

# FOR LEASE

## OLD TOWN RICHMOND VILLAGE

109 LIBERTY ST  
RICHMOND, TX 77469



**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
[shawnackerman@henrysmiller.com](mailto:shawnackerman@henrysmiller.com)

**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
[www.henrysmiller.com](http://www.henrysmiller.com)





# PROPERTY HIGHLIGHTS

**OLD TOWN RICHMOND VILLAGE**  
109 LIBERTY ST, RICHMOND, TX 77469

## LOCATION

109 LIBERTY ST  
RICHMOND, TX 77469

## DESCRIPTION

- **12,730 SF** Available For Pre-Lease
- New development at the southeast corner of HWY 90 A (Liberty St) & Richmond PKWY
- Located outside of 100 & 500-Year Flood Plain

## HIGHLIGHTS

- Richmond, Texas is a historic city located in Fort Bend County, Texas, United States. It has a population of approximately 13,000 people and is located southwest of Houston. Richmond is known for its charming small-town atmosphere, rich history, and beautiful downtown area. It has a number of historic buildings, museums, and cultural attractions, including the Fort Bend Museum and the George Ranch Historical Park. Overall, Richmond offers a peaceful and picturesque lifestyle with easy access to the amenities of the nearby Houston metropolitan area.

## PRICING

- Contact Broker for Details



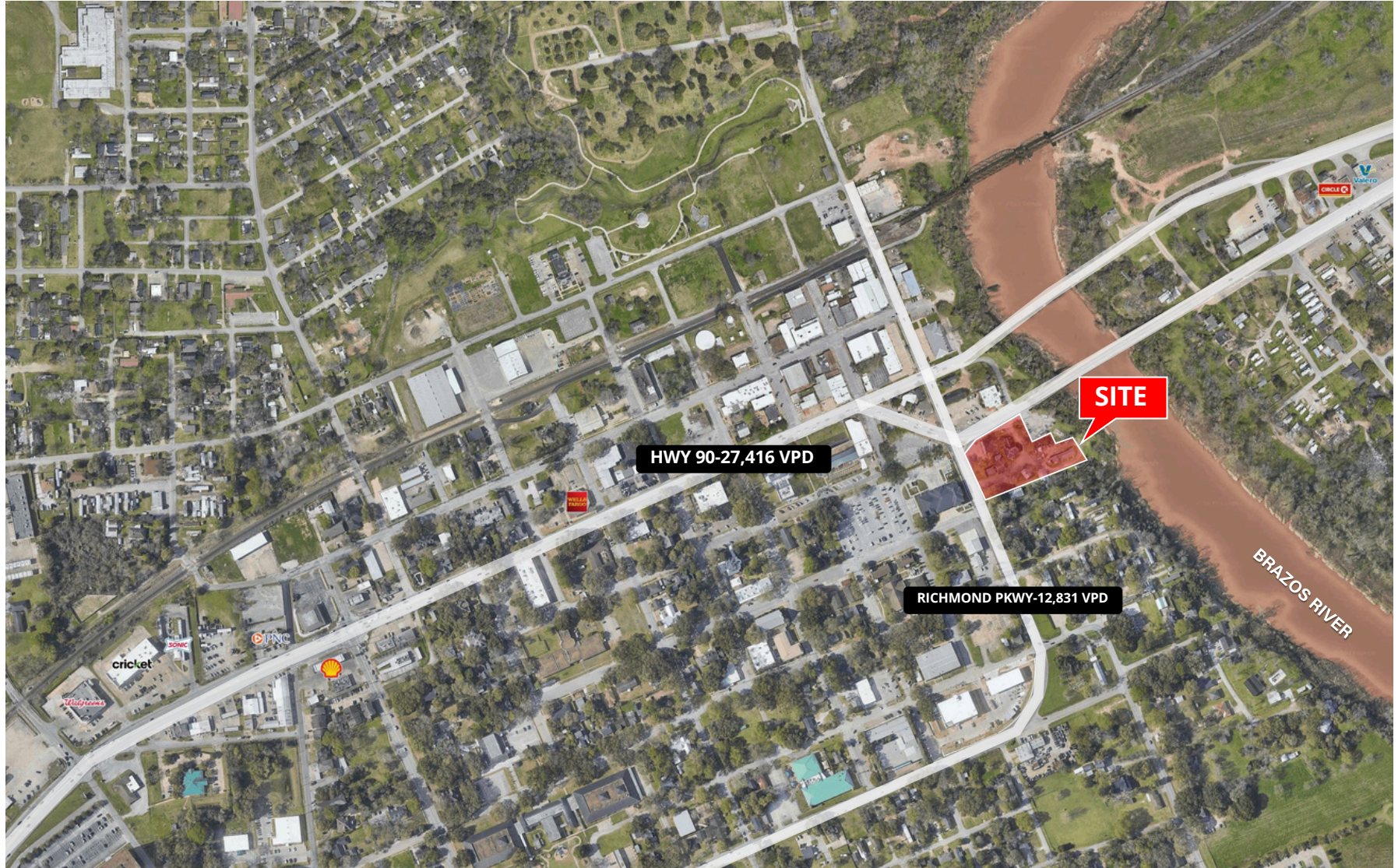
RENDERINGS

**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com



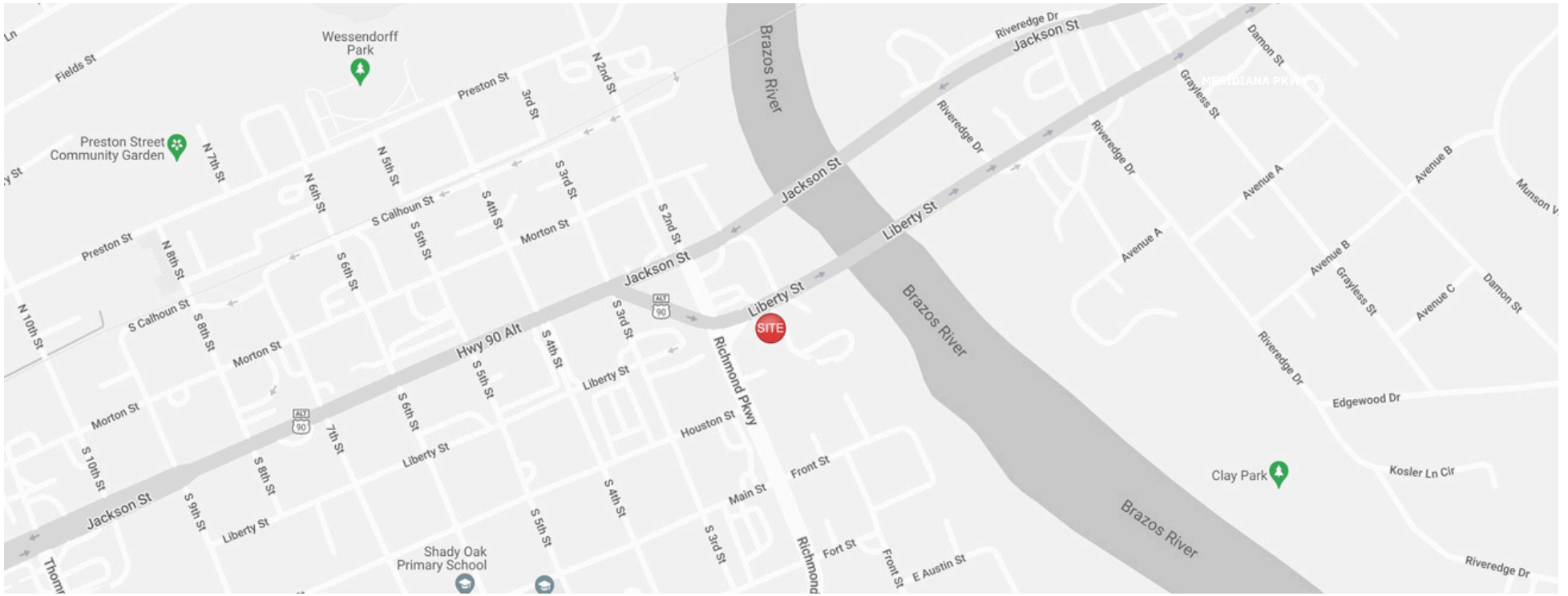





