



NEW CONSTRUCTION RETAIL CENTER FOR LEASE



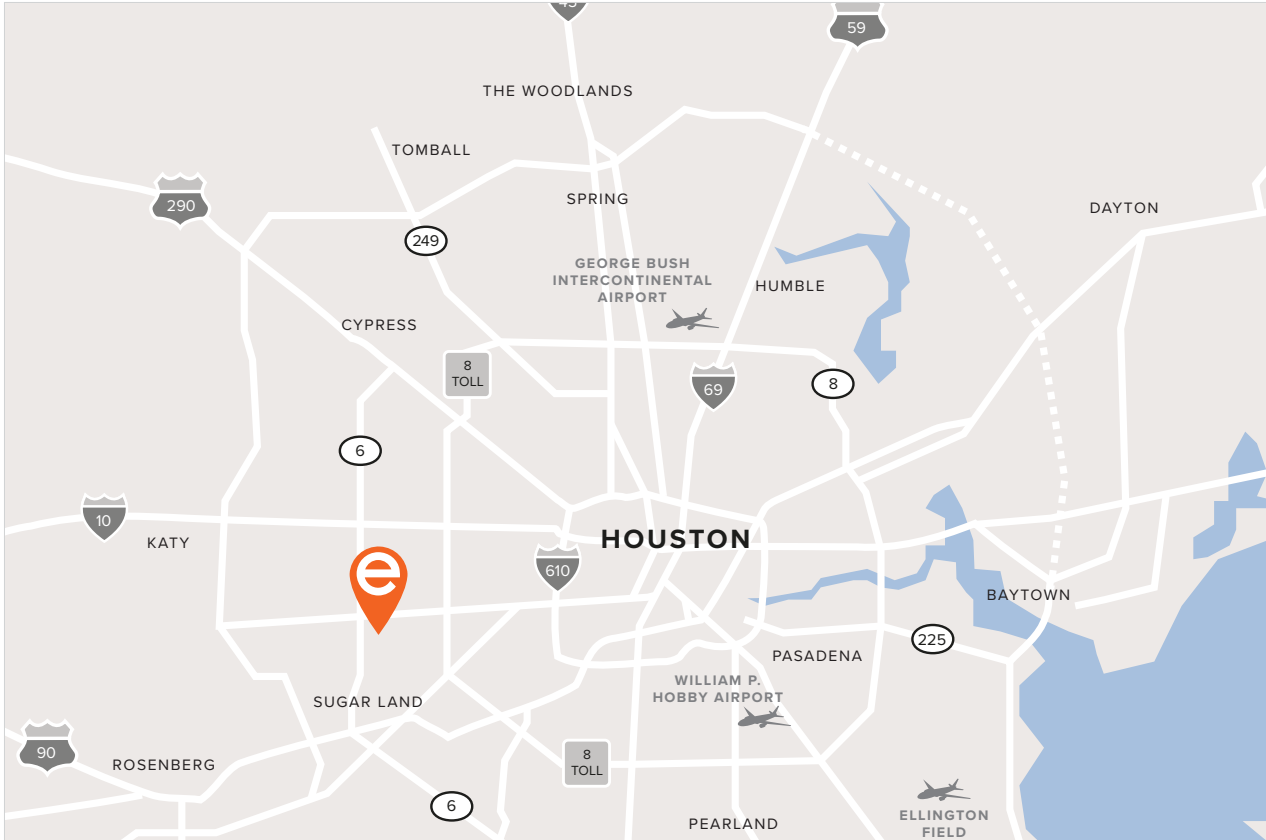
# The Oaks at District West

21617 FM 1093 Rd, Richmond, Texas 77407

**Kristen Barker, CCIM®** | *Principal*  
kbarker@edge-re.com | 713.900.3040

**Michael Gordon** | *Associate*  
mgordon@edge-re.com | 713.900.3041

**Edge Realty Partners**  
515 Post Oak Blvd, Suite 175, Houston, Texas 77027  
713.900.3000 | edge-re.com



**LOCATION**

**SEQ Westpark Tollway & Peek Rd.  
Richmond, Texas, 77407**



**AVAILABLE**

**±14,260 sf First Floor**  
**±11,930 sf Second Floor (Fully Leased)**



**RATE**

**Please call for pricing**



**PARKING SPACES**

**133**



**TRAFFIC COUNTS (KALIBRATE 2024)**

**64,999 CPD**

**10,419 CPD**

Westpark Tollway

S. Peek Rd



**PROPERTY INFORMATION**

- New mix use development with office and retail space available for lease at the southeast quadrant of Westpark Tollway and Peek Rd in Richmond, Texas
- Whiskey River is The Top Alcohol Seller Among Fort Bend County, According to the Houston Chronicle
- Estimated Delivery Fall 2025
- ±14,260 SF (first floor) available for lease on ground floor (can divide)

