



**DEVELOPMENT CORPORATION of RICHMOND**

**CITY COMMISSION CHAMBER,  
600 Morton Street, Richmond, Texas,**

**Tuesday, May 9, 2023, at 5:00 p.m. and**

via Video Conference call  
(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://us06web.zoom.us/j/kGuVFvzP>

**A quorum of the City Commission may be present at this meeting.**

1. Call to Order.
2. Recite the Pledge of Allegiance to the U.S. Flag and Texas Flag.
3. Public Comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)
4. Review and consider taking action on the minutes of the regular meeting held on April 11, 2023.
5. Review Financial Reports through April 30, 2023.
6. Review and discuss the Executive Directors May Report.
7. Review and consider taking action on selecting a firm to create a Marketing Plan.
8. Review and Discuss taking action on DCR's budget priorities for the upcoming budget year.
9. Future agenda items.
10. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations.

**EXECUTIVE SESSION**

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Board of Directors may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section"; Section 551.072, Deliberation Regarding Real Property.

E1. Firehouse

**OPEN MEETING**

11. Reconvene into Open Meeting, and take action on items, if necessary.
12. Adjournment

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The Development Corporation of Richmond (DCR) meetings are available to all persons

regardless of disability. This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 for needed accommodations.

CERTIFICATE

I certify that the above notice of the meeting was posted on a bulletin board located at a place convenient to the public in the City Hall, Richmond, Texas, on the 5<sup>th</sup> day of May 2023, at \_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Lasha Gillespie, City Secretary



1. Call to Order.



**DEVELOP  
RICHMOND**  
EST. TEXAS 1837

2. Recite the Pledge of Allegiance to the U.S. Flag  
and Texas Flag.



## **The United States Pledge of Allegiance:**

**I pledge allegiance to the Flag of the  
United States of America, and to the  
Republic for which it  
stands, one Nation  
under God, indivisible  
with liberty and  
justice for all.**



## **The Texas Pledge of Allegiances:**



**Honor the Texas flag;**

**I pledge allegiance to**

**thee, Texas, one state**

**under God, one and**

**indivisible.**

3. Public Comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)



4. Review and consider taking action on the minutes of the regular meeting held on April 11, 2023.





STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The Development Corporation of Richmond convened in a Regular Meeting open to the public and pursuant to notice thereof duly given in accordance with Section 501.072, Local Government Code, Vernon's Texas Codes, in Richmond City Hall Annex within said City April 11, 2023, at 5:00 p.m. Directors in attendance included the following:

President, Kit Jones-Not Present	City Manager, Terri Vela
VP, Tim Jeffcoat-Not Present	Economic Development Director, Jerry Jones
Secretary, Nancie Rain	City Attorney, Gary Smith
Cody Frederick-via Zoom	City Secretary, Lasha Gillespie
Becky Haas	
William B. Morefield, III	
Treasurer, Barry Beard	

**Agenda item A.1** Call to Order

- Secretary Nancie Rain proceeded to call the meeting to order at 5:02 p.m. The meeting was broadcast via video conference call. All members of the public may participate in the meeting and via video conference call. Quorum was determined and meeting was declared open.

**Agenda item A.2** Recite the Pledge of Allegiance to U.S. and Texas Flags

- The Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

**Agenda item A3.** Public comments.

- No one signed up to speak.

**Agenda item A4.** Review and consider taking action on the minutes of the regular meeting held on March 14, 2023

- Director Beard moved to approve the regular meeting held on March 14, 2023. Director Morefield seconded. Motion passes unanimously.

**Agenda item A5.** Review Financial Reports through March 31, 2023.

- Finance Director Preza provided data in depth on the financial report through March 31, 2023. Updates and breakdowns for the DCR balance, the DCR Capital Projects Fund balance, the Activity and YTD Budget, and the Income Statement for the current budget and overall activities were provided in this report. There was a brief conversation regarding the formatting of the report.



**Agenda item 6.** Review and discuss the Executive Directors March and April Report.

- Economic Development Director Jones presented reports to the Board and was available for questions.
- There was some discussion regarding local properties and their status. Director Jones will provide more information at a later date.

**Agenda item 7.** Review and discuss IBC Bank Building.

- There was general discussion among the Board members that included desired industries for the building.

**Agenda item 8.** Review and consider taking action on selecting a firm to create a Marketing Plan.

- No action taken.

**Agenda item 9.** Future agenda items.

- Director Morefield made a motion to add a Joint Venture Structure as a future agenda item. Secretary Rain seconded. Motion passes unanimously.

**Agenda item 10.** Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations and Section 551.072. Deliberation Regarding Real Property.

- Adjourned to Executive Session at 6:16 p.m.

**Agenda item 11.** Reconvene into Open Meeting, and take action on items, if necessary.

- Regular session reconvened at 7:17 p.m.
- Director Morefield made a motion to proceed with communication with a real estate developer regarding a possible deal structure. Secretary Rain seconded. Motion passes unanimously.

**Agenda item 12.** Adjournment.

- Secretary Rain adjourned the meeting at 7:21 pm.

APPROVED:

\_\_\_\_\_  
Kit Jones, President

ATTEST:

\_\_\_\_\_  
Lasha Gillespie, City Secretary

5. Review Financial Reports through April 30, 2023.





City of Richmond, TX

# Balance Sheet

## Account Summary

As Of 04/30/2023

Account	Name	Balance	
<b>Fund: 800 - DEVELOPMENT CORPORTION FUND</b>			
<b>Assets</b>			
<a href="#">800-1101</a>	CLAIM ON CASH-DEVELOPMENT CORP	4,646,304.08	
<a href="#">800-1410</a>	SALES TAX RECEIVABLE	343,158.64	
	<b>Total Assets:</b>	<b>4,989,462.72</b>	<b><u>4,989,462.72</u></b>
<b>Liability</b>			
	<b>Total Liability:</b>	<b>0.00</b>	
<b>Equity</b>			
<a href="#">800-2900</a>	UNAPPROPRIATED SURPLUS	4,246,687.19	
<a href="#">800-2920</a>	RESTRICTED	457,715.93	
	<b>Total Beginning Equity:</b>	<b>4,704,403.12</b>	
Total Revenue		1,283,163.94	
Total Expense		998,104.34	
<b>Revenues Over/Under Expenses</b>		<b>285,059.60</b>	
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>4,989,462.72</b>	
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<b><u>4,989,462.72</u></b>



City of Richmond, TX

**Balance Sheet**  
**Account Summary**  
 As Of 04/30/2023

Account	Name	Balance	
<b>Fund: 703 - DCR CAPITAL PROJECTS FUND</b>			
<b>Assets</b>			
<a href="#">703-1101</a>	CLAIM ON CASH-DCR CAPITAL PROJ	431,952.37	
	<b>Total Assets:</b>	<u>431,952.37</u>	<u>431,952.37</u>
<b>Liability</b>			
	<b>Total Liability:</b>	<u>0.00</u>	
<b>Equity</b>			
<a href="#">703-2900</a>	UNAPPROPRIATED SURPLUS	441,716.62	
	<b>Total Beginning Equity:</b>	<u>441,716.62</u>	
Total Revenue		7,812.96	
Total Expense		<u>17,577.21</u>	
<b>Revenues Over/Under Expenses</b>		<u>-9,764.25</u>	
	<b>Total Equity and Current Surplus (Deficit):</b>	<u>431,952.37</u>	
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<u><u>431,952.37</u></u>



# Income Statement Account Summary

For Fiscal: FY2023 Period Ending: 04/30/2023

	Current Total Budget	YTD Activity	Budget Remaining
<b>Fund: 800 - DEVELOPMENT CORPORTION FUND</b>			
<b>Revenue</b>			
<b>RevenueCharacter: 40 - Taxes</b>			
<a href="#">800-4010</a> SALES TAX REVENUE	1,567,667.00	1,203,693.86	363,973.14
<b>RevenueCharacter: 40 - Taxes Total:</b>	<b>1,567,667.00</b>	<b>1,203,693.86</b>	<b>363,973.14</b>
<b>RevenueCharacter: 45 - Other</b>			
<a href="#">800-4500</a> OTHER INCOME	5,000.00	0.00	5,000.00
<b>RevenueCharacter: 45 - Other Total:</b>	<b>5,000.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>RevenueCharacter: 46 - Interest Income</b>			
<a href="#">800-4600</a> INTEREST INCOME	75,600.00	79,470.08	-3,870.08
<b>RevenueCharacter: 46 - Interest Income Total:</b>	<b>75,600.00</b>	<b>79,470.08</b>	<b>-3,870.08</b>
<b>Revenue Total:</b>	<b>1,648,267.00</b>	<b>1,283,163.94</b>	<b>365,103.06</b>
<b>Expense</b>			
<b>ExpenseCharacter: 53 - Supplies</b>			
<a href="#">800-6291-53120</a> OFFICE SUPPLIES	2,500.00	1,416.10	1,083.90
<a href="#">800-6291-53121</a> POSTAGE	500.00	228.60	271.40
<b>ExpenseCharacter: 53 - Supplies Total:</b>	<b>3,000.00</b>	<b>1,644.70</b>	<b>1,355.30</b>
<b>ExpenseCharacter: 56 - Purchased Services</b>			
<a href="#">800-6291-56005</a> TRAVEL AND TRAINING	13,055.15	3,421.37	9,633.78
<a href="#">800-6291-56006</a> PERIODICALS AND MEMBERSHIPS	23,350.00	5,910.00	17,440.00
<a href="#">800-6291-56021</a> ADVERTISING	155,891.38	21,057.36	134,834.02
<a href="#">800-6291-56045</a> BANK FEES	5,000.00	261.12	4,738.88
<a href="#">800-6291-56048</a> MISCELLANEOUS EXPENSE	4,442.94	2,229.96	2,212.98
<a href="#">800-6291-56080</a> RESERVE FOR OPPORTUNITIES	678,503.00	0.00	678,503.00
<a href="#">800-6291-56081</a> TSTC COMMITMENT	100,000.00	100,000.00	0.00
<a href="#">800-6291-56083</a> CONTRACTED SERVICES	266,528.12	230,478.00	36,050.12
<a href="#">800-6291-56090</a> RICHMOND HISTORIC DISTRICT	51,965.18	36,249.16	15,716.02
<a href="#">800-6291-56091</a> FBC TRANSIT	75,000.00	75,000.00	0.00
<b>ExpenseCharacter: 56 - Purchased Services Total:</b>	<b>1,373,735.77</b>	<b>474,606.97</b>	<b>899,128.80</b>
<b>ExpenseCharacter: 57 - Capital Purchases</b>			
<a href="#">800-6291-57010</a> Non-Capitalized Assets	5,000.00	2,142.31	2,857.69
<b>ExpenseCharacter: 57 - Capital Purchases Total:</b>	<b>5,000.00</b>	<b>2,142.31</b>	<b>2,857.69</b>
<b>ExpenseCharacter: 59 - Intergovernmental</b>			
<a href="#">800-6291-59030</a> SALES TAX INCENTIVE AGREEMENTS	0.00	0.00	0.00
<b>ExpenseCharacter: 59 - Intergovernmental Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>ExpenseCharacter: 60 - Transfers Out</b>			
<a href="#">800-6291-60000</a> TRANSFER TO OTHER FUNDS	255,650.00	188,150.00	67,500.00
<a href="#">800-6291-60007</a> CITY OF RICHMOND REIMB ALLOC	689,384.00	331,560.36	357,823.64
<b>ExpenseCharacter: 60 - Transfers Out Total:</b>	<b>945,034.00</b>	<b>519,710.36</b>	<b>425,323.64</b>
<b>Expense Total:</b>	<b>2,326,769.77</b>	<b>998,104.34</b>	<b>1,328,665.43</b>
<b>Fund: 800 - DEVELOPMENT CORPORTION FUND Surplus (Deficit):</b>	<b>-678,502.77</b>	<b>285,059.60</b>	
<b>Total Surplus (Deficit):</b>	<b>-678,502.77</b>	<b>285,059.60</b>	

Summary

		Project Summary						
Project Number	Project Name	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
<a href="#">16</a>	Wayside Horns	0.00	1,439,452.42	0.00	1,356,525.64	0.00	1,356,525.64	82,926.78
<a href="#">18</a>	Myrtle Street	16,045.75	415,901.36	0.00	393,767.24	12,577.21	406,344.45	-6,488.84
<a href="#">22</a>	North 10th ST	0.00	299,900.43	0.00	0.00	0.00	0.00	299,900.43
<a href="#">38</a>	Project MEAD	0.00	25,000.00	0.00	0.00	0.00	0.00	25,000.00
<a href="#">39</a>	Project Neighbor	0.00	22,000.00	0.00	14,465.00	0.00	14,465.00	7,535.00
<a href="#">43</a>	Project Whale	0.00	5,000.00	0.00	0.00	5,000.00	5,000.00	0.00
<a href="#">44</a>	Project Bend	0.00	10,000.00	0.00	10,000.00	0.00	10,000.00	0.00
<b>Report Total:</b>		<b>16,045.75</b>	<b>2,217,254.21</b>	<b>0.00</b>	<b>1,774,757.88</b>	<b>17,577.21</b>	<b>1,792,335.09</b>	<b>408,873.37</b>

		Group Summary						
Group		Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
DCR Capital Projects		16,045.75	2,217,254.21	0.00	1,774,757.88	17,577.21	1,792,335.09	408,873.37
<b>Report Total:</b>		<b>16,045.75</b>	<b>2,217,254.21</b>	<b>0.00</b>	<b>1,774,757.88</b>	<b>17,577.21</b>	<b>1,792,335.09</b>	<b>408,873.37</b>

		Type Summary						
Group		Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Capital		16,045.75	2,217,254.21	0.00	1,774,757.88	17,577.21	1,792,335.09	408,873.37
<b>Report Total:</b>		<b>16,045.75</b>	<b>2,217,254.21</b>	<b>0.00</b>	<b>1,774,757.88</b>	<b>17,577.21</b>	<b>1,792,335.09</b>	<b>408,873.37</b>

A Charming Past. A Soaring Future.



