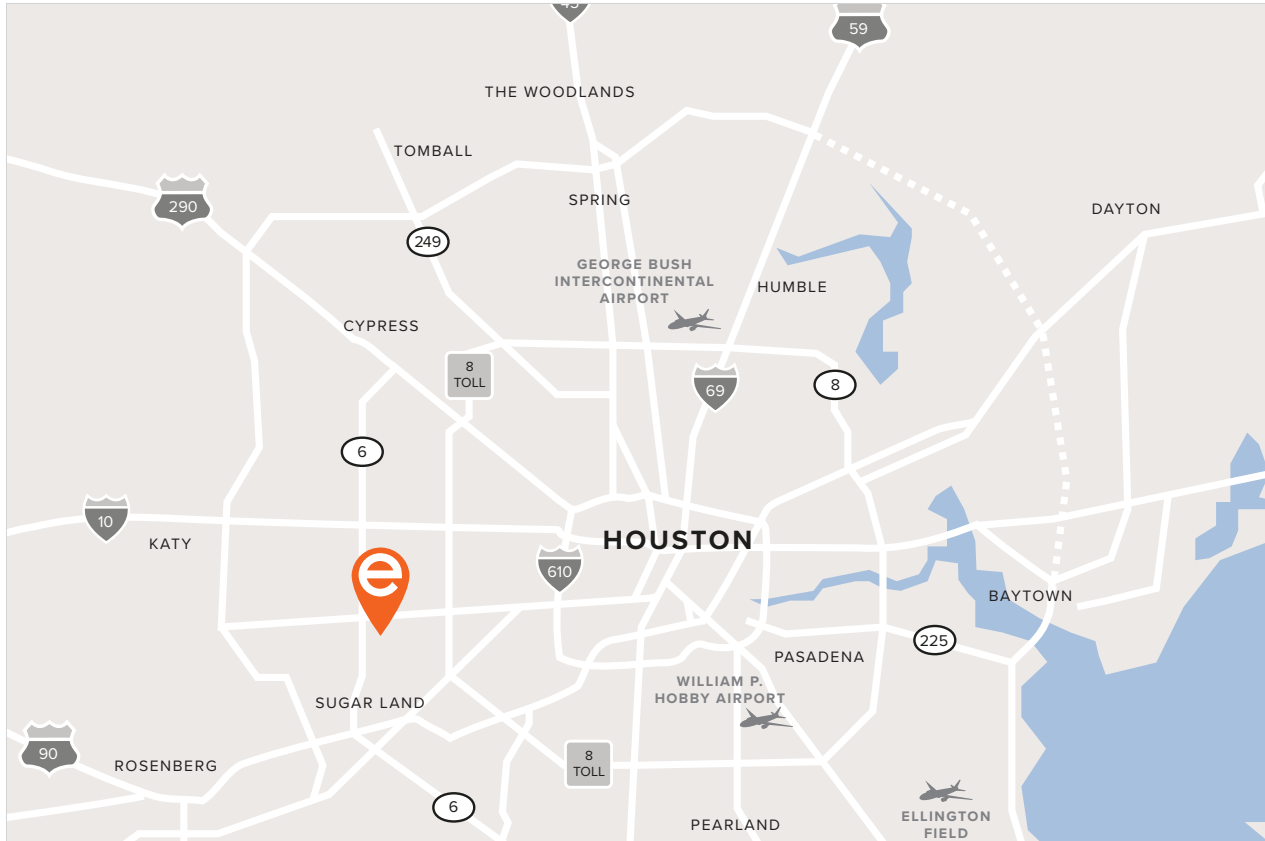




District West Pad Sites

SWQ Park Westheimer Rd & S Peek Rd, Richmond, TX 77407



LOCATION

**SWQ Park Westheimer Rd
Richmond, Texas, 77407**



AVAILABLE

4.9 AC of Pad Sites (will divide)



RATE

Please call for pricing



TRAFFIC COUNTS (PLACER.AI 2023)

45,203 CPD

19,228 CPD

Grand Parkway

Wespark Tollway



PROPERTY INFORMATION

- 4.9 AC of Pad Sites Available for Ground Lease (Can Divide)
- Located Next to District West, a New Mixed-Use Development, Coming Soon
- Close Proximity to Both Star Cinema Grill with Over 280K Annual Visits and Whiskey River West with Over 220K Annual Visits
- Whiskey River is the Top Alcohol Seller Among Fort Bend County, According to the Houston Chronicle
- Positioned in a Highly Developed Residential Area with Over 260,000 Total Population within a 5 Mile Radius