*Visitor data from Placer.ai*

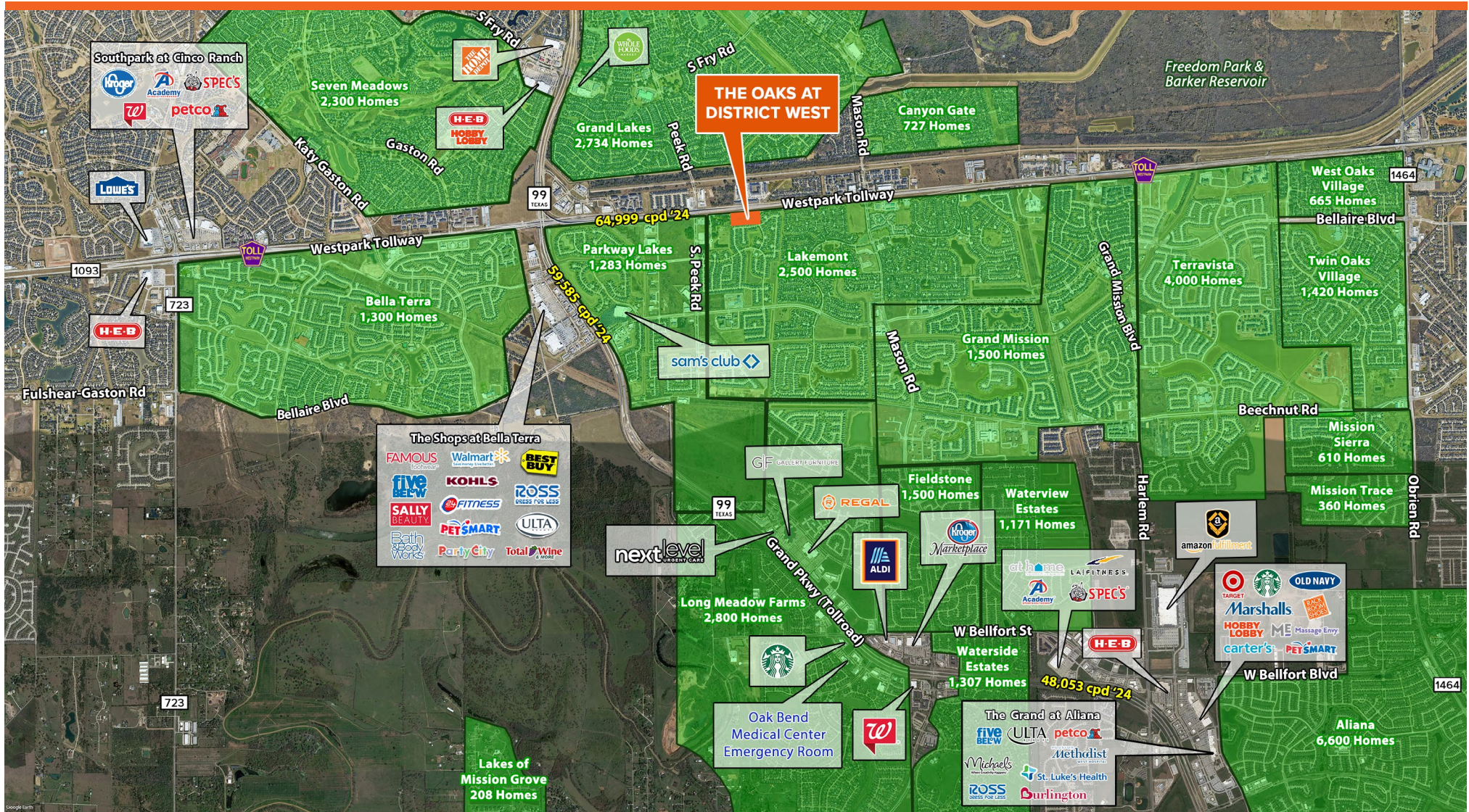
**2023 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	16,472	103,416	277,235
<b>ADULT DAYTIME POPULATION</b>	9,740	66,482	176,398
<b>AVG HH INCOME</b>	\$114,525	\$118,184	\$116,495