**CITY OF RICHMOND, TEXAS**  
**Monthly Sales Tax Analysis**  
For the period ending  
**April 30, 2023**

**FY2023**



# Sales Tax Analysis

DateKey

4/1/2022

4/30/2023

## Adjusted Sales Tax Table

### Adjusted Sales Tax Table

Month In Calendar	Net Payment	Adjustment	Adjusted Net Collection
4/1/2022	521,263	-89,612	610,875
5/1/2022	728,840	-89,612	818,452
6/1/2022	644,723	-89,612	734,335
7/1/2022	688,429	-89,612	778,041
8/1/2022	749,509	-89,612	839,121
9/1/2022	665,093	-89,612	754,705
10/1/2022	763,044	-89,612	852,656
11/1/2022	738,217	-89,612	827,829
12/1/2022	713,376	-89,612	802,988
1/1/2023	779,887	-89,612	869,499
2/1/2023	956,893	-89,612	1,046,505
3/1/2023	638,047	-89,612	727,659
4/1/2023	678,144	-89,612	767,756
<b>Total</b>	<b>9,265,467</b>	<b>-1,164,956</b>	<b>10,430,423</b>





# Sales Tax Analysis

DateKey

10/1/2022 4/30/2023



## Summary of Performance

Quarter Label	Net Payment	SPA Collections	City Retained SPA	Gross City Collections	MUD Expense SPA	City Retained	Budget Amount	DCR Retained
<b>Q1</b>								
1 - October	763,044	121,907	60,953	587,522	-60,953	526,568	443,249	175,523
2 - November	738,217	137,918	70,244	570,581	-67,673	502,908	503,425	167,636
3 - December	713,376	134,109	67,054	551,795	-67,054	484,741	463,038	161,580
<b>Total</b>	<b>2,214,637</b>	<b>393,933</b>	<b>198,252</b>	<b>1,709,898</b>	<b>-195,681</b>	<b>1,514,217</b>	<b>1,409,712</b>	<b>504,739</b>
<b>Q2</b>								
4 - January	779,887	123,755	61,877	600,384	-61,877	538,507	483,082	179,502
5 - February	956,893	133,461	66,730	734,353	-66,730	667,622	310,847	222,541
6 - March	638,047	118,149	59,074	493,304	-59,074	434,230	409,657	144,743
<b>Total</b>	<b>2,374,828</b>	<b>375,365</b>	<b>187,682</b>	<b>1,828,041</b>	<b>-187,682</b>	<b>1,640,359</b>	<b>1,203,586</b>	<b>546,786</b>
<b>Q3</b>								
7 - April	678,144	138,940	69,470	525,976	-69,470	456,506	421,667	152,169
<b>Total</b>	<b>678,144</b>	<b>138,940</b>	<b>69,470</b>	<b>525,976</b>	<b>-69,470</b>	<b>456,506</b>	<b>421,667</b>	<b>152,169</b>
<b>Total</b>	<b>5,267,609</b>	<b>908,238</b>	<b>455,405</b>	<b>4,063,915</b>	<b>-452,833</b>	<b>3,611,082</b>	<b>3,034,965</b>	<b>1,203,694</b>



# Sales Tax Analysis

DateKey

10/1/2022 4/30/2023

## City Sales Tax

Quarter Label	Prior Year Net Payment	Net Payment	YoY Net % Chg	Prior Year City Retained	City Retained	YoY City % Chg	Budget Amount	Actual / Budget (\$)	Actual / Budget (%)
<b>Q1</b>									
1 - October	727,363	763,044	4.91%	503,004	526,568	4.68%	443,249	83,319	18.80%
2 - November	902,127	738,217	-18.17%	612,849	502,908	-17.94%	503,425	-517	-0.10%
3 - December	774,155	713,376	-7.85%	551,299	484,741	-12.07%	463,038	21,704	4.69%
<b>Total</b>	<b>2,403,646</b>	<b>2,214,637</b>	<b>-7.86%</b>	<b>1,667,151</b>	<b>1,514,217</b>	<b>-9.17%</b>	<b>1,409,712</b>	<b>104,505</b>	<b>7.41%</b>
<b>Q2</b>									
4 - January	879,301	779,887	-11.31%	615,903	538,507	-12.57%	483,082	55,425	11.47%
5 - February	862,090	956,893	11.00%	598,335	667,622	11.58%	310,847	356,775	114.78%
6 - March	651,237	638,047	-2.03%	447,379	434,230	-2.94%	409,657	24,573	6.00%
<b>Total</b>	<b>2,392,629</b>	<b>2,374,828</b>	<b>-0.74%</b>	<b>1,661,617</b>	<b>1,640,359</b>	<b>-1.28%</b>	<b>1,203,586</b>	<b>436,773</b>	<b>36.29%</b>
<b>Q3</b>									
7 - April	521,263	678,144	30.10%	350,130	456,506	30.38%	421,667	34,839	8.26%
<b>Total</b>	<b>521,263</b>	<b>678,144</b>	<b>30.10%</b>	<b>350,130</b>	<b>456,506</b>	<b>30.38%</b>	<b>421,667</b>	<b>34,839</b>	<b>8.26%</b>
<b>Total</b>	<b>5,317,538</b>	<b>5,267,609</b>	<b>-0.94%</b>	<b>3,678,898</b>	<b>3,611,082</b>	<b>-1.84%</b>	<b>3,034,965</b>	<b>576,117</b>	<b>18.98%</b>



# Sales Tax Analysis

DateKey

10/1/2022 4/30/2023

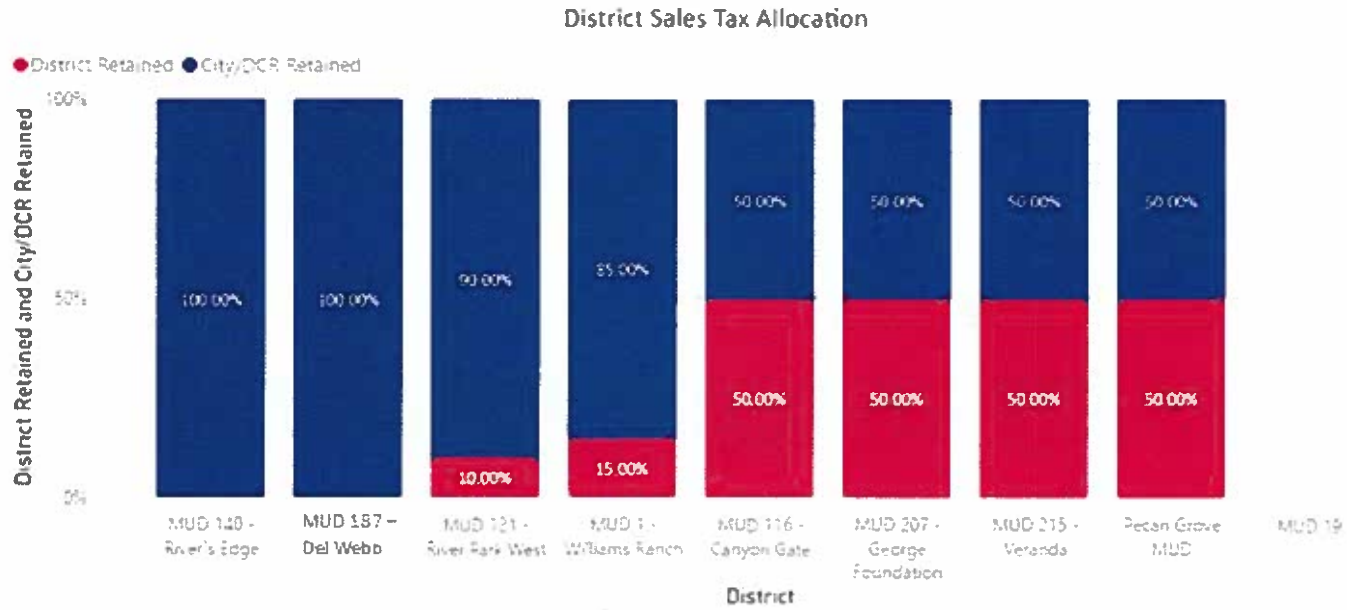
## DCR Sales Tax

Quarter Label	Prior Year Net Payment	Net Payment	YoY Net % Chg	DCR Prior Retained	DCR Retained	YoY DCR % Chg	DCR Budget	DCR Act/Bud (\$)	DCR Act/Bud (%)
<b>Q1</b>									
1 - October	727,363	763,044	4.91%	167,668	175,523	4.68%	125,450	50,073	39.91%
2 - November	902,127	738,217	-18.17%	204,283	167,636	-17.94%	142,481	25,155	17.65%
3 - December	774,155	713,376	-7.85%	183,766	161,580	-12.07%	131,051	30,530	23.30%
<b>Total</b>	<b>2,403,646</b>	<b>2,214,637</b>	<b>-7.86%</b>	<b>555,717</b>	<b>504,739</b>	<b>-9.17%</b>	<b>398,982</b>	<b>105,758</b>	<b>26.51%</b>
<b>Q2</b>									
4 - January	879,301	779,887	-11.31%	205,301	179,502	-12.57%	136,724	42,779	31.29%
5 - February	862,090	956,893	11.00%	199,445	222,541	11.58%	87,977	134,564	152.95%
6 - March	651,237	638,047	-2.03%	149,126	144,743	-2.94%	115,942	28,801	24.84%
<b>Total</b>	<b>2,392,629</b>	<b>2,374,828</b>	<b>-0.74%</b>	<b>553,872</b>	<b>546,786</b>	<b>-1.28%</b>	<b>340,643</b>	<b>206,143</b>	<b>60.52%</b>
<b>Q3</b>									
7 - April	521,263	678,144	30.10%	116,710	152,169	30.38%	119,342	32,827	27.51%
<b>Total</b>	<b>521,263</b>	<b>678,144</b>	<b>30.10%</b>	<b>116,710</b>	<b>152,169</b>	<b>30.38%</b>	<b>119,342</b>	<b>32,827</b>	<b>27.51%</b>
<b>Total</b>	<b>5,317,538</b>	<b>5,267,609</b>	<b>-0.94%</b>	<b>1,226,299</b>	<b>1,203,694</b>	<b>-1.84%</b>	<b>858,966</b>	<b>344,728</b>	<b>40.13%</b>



# Sales Tax Analysis

## SPA Allocation Agreements Key

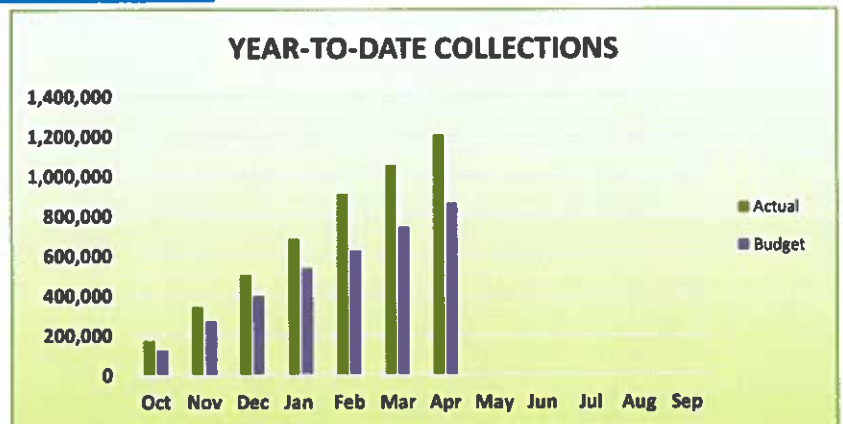
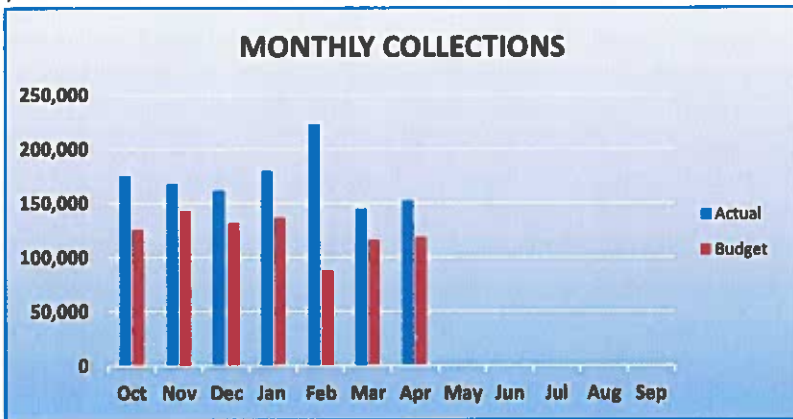


**DEVELOPMENT CORPORATION OF RICHMOND**  
**SALES TAX REVENUE**

GROSS (Includes City & SPAs)		DCR ALLOCATION <i>Actual Income</i>		DCR BUDGET <i>Budgeted Income</i>		Year-to-Date Target to Budget  100% = Budget
Total Received	Prior Year % Increase (Decrease) Month to Month	Monthly	Total Received Year-to-Date	Monthly	Total Budget Year-to-Date	

