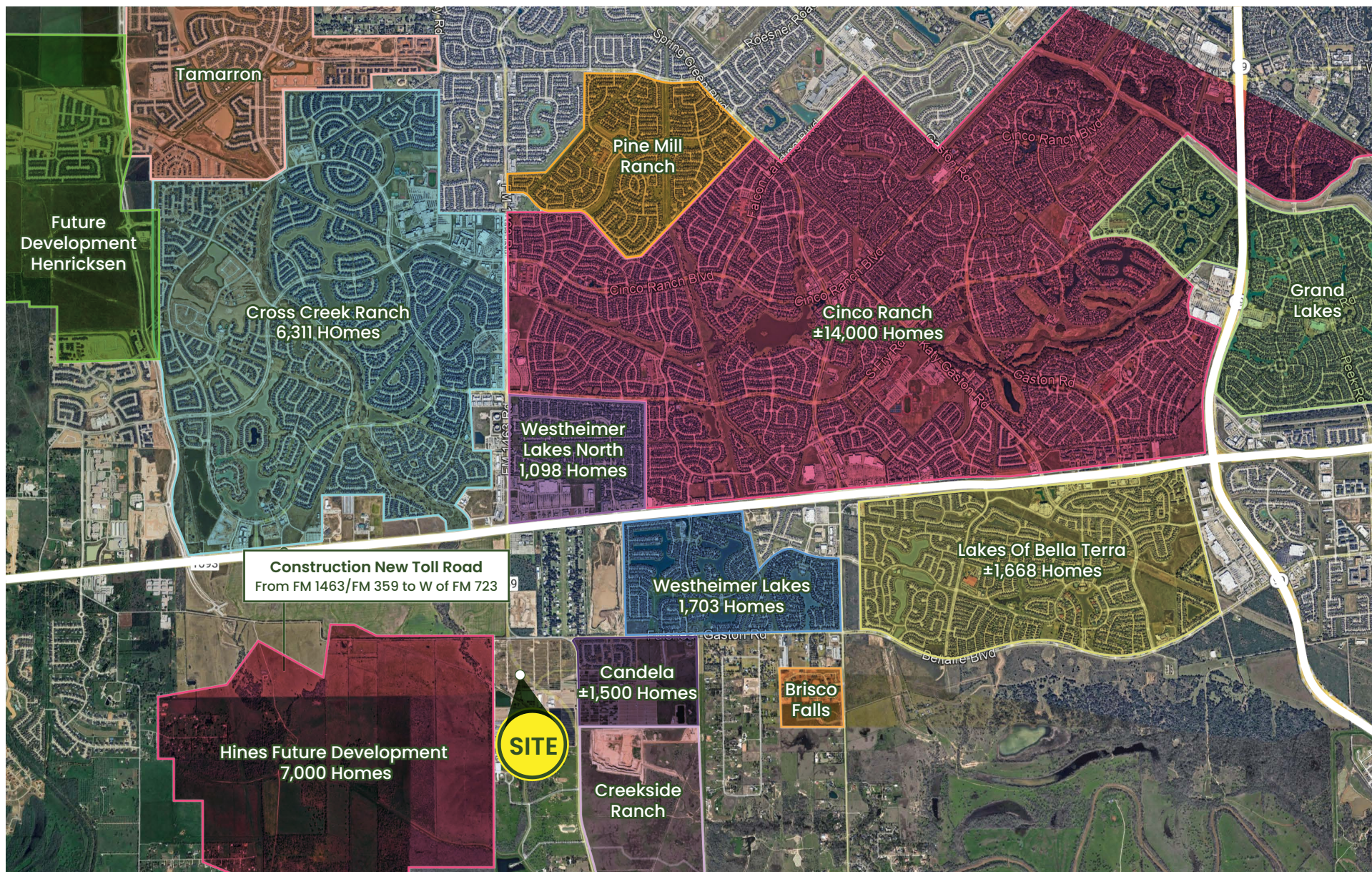
TOTAL BUILDING A SHELL - 29,341 SF



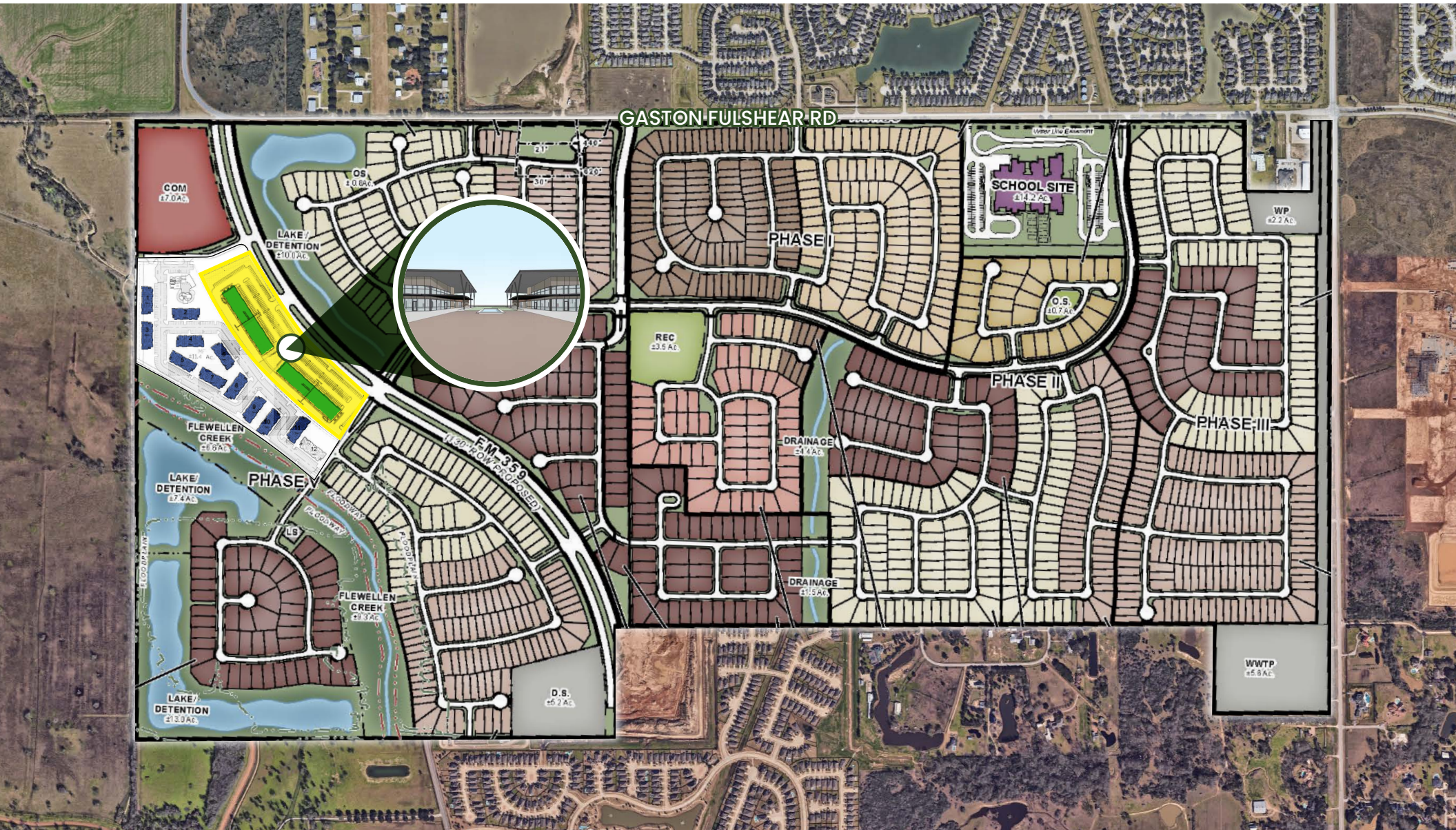
TOTAL BUILDING B SHELL - 29,341 SF



RESIDENTIAL AERIAL



AERIAL SITE PLAN



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

