

Pre-Leasing

5131 Meadow Ranch Pwky
Richmond, TX 77407



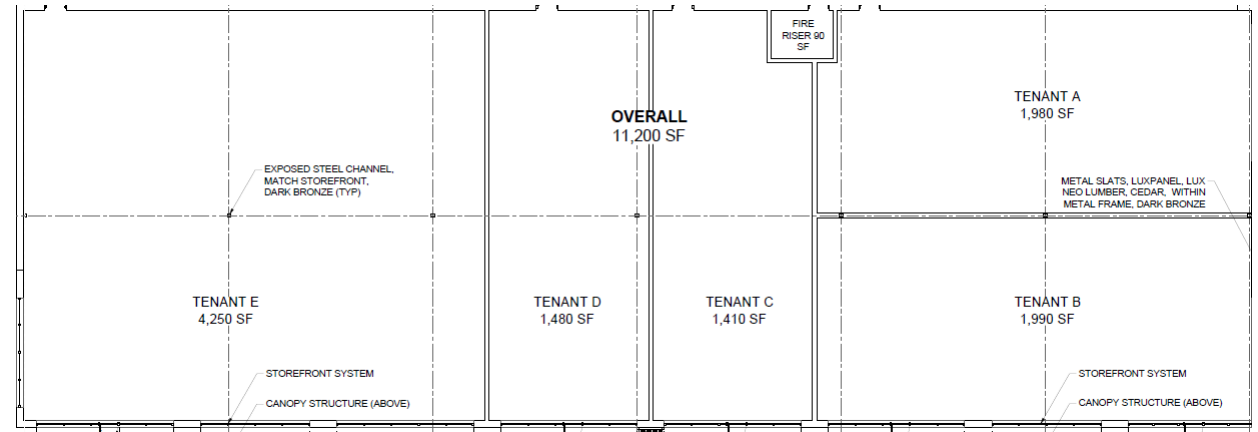
SEEKER
COMMERCIAL REAL ESTATE



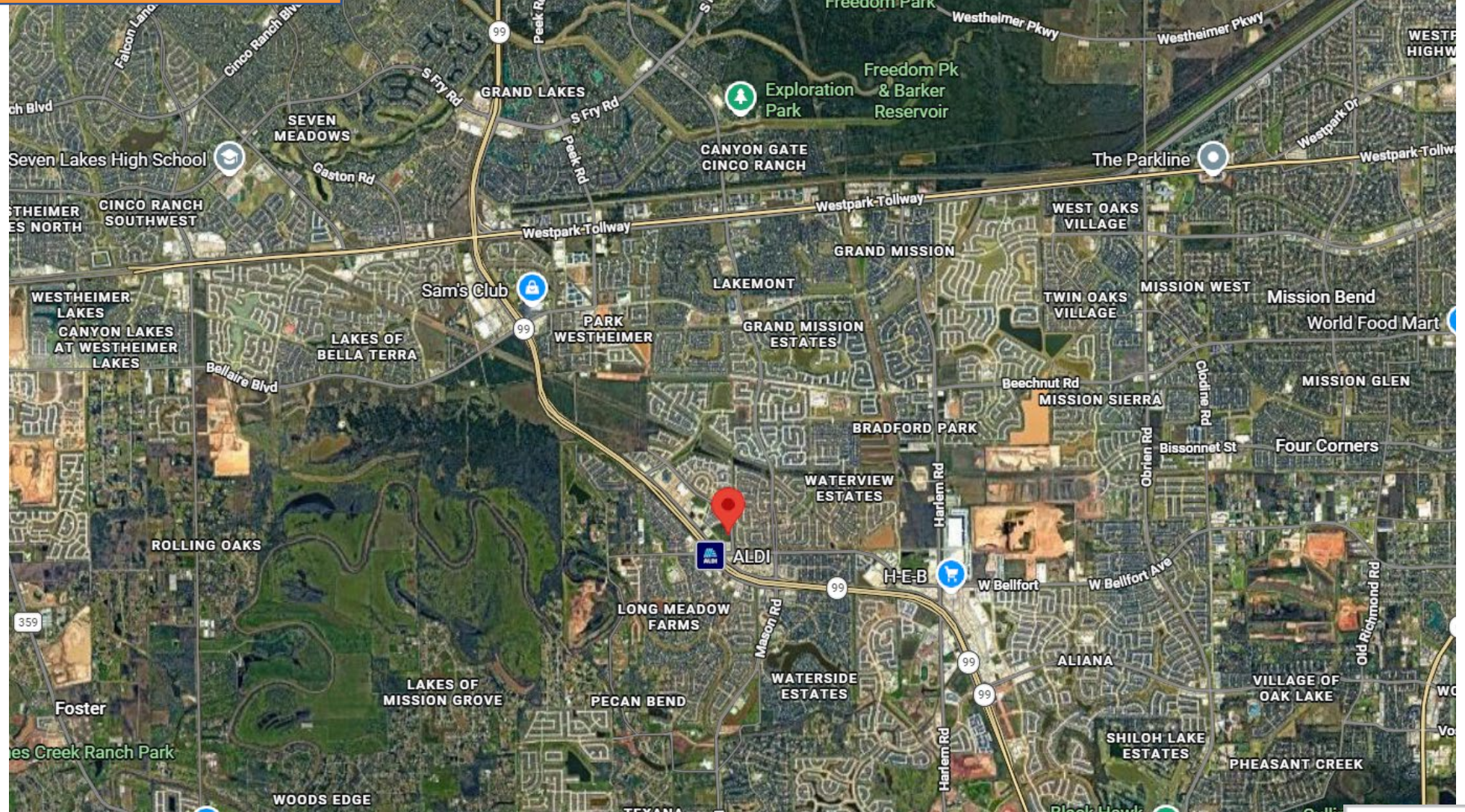
identity
ARCHITECTURE

HIGHLIGHTS

- +/- 1,410 to 5,380 SF for Estimated Q-1 2027 Delivery.
- Approximately 51% Pre-Leased.
- Space A, B and C Available.
- Adjacent to large medical practice.