<i>Fiscal Year 2022</i>							
Oct	727,363	20%	167,668	167,668	130,336	130,336	128.64%
Nov	902,127	19%	204,283	371,951	142,460	272,795	136.35%
Dec	774,155	-6%	183,766	555,717	136,474	409,269	135.78%
Jan	879,301	41%	205,301	761,018	129,107	538,376	141.35%
Feb	862,090	5%	199,445	960,463	165,288	703,663	136.49%
Mar	651,237	8%	149,126	1,109,589	121,371	825,034	134.49%
Apr	521,263	-7%	116,710	1,226,299	129,371	954,406	128.49%
May	728,840	-43%	166,413	1,392,712	157,165	1,111,570	125.29%
Jun	644,723	-32%	143,551	1,536,263	142,344	1,253,915	122.52%
Jul	688,429	24%	154,509	1,690,773	141,847	1,395,761	121.14%
Aug	749,509	-15%	171,599	1,862,372	161,753	1,557,514	119.57%
Sep	665,093	-1%	150,339	2,012,711	144,486	1,702,000	118.26%

<i>Fiscal Year 2023</i>							
Oct	763,044	5%	175,523	175,523	125,450	125,450	139.91%
Nov	738,217	-18%	167,636	343,159	142,481	267,931	128.08%
Dec	713,376	-8%	161,580	504,739	131,051	398,982	126.51%
Jan	779,887	-11%	179,502	684,241	136,724	535,705	127.73%
Feb	856,893	11%	222,541	906,782	87,977	623,682	145.39%
Mar	638,047	-2%	144,743	1,051,525	115,942	739,625	142.17%
Apr	678,144	30%	152,169	1,203,694	119,342	858,966	140.13%
May	0		0		148,945	1,007,911	
Jun	0		0		134,832	1,142,743	
Jul	0		0		135,785	1,278,528	
Aug	0		0		152,327	1,430,855	
Sep	0		0		136,812	1,567,667	



6. Review and discuss the Executive Directors May Report.





Director's Report Provided By: Jerry W. Jones Jr.  
May 2023

## **DCR's Mission and Strategic Priorities**

### **Roundtable Economic Development Directors and TIP Strategies**

Currently, the Fort Bend County Judge & Commissioners and the Fort Bend EDC have reached a place in their relationship where they are reevaluating the different roles everyone plays. In the past, the County did not have an Economic Development Department. The cities were hiring staff, and the EDC served as the main point of contact and operation for Economic Development in the County.

Today, the County has an Economic Development staff member. Every mid to large city in Fort Bend has at least one staff member serving as a point of contact for Economic Development. The Roundtable discussion was amongst Economic Development Directors. The focus was on the future of economic development within the County and what is needed to adequately provide resources and reconfigure entities that assist us with our jobs. They have hired TIP Strategies to conduct a Strategic Plan for the County. The County wants the Economic Development professionals to provide their professional opinion on how best to move forward. As more information develops, I will keep the board informed.

### **HREDA Summit**

The Greater Houston Partnership serves as the host for the Houston Region Economic Development Alliance (HREDA). We met and reviewed the organization's policies and how they came to fruition. A fun fact was when we reviewed the organization's history, Fort Bend legends were referenced in the organization's history.

I made a few motions to amend items during the session. One of those changes is cleaning up the name of the organization. We amended the title to Houston Regional Economic Development Alliance. We are also connecting our marketing team with the Greater Houston Partnership to encourage more use of our photos and video clips to get an opportunity to make it into the footage they post on social media. The overall goal is to promote and create awareness within the Economic Development sector of how relevant communities the size of Richmond are. This initiative will continue to evolve. As we continue to elevate the awareness of the City and DCR, we must use all means of strategy. While attending these meetings, I have benefited from the ability to share best practices and gain insight into ideas from other communities within the Greater Houston area.

## **Fort Bend Chamber of Commerce Leadership – Washington D.C. Visit**

We attended the Washington D.C. trip. While attending this leadership session, we participated in a private tour of the Capitol by Congressman Troy Nehls. He explained the day-to-day operation of his office and reflected on the government at the federal level.

We had an opportunity to hear Mr. Antonio Doss, Director of Strategic Planning and Economic Development, Office of Field Operation, discuss the programs at the Small Business Administration. He confirmed what many of us see within the economic development field regarding small businesses and their struggles.

We also heard from Lisa Barkovic, Senior Policy Advisor with Hollands & Knight LLP. The firm she represents assists communities in advocating for grant dollars and lobbies both the House and Senate members and governmental staff agents. They shared that they have helped Sugar Land with several attempts to garner grant dollars from the federal level. They are currently pursuing nearly \$10,000,000 in grant funds. I am reviewing their site and will have further discussion about the grants that are Economic Development focused. Although the scale for most grant opportunities is large, many of the items I have asked us to consider are eligible for grant funds with the federal government.

## **Business Retention and Recruitment**

### **Coffee at the BLOCK**

Coffee at the BLOCK was a great networking opportunity for businesses. I was blown away by the different types of business owners who showed up to the event. SBA, SBDC, and other partners were in attendance. Please allow me to express a special thanks to my Board of Directors, who took time out of their busy schedule to attend. It is great to have you in attendance showing the business community that you want to see them thriving. We are partnering with Indigo on May 9th to have Coffee at the BLOCK on the road to Harlem Rd.

### **Indigo partners with Coffee at the BLOCK**

**Brewers, Bakers & Changemakers**

**Tuesday, May 9**

**8 am @ Indigo**

Indigo is continuing to put Richmond on the map! They are being highlighted and mentioned in several publications and are also being cited in spaces that address urban sprawl, community development and identifying communities that reduces its need for parking, cars and instead use other forms of mobility modes. We are hosting the Coffee at the Block in May at Indigo to kick off their celebration and assist them with potential vendors who may be interested in moving their business to the town center in Indigo. This inaugural event will be more than just a kickoff—it is



our way of welcoming you to Indigo. This will be the first opportunity for you to get all the details about the small business offerings they will have in Indigo Commons.

### Meeting with Karen Dunlap Membership Director for Central Fort Bend Chamber

Karen Dunlap is relatively new to the Central Fort Bend Chamber. She is responsible for growing membership. She attended Coffee at the BLOCK and was highly impressed with the number of small businesses in attendance. I shared with her that either Chamber was always welcome to participate in our events. I reiterated the historical nature of our relationship with the Chamber is one for the long haul.

We look forward to working with her as she continues to identify ways, we can help those businesses within Richmond that are members of the Chamber.

### **Promotes Availability of Sites/Buildings**

#### **Email to Realtors who are currently listing property in Richmond and the ETJ**

I emailed 140 realtors/developers with a property listed for lease or sale in Richmond and the ETJ. Within the email, I asked the following questions:

The DCR commissioned a study to identify our Target Industry Sectors. There were five sectors identified for the market area of Richmond. Those areas are:

- Energy
- Finance, Insurance, & Real Estate (FIRE)
- Business Services
- Professional, Scientific, & Technical Services
- Healthcare & Life Sciences

I would love your professional opinion on whether these sectors are strong in Richmond. We are aggressively looking for quality development business and developments in our area. Here are a few questions I have and hope you will answer:

- What types of businesses are you meeting with that may be interested in locating in the area?
- In a transparent manner, what has been your experience doing business in Richmond?
- Do you find it easy to do business here?
- What type of commercial products do you see looking in the area?
- What do you see that needs to be added in the area you have heard is needed/missing?
- What hindrances are you finding within the market to achieve the successful lease or sale of the property you are attempting to lease or sell in Richmond?

We have vacant properties that we seek to come into commerce. To achieve that, we must know what you face regarding getting the space/ building/land leased or sold. I hope you are open and honest with me about what we can do to assist you.

**Full Disclosure:** This was an exercise to hear from the realtor/developer. Although we provided feedback to share a more balanced thought, we appreciated their responses. We are continuing to gain input from those realtors/developers. Currently, most of the commercial interest has been in retail uses. Other than retail, they also see some small office or industrial uses. They site the limited space for retail and office. The current trend in the market is alternative to single-family housing. They are expressing that the market is calling for more multifamily. The cities in Fort Bend, not just in Richmond, are less welcoming to that particular type of housing, leading to the lag in attracting office and other types of jobs that young people seek. I did, however, push back and cite the new apartments coming online within our area.

One realtor cited that a significant company was leaving Fort Bend and headed to I-10 near the energy corridor because they have struggled for several years to retain young graduates because of the lack of housing options within the County. The parcel(s) they mention is around 15-50 acres and, in their opinion, not large enough to create more subdivisions; however, they are seeking different housing types to address the housing need of the workforce throughout the County on those particular lots and are being met with opposition.

Many of the responses we received shared that they have had a pleasant experience doing business in Richmond to date. A few expressed some thoughts about the types of companies, and our parking requirements kept their property from being leased to those potential businesses looking for office space in the old town that would have fit our target industries.

Food establishments, insurance, CPAs, small energy-related offices, small companies providing merchandise, etc., have been most of the interest expressed by the respondents. The most common hindrance to date was described as having the permitting process streamlined and being able to respond timely regarding leasing space.

Lastly, a comment that I found interesting was, "The most common is the condition of the space. This is not necessarily up to you - it's up to the individual property owner. The permit process is a hindrance, which again is not only Richmond but all permitting entities. I have not experienced the following in Richmond, but I have had several tenants having to pay rent but unable to open for business due to permitting entities taking so long to review plans or issue occupancy permits."

I will continue to connect with those realtors/developers who do business in our area. I share feedback with those who respond not to invalidate their comments or thoughts but to add additional context. We will continue to seek input from our partners, and although it is difficult to corral 140 people to respond, getting their feedback is necessary.

### **Ft Bend Eco Dev Group & Colliers Meet the Brokers Lunch**

We met with Colliers Group at a Brokers Lunch meeting hosted by Jack Belt with Fort Bend EDC. We had an opportunity to connect with the representatives from the firm and share information on Richmond and how we would love to increase their footprint within our community. Contact information was shared, and they are invited to all of our events and activities in the future.

### **Mandola Farms Commercial Development**

Contact a developer who has completed retail projects in Fort Bend and, more recently, in Richmond. I wanted to share with them the property's availability in front of Mandola Farms. The feedback was they needed to take a look at it. They shared over the phone that because of where it was situated that if it did not have a multifamily component to it, they would not be interested and that he would be impressed if someone could make the numbers work for the development without the housing. I encouraged him to provide me with a concept that would offer us a premium return on the city's infrastructure investment in the area and, more importantly, the DCR's interest which is sales tax. We continue to share the availability of our large tracts with realtors and developers. We have also shared this and other pieces of properties with others.

### **Williams Way Partnership Development**

We contacted realtors and developers who could be interested in developing this property. The feedback was positive. The fact that it is 150-plus acres was alluring. There was more interest in manufacturing and warehousing, and I shared that we were more interested in commercial types with a sales tax contribution. The market is setting the speed of this property and when it will be developed. We have seen the ripple effect with no available parcels left to build north of us in Sugar Land. We expect to see an increase in interest in our properties in the ETJ and the City (once it is replanted).

### **RPC Development Update Meeting**

We met with the River Pointe Church team to discuss potential development on the undeveloped land on their church campus. There are nearly 50 acres of frontage along 59 to consider for expansion. Recently I received an invite for a follow-up discussion with one of their team members as it relates to retail identifying ideas surrounding developing the property

### **Apartment Association Speaker Series**

Lauren Turner, CAE, CMP, Vice President of Education and Outreach for Houston Apartment Association, is once again invited to speak on a panel on April 26th. Last year the panel was via Zoom; however, this year, it was in person. I spoke on job growth, new developments, and business services for the area, focusing on Richmond.

Everyone from last year reaffirmed their attendance. The following joined me on the panel:

- Mayor Joe Zimmerman - City of Sugar Land update.
- Bruce McClenny – President, Apartment Data Services, for an apartment market analyst

I took this as an opportunity to highlight the downtown corridor and how they must encourage their tenants to attend events in their community and become more involved in activities and supporting the local businesses. I also informed those having difficulty with issues, not even in our

ETJ who would best serve them to address their issues. Many think that if it has a Richmond address, it is Richmond. It was cleared up in the room. They appreciated the clarity.

**Pre- Application Meetings:**

These are initial conversations; nothing is final. They are just gaining information on what would be needed to make the project happen.

- Pre-Application Conference: Indigo Commons Pre-Development Meeting
- Pre-Application Conference: Mercantile St and City Heart Ave. in Indigo Core Village
- Pre-Application Conference - 405 Richmond Pkwy (commercial)
- Pre-Application Conference Request: FM 359 and Bob White Dr. (10-Lot subdivision)
- Pre-Application Conference: 302 S 2nd Street (retail)
- Pre-Application Conference: 105 S 2nd St. (Swimming Pool and Spa showroom)
- Pre-Application Conference: 610 S 11th Street (daycare)

**DCR Strategic Plan**

We want to ensure that our department operates with all the tools and resources necessary to assist us with growing the city. I am placing the Strategic Plan in front of you because it is dated, and we need to consider how best to proceed with refreshing this document once we complete the marketing study. It's important because when an initiative comes forward as the Director, it will allow me to move towards your vision and not respond to everything I know to be considered textbook Economic Development. It will also enable the board to refresh their thoughts on the city and what initiatives we may need to revisit to address the planned initiatives within the documents and, more importantly, the department's functionality.