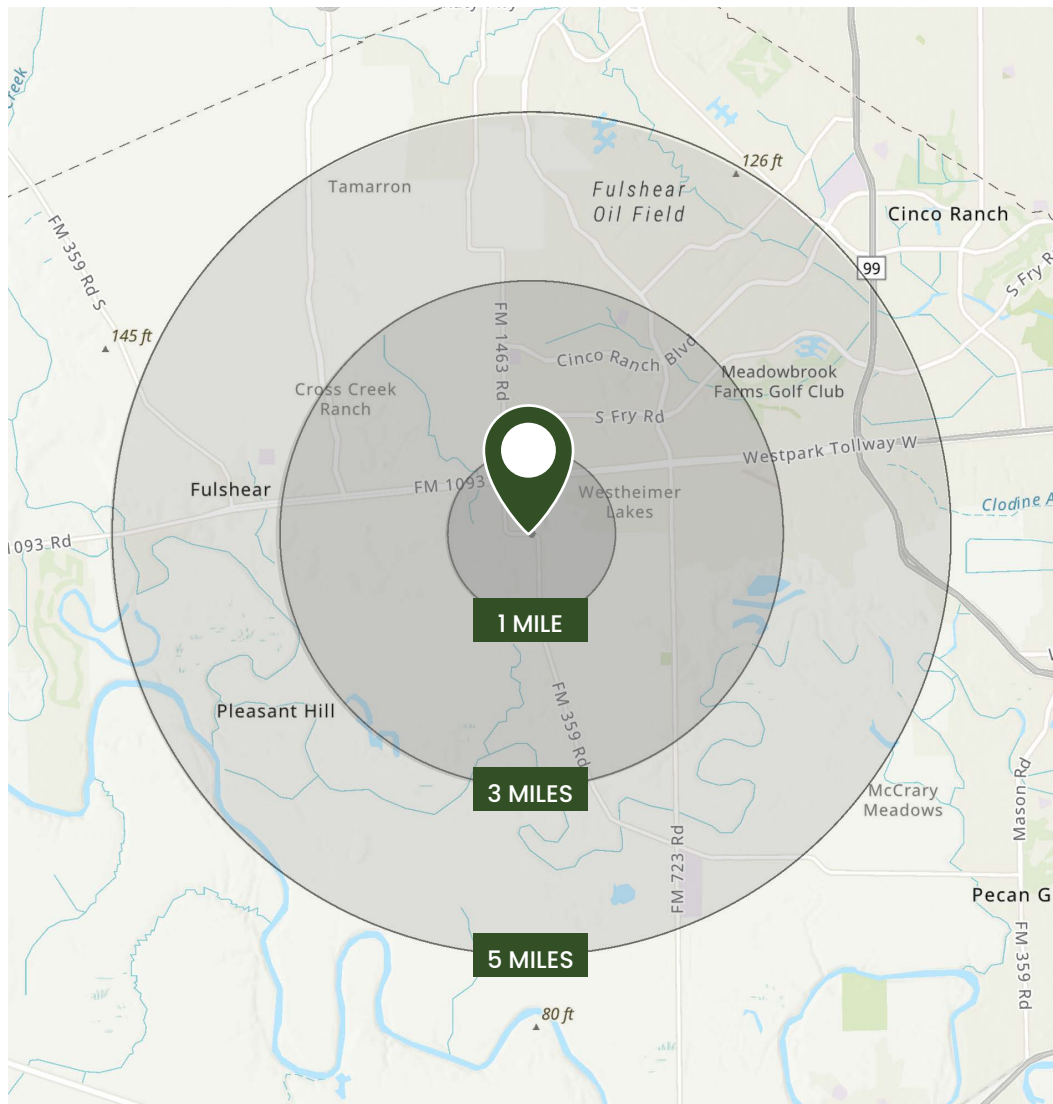
| (256) 698-8199

| kbender@rlpartners.com

PROPERTY OVERVIEW



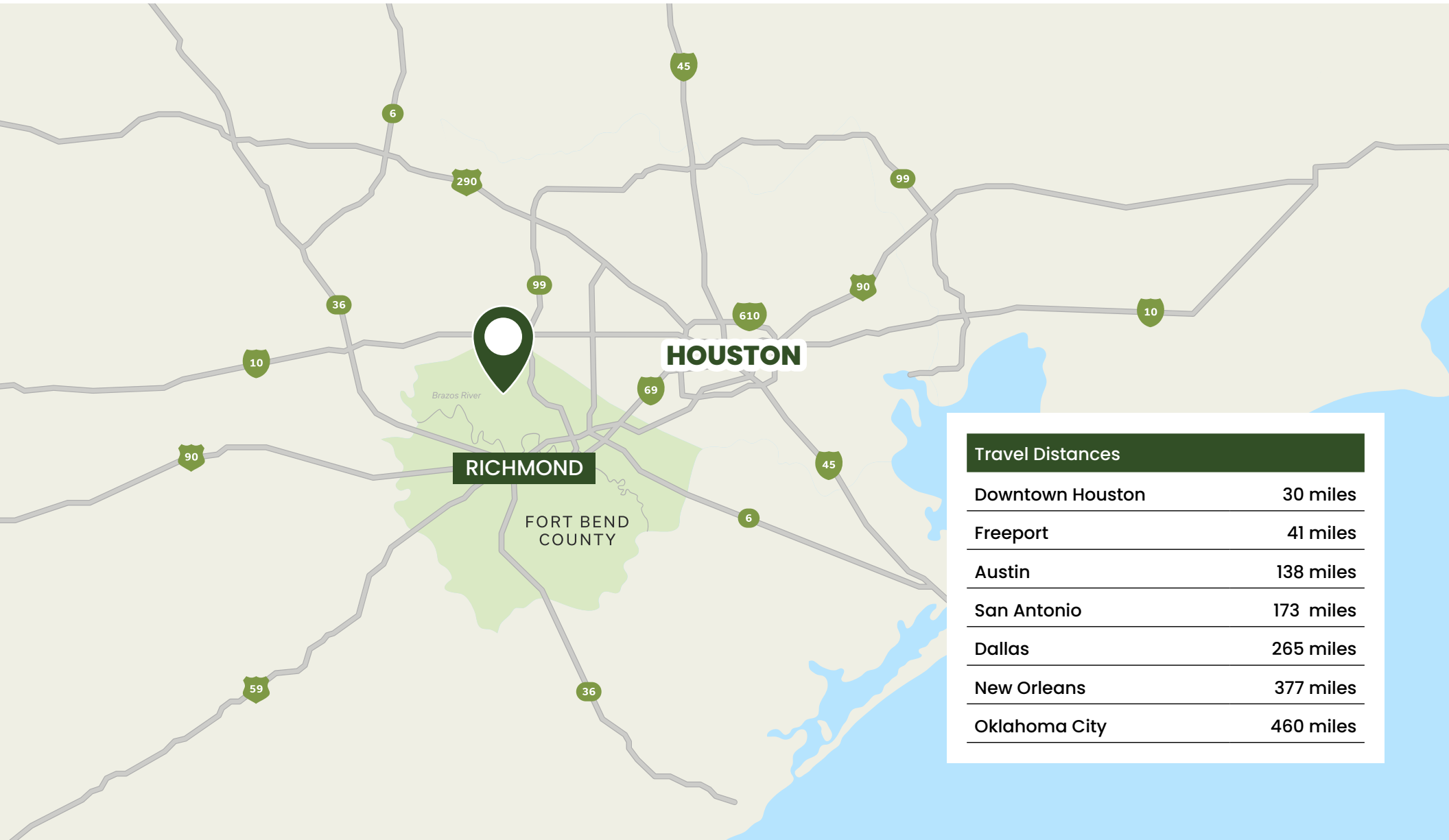
DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,183	62,555	159,056
Households	990	18,125	47,947
Families	837	15,964	41,933
Average Household Size	3.21	3.45	3.32
Owner Occupied Housing Units	894	15,584	40,975
Renter Occupied Housing Units	96	2,541	6,972
Median Age	34.5	35.8	36.4
Median Household Income	\$141,834	\$159,681	\$157,127
Average Household Income	\$154,512	\$192,046	\$190,238