**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com


**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com






  
**2022 ESTIMATED POPULATION**


1 MILE	6,670
3 MILES	53,768
5 MILES	138,024

  
**2022 ESTIMATED HOUSEHOLDS**

1 MILE	2,173
3 MILES	18,251
5 MILES	45,033

  
**2022 ESTIMATED AVERAGE HOUSEHOLD INCOME**

1 MILE	\$72,705
3 MILES	\$86,092
5 MILES	\$101,015

  
**2022 ESTIMATED TOTAL BUSINESSES**

1 MILE	600
3 MILES	2,100
5 MILES	5,292

  
**2022 ESTIMATED TOTAL EMPLOYEES**

1 MILE	6,086
3 MILES	16,941
5 MILES	36,403



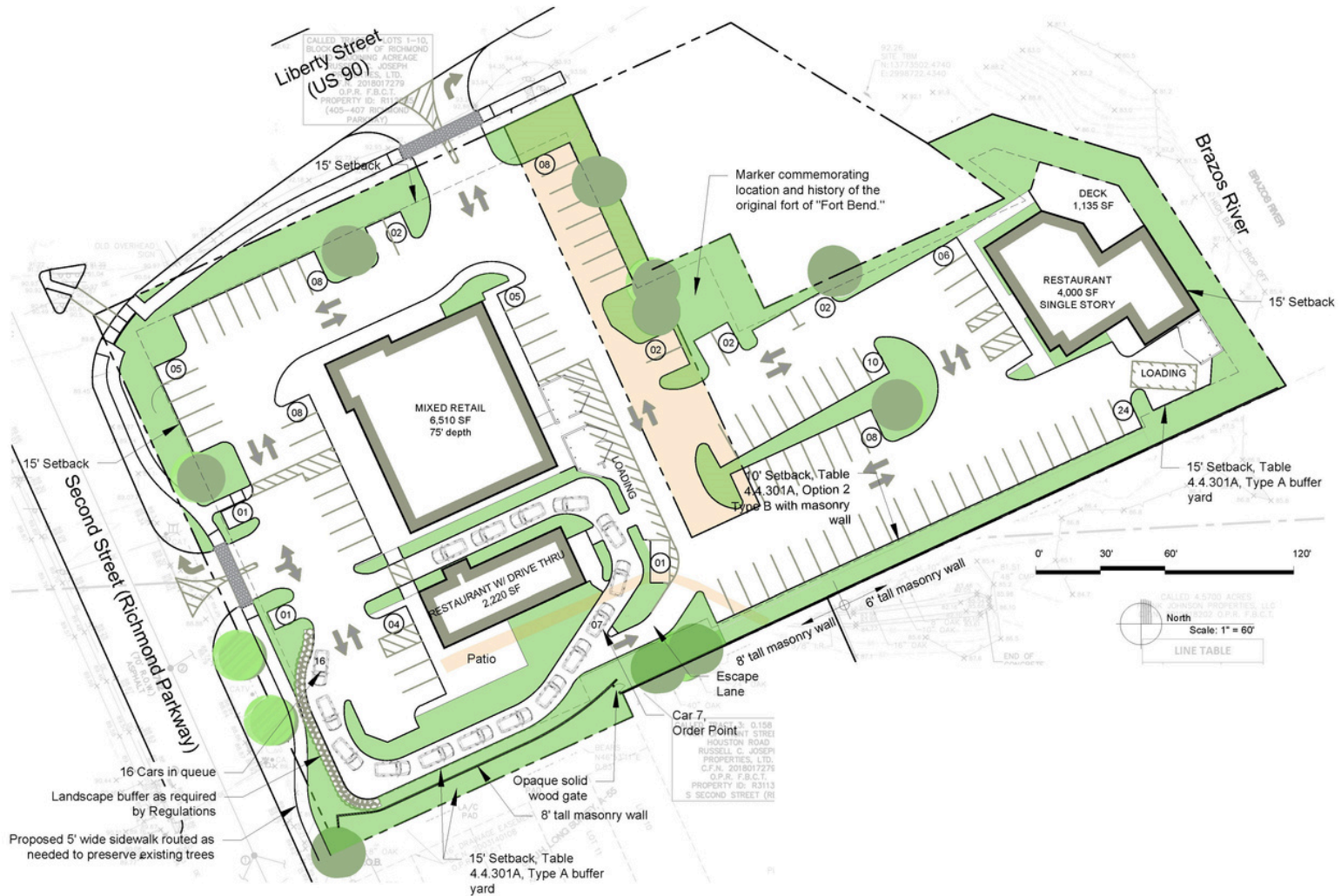
**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com



