

Property For Lease & Sale

FM 359

1011 FM-359 S Richmond TX, 77406



Location

- Easily Accessible from US-90
- Direct visibility from FM 359
- 5 mile west of US 99
- 10 minute drive to 99 Toll Road
- 8 miles south of Westpark Tollway & US 99
- 10 minute drive to Sugar Land
- 20 minute drive to Katy

Details:

- Ready to Move In
- 10,300 sf Retail or Flex Use Building
- 2 Acres-another 15,000 sf building can be built
- Beautifully Renovated Inside & Out
- Plenty of Parking
- Monument Signage Opportunity
- Aggressive Tenant Improvement Allowance

Demographics:

- Population Density: 519 per sq mil
- Median Home Value: \$250,000.00
- Average HH Income: \$110,294.00



Enclave
Property



713-787-5373
832-449-6674

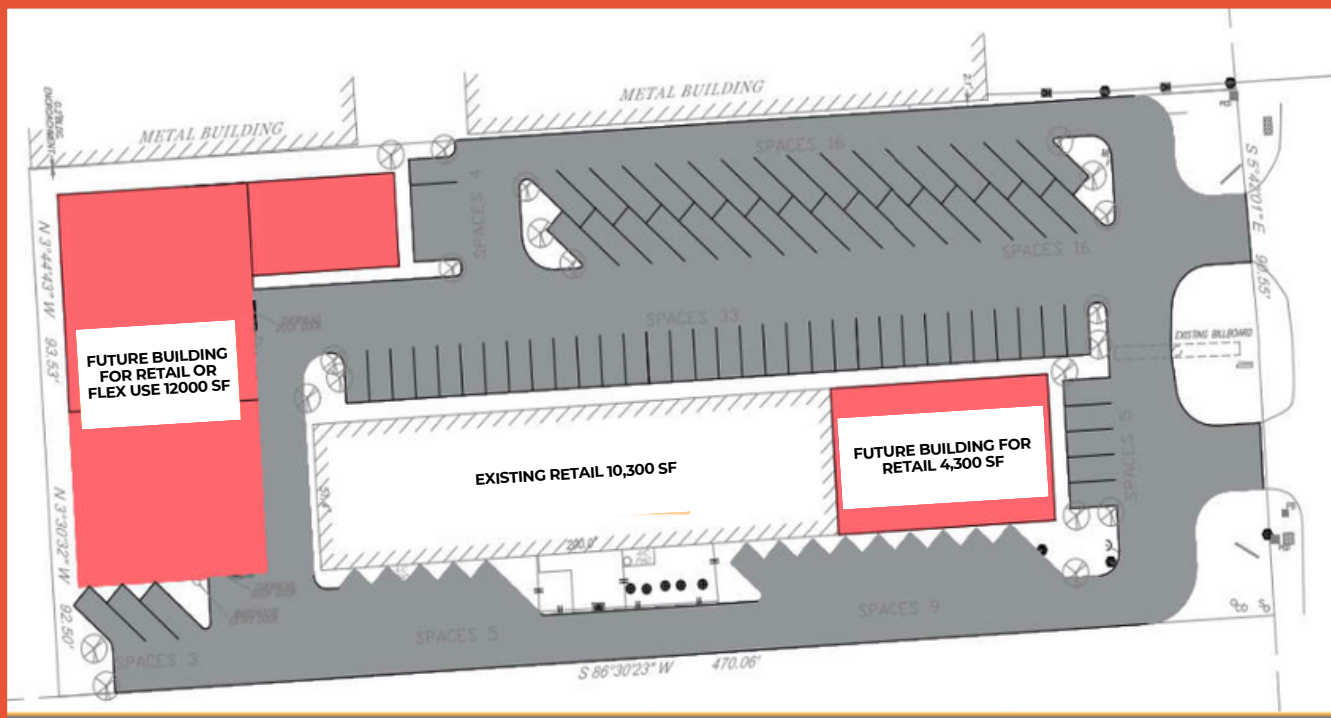


management@enclaveproperty.com



4950 Terminal St.
Bellaire, TX 77401





Property is sitting on an extra 1 acre land that an additional 15,000 sq ft building can be added

1st Building:

- Existing Retail: 10,300 SF
- New Retail: 4,300 SF

2nd Building:

- New Retail/Flex Use: 1,800 SF
- New Warehouse: 10,200 SF

Lease Rate:

- \$14.00-20.00 Per SF
- \$6.50 NNN Estimate

Location



Traffic Counts:

- FM 359: 20,500 VPD
- Alt 90: 30,900 VPD

Population Density:

- 2 Mile Radius: 22,557
- 5 Mile Radius: 135,802
- 10 Mile Radius: 623,796
- 20 Mile Radius: 2,403,007

Rates:

- \$16-\$20 Per SF
- \$6.50 NNN Estimate



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