**AREA RETAILERS**

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







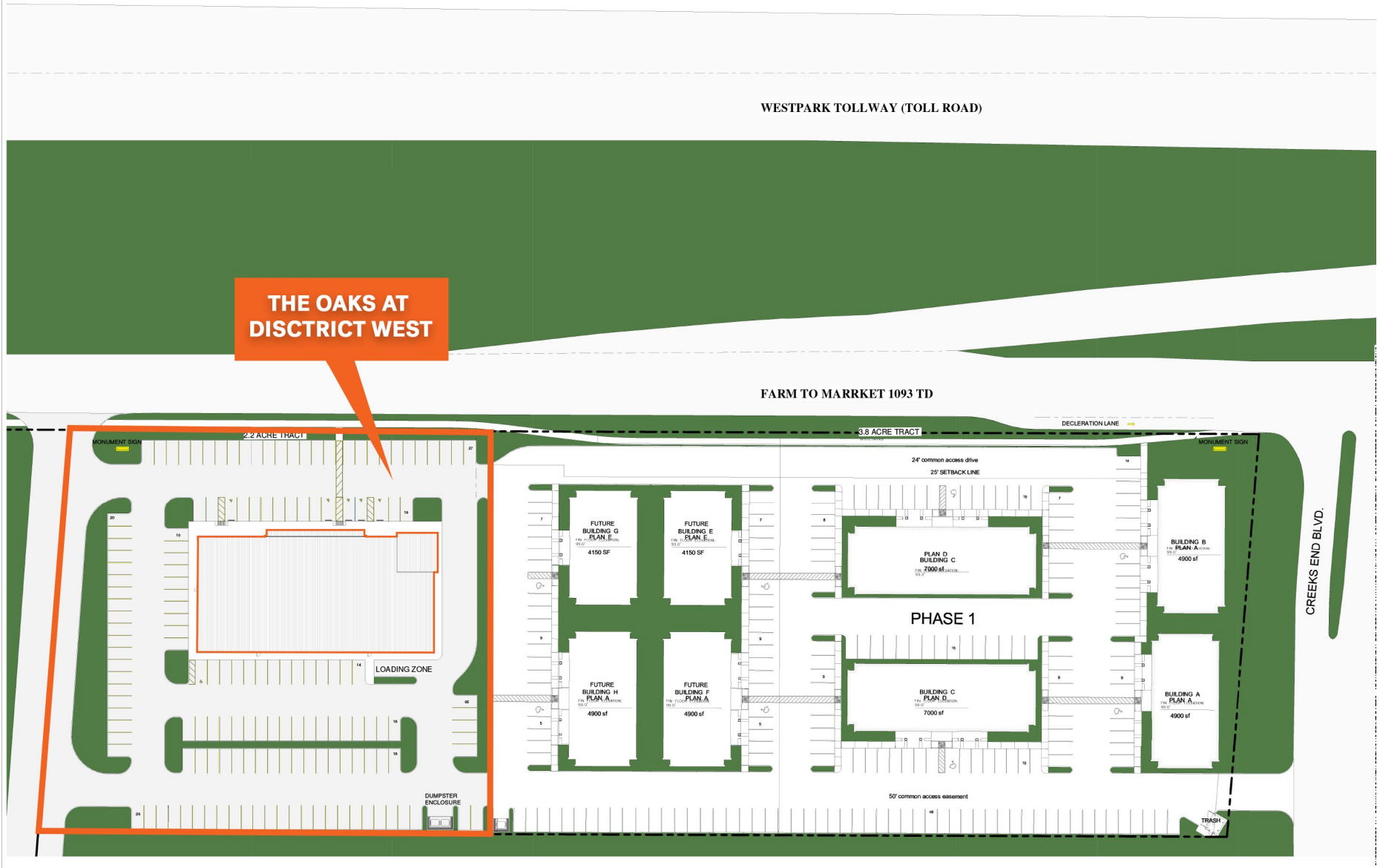




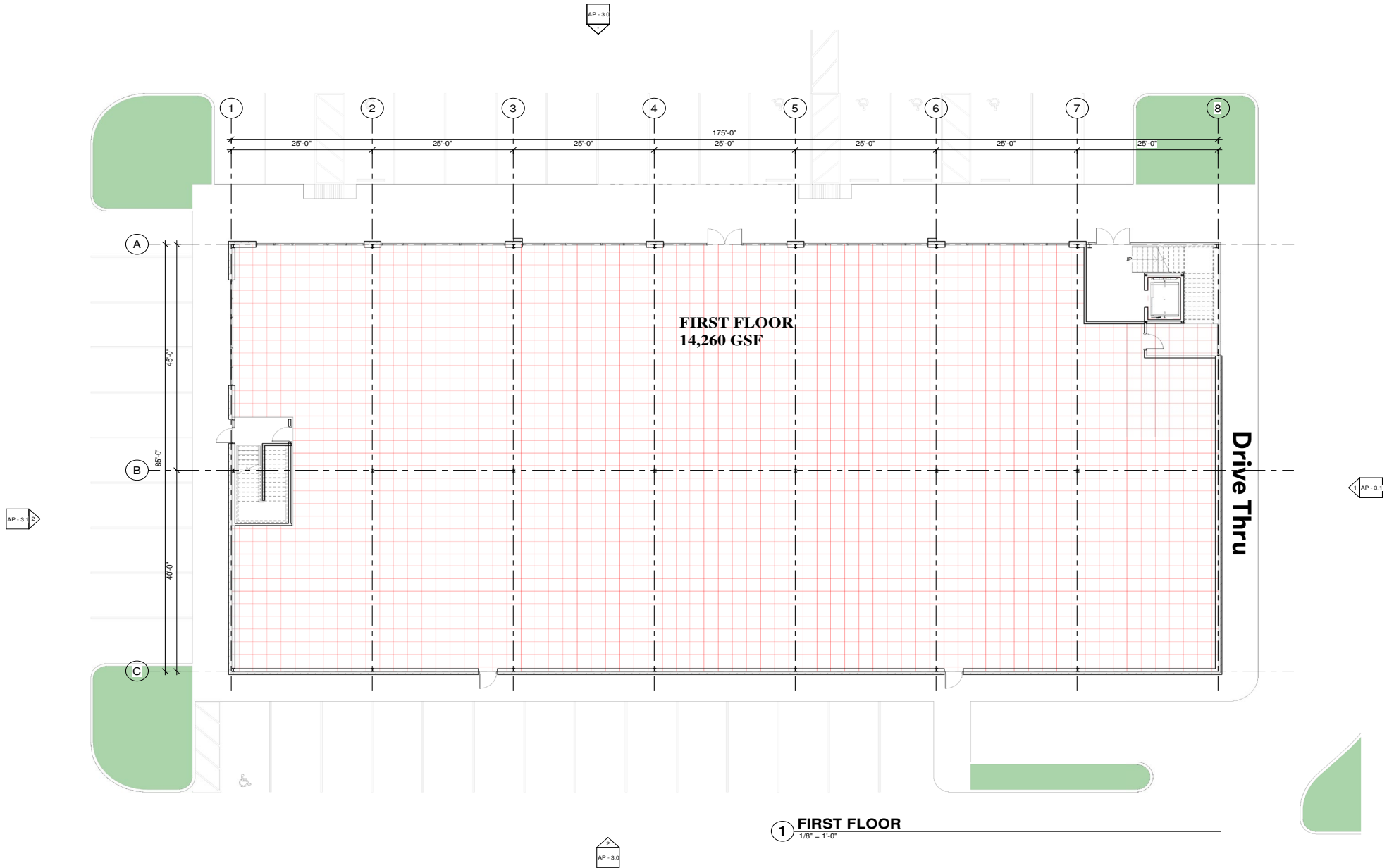




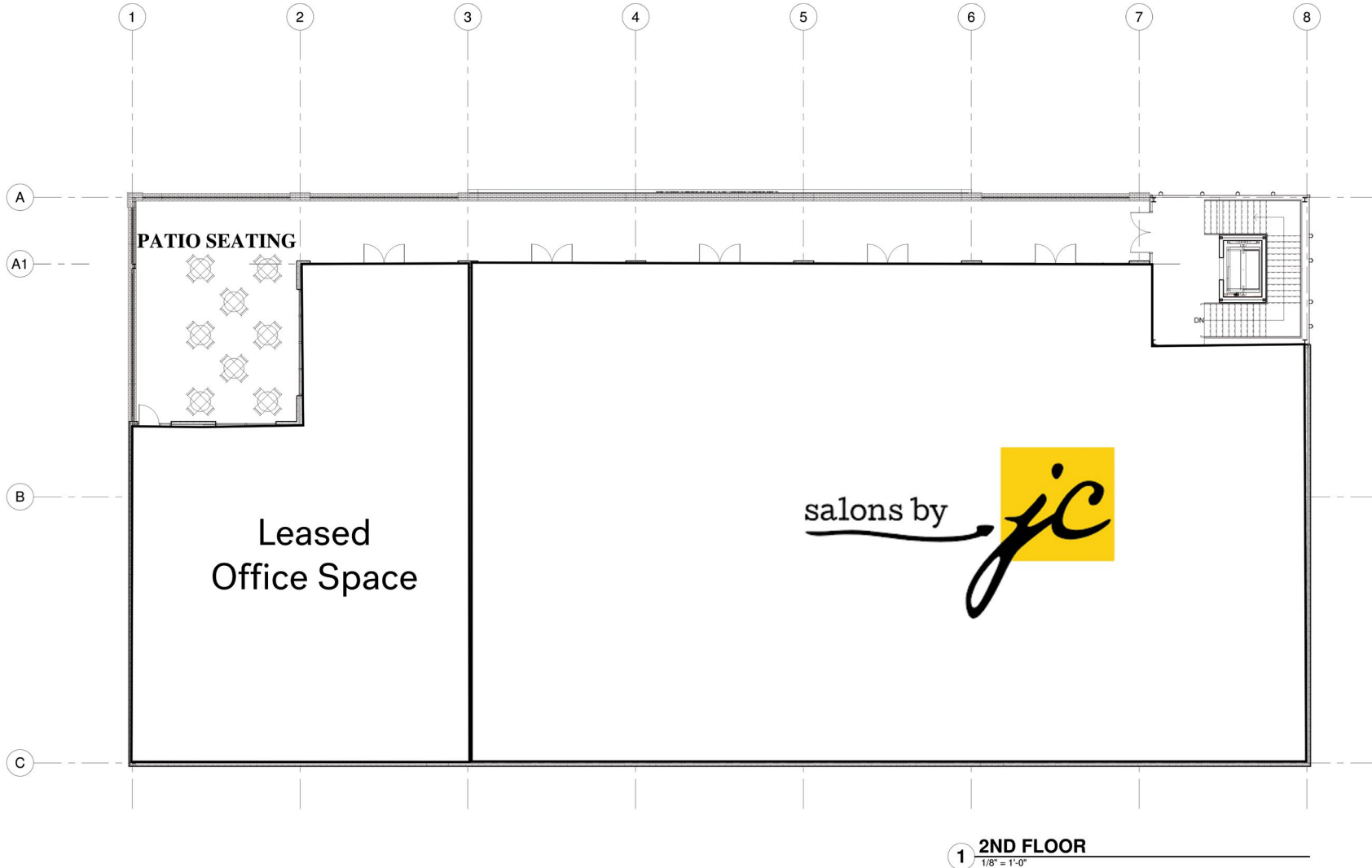




**THE OAKS AT  
DISTRICT WEST**











	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	16,472	103,416	277,235
TOTAL DAYTIME POPULATION	9,740	66,482	176,398
PROJECTED POPULATION GROWTH 2021 TO 2026	8.46%	12.41%	12.07%
2026 PROJECTED POPULATION	17,865	116,250	310,703
% FEMALE POPULATION	51%	52%	51%
% MALE POPULATION	49%	48%	49%
MEDIAN AGE	36.9	36.9	37
<b>BUSINESS</b>			
TOTAL EMPLOYEES	1,496	14,143	34,921
TOTAL BUSINESSES	180	1,669	3,817
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$114,525	\$118,184	\$116,495
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$102,067	\$118,915	\$114,795
ESTIMATED PER CAPITA INCOME	\$40,429	\$43,482	\$43,204
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	5,166	34,579	89,862
% HOUSING UNITS OWNER-OCCUPIED	74.00%	71.00%	75.00%
% HOUSING UNITS RENTER-OCCUPIED	22.00%	25.00%	21.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	34.54%	37.89%	39.92%
% BLACK OR AFRICAN AMERICAN	18.80%	18.80%	16.29%
% ASIAN	27.45%	22.92%	22.04%
% OTHER	19.21%	20.39%	21.75%
% HISPANIC	19.15%	20.18%	21.82%
% NON-HISPANIC	80.85%	79.82%	78.18%



## 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
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**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