# SITE PLAN

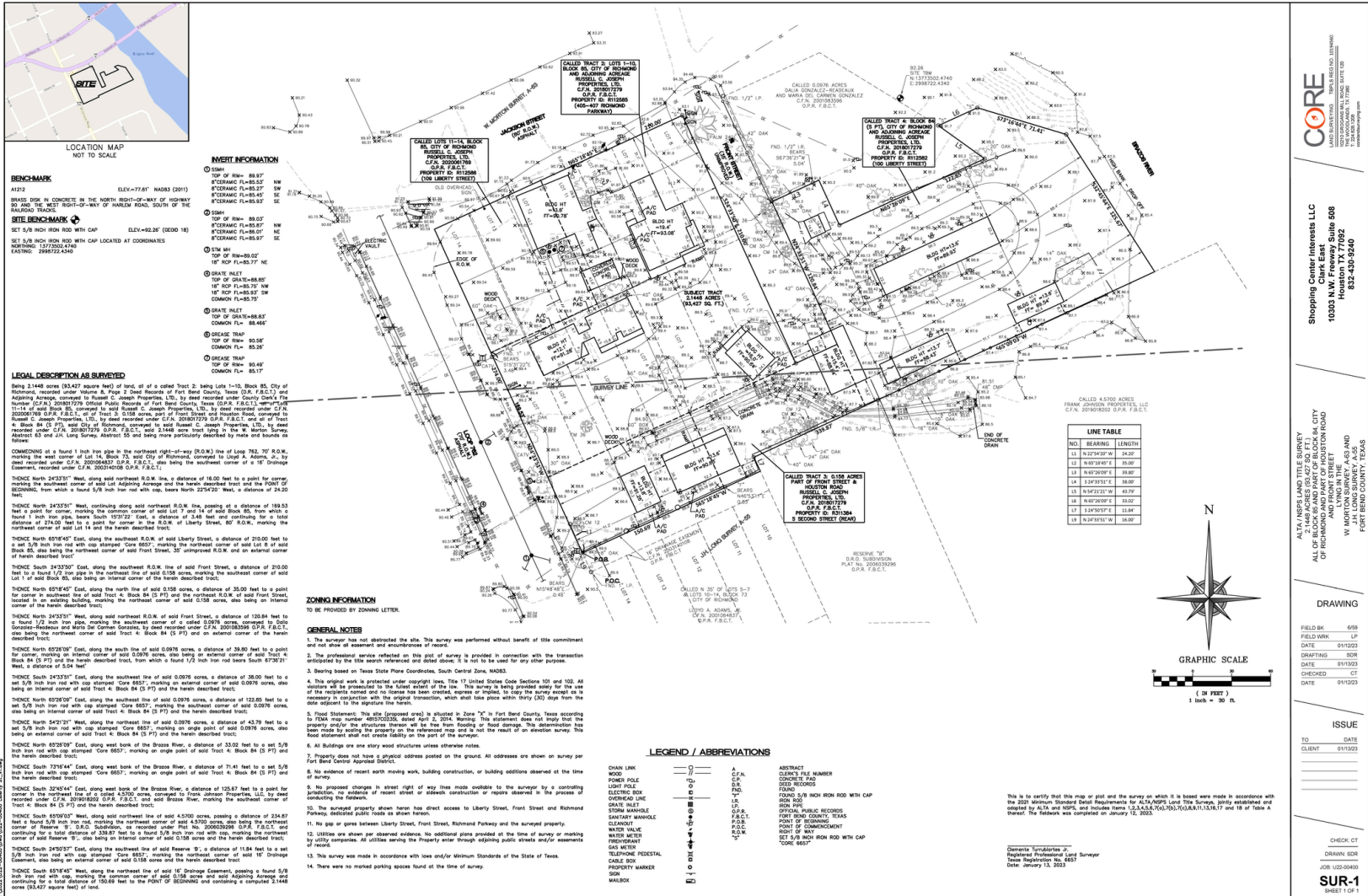
**OLD TOWN RICHMOND VILLAGE**  
109 LIBERTY ST, RICHMOND, TX 77469



**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com





**CORE**  
SURVEYING & MAPPING  
10303 N.W. Loop East, Suite 608  
Houston, TX 77062  
832-430-9240

**Shopping Center Interests LLC**  
10303 N.W. Loop East, Suite 608  
Houston, TX 77062  
832-430-9240

**ALTA NAD83 LAND TITLE SURVEY**  
ALL OF BLOCK 84 AND PART OF BLOCK 85, CITY OF RICHMOND, HARRIS COUNTY, TEXAS  
LYING IN THE  
W/4 CORNER OF SECTION 12  
T10N R10E S12E  
FORT BEND COUNTY, TEXAS

