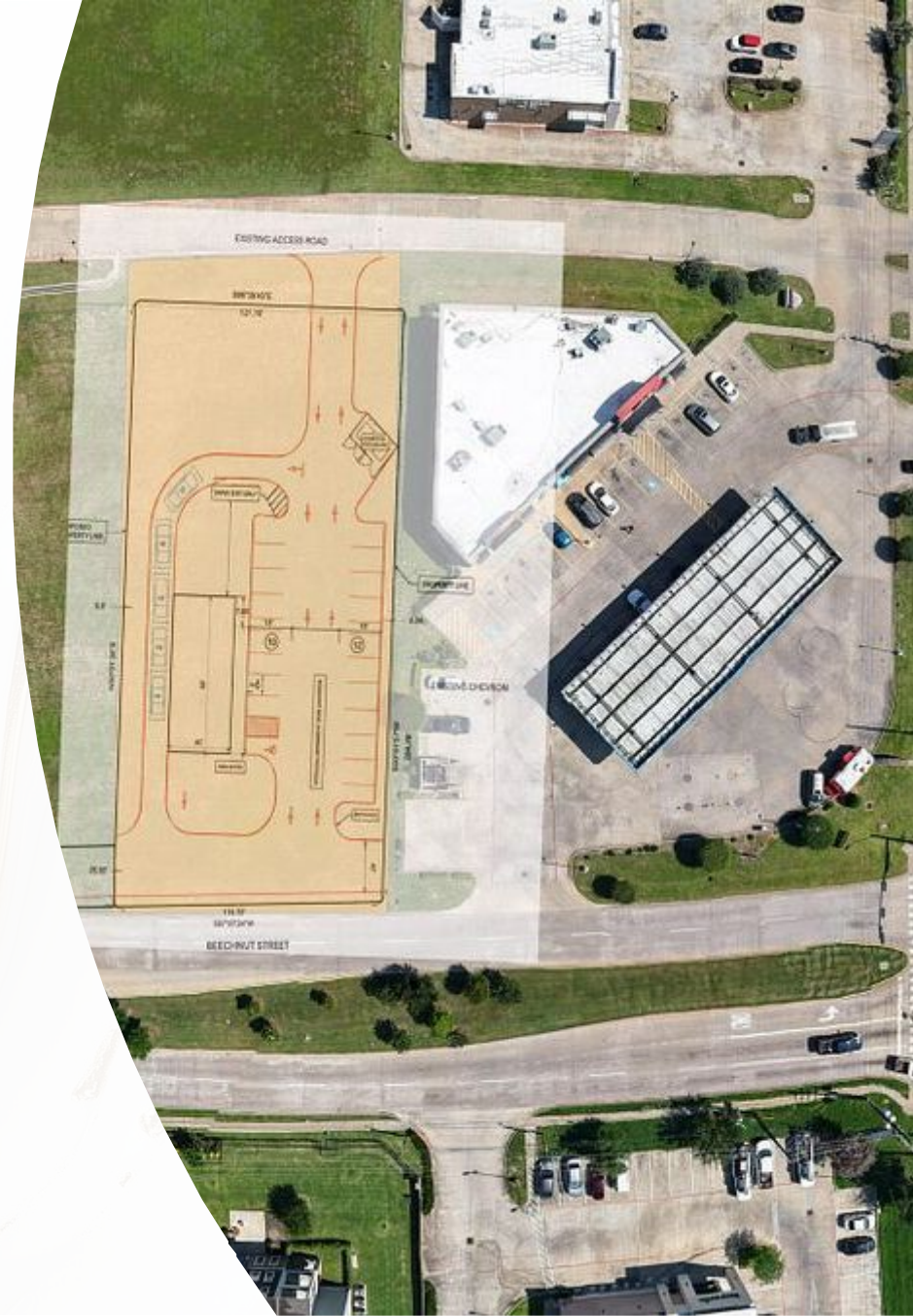


Beechnut & Grand Mission

Ground Lease Opportunity · Richmond, Texas

±0.699 Acres | ±30,455 SF | Available for Ground Lease



Property Overview

A Prime Ground Lease Site in a High-Growth Corridor

This ±0.699-acre parcel — approximately 30,455 square feet — is available for ground lease along Beechnut Street near the Grand Mission Boulevard intersection in Richmond, Texas. Positioned within one of the Houston metro area's most active suburban growth corridors, the site offers a compelling opportunity for retail or service-oriented tenants seeking visibility, access, and a built-in customer base.

Site Size

±0.699 Acres
±30,455 SF

Tenure

Ground Lease
Available Now

Location

Beechnut St &
Grand Mission Blvd

Drive-Thru

Potential Use
Subject to Approvals

 Potential drive-thru use is subject to site plan, landlord, municipality, and all other applicable approvals. No guarantee of drive-thru entitlement is expressed or implied.

Location & Market

Surrounded by Rooftops. Built for Retail.

Dense Residential Base

The site sits at the heart of a rapidly expanding residential zone in Fort Bend County — one of the fastest-growing counties in the United States. Thousands of rooftops surround the intersection within a compact trade area, providing an immediate, captive consumer base for everyday goods and services.



Residential Density

High-concentration rooftop count within the immediate trade area drives consistent daily traffic and demand.



Adjacent Retail

Neighboring neighborhood retail centers anchor the corridor and validate the site's consumer traffic profile.



Superior Access

Dual arterial frontage provides multiple points of ingress and egress for maximum tenant convenience.

Visibility & Access

Beechnut Street and Grand Mission Boulevard serve as primary arterials connecting master-planned communities to major retail nodes. The site benefits from strong frontage, natural traffic flow, and proximity to established neighborhood retail — positioning any tenant for immediate brand exposure and convenient customer access.



Site Opportunity

Flexible Format. Proven Location.



*Aerial representation — parcel boundaries approximate.
All dimensions to be verified by survey.*

The ± 0.699 -acre ground lease site is well-suited for a broad range of retail and service-oriented uses, including but not limited to quick-service restaurants, financial services, medical or wellness concepts, and specialty retail. Drive-thru configuration may be achievable, subject to site plan design, landlord approval, municipal entitlement, and all other applicable approvals.

Retail & QSR

Quick-service, fast-casual, and neighborhood retail concepts.

Service Uses

Financial, medical, wellness, and personal services.

Drive-Thru Potential

Subject to site plan, landlord, municipality & applicable approvals.

Contact Information

For leasing inquiries, please contact your broker representative.

Beechnut St & Grand Mission Blvd | Richmond, TX

± 0.699 AC | $\pm 30,455$ SF | Ground Lease

Why This Site Wins

Scale ±30,455 SF of ground lease flexibility accommodates a wide range of building footprints and site configurations.	Growth Fort Bend County leads the nation in residential expansion, delivering a built-in and growing consumer base.
Visibility Hard-corner positioning at two primary arterials ensures maximum brand exposure and traffic capture.	Versatility Broad range of approved and potential uses, including drive-thru concepts subject to applicable approvals.

This offering represents a rare opportunity to secure a ground lease position in one of the Houston metro's most dynamic suburban growth markets — before the market catches up.

All information contained herein is from sources deemed reliable but is not guaranteed. All dimensions, acreage, and configurations are approximate and subject to survey and verification. Drive-thru use is not guaranteed and is subject to site plan, landlord, municipality, and all other applicable approvals.