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,801	70,013	187,930
Households	1,185	20,493	57,500
Families	998	17,986	50,111
Average Household Size	3.20	3.41	3.27
Owner Occupied Housing Units	1,086	17,764	48,993
Renter Occupied Housing Units	100	2,729	8,507
Median Age	34.9	36.4	36.8
Median Household Income	\$154,547	\$169,068	\$165,277
Average Household Income	\$82,214	\$103,442	\$95,498

AT THE CENTER OF FORT BEND COUNTY



Travel Distances

Downtown Houston	30 miles
Freeport	41 miles
Austin	138 miles
San Antonio	173 miles
Dallas	265 miles
New Orleans	377 miles
Oklahoma City	460 miles



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

📞 | (256) 698-8199

✉ | kbender@rlpartners.com

RENDERINGS



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

| (256) 698-8199

| kbender@rlpartners.com

RENDERINGS



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER
| (256) 698-8199
| kbender@rlpartners.com

MARKET AREA COMMUNITY FACTS

20%

ABOVE NATIONAL AVERAGE ON AVERAGE
SPENDING BY CONSUMERS

19.6%

ANNUALLY
POPULATION GROWTH RATE

190.28%

SINCE 2020
POPULATION INCREASE

#1

FOR CANCER CARE
(UNIVERSITY OF TEXAS M.D. ANDERSON)

#36

RICHEST CITY
IN TEXAS IS FULSHEAR

#1

WEALTHIEST CITY IN
FORT BEND IS FULSHEAR, TX

2024 RICHMOND, TEXAS ECONOMIC DEVELOPMENT

IDEALLY LOCATED

- Richmond is on track for both residential and commercial growth, as Fort Bend County's population swells by a projected 2.1 million people over the next 30 years.
- 68% of the population holding a bachelor's degree or higher and earning an average household income of \$198,568 (within a 5-mile radius of the Property)
- School Districts: Lamar ISD and Katy ISD
- Lamar Consolidated Independent School District was one of only 301 school districts to earn an A rating from the Texas Education Agency in 2019
- Fulshear is now the second fastest-growing city in America (2023-2024)

HOUSTON ACCESS

- Richmond's proximity to and inclusion in the Houston metroplex should not be understated. In addition to the many benefits of travel, entertainment and cuisine, the benefits for current or future business owners is substantial as well.
- Public amenities include George Park, Clay Park, and Wessendorf Park which offer jogging trails, playgrounds, picnic areas, basketball courts, football and soccer fields, and volleyball pits. The City of Richmond has also created a trail master plan that is designed to connect all major sections of the city into an interconnected system.



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

| (256) 698-8199

| kbender@rlpartners.com



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.

2-10-2025



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's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Jack Evans / Realty 1 Partners	0510709	evans@r1partners.com	(281) 944-9660
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kris Bender / Realty 1 Partners	722496	kbender@r1partners.com	(832) 847-4008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial	Date		