**Marketing**

**City of Richmond Facebook and Instagram**  
(Last 28 days)

	March	April
Followers: 9,938		
Post reach	19,853	13,914
Post engagement	5,143	4,157
New Page Followers	133	84
Reactions	1,058	1,127
Comments	164	178
Shares	148	80
Photo views	1,269	965
Link clicks	165	109

	March	April
Richmond, TX	1,508	1,585
Rosenberg, TX	1,274	1,263
Pecan Grove, TX	988	955
Houston, TX	957	944
Sugar Land, TX	586	606
Mission Bend, TX	243	246
Cinco Ranch, TX	182	205
Needville, TX	179	174
Katy, TX	170	156
Fulshear, TX	130	130

Audience:		March		April	
Men	Women	25.40%	74.60%	25.50%	74.50%
Women		35-44 28% the highest group		35-44 28% the highest group	
		45-54 18% next highest		45-54 18% next highest	
• Men 35-44 ranked the highest in men at 9%				Men 35-44 ranked the highest in men at 9%	

**Development Corporation of Richmond Facebook and Instagram**  
(Last 28 days)

	March	April		March	April
Followers: 599			Richmond, TX	90	93
Post reach	6,747	35,672	Rosenberg, TX	85	90
Post engagement	1,231	1,563	Houston, TX	65	72
New Page Followers	16	15	Pecan Grove, TX	55	50
Reactions	71	108	Sugar Land, TX	39	42
Comments	7	16	Mission Bend, TX	16	18
Shares	10	8	Needville, TX	12	12
Photo views	143	14	Katy, TX	11	12
Link clicks	163	372	Missouri City, TX	11	10
			Cinco Ranch, TX	10	12

Audience:		March		April	
Men	Women	22.40%	77.60%	22.10%	77.90%
Women		35-44 29% the highest group		35-44 30% the highest group	
		45-54 23% next highest		45-54 24% next highest	
Men 35-44 ranked the highest in men at 10%				Men 35-44 ranked the highest in men at 10%	

**City of Richmond LinkedIn**  
**(Last 28 days)**

	March	April
Page views	50 Up by 11.1%	48 Down by 28.4%
Unique visitors	21 Up by 10.5%	22 Down by 12%
Custom button clicks	3	6 Up by 100%
Total followers	307	329
New followers in the last 29 days	33 Down by 10.8%	24 Down by 38.5%

<b>Competitors</b>			<b>March</b>
<u>Page</u>	<u>Followers</u>	<u>New Followers</u>	
11. Houston	80,194	764	
12. Harris County	26,839	486	
13. Sugar Land	6,487	143	
14. Fort Bend County	5,838	104	
15. Pearland, Texas	4,416	93	
16. Missouri City	2,255	43	
17. Richmond TX	307	35	
18. Rosenberg	803	21	
19. Katy	1,234	18	
20. Stafford, TX	392	6	
<b>Organic Metrics</b>			
	<u>Total Engagements</u>	<u>Total Post</u>	
11. Houston	769	144	
12. Missouri City	454	10	
13. Sugar Land	331	7	
14. Pearland	196	9	
15. Rosenberg	70	0	
16. Richmond TX	18	4	
17. Katy	0	0	
18. Stafford, TX	0	0	
19. Fort Bend County	0	0	
20. Harris County	0	0	

<b>Competitors</b>			<b>April</b>
<u>Page</u>	<u>Followers</u>	<u>New Followers</u>	
1. Houston	80,798	786	
2. Harris County	27,221	474	
3. Sugar Land	6,607	155	
4. Pearland, Texas	4,486	81	
5. Fort Bend County	5,890	67	
6. Missouri City	2,292	43	
7. Katy	1,270	34	
8. Richmond TX	329	24	
9. Rosenberg	822	23	
10. Stafford, TX	400	8	
<b>Organic Metrics</b>			
	<u>Total Engagements</u>	<u>Total Post</u>	
1. Houston	1,735	210	
2. Sugar Land	1,017	7	
3. Missouri City	440	31	
4. Pearland	220	13	
5. Katy	61	2	
6. Richmond TX	16	6	
7. Rosenberg	4	1	
8. Stafford, TX	0	0	
9. Fort Bend County	0	0	
10. Harris County	0	0	

**Development Corporation of Richmond LinkedIn**  
**(Last 28 days)**

	March	April
Page views	45 Up by 66.7%	54 Up by 20%
Unique visitors	25 Up by 25%	28 Down by 40%
Custom button clicks	0	1 Up by 100%
Total followers	379	401
New followers in the last 29 days	17 Down by 41.7%	25 Up by 56.3%

**Competitors**

**March**

Page	Followers	New Followers
11. Fort Bend Chamber of Commerce	1,685	51
12. Fort Bend County EDC	1,137	35
13. Pearland Economic Development Corporation	1,520	35
14. Katy Area Economic Development Council	1,401	28
15. Conroe Economic Development Council	920	21
16. Central Fort Bend Chamber	905	21
17. Develop Richmond Tx	379	17
18. Tomball Economic Development Corporation	5	2
19. UH Fort Bend County SBDC	22	1
20. Rosenberg Economic Development Corporation	61	0

**Organic Metrics**

	Total Engagements	Total Post
1. Fort Bend Chamber of Commerce	334	47
2. Pearland Economic Development Corporation	291	8
3. Fort Bend County EDC	246	13
4. Conroe Economic Development Council	221	20
5. Central Fort Bend Chamber	163	13
6. Katy Area Economic Development Council	146	23
7. Develop Richmond Tx	68	4
8. Tomball Economic Development Corporation	42	6
9. Rosenberg Economic Development Corporation	0	0

## Competitors




## April

<u>Page</u>	<u>Followers</u>	<u>New Followers</u>
1. Conroe Economic Development Council	1,034	21
2. Fort Bend County EDC	1,172	39
3. Fort Bend Chamber of Commerce	1,714	39
4. Pearland Economic Development Corporation	1,545	33
5. Katy Area Economic Development Council	1,425	27
6. Develop Richmond Tx	401	25
7. Central Fort Bend Chamber	922	18
8. Tomball Economic Development Corporation 212	217	5
9. UH Fort Bend County SBDC	23	2
10. Rosenberg Economic Development Corporation	61	0

### Organic Metrics

	<u>Total Engagements</u>	<u>Total Post</u>
1. Conroe Economic Development Council	245	24
2. Fort Bend County EDC	223	11
3. Pearland Economic Development Corporation	162	5
4. Fort Bend Chamber of Commerce	151	28
5. Katy Area Economic Development Council	95	21
6. Central Fort Bend Chamber	77	7
7. Develop Richmond Tx	57	9
8. Tomball Economic Development Corporation	15	6
9. Rosenberg Economic Development Corporation	0	0
10. UH Fort Bend County SBDC	0	0



1		Fort Bend Office Park		
301 S 9th St	Building Type: <b>Class C Office</b>	Status: <b>Built 1980, Renov 2006</b>	Total Avail: <b>2,000 SF</b>	
Richmond, TX 77469	Building Size: <b>28,000 SF</b>	Typical Floor Size: <b>14,000 SF</b>	Rent/SF/Yr: <b>Withheld</b>	
Fort Bend County			% Leased: <b>92.9%</b>	
<b>Hwy 90 @ 9th</b>				
Landlord Representative:	HMH Group, Inc. (832) 413-1313 / Hamza Haneef (713) 922-3029			
Property Manager:	HMH Group, Inc. (832) 413-1313 / Leticia Rendon (832) 595-2355			
True Owner:	HMH Group, Inc. (832) 413-1313			
Recorded Owner:	HMH Group, Inc. (832) 413-1313 / Hamza Haneef (713) 922-3029			
Developer:	--			
2				
200 S 10th St	Building Type: <b>Class C Office/Medical</b>	Status: <b>Built 1990</b>	Total Avail: <b>1,467 SF</b>	
Richmond, TX 77469	Building Size: <b>4,498 SF</b>	Typical Floor Size: <b>4,200 SF</b>	Rent/SF/Yr: <b>Withheld</b>	
Fort Bend County			% Leased: <b>100%</b>	
Landlord Representative:	ERA Benes Realty (281) 240-6110 / B. Joseph B. Benes (281) 240-6110 X103			
Sublet Contacts:	Tu, Anh / Anh Tu (832) 526-6483 -- 1,467 SF (133-270 SF)			
Property Manager:	--			
True Owner:	--			
Recorded Owner:	Tu Property Management Llc			
Developer:	--			
3				
610 S 11th St	Building Type: <b>Class C Office</b>	Status: <b>Built 1949</b>	Total Avail: <b>2,340 SF</b>	
Richmond, TX 77469	Building Size: <b>2,340 SF</b>	Typical Floor Size: <b>2,340 SF</b>	Rent/SF/Yr: <b>Withheld</b>	
Fort Bend County			% Leased: <b>0%</b>	
Landlord Representative:	RESOLUT RE (281) 445-0033 / Dani Allison (281) 445-0033 X451			
Property Manager:	--			
True Owner:	Scott Broussard (281) 344-1975 / Scott M. Broussard (832) 259-6480			
Recorded Owner:	Eskl LP			
Developer:	--			



4

**515 Austin St**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class C Office/Office/Residential**  
Status: **Built 1955, Renov 2008**  
Building Size: **1,792 SF**  
Typical Floor Size: **896 SF**  
Total Avail: **1,792 SF**  
Rent/SF/Yr: **\$22.77**  
% Leased: **100%**



Landlord Representative: --  
Property Manager: --  
True Owner: --  
Recorded Owner: **Mahmood Hakimi**  
Developer: --

5

**Blaisdale Business Park**

**1646 Blaisdale Rd**  
**Richmond, TX 77406**  
**Fort Bend County**

Building Type: **Industrial/Warehouse**  
Status: **Built 2005**  
Building Size: **13,750 SF**  
Land Area: **1.91 AC**  
Total Avail: **2,500 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **81.8%**



Landlord Representative: **Westport Commercial Division (281) 240-4414 / Keiri Kattan (281) 240-4478**  
Property Manager: --  
True Owner: **John G Cannon / John Cannon (214) 223-8144**  
Recorded Owner: **Westport Holding Texas LP (281) 997-6699**  
Developer: --

6




**Building A**

**1125 Crabb River Rd**  
**Building A**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Retail/Storefront (Strip Ctr)**  
Status: **Built 2008**  
Building Size: **10,040 SF**  
Land Area: **1.11 AC**  
Total Avail: **1,300 SF**  
Rent/SF/Yr: **\$23.00**  
% Leased: **87.1%**



Landlord Representative: **eXp Realty (888) 519-7431 / Todd Anderson (832) 594-2712**  
Property Manager: --  
True Owner: **Anthony Vu (832) 382-0564 / Anthony Vu (832) 382-0564**  
Recorded Owner: **CITY ZEN PROPERTIES LLC**  
Developer: --

7		Building B		
<b>1135 Crabb River Rd</b>	Building Type: <b>Retail/Storefront (Strip Ctr)</b>	Status: <b>Built 2008</b>	Total Avail: <b>2,077 SF</b>	
<b>Building B</b>	Building Size: <b>8,902 SF</b>	Land Area: <b>1.11 AC</b>	Rent/SF/Yr: <b>Withheld</b>	
<b>Richmond, TX 77469</b>			% Leased: <b>76.7%</b>	
<b>Fort Bend County</b>				
Landlord Representative:	eXp Realty (888) 519-7431 / Todd Anderson (832) 594-2712			
Property Manager:	--			
True Owner:	Anthony Vu (832) 382-0564 / Anthony Vu (832) 382-0564			
Recorded Owner:	CITY ZEN PROPERTIES LLC			
Developer:	--			
8				
<b>5250 FM 1640 Rd</b>	Building Type: <b>Retail/Bank</b>	Status: <b>Built 2001</b>	Total Avail: <b>6,541 SF</b>	
<b>Richmond, TX 77469</b>	Building Size: <b>6,541 SF</b>	Land Area: <b>1 AC</b>	Rent/SF/Yr: <b>\$22.00</b>	
<b>Fort Bend County</b>			% Leased: <b>0%</b>	
Landlord Representative:	--			
Property Manager:	--			
True Owner:	Rubicon Realty Group, LLC (281) 313-0000 / Scott Weaver (832) 276-4446			
Recorded Owner:	5250 FM1640 Interests, LTD			
Developer:	--			
9		Brazos Square		
<b>5400 Fm 1640 Rd</b>	Building Type: <b>Retail/Freestanding</b>	Status: <b>Built 2000</b>	Total Avail: <b>21,932 SF</b>	
<b>Brazos Square</b>	Building Size: <b>21,932 SF</b>	Land Area: <b>2.56 AC</b>	Rent/SF/Yr: <b>\$12.00</b>	
<b>Richmond, TX 77469</b>			% Leased: <b>0%</b>	
<b>Fort Bend County</b>				
Landlord Representative:	Davis Holdings, LP (713) 659-3131 / Kate Davis (713) 659-3131 X111			
Property Manager:	--			
True Owner:	Davis Holdings, LP (713) 659-3131			
Recorded Owner:	--			
Developer:	--			

10

**The Plaza at Rio Vista**



1117 FM 359

Building Type: **Class B Office**  
Status: **Built 2007**

Total Avail: **2,133 SF**  
Rent/SF/Yr: **\$30.00**  
% Leased: **89.3%**

Richmond, TX 77406

Building Size: **20,000 SF**  
Typical Floor Size: **10,000 SF**

Fort Bend County

Landlord Representative: First Warranty Realty (281) 341-5553 / Seth Showalter (713) 269-4908  
Property Manager: --  
True Owner: David W. Showalter Attorney (281) 341-5577 / David W. Showalter (281) 341-5577  
Recorded Owner: Westminster Farms  
Developer: --

11

**River's Edge Court**



503 FM 359 Rd

Building Type: **Retail(Strip Ctr)**  
Status: **Built 2007**  
Building Size: **17,674 SF**  
Land Area: **1.99 AC**

