

**APEX
REALTORS**

5444 WESTHEIMER RD. SUITE 1620, HOUSTON TX, 77056

For Lease



A Development by
NASSAR GROUP LLC

5444 WESTHEIMER RD. SUITE 1620, HOUSTON TX, 77056



THE TRILLIUM

8203 FM 1464 Richmond Tx 774077



THE TRILLIUM

Shops at Grand Mission is situated at the corner of Westpark toll road in Richmond, TX. It is just a few miles away from 99 Grand parkway. The community offers easy commutes and an abundance of shopping and dining options. Located at the entrance to Grand Mission, a master planned community with approximately 3,016 residential lots on 1,270 acres. Near the newly built AMAZON fulfillment center (3.5 million sqft), with over 3500 employees.

Trillium brings over 3500 home development to be completed in 2025.

Prime location to capture "going to work" and "going home" traffic.

Fort Bend County is the 4th wealthiest county in Texas in 2024



Property Information - Multi-Tenant Retail

Space Available	2000- 37400 sqft
Rental Rate	\$18.60 PSF
NNN	\$4.20 PSF
Building Size	37400 sqft

Pad Sites Available

For Sale Ground Lease Build to Suit	LOT A - 0.80 AC
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Property Highlights

- Large parking area for tenants and visitors
- High end mixed use development
- Easy access to Grand Parkway 99 and Westpark Tollway
- Immediate access to FM 1464
- Rapidly growing area with new residential communities delivering nearby

Demographics

Population (2025)	2 mi. - 64,262 5 mi. - 302,805
Average Household Income	2 mi. - \$99,953 5 mi. - \$107,577

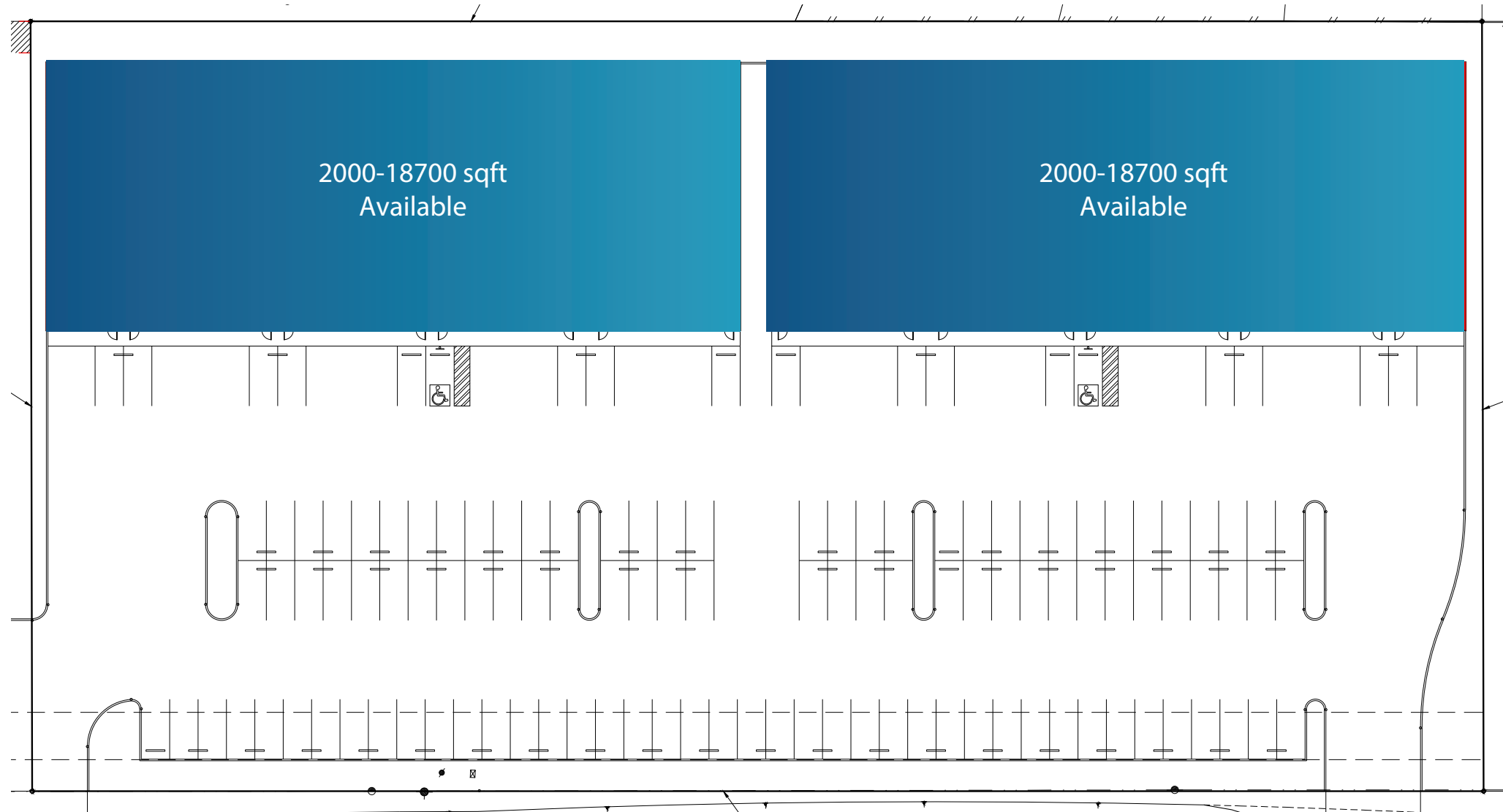
Area Retailers

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Retail Site

-  Available
-  Pending
-  Leased | Sold



Transforming the garage into
a sleek glass façade



Site Plan

	SF/AC	STATUS
Retail	37400 SF	Available For Lease

 Retail space Available



Transforming the garage into
a sleek glass façade





Site

Available For Lease

Gas Station



27,333 (VPD) (22)

