



**8307 FM 723, RICHMOND,  
TX 77406**

## **CYNTHIA CANTU-TUCKER**

Commercial Realtor  
KW Commercial Texas  
1220 Augusta Drive, #300  
Houston, Tx 77057  
Email: [Cynthiakw@kwcommercial.com](mailto:Cynthiakw@kwcommercial.com)  
Cell: 832-675-6093

## **PRIME COMMERCIAL LEASE IN RICHMOND**



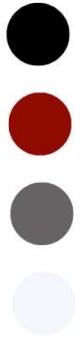
Buildings under construction on 2.02 acres on FM 723. Buildings include a Montessori School, Legacy Office Suites (space available for lease) and a 6900 sf Retail Center. Property is located in the Richmond/Fulshear/South Katy area of Fort Bend County (one of the fastest growing county in the US) and is directly across the street from a FBISD Mega Campus project. Mega Campus School opens Fall 2025.



# RETAIL | NEW CONSTRUCTION

New construction- End cap 3400 sf of retail space available. Build to Suit available NOW!

- Lease rate does not include utilities, property expenses or building services
- Highly Desirable End Cap Space
- Anchor Space
- High Traffic area loaded with New Development
- FBISD School Mega Campus scheduled to open Fall 2025
- Monument signs available
- HEB located at FM 723 & Westheimer Parkway
- Approx. 2000 sf of New Construction Available in Spring 2025
- 75% of building is already leased for Basketball Complex
- HEB located at FM 723 & Westheimer Parkway
- Build to Suit Available NOW
- Monument Sign available



## PROPERTY DETAILS



Available Sq Ft:	3,400 Sq Ft
Lease Rate:	\$34
NNN:	\$7/SqFt
Lease Term:	5-10 Years
Frontage:	350 Ft
Year Built:	2024-2025
Parking:	15 Parking Spaces
Zoning:	Commercial
Service Type:	NNN
Space Use:	Retail
Rent:	\$26/SqFt/PA



# LOCATION



In the rapidly expanding Fort Bend County, within the Fulshear/Richmond/South Katy area, this property is on FM 723 at Fulshear-Gaston Road. It is directly across from the FBISD mega campus, set to open in Fall 2025, which will feature a middle school, Ella Bank Junior High, and Gene Tomas High School.