Total Avail: **2,757 SF**  
Rent/SF/Yr: **\$19.20-\$20.00**  
% Leased: **84.4%**

Richmond, TX 77406

Fort Bend County

FM 359 @ Rivers Trace Dr

Landlord Representative: Ron Mafrige Enterprises (713) 973-1111 / Rocky Mafrige (713) 973-1111 X2  
Property Manager: --  
True Owner: Ron Mafrige Enterprises (713) 973-1111 / Rocky Mafrige (713) 973-1111  
Recorded Owner: Mafrige Ronald P Gst Trust  
Developer: --

12

**Jones Creek Shopping Plaza**



1531 Fm 359 Rd

Building Type: **Retail**  
Status: **Built 2019**  
Building Size: **30,040 SF**  
Land Area: **3.60 AC**

Total Avail: **1,595 SF**  
Rent/SF/Yr: **\$21.00**  
% Leased: **94.7%**

Jones Creek Shopping Plaza

Richmond, TX

Fort Bend County

Landlord Representative: ICO Commercial (281) 240-9090 / Danna Sossen (281) 207-3709  
Property Manager: --  
True Owner: Sehar Investment Group (832) 287-2886 / Aseem Ali (832) 660-8201  
Recorded Owner: Sehar Investment Group Lic  
Developer: Sehar Investment Group (832) 287-2886  
Architect: MRA Architects

13

**Pecan Grove Crossing**



**2035 Fm 359 Rd**

**Richmond, TX 77406**

**Fort Bend County**

Building Type: **Retail/Freestanding (Strip Ctr)**  
Status: **Built 2004**  
Building Size: **15,000 SF**  
Land Area: **1.65 AC**

Total Avail: **7,039 SF**  
Rent/SF/Yr: **\$17.00-\$22.00**  
% Leased: **53.1%**

Landlord Representative: Rubicon Realty Group, LLC (281) 313-0000 / Jordan Weaver (281) 313-0000  
Property Manager: Satya, Inc. (713) 789-4443  
True Owner: B & P Lexington Investments (713) 270-9291 / Mark Provenzano (713) 270-9291  
Recorded Owner: Loretta Apts Llc (713) 270-9291  
Developer: --

14

**762 Business Park**



**6115 FM 762 Rd**

**Richmond, TX 77469**

**Fort Bend County**

Building Type: **Industrial/Warehouse**  
Status: **Built 2011**  
Building Size: **17,500 SF**  
Land Area: **1.70 AC**

Total Avail: **2,500 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **92.9%**

Landlord Representative: Westport Commercial Division (281) 240-4414 / Keiri Kattan (281) 240-4478  
Property Manager: --  
True Owner: Westport Commercial Division (281) 240-4414  
Recorded Owner: Westport Holding Texas LP (281) 997-6699  
Developer: --

15

**Sugar Land Medical Plaza II**



**17520 W Grand Pkwy S**

**Sugar Land Medical Plaza II**

**Sugar Land, TX 77479**

**Fort Bend County**

Building Type: **Class A Office/Medical**  
Status: **Built 2015**  
Building Size: **98,862 SF**  
Typical Floor Size: **24,716 SF**

Total Avail: **10,324 SF**  
Rent/SF/Yr: **\$27.50**  
% Leased: **89.6%**

Landlord Representative: Memorial Hermann (713) 338-5555 / James Froelich (713) 242-2691  
Property Manager: NexCore Properties LLC (303) 244-0700  
True Owner: Memorial Hermann (713) 338-5555 / James Bretting (713) 242-2683  
Recorded Owner: Memorial Hermann Health System (713) 338-4640  
Developer: Trammell Crow Company (713) 963-4070  
Architect: Powers Brown

**16 Sugar Land Medical Plaza I**



**17510 W Grand Pky S** Building Type: **Class B Office/Medical**  
 Status: **Built 2005** Total Avail: **7,087 SF**  
**Sugar Land Medical Plaza I** Building Size: **120,596 SF** Rent/SF/Yr: **\$26.50**  
**Sugar Land, TX 77479** Typical Floor Size: **25,136 SF** % Leased: **94.1%**

**Fort Bend County**

Landlord Representative: Memorial Hermann (713) 338-5555 / James Froelich (713) 242-2691  
 Property Manager: NexCore Properties LLC (303) 244-0700  
 True Owner: Memorial Hermann (713) 338-5555 / James Bretting (713) 242-2683  
 Recorded Owner: Memorial Hermann Hospital  
 Developer: --

**17**



**2402 Hartem Rd** Building Type: **Retail/Retail Building**  
 Status: **Under Construction, delivers Dec 2023** Total Avail: **19,320 SF**  
**Richmond, TX 77407** Building Size: **40,720 SF** Rent/SF/Yr: **Withheld**  
**Fort Bend County** Land Area: **7.40 AC** % Leased: **52.6%**

Landlord Representative: --  
 Property Manager: --  
 True Owner: --  
 Recorded Owner: --  
 Developer: --

**18**



**901 E Highway 90A** Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 2005** Total Avail: **2,115 SF**  
**Richmond, TX 77406** Building Size: **11,176 SF** Rent/SF/Yr: **Withheld**  
**Fort Bend County** Land Area: **1.40 AC** % Leased: **81.1%**

Landlord Representative: Garman Properties (281) 342-6401 / Cary Garrett (346) 541-2925  
 Leasing Company: NextGen Real Estate / Kaitlin Gray (281) 889-3152 -- 2,115 SF (2,115 SF)  
 Property Manager: --  
 True Owner: Yanlan Zhang (331) 419-8900 / Yanlan Zhang (331) 419-8900  
 Recorded Owner: Houston Shining Baby Lic  
 Developer: --

19

**1100 Jackson St**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Retail/Freestanding**  
Status: **Under Renovation**  
Building Size: **10,379 SF**  
Land Area: **1.28 AC**

Total Avail: **9,700 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **100%**



Landlord Representative: Gold Properties (855) 260-4653 / Ahmad Umer (832) 423-6973  
Property Manager: --  
True Owner: --  
Recorded Owner: County Of Fort Bend  
Developer: --

20

**Richmond Crossing**

**1500 Jackson St**  
**Richmond Crossing**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Retail**  
Status: **Built 2006**  
Building Size: **16,064 SF**  
Land Area: **2.35 AC**

Total Avail: **2,646 SF**  
Rent/SF/Yr: **\$17.50**  
% Leased: **100%**



Landlord Representative: ICO Commercial (281) 240-9090 / Jane Nodskov CCIM (281) 207-3710  
Property Manager: --  
True Owner: Julio J Fernandez (832) 457-0279 / Julio J. Fernandez (832) 457-0279  
Recorded Owner: Chenonceau Holdings LLC (832) 457-0279  
Developer: --

21

**Oakbend Professional Building**

**1601 Main St**  
**Oakbend Professional Building**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
Status: **Built 1975**  
Building Size: **91,138 SF**  
Typical Floor Size: **15,190 SF**

Total Avail: **34,097 SF**  
Rent/SF/Yr: **\$15.00**  
% Leased: **62.6%**



Landlord Representative: Avison Young (713) 209-5800 / Kim Shapiro (713) 209-5940  
Property Manager: Avison Young (713) 209-5800  
True Owner: Apex Bank (877) 226-5361  
Recorded Owner: Apex Bank (877) 226-5361  
Developer: --

22

**Richmond Town Plaza**



**NEQ Of FM 762 And Hwy 59/  
Hwy**

Building Type: **Retail/Storefront (Strip Ctr)**  
Status: **Built Sep 2022**  
Building Size: **17,150 SF**  
Land Area: **3.25 AC**

Total Avail: **1,050 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **93.9%**

**Richmond Town Plaza**

**Rosenberg, TX 77471**

**Fort Bend County**

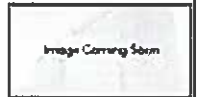
Landlord Representative: NewQuest Properties (281) 477-4300 / Bob Corwell (281) 477-4324  
Property Manager: --  
True Owner: Harry Holmes Thompson (713) 530-0711 / Harry H. Thompson (713) 530-0711  
Recorded Owner: Nerium Partners Llc  
Developer: --

23

**727 Plantation Dr**

Building Type: **Industrial/Warehouse**  
Status: **Built 2010**  
Building Size: **62,132 SF**  
Land Area: **3.72 AC**

Total Avail: **62,132 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



**Richmond, TX 77406**

**Fort Bend County**

Landlord Representative: Wadhvani Holdings, LLC (281) 995-2619 / Ashish Wadhvani (346) 445-0246  
Property Manager: --  
True Owner: Deepak Wadhvani (281) 995-2619 / Deepak B. Wadhvani (281) 313-2999  
Recorded Owner: Wadhvani Holdings, LLC (281) 995-2619  
Developer: --

24

**Plantation Crossing**



**815-825 Plantation Dr**

Building Type: **Retail/(Strip Ctr)**  
Status: **Built 2003**  
Building Size: **12,000 SF**  
Land Area: **2.84 AC**

Total Avail: **1,500 SF**  
Rent/SF/Yr: **\$24.00**  
% Leased: **87.5%**

**Richmond, TX 77406**

**Fort Bend County**

Landlord Representative: Fincher Companies (713) 877-1144 / Bruce Fincher (713) 877-1144  
Property Manager: --  
True Owner: Fincher Companies (713) 877-1144 / Bruce Fincher (713) 877-1144  
Recorded Owner: Plantation Crossing Shopping Center  
Developer: --



25

**735 Plantation Dr. Dr**  
**Richmond, TX 77406**  
**Fort Bend County**

Building Type: **Retail**  
Status: **Under Construction, delivers Oct 2023**  
Building Size: **34,164 SF**  
Land Area: **-**  
Total Avail: **34,164 SF**  
Rent/SF/Yr: **\$24.00**  
% Leased: **0%**



Landlord Representative: --  
Property Manager: --  
True Owner: --  
Recorded Owner: --  
Developer: --

26

**Riverpointe Retail Center**

**5400 Pointe West Cir**  
**Riverpointe Retail Center**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Retail/Storefront Retail/Office (Strip Ctr)**  
Status: **Built 2018**  
Building Size: **10,783 SF**  
Land Area: **1 AC**  
Total Avail: **5,533 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **48.7%**



Landlord Representative: Hunington Properties, Inc. (713) 623-6944 / P.Sandy P. Aron (713) 623-6944 X308  
Property Manager: --  
True Owner: Riverpointe Retail Center LLC (281) 498-7896 / Parvez Merchant (281) 498-7896  
Recorded Owner: Riverpointe Retail Center LLC (281) 498-7896  
Developer: --

27

**1827 Richmond Pky**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Retail/Storefront**  
Status: **Built 2021**  
Building Size: **6,127 SF**  
Land Area: **1 AC**  
Total Avail: **2,000 SF**  
Rent/SF/Yr: **\$22.00**  
% Leased: **67.4%**



Landlord Representative: --  
Property Manager: --  
True Owner: Subanali Momin (281) 990-8108 / Subanali A. Momin (281) 990-8108  
Recorded Owner: Blue Brazos Props Llc  
Developer: --

28

**20400 Southwest Fwy**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Retail(Strip Ctr)**  
Status: **Built 2010**  
Building Size: **16,218 SF**  
Land Area: **1.99 AC**

Total Avail: **4,234 SF**  
Rent/SF/Yr: **\$30.00**  
% Leased: **73.9%**



Landlord Representative: The Blue Ox Group (713) 804-7777 / Lindsey Lee (713) 766-5016 X5  
Property Manager: --  
True Owner: Satya, Inc. (713) 789-4443 / Sunny S. Bathija (713) 789-4443  
Recorded Owner: --  
Developer: --

29

**22001 Southwest Freeway**

**22001 Southwest Freeway**  
**22001 Southwest Freeway**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class B Office/Medical**  
Status: **Built 2010**  
Building Size: **49,585 SF**  
Typical Floor Size: **16,528 SF**

Total Avail: **26,567 SF**  
Rent/SF/Yr: **\$21.00**  
% Leased: **46.4%**



Landlord Representative: Transwestern Real Estate Services (713) 270-7700 / Heinrich Cronje (832) 408-4067  
Property Manager: Oakbend Medical Center (281) 341-3000 / Joseph Freudenberger (281) 341-4800  
True Owner: Remedy Medical Properties (312) 872-4120 / Gregg Graines (312) 872-4120  
Recorded Owner: Richmond 22001 MP RK6, LLC  
Developer: McShane Development Co. (847) 292-4300  
Architect: HDR

30

**Building 100**

**1006 Thompson Rd**  
**Building 100**  
**Richmond, TX 77469**  
**Fort Bend County**

Building Type: **Class B Office**  
Status: **Built 1962, Renov 2007**  
Building Size: **3,017 SF**  
Typical Floor Size: **3,017 SF**

Total Avail: **3,017 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Representative: Psg Engineering (281) 239-8490 / Oscar Pedraza (281) 239-8490  
Property Manager: Psg Engineering (281) 239-8490 / Oscar Pedraza (281) 239-8490  
True Owner: Psg Engineering (281) 239-8490 / Oscar Pedraza (281) 239-8490  
Recorded Owner: Pedraza Properties Lic  
Developer: --

## FM 359 @ Del Agua - 1121 FM 359



Location: **1121 FM 359**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Commercial, Retail, Bank, Car Wash,  
Convenience Store, Day Care Center,  
Drug Store, Fast Food, Schools,  
Storefront Retail/Office, Strip Center**