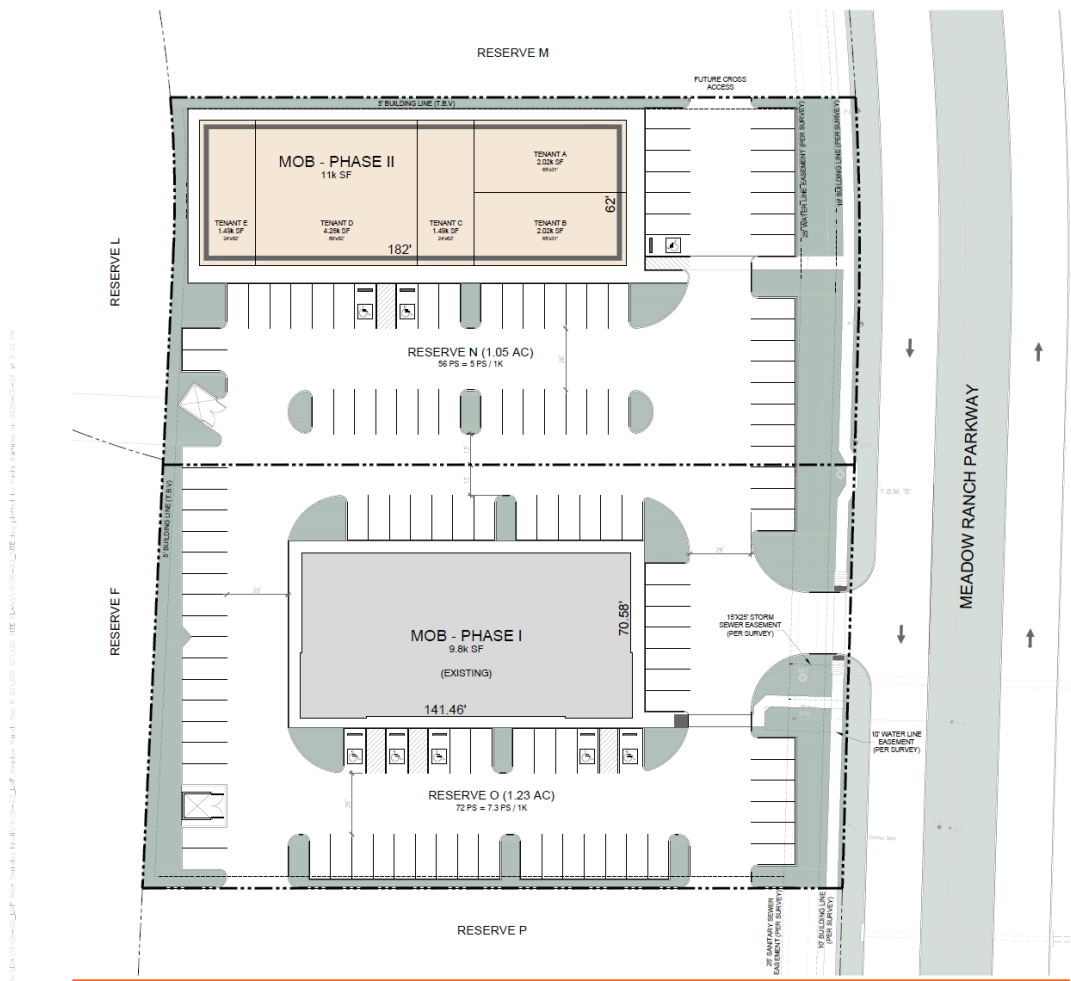
AERIAL VIEW



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Site Plan



DEMOGRAPHIC

Population

	2 miles	5 miles	10 miles
2020 Population	40,424	195,986	861,569
2024 Population	48,194	231,064	970,911
2029 Population Projection	54,662	261,386	1,075,355
Annual Growth 2020-2024	4.8%	4.5%	3.2%
Annual Growth 2024-2029	2.7%	2.6%	2.2%
Median Age	36.5	37.7	38
Bachelor's Degree or Higher	46%	47%	43%
U.S. Armed Forces	2	72	602

Population By Race

	2 miles	5 miles	10 miles
White	16,433	73,908	319,171
Black	12,286	49,841	176,143
American Indian/Alaskan Native	232	1,393	7,387
Asian	10,297	57,404	210,744
Hawaiian & Pacific Islander	33	137	587
Two or More Races	8,914	48,381	256,879
Hispanic Origin	9,112	50,217	275,509

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$431,747	\$394,094	\$369,035
Median Year Built	2011	2009	2002

Households

	2 miles	5 miles	10 miles
2020 Households	12,663	60,140	287,110
2024 Households	15,095	71,209	323,971
2029 Household Projection	17,169	80,885	359,471
Annual Growth 2020-2024	5.0%	5.2%	3.7%
Annual Growth 2024-2029	2.7%	2.7%	2.2%
Owner Occupied Households	13,844	64,363	232,512
Renter Occupied Households	3,325	16,522	126,960
Avg Household Size	3.2	3.2	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$591.8M	\$2.8B	\$11.5B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$135,913	\$140,441	\$123,312
Median Household Income	\$113,393	\$116,259	\$94,818
< \$25,000	1,557	5,990	38,621
\$25,000 - 50,000	1,494	7,647	45,740
\$50,000 - 75,000	1,648	8,619	48,429
\$75,000 - 100,000	1,769	7,786	36,828
\$100,000 - 125,000	2,015	8,552	34,289
\$125,000 - 150,000	1,549	7,307	26,854
\$150,000 - 200,000	2,165	10,473	37,036
\$200,000+	2,898	14,834	56,174

Contact Information

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