**DRAWING**

FIELD SK	699
FIELD WRK	PL
DATE	01/13/23
DRAFTING	SKR
DATE	01/13/23
CHECKED	CT
DATE	01/13/23

**ISSUE**

TO	DATE
CLIENT	01/13/23
	01/13/23
	01/13/23

CHECK CT  
DRAWN SKR  
DATE REGISTERED NO. 6657  
DATE: January 13, 2023

**SUR-1**  
SHEET 1 OF 1



**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com



# FLOOD PLAIN MAP

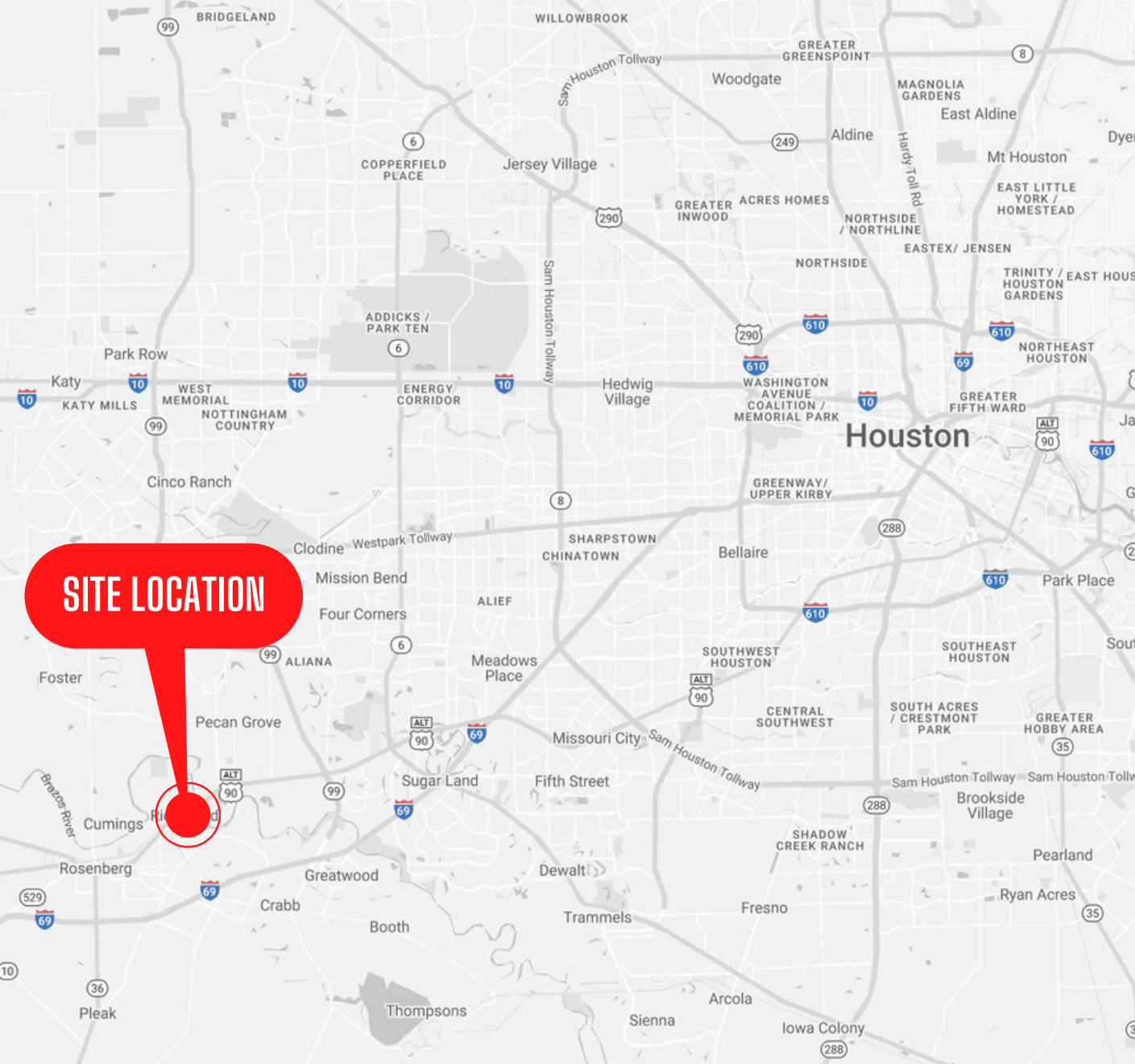
**OLD TOWN RICHMOND VILLAGE**  
109 LIBERTY ST, RICHMOND, TX 77469



**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**HENRY S. MILLER BROKERAGE, LLC | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com





CONTACT  
OUR TEAM

**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
[shawnackerman@henrysmiller.com](mailto:shawnackerman@henrysmiller.com)

HENRY S. MILLER BROKERAGE, LLC | HOUSTON  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
[www.henrysmiller.com](http://www.henrysmiller.com)

**NOTICE & DISCLAIMER:** The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.