Developer: -

Zoning: **MSTY**

Management: -

Density: -

True Owner: **First Warranty Realty**

Parcel Size: **1.75 AC**

Recorded Owner: **River Bend Park**

Lot Dimensions: -

Improvements: **Fence**

On-Site Improv: -

## 105 S 2nd St



**Location:** Southwest Ret Cluster  
Far Southwest Ret Submarket  
Fort Bend County  
Richmond, TX 77469

**Building Type:** Retail  
**Bldg Status:** Built 1950  
**Building Size:** 2,940 SF  
**Typical Floor Size:** 2,940 SF  
**Stories:** 1  
**Land Area:** 0.18 AC  
**Total Avail:** 2,940 SF  
**% Leased:** 0%  
**Total Spaces Avail:** 1  
**Smallest Space:** 2,940 SF  
**Bldg Vacant:** 2940

**Developer:** -  
**Management:** -  
**Recorded Owner:** Inversiones Seguidores De Cristo Llc  
**Parcel Number:** 7395-00-129-0010-901, 7395-00-129-0011-901, 7395-00-129-0041-901, 7395-00-129-0060-901, 7395-00-129-0070-901

**Amenities:** Air Conditioning, Fenced Lot, Storage Space

**Parking:** 12 Surface Spaces are available; Ratio of 4.08/1,000 SF

## 610 S 11th St



**Location:** Southwest Outlier Cluster  
 Southwest Outlier Submarket  
 Fort Bend County  
 Richmond, TX 77469

**Building Type:** Class C Office

**Status:** Built 1949

**Stories:** 1

**RBA:** 2,340 SF

**Typical Floor:** 2,340 SF

**Total Avail:** 2,340 SF

**% Leased:** 0%

**Developer:** -

**Management:** -

**Recorded Owner:** Eski LP

**Expenses:** 2021 Tax @ \$1.76/sf

**Parcel Number:** 8925-00-001-0060-901

**Parking:** 9 Surface Spaces are available; Ratio of 3.84/1,000 SF

**Amenities:** Kitchen

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,340	2,340	2,340	Withheld	Vacant	1-20 yrs	Direct

# 515 Austin St



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Building Type: **Class C Office/Office/Residential**

Status: **Built 1955, Renov 2008**

Stories: **2**

RBA: **1,792 SF**

Typical Floor: **896 SF**

Total Avail: **1,792 SF**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: **Mahmood Hakimi**

Expenses: **2021 Tax @ \$2.70/sf**

Parcel Number: **7395-00-040-0120-901**

Parking: **7 Surface Spaces are available; Ratio of 3.91/1,000 SF**

Amenities: **Air Conditioning, Central Heating, Natural Light, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,392	1,392	1,392	\$22.77/nnn	30 Days	Negotiable	Direct
P 2nd	400	400	400	Withheld	30 Days	Negotiable	Direct

## Collins Rd



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Commercial**  
Zoning: **Commercial**  
Density: **-**

Developer: -  
Management: -  
True Owner: **Baby Kaithamattathil**  
Recorded Owner: -

Parcel Size: **4.50 AC**  
Lot Dimensions: -  
Improvements: **Inoperable car wash, building, 4+ Acres**  
On-Site Improv: **Previously developed lot**

Parcel Number: **1740-02-014-0002-901**

## 112 Collins Rd



Location: **Southwest Ret Cluster**  
**Far Southwest Ret Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

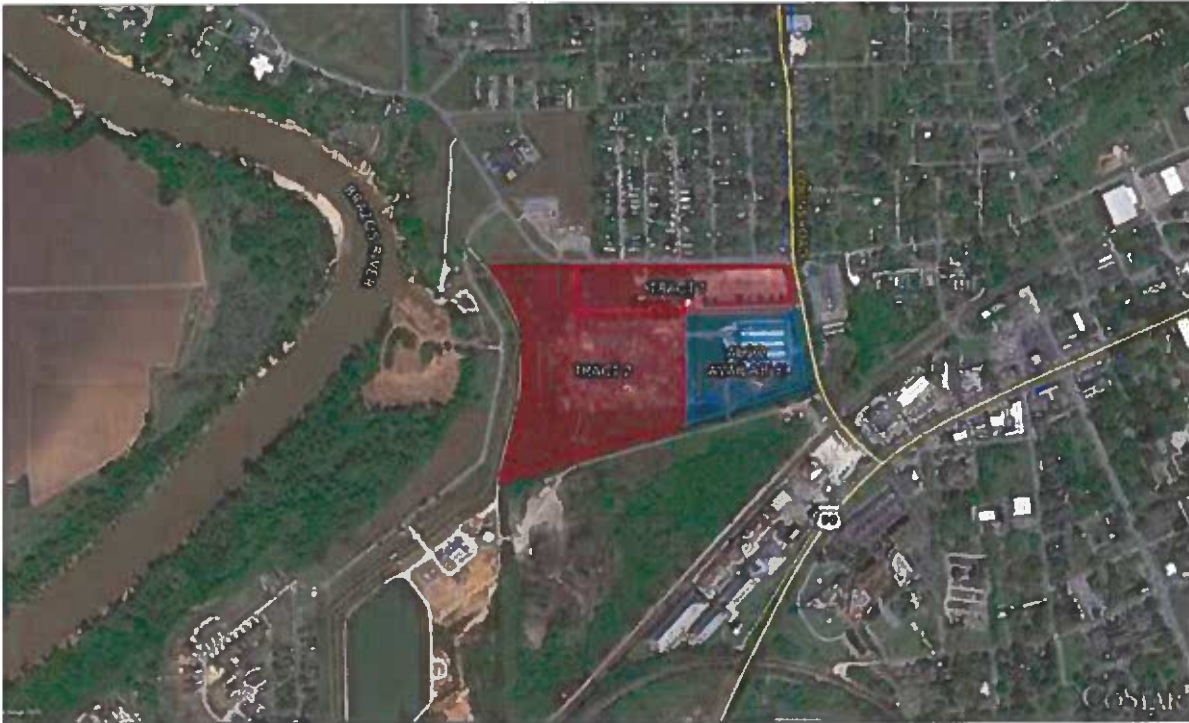
Developer: -  
Management: -  
Recorded Owner: **Baby Kaithamattathil**  
Expenses: **2021 Tax @ \$0.90/sf**  
Parcel Number: **1740-02-014-0002-901**

Building Type: **Retail**  
Bldg Status: **Built 1940**  
Building Size: **4,751 SF**  
Typical Floor Size: **4,751 SF**  
Stories: **1**  
Land Area: **4.50 AC**  
Total Avail: -  
% Leased: **100%**  
Total Spaces Avail: **0**  
Smallest Space: **0 SF**  
Bldg Vacant: -

Parking: -



# 126 Collins Rd



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Commercial**  
Zoning: **Industrial**  
Density: **YS**

Parcel Size: **25.03 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: **Union Pacific Railroad Co**

**108 Crabb River Rd - 108 Crabb River Road, Richmond, TEXAS 77469**



Location: **108 Crabb River Road, Richmond, TEXAS 77469**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Sugar Land, TX 77479**

Developer: -

Management: **B W Development Inc.**

True Owner: -

Recorded Owner: **Kutra Patsy**

Parcel Number: **0049-00-000-0697-901**

Type: **Land**  
Proposed Use: **Commercial, Mixed Use, MultiFamily, Apartment Units, Apartment Units - Senior, Auto Dealership, Community Center, General Freestanding, Health Care, Hold for Development, Industrial Live/Work Unit, Neighborhood Center, Office Park, Planned Unit Development, Religious Facility, Self-Storage, Unknown**

Zoning: **None**

Density: -

Parcel Size: **2.81 AC**

Lot Dimensions: -

## 415 Crabb River Rd



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: -  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **17 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **0049-00-000-0470-901, 0049-00-000-0694-901**

## 1233 Crabb River Rd - River Gate Center



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Building Type: **Class B Office/(Strip Center)**

Status: **Built 2008**

Stories: **1**

RBA: **5,116 SF**

Typical Floor: **5,116 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
Management: -

Recorded Owner: **Smith-harrell Properties Llc**

Expenses: **2021 Tax @ \$6.24/sf, 2011 Est Tax @ \$5.27/sf, 2011 Est Ops @ \$3.15/sf**

Parcel Number: **2245-02-000-0015-901**

Parking: **Ratio of 0.00/1,000 SF**

# Fairwater Court - ~2.74 Acres, Fairwater Ct., Richmond, TX



Location: ~2.74 Acres, Fairwater Ct., Richmond, TX  
Southwest Outlier Cluster  
Southwest Outlier Submarket  
Fort Bend County  
Richmond, TX 77469

Type: Land  
Proposed Use: -  
Zoning: -  
Density: -

Parcel Size: 2.74 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Raw land

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Number: 0061-00-000-0148-901

## 00 Farmers - 3.97 AC Farmers Rd



Location: **3.97 AC Farmers Rd**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Commercial, MultiFamily, Apartment**  
**Units, Hold for Development, Hold for**  
**Investment, Single Family Development,**  
**Single Family Residence**

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Zoning: **Raw Land**  
Density: -

Parcel Size: **3.97 AC**  
Lot Dimensions: -  
Improvements: **Storage Building**  
On-Site Improv: **Raw land**

Parcel Number: **0062-00-000-0415-907, 0062-00-000-0417-907**

## 5250 FM 1640 Rd



Location: **Southwest Ret Cluster  
Far Southwest Ret Submarket  
Fort Bend County  
Richmond, TX 77469**

Building Type: **Retail/Bank**  
Bldg Status: **Built 2001**  
Building Size: **6,541 SF**  
Typical Floor Size: **6,541 SF**  
Stories: **1**  
Land Area: **1 AC**  
Total Avail: **6,541 SF**  
% Leased: **0%**  
Total Spaces Avail: **1**  
Smallest Space: **6,541 SF**  
Bldg Vacant: **6541**

Developer: -  
Management: -  
Recorded Owner: **5250 FM1640 Interests, LTD**

Expenses: **2021 Tax @ \$7.79/sf**

Parcel Number: **0055-00-000-0676-901**

Amenities: **Banking, Pylon Sign, Signage, Storage Space, Tenant Controlled HVAC**

Street Frontage: **243 feet on Farm to Market Road 1640(with 1 curb cut)  
243 feet on Farm to Market Road 2218(with 1 curb cut)**

Traffic Count: **0 cars per day on Farm to Market Road 1640**

Parking: **26 Surface Spaces are available; Ratio of 3.97/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,541	6,541	6,541	\$22.00/nnn	Vacant	5-10 yrs	Direct

## FM 359 - 25.16 AC FM 359 near HWY 90A



Location: **25.16 AC FM 359 near HWY 90A**  
Southwest Outlier Cluster  
Southwest Outlier Submarket  
Fort Bend County  
Richmond, TX 77406

Type: **Land**  
Proposed Use: **Commercial, Retail, Office, Mixed Use**  
Zoning: **No Restrictions**  
Density: **No Restrictions**

Developer: -  
Management: -  
True Owner: -

Parcel Size: **25.16 AC**  
Lot Dimensions: -  
Improvements: **Barns, no contributory value**  
On-Site Improv: **Raw land**

Recorded Owner: **Hail Eustice A II**

Parcel Number: **0062-00-000-0471-901, 0062-00-000-0472-901**



# 1211 FM 359



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Commercial, Retail, Office, MultiFamily,**  
**Apartment Units, Fast Food**

Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: **Seguin Assets**  
Recorded Owner: **Petrosewicz Enterprises Ltd**

Parcel Size: **1 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

# FM 359 Rd - 42 AC for Development



Location: **42 AC for Development**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Commercial, Industrial, Retail, Office,  
Mixed Use, MultiFamily, Single Family  
Development**

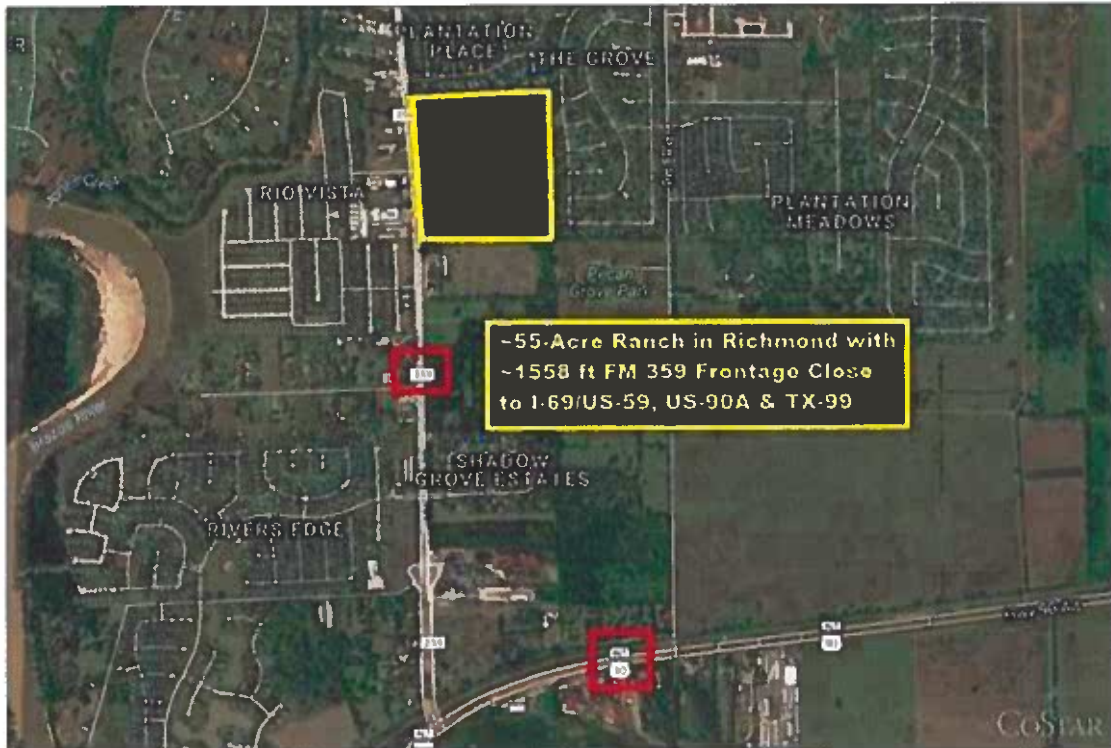
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **42 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Parcel Number: **0046-00-000-0727-901**