# PROPERTY PHOTOS



# DEMOGRAPHICS



## POPULATION (2024)

1 MILE	3 MILE	5 MILE
9,263	66,371	176,198



## AVERAGE HOUSEHOLD INCOME (2024)

1 MILE	3 MILE	5 MILE
\$126,545	\$136,797	\$129,219



## TRAFFIC COUNT

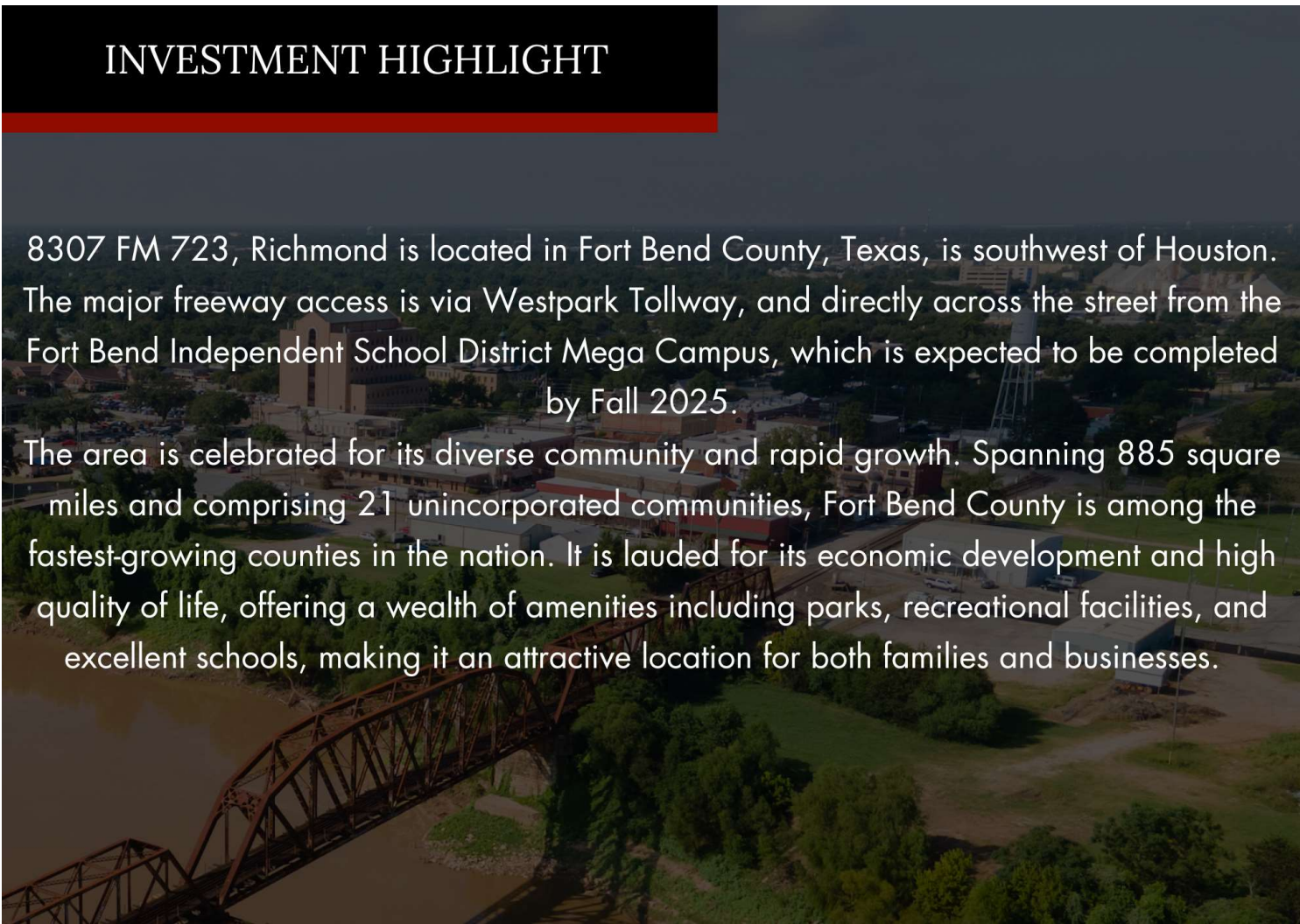
FM 723	15,541 VPD
FULSHEAR-GASTON RD	820 VPD
BELLAIRE BLVD	10,661 VPD
TX 45; RM 620	18,885 VPD



# INVESTMENT HIGHLIGHT

8307 FM 723, Richmond is located in Fort Bend County, Texas, is southwest of Houston. The major freeway access is via Westpark Tollway, and directly across the street from the Fort Bend Independent School District Mega Campus, which is expected to be completed by Fall 2025.

The area is celebrated for its diverse community and rapid growth. Spanning 885 square miles and comprising 21 unincorporated communities, Fort Bend County is among the fastest-growing counties in the nation. It is lauded for its economic development and high quality of life, offering a wealth of amenities including parks, recreational facilities, and excellent schools, making it an attractive location for both families and businesses.





## Information About Brokerage Services

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

### 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.

<b>KW Commercial Texas</b>	<b>9000862</b>	<b>klrw10@kw.com</b>	<b>(713)461-9393</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Bossart</b>	<b>588215</b>	<b>michaelb@kw.com</b>	<b>(713)461-9393</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mitch Rainey</b>	<b>601107</b>	<b>compliance@kwmemorial.com</b>	<b>(713)470-2176</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Cynthia Cantu-Tucker</b>	<b>709914</b>	<b>cynthiakw@kwcommercial.com</b>	<b>(832)675-6093</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams Realty, 1220 Augusta Drive Houston TX 77057

Cynthia Cantu-Tucker

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 8326756883

Fax:

Mohammad

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)