



## 11520 FM 1464 Dr

11520 FM 1464 Dr, Richmond, TX 77407



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# 11520 FM 1464 Dr

\$35.00 /SF/YR

This prime retail opportunity is strategically positioned in one of Fort Bend County's fastest-growing corridors. The upcoming bottom floor preschool is estimated to serve 200 students which provides a built-in customer base, creating the perfect synergy for after-school programs, tutoring centers, martial arts studios, dance academies or enrichment services.

This premium retail space offers unmatched visibility, ample parking and easy access from major thoroughfares, attracting consistent daily traffic from nearby residential developments and schools.

With strong demographics, high traffic counts and a welcoming community, this is a strategic investment in both opportunity and impact ideal for brands ready to expand or launch in a thriving Richmond location....



Rental Rate:	\$35.00 /SF/YR
Min. Divisible:	1,000 SF
Property Type:	Retail
Gross Leasable Area:	20,000 SF
Year Built:	2026
Construction Status:	Under Construction
Walk Score ®:	32 (Car-Dependent)
Rental Rate Mo:	\$2.92 /SF/MO

2nd Floor Ste 1

Space Available	1,000 - 10,000 SF
Rental Rate	\$35.00 /SF/YR
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	1 - 10 Years

SWC FM 1464 And W Airport Blvd Dr



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