# 1202 FM 359 Rd - 21.57 Acres



**Location:** 21.57 Acres  
AKA 1006 FM 359 Rd  
Southwest Outlier Cluster  
Southwest Outlier Submarket  
Fort Bend County  
Richmond, TX 77406

**Developer:** -

**Management:** -

**True Owner:** -

**Recorded Owner:** -

**Type:** Land  
**Proposed Use:** Commercial, Retail, Office, Mixed Use, MultiFamily, Apartment Units - Condo, Apartment Units - Senior, Apartment Units - Subsdzd, Hold for Development, Hold for Investment, Office Park, Open Space, Single Family Development, Storefront Retail/Office, Storefrnt Retail/Residntl, Agricultural

**Zoning:** Unrestricted  
**Density:** -

**Parcel Number:** 0062-00-000-0010-901, 0062-00-000-0012-901

**Parcel Size:** 21.57 AC  
**Lot Dimensions:** -  
**Improvements:** -

# 3700 FM 359 Rd



Location: **SE of FM 359 & McCrary Rd.**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

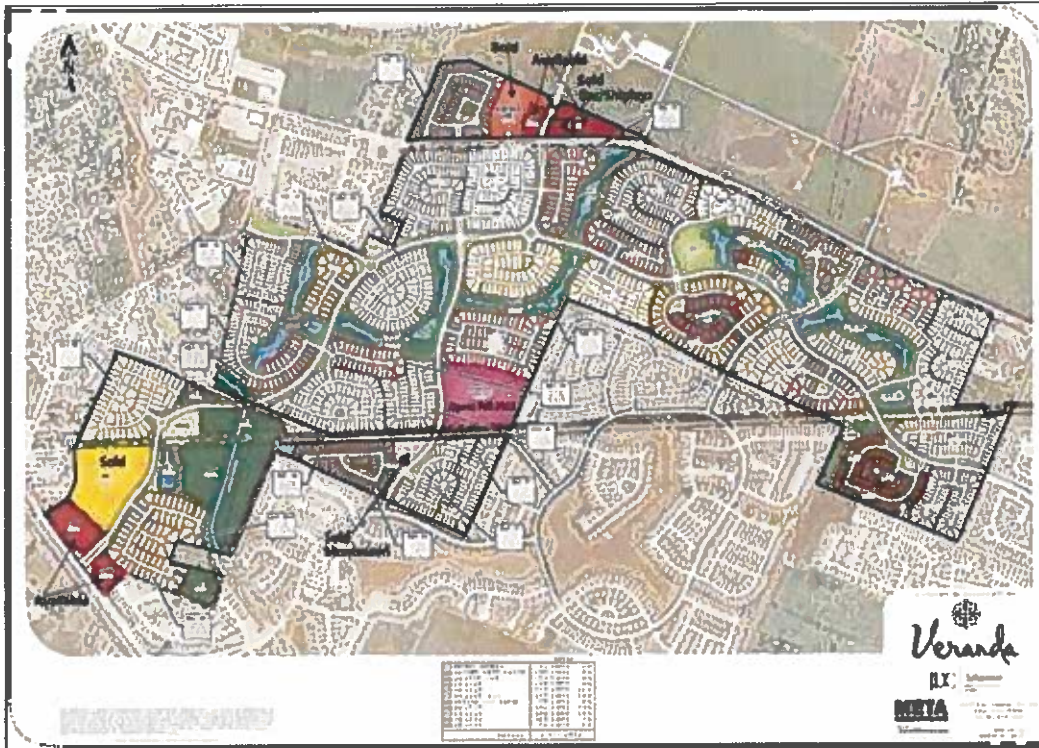
Type: **Land**  
Proposed Use: **Retail, Mixed Use, Storefront**  
**Retail/Office, Strip Center, Warehouse**

Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **5.89 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

# 23014 Henderson Row Dr - Veranda



Location: **Veranda**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
 Proposed Use: **Commercial**  
 Zoning: **Commercial**  
 Density: **-**

Developer: -  
 Management: -  
 True Owner: -  
 Recorded Owner: -

Parcel Size: **39.50 AC**  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: **Raw land**

## 0 E Highway 90 A



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Commercial, Retail, Office, Mixed Use**  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **1.50 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Parcel Number: **6186-03-000-0160-901**

741 E Highway 90A

**FOR SALE  
OR LEASE**

**FREESTANDING RESTAURANT W/ DRIVE THRU**  
HIGHWAY 90 ALT @ MANDOLA FARMS DR  
RICHMOND, TEXAS

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

GoStar

Location: **Southwest Ret Cluster**  
**Far Southwest Ret Submarket**  
Fort Bend County  
Richmond, TX 77406

Developer: -  
Management: -  
Recorded Owner: -

Amenities: **Drive Thru, Restaurant**

Street Frontage: **120 feet on Alt 90(with 1 curb cut)**

Parking: **21 Surface Spaces are available; Ratio of 12.20/1,000 SF**

Building Type: **Retail**  
Bldg Status: **Built 2008**  
Building Size: **1,722 SF**  
Typical Floor Size: **1,722 SF**  
Stories: **1**  
Land Area: **1.46 AC**  
Total Avail: **1,722 SF**  
% Leased: **0%**  
Total Spaces Avail: **1**  
Smallest Space: **1,722 SF**  
Bldg Vacant: **1722**

# HWY 59

**PAD SITES AVAILABLE**  
WITH AN ADDITIONAL ±6.1 ACRES  
RICHMOND, TX



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: -  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **7.62 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -



# 0 Hwy 90 Alt - Richmond Landing - Lot "U"



Location: **Richmond Landing - Lot "U"**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Auto Repair, Fast Food, Restaurant,  
Warehouse**  
Zoning: **Commercial**  
Density: **-**

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **1.63 AC**  
Lot Dimensions: -  
Improvements: **Recently Thinned**  
On-Site Improv: **Raw land**

# 90 Hwy Spur 10 - 43 acres on the corner of Spur 10 and 90



Location: **43 acres on the corner of Spur 10 and 90**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Commercial, Industrial, Distribution, Hold for Development, Warehouse**  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **43 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

## 1601 Main St - Oakbend Professional Building



**Location:** Oakbend Professional Building  
 Southwest Outlier Cluster  
 Southwest Outlier Submarket  
 Fort Bend County  
 Richmond, TX 77469

**Building Type:** Class B Office/Medical

**Status:** Built 1975

**Stories:** 6

**RBA:** 91,138 SF

**Typical Floor:** 15,190 SF

**Total Avail:** 34,097 SF

**% Leased:** 62.6%

**Developer:** -

**Management:** Avison Young

**Recorded Owner:** Apex Bank

**Expenses:** 2023 Tax @ \$2.32/sf; 2023 Ops @ \$8.20/sf, 2012 Est Ops @ \$7.79/sf

**Parcel Number:** 1740-02-010-0001-901

**Parking:** Ratio of 0.00/1,000 SF

**Amenities:** Air Conditioning, Basement, Bio-Tech/ Lab Space, Controlled Access, Property Manager on Site, Reception, Security System, Signage

Floor	SF Avail	Floor Contlg	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	896	2,079	2,079	\$15.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 103	1,183	2,079	2,079	\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 201	1,441	1,441	1,441	\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 206	1,783	1,783	1,783	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 300	2,022	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 305	1,170	3,195	3,195	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 306	2,025	3,195	3,195	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 308	986	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 309	1,186	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 402	1,972	1,972	1,972	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 403	648	648	648	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 406	1,191	2,381	2,381	\$15.00/nnn	Vacant	Negotiable	Direct

## 1601 Main St - Oakbend Professional Building(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 407	1,190	2,381	2,381	\$15.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 500	8,178	9,569	9,569	\$15.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 501	1,391	9,569	9,569	\$15.00/nnn	Vacant	Negotiable	Direct
P 6th / Suite 603	2,633	6,835	6,835	\$15.00/nnn	Vacant	Negotiable	Direct
P 6th / Suite 604	4,202	6,835	6,835	\$15.00/nnn	Vacant	Negotiable	Direct

## 907 Morton St - The Manor House of Richmond



**Location:** The Manor House of Richmond  
Southwest Corridor Ind Cluster  
Sugar Land Ind Submarket  
Fort Bend County  
Richmond, TX 77469

**Building Type:** Class B Flex  
**Status:** Built 1929, Renov 2008  
**Tenancy:** Single Tenant

**Land Area:** 0.78 AC  
**Stories:** 2  
**RBA:** 7,185 SF

**Total Avail:** No Spaces Currently Available  
**% Leased:** 0%

**Management:** -  
**Recorded Owner:** Gregory Events LLC

**Crane:** -  
**Rail Line:** -  
**Cross Docks:** -  
**Const Mat:** -  
**Utilities:** -

**Ceiling Height:** -  
**Column Spacing:** -  
**Drive Ins:** -  
**Loading Docks:** -  
**Power:** -

**Expenses:** 2021 Tax @ \$2.86/sf  
**Parcel Number:** 7395-00-115-0070-901

**Amenities:** Air Conditioning, Balcony, Basement, Conferencing Facility, Courtyard, Fireplace, Hardwood Floors, Kitchen, Partitioned Offices, Reception, Restaurant, Yard

# Payne Ln & FM 762 - Tract I



**Location:** Tract I  
Southwest Outlier Cluster  
Southwest Outlier Submarket  
Fort Bend County  
Richmond, TX 77469

**Type:** Land  
**Proposed Use:** Commercial, Retail, Office  
**Zoning:** C  
**Density:** -

**Developer:** -  
**Management:** -

**Parcel Size:** 2.38 AC  
**Lot Dimensions:** -  
**Improvements:** -  
**On-Site Improv:** Raw land

**True Owner:** Group 1 Automotive  
**Recorded Owner:** Group 1 Automotive

**Parcel Number:** 0049-00-000-0310-901

**2222 Pultar Rd - 2222 Pultar Rd.**



Location: **2222 Pultar Rd.  
Southwest Outlier Cluster  
Southwest Outlier Submarket  
Fort Bend County  
Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Pasture/Ranch**  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **25 AC**  
Lot Dimensions: -  
Improvements: **House, Shop, Barn**  
On-Site Improv: **Raw land**

Parcel Number: **0047-00-000-0021-901**

# 911 Richmond



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Building Type: **Class C Office**

Status: **Built 1910, Renov 1990**

Stories: **2**

RBA: **2,658 SF**

Typical Floor: **1,329 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -  
Management: -  
Recorded Owner: -

Parcel Number: **0055-00-000-0030-901**  
Parking: **Ratio of 0.00/1,000 SF**



## 4612 Richmond Foster Rd - Pecan Grove Kennel



**Location:** Pecan Grove Kennel  
Southwest Ret Cluster  
Far Southwest Ret Submarket  
Fort Bend County  
Richmond, TX 77406

**Building Type:** Retail/Veterinarian/Kennel  
**Bldg Status:** Built 1995  
**Building Size:** 3,084 SF  
**Typical Floor Size:** 3,084 SF  
**Stories:** 1  
**Land Area:** 7.87 AC  
**Total Avail:** 3,084 SF  
**% Leased:** 0%  
**Total Spaces Avail:** 1  
**Smallest Space:** 3,084 SF  
**Bldg Vacant:** 3084

**Developer:** -  
**Management:** -  
**Recorded Owner:** -

**Parcel Number:** 0046-00-000-0412-901, 0046-00-000-0762-901, 0046-00-000-0763-901

**Street Frontage:** 733 feet on Richmond-Foster Road  
**Traffic Count:** 0 cars per day on Richmond-Foster Road  
**Parking:** -

# Riverwood @ Rivers Edge Drive - 1.55 Acres, Riverwood Drive, Richmond, TX



Location: **1.55 Acres, Riverwood Drive, Richmond, TX**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: -  
Zoning: **X**  
Density: -

Parcel Size: **1.55 AC**  
Lot Dimensions: -  
Improvements: **None**  
On-Site Improv: **Raw land**

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Number: **0061-00-000-0149-901**

## 0 Sansbury Blvd



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Commercial**  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **1.02 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **2245-02-000-0016-901**

# Southwest Freeway



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: -  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **2.30 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

# 1006 Thompson Rd - Building 100



Location: **Building 100**  
**AKA 1006 S 11th St**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Building Type: **Class B Office**  
 Status: **Built 1962, Renov 2007**  
 Stories: **1**  
 RBA: **3,017 SF**  
 Typical Floor: **3,017 SF**  
 Total Avail: **3,017 SF**  
 % Leased: **0%**

Developer: -  
 Management: **Psg Engineering**  
 Recorded Owner: **Pedraza Properties Llc**

Expenses: **2021 Tax @ \$4.75/sf**  
 Parcel Number: **8945-01-001-0040-901**  
 Parking: **21 free Surface Spaces are available; Ratio of 6.96/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	100 - 3,017	3,017	3,017	Withheld	Vacant	Negotiable	Direct

## 1006 Thompson Rd - Building 200



Location: **Building 200**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Building Type: **Class B Office**