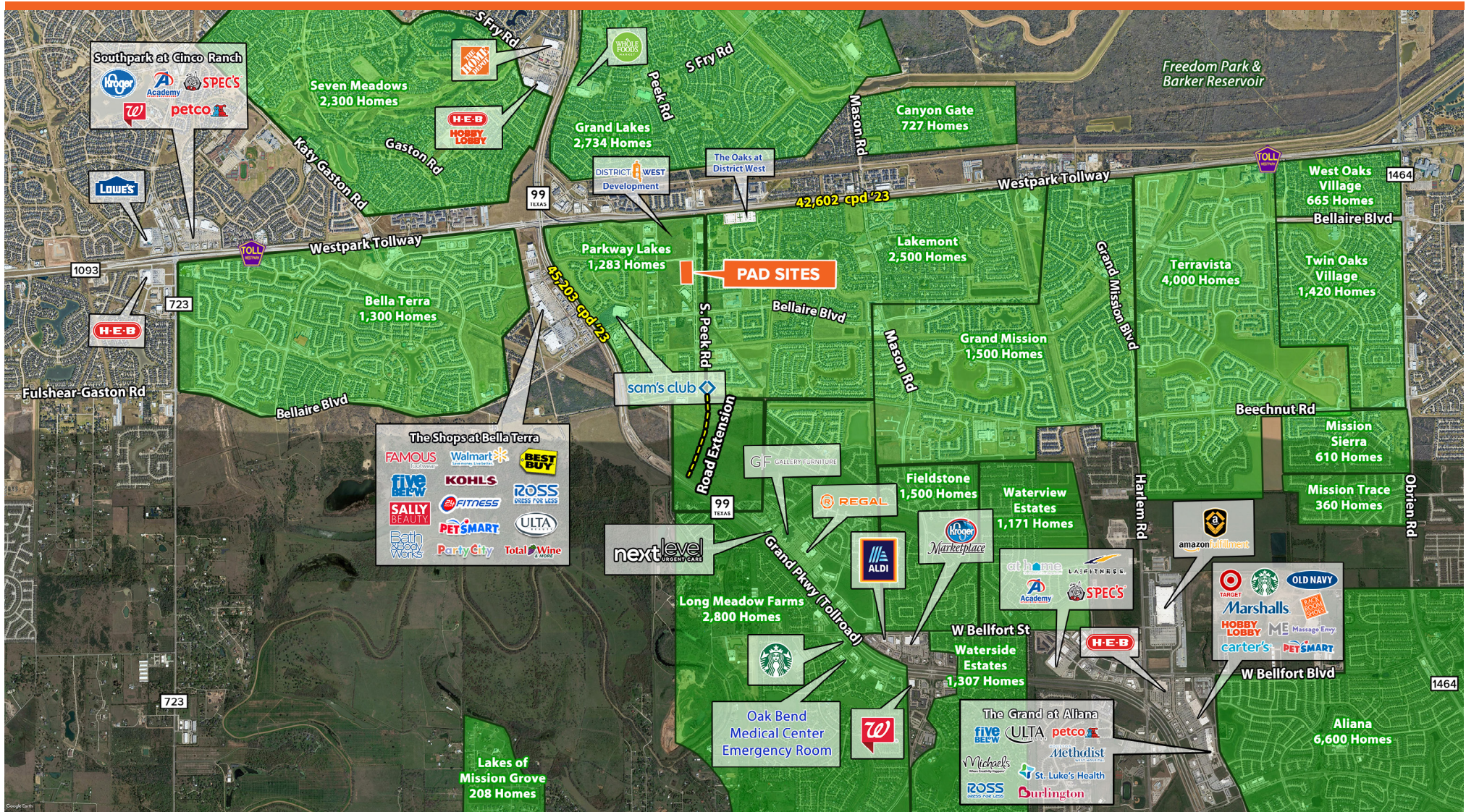
2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	11,511	102,032	267,088
ADULT DAYTIME POPULATION	10,740	66,229	172,442
AVG HH INCOME	\$114,608	\$118,625	\$117,900

AREA RETAILERS

Whiskey River, Star Cinema Grill, Sam's Club, Starbucks, Walgreens Pharmacy, Dairy Queen, Daddy O's Pizza, San Eatery, South Peek Dental Care, Katy Pediatrics Kelsey-Seybold Clinic, CubeSmart Self Storage, 7-Eleven

Visitor data from Placer.ai







	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	11,511	102,032	267,088
TOTAL DAYTIME POPULATION	10,740	66,229	172,442
PROJECTED POPULATION GROWTH 2021 TO 2026	11.14%	12.57%	12.74%
2026 PROJECTED POPULATION	12,794	114,862	301,116
% FEMALE POPULATION	51%	52%	51%
% MALE POPULATION	49%	48%	49%
MEDIAN AGE	37	36.8	36.9
BUSINESS			
TOTAL EMPLOYEES	1,796	12,837	33,964
TOTAL BUSINESSES	233	1,522	3,699
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$114,608	\$118,625	\$117,900
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$99,504	\$119,939	\$116,834
ESTIMATED PER CAPITA INCOME	\$41,318	\$43,331	\$43,813
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	3,784	33,893	86,624
% HOUSING UNITS OWNER-OCCUPIED	77.00%	72.00%	75.00%
% HOUSING UNITS RENTER-OCCUPIED	20.00%	24.00%	21.00%
RACE & ETHNICITY			
% WHITE	32.88%	37.96%	39.81%
% BLACK OR AFRICAN AMERICAN	21.17%	18.74%	16.33%
% ASIAN	26.61%	22.81%	22.50%
% OTHER	19.33%	20.49%	21.36%
% HISPANIC	19.37%	20.26%	21.30%
% NON-HISPANIC	80.63%	79.74%	78.70%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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 or buyer's agent.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC

9000663

info@edge-re.com

713.900.3000

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809