Status: **Built 2011**

Stories: **1**

RBA: **1,320 SF**

Typical Floor: **1,320 SF**

Total Avail: **1,320 SF**

% Leased: **0%**

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: **2021 Tax @ \$10.85/sf**

Parcel Number: **8945-01-001-0040-901**

Parking: **21 Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,320	1,320	1,320	\$27.69/nnn	Vacant	3-5 yrs	Direct

# 1330 Thompson Rd



Location: **Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: **Office Park**  
Zoning: **Suburban Commercial (SC)**  
Density: **-**

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **1.27 AC**  
Lot Dimensions: **-**  
Improvements: **None - Lot Only**  
On-Site Improv: **Raw land**

Parcel Number: **6189-00-001-0030-901**

## 2018 Thompson Rd - Freestanding Building Thompson Road



**Location:** Freestanding Building Thompson Road  
 Southwest Outlier Cluster  
 Southwest Outlier Submarket  
 Fort Bend County  
 Richmond, TX 77469

**Building Type:** Class C Office/Office/Residential

**Status:** Built 1970

**Stories:** 1

**RBA:** 5,180 SF

**Typical Floor:** 5,180 SF

**Total Avail:** 5,180 SF

**% Leased:** 0%

**Developer:** -  
**Management:** -  
**Recorded Owner:** 2018 Thompson Llc

**Expenses:** 2021 Tax @ \$1.51/sf, 2020 Est Tax @ \$1.59/sf; 2018 Ops @ \$0.41/sf

**Parcel Number:** 4785-00-001-0100-901

**Parking:** Ratio of 0.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,180	5,180	5,180	\$12.00/nnn	Vacant	Negotiable	Direct



## 2119 Thompson Rd - Day Care/school



Location: **Day Care/school**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Building Type: **Class C Office/Office Live/Work Unit**

Status: **Built 1979**

Stories: **1**

RBA: **7,209 SF**

Typical Floor: **7,209 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
Management: -  
Recorded Owner: -

Expenses: **2021 Tax @ \$1.00/sf**

Parcel Number: **0055-00-000-0207-901**

Parking: **8 Surface Spaces are available; Ratio of 1.11/1,000 SF**

Amenities: **Air Conditioning, Day Care**

# 700 Timothy Ln



Location: **Southwest Outlier Cluster  
Southwest Outlier Submarket  
Fort Bend County  
Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Commercial, Mixed Use, Hold for  
Development, Single Family  
Development, Single Family Residence**

Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **12.36 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **0062-00-000-0500-907, 0062-00-000-0506-907**

## N US HWY 90A Hwy - Reserve "X" and "Y"



Location: **Reserve "X" and "Y"**  
**Richmond Landing**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77406**

Type: **Land**  
Proposed Use: **Commercial, Mixed Use, Self-Storage**  
Zoning: **None**  
Density: **-**

Parcel Size: **3.29 AC**  
Lot Dimensions: **-**  
Improvements: **-**  
On-Site Improv: **-**

Developer: **-**

Management: **-**

True Owner: **-**

Recorded Owner: **Pedraza Properties Llc**

Parcel Number: **6186-03-000-0220-901, 6186-03-000-0230-901**

## 0 Willaims Way Blvd. - 0 Williams Way Blvd.



Location: **0 Williams Way Blvd.**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: -  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **1.81 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **0049-00-016-0016-901**

## 00 Williams Way - 00 Williams Way Blvd.



Location: **00 Williams Way Blvd.**  
**Southwest Outlier Cluster**  
**Southwest Outlier Submarket**  
**Fort Bend County**  
**Richmond, TX 77469**

Type: **Land**  
Proposed Use: -  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **3.39 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **0049-00-016-0017-901**

### Building Vacancy Report

Building	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Asking Rent	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%			QTD	YTD	QTD	YTD
105 S 2nd St Richmond, TX 77469 2,940 SF RBA	Direct	2,940	100.0%	2,940	100.0%	2,940	100.0%	-	-	0	0	0	(2,940)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>2,940</b>	<b>100.0%</b>	<b>2,940</b>	<b>100.0%</b>	<b>2,940</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>(2,940)</b>
610 S 11th St Richmond, TX 77469 2,340 SF RBA	Direct	2,340	100.0%	2,340	100.0%	2,340	100.0%	-	-	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>2,340</b>	<b>100.0%</b>	<b>2,340</b>	<b>100.0%</b>	<b>2,340</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
515 Austin St Richmond, TX 77469 1,792 SF RBA	Direct	0	0.0%	0	0.0%	1,792	100.0%	\$28.53/fs	\$22.77/nnn	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>1,792</b>	<b>100.0%</b>	<b>\$28.53/fs</b>	<b>\$22.77/nnn</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
112 Collins Rd Richmond, TX 77469 4,751 SF RBA	Direct	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1233 Crabb River Rd Richmond, TX 77469 5,116 SF RBA	Direct	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
5250 FM 1640 Rd Richmond, TX 77469 6,541 SF RBA	Direct	6,541	100.0%	6,541	100.0%	6,541	100.0%	\$22.00/fs	\$22.00/nnn	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>6,541</b>	<b>100.0%</b>	<b>6,541</b>	<b>100.0%</b>	<b>6,541</b>	<b>100.0%</b>	<b>\$22.00/fs</b>	<b>\$22.00/nnn</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
741 E Highway 90A Richmond, TX 77406 1,722 SF RBA	Direct	1,722	100.0%	1,722	100.0%	1,722	100.0%	-	-	0	0	(1,722)	(1,722)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>1,722</b>	<b>100.0%</b>	<b>1,722</b>	<b>100.0%</b>	<b>1,722</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>(1,722)</b>	<b>(1,722)</b>
1601 Main St Oakbend Professional Building Richmond, TX 77469 91,138 SF RBA	Direct	34,097	37.4%	34,097	37.4%	34,097	37.4%	\$25.52/fs	\$15.00/nnn	0	3,501	0	2,395
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>34,097</b>	<b>37.4%</b>	<b>34,097</b>	<b>37.4%</b>	<b>34,097</b>	<b>37.4%</b>	<b>\$25.52/fs</b>	<b>\$15.00/nnn</b>	<b>0</b>	<b>3,501</b>	<b>0</b>	<b>2,395</b>
907 Morton St The Manor House of Richmond Richmond, TX 77469 7,185 SF RBA	Direct	7,185	100.0%	7,185	100.0%	7,185	100.0%	-	-	0	0	0	(7,185)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>7,185</b>	<b>100.0%</b>	<b>7,185</b>	<b>100.0%</b>	<b>7,185</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>(7,185)</b>



### Building Vacancy Report

Building	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Asking Rent	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%			QTD	YTD	QTD	YTD
911 Richmond Richmond, TX 77469 2,658 SF RBA	Direct	2,658	100.0%	2,658	100.0%	2,658	100.0%	-	-	0	0	0	(2,658)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>2,658</b>	<b>100.0%</b>	<b>2,658</b>	<b>100.0%</b>	<b>2,658</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>(2,658)</b>
4612 Richmond Foster Rd Pecan Grove Kennel Richmond, TX 77406 3,084 SF RBA	Direct	3,084	100.0%	3,084	100.0%	3,084	100.0%	-	-	0	0	0	(3,084)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>3,084</b>	<b>100.0%</b>	<b>3,084</b>	<b>100.0%</b>	<b>3,084</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>(3,084)</b>
1006 Thompson Rd Building 100 Richmond, TX 77469 3,017 SF RBA	Direct	3,017	100.0%	3,017	100.0%	3,017	100.0%	-	-	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>3,017</b>	<b>100.0%</b>	<b>3,017</b>	<b>100.0%</b>	<b>3,017</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1006 Thompson Rd Building 200 Richmond, TX 77469 1,320 SF RBA	Direct	1,320	100.0%	1,320	100.0%	1,320	100.0%	\$35.02/fs	\$27.69/mnn	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>1,320</b>	<b>100.0%</b>	<b>1,320</b>	<b>100.0%</b>	<b>1,320</b>	<b>100.0%</b>	<b>\$35.02/fs</b>	<b>\$27.69/mnn</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2018 Thompson Rd Freestanding Building Thomps Richmond, TX 77469 5,180 SF RBA	Direct	5,180	100.0%	5,180	100.0%	5,180	100.0%	\$17.76/fs	\$12.00/mnn	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>5,180</b>	<b>100.0%</b>	<b>5,180</b>	<b>100.0%</b>	<b>5,180</b>	<b>100.0%</b>	<b>\$17.76/fs</b>	<b>\$12.00/mnn</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2119 Thompson Rd Day Care/school Richmond, TX 77469 7,209 SF RBA	Direct	0	0.0%	0	0.0%	7,209	100.0%	-	-	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	-	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>7,209</b>	<b>100.0%</b>	-	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Grand Totals**

	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
15 properties representing 145,993 SF	Direct	70,084	48.0%	70,084	48.0%	79,085	54.2%	\$24.96/fs	0	3,501	0	(15,194)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	<b>Total</b>	<b>70,084</b>	<b>48.0%</b>	<b>70,084</b>	<b>48.0%</b>	<b>79,085</b>	<b>54.2%</b>	<b>\$24.96/fs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(15,194)</b>



## Leasing Activity Report

No Data for this report



Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
FM 359 @ Del Agua 1121 FM 359	Commercial , Retail, Bank, Car Wash, Convenienc e Store, Day Care Center, Drug Store, Fast Food, Schools, Storefront Retail/Office , Strip Center	MSTY	Richmond	TX	\$815,000	1.75	\$465,714	First Warranty Realty:	Seth Showalter (713) 269-4908	
105 S 2nd St	-	-	Richmond	TX	\$385,000	0.18	\$2,170,237	NB Elite Realty LLC:	Robert Reyes (832) 888-4547	
610 S 11th St	-	-	Richmond	TX	Yes	0.14	-	RESOLUT RE:	Dani Allison (281) 445-0033 X451 RESOLUT RE: RESOLUT RE (512) 474-5557	
515 Austin St	-	-	Richmond	TX	\$434,000	0.14	\$3,100,000	Realty Associates:	della abtahi (713) 410-5677	
Collins Rd	Commercial	Commercial	Richmond	TX	\$1,350,000	4.50	\$300,000	RE/MAX Fine Properties:	Jimmy Campbell (281) 265-5533, Margaret Campbell (281) 265-5533	
112 Collins Rd	-	SY	Richmond	TX	\$800,000	4.50	\$177,778	Walzel Properties:	utsav baxi (832) 674-4960	
126 Collins Rd	Commercial	Industrial	Richmond	TX	Yes	25.03 / 25.03 (Net)	-	Lee & Associates:	Patrick Wolford, SIOR, CCIM (713) 744-7436, April Lee (713) 744-7462	

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
108 Crabb River Rd 108 Crabb River Road, Richmond, TEXAS 77469	Commercial , Mixed Use, MultiFamily, Apartment Units, Apartment Units - Senior, Auto Dealership, Community Center, General Freestandin g, Health Care, Hold for Developme nt, Industrial Live/Work Unit, Neighborho od Center, Office Park, Planned Unit Developme nt, Religious Facility, Self- Storage, Unknown	None	Sugar Land	TX	\$2,348,080	2.81	\$835,616	NK Realty Group LLC: Hiri Ahly (713) 298-1961		
415 Crabb River Rd	-	-	Richmond	TX	\$2,600,000	17	\$152,941	KW Commercial Texas Gulf: Ada Wang (713) 859-2598		
1233 Crabb River Rd River Gate Center	-	-	Richmond	TX	\$1,480,000	0.94	\$1,574,468	Matthews Real Estate Investment Services: Antonio Diona (818) 923-6366, Michael J. Moreno (949) 432-4511, Rahul Chhajed (949) 432-4513		
Fairwater Court ~2.74 Acres, Fairwater Ct., Richmond, TX	-	-	Richmond	TX	Yes	2.74	-	Frieden Properties: Payton Indermuehle (281) 940-8845		

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
00 Farmers 3.97 AC Farmers Rd	Commercial MultiFamily, Apartment Units, Hold for Developme nt, Hold for Investment, Single Family Developme nt, Single Family Residence	Raw Land	Richmond	TX	\$1,150,000	3.97	\$289,673	Pinnacle Realty Advisors:	Ivana Naumovic (281) 782-8787	
5250 FM 1640 Rd	-	YM	Richmond	TX	\$1,962,300	1	\$1,962,300	Rubicon Realty Group, LLC:	Scott Weaver (832) 276-4446	
FM 359 25.16 AC FM 359 near HWY 90A	Commercial , Retail, Office, Mixed Use	No Restrictions	Richmond	TX	\$5,863,437	25.16 / 25 (Net)	\$233,046	R & W Real Estate, INC.:	Claudia Wright (281) 238-0444	
1211 FM 359	Commercial , Retail, Office, MultiFamily, Apartment Units, Fast Food	-	Richmond	TX	\$700,000	1 / 1 (Net)	\$700,000	Seguin Assets:	Shiraz Pirali (832) 922-9596	
FM 359 Rd 42 AC for Development	Commercial , Industrial, Retail, Office, Mixed Use, MultiFamily, Single Family Developme nt	-	Richmond	TX	Yes	42 / 42 (Net)	-	Transwestern Real Estate Services:	Jeff G. Peden (713) 231-1640, Scott Miller (713) 231-1637, Sherry Johnson (713) 272-1295	

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
1202 FM 359 Rd 21.57 Acres	Commercial , Retail, Office, Mixed Use, MultiFamily, Apartment Units - Condo, Apartment Units - Senior, Apartment Units - Subsdzd, Hold for Developme nt, Hold for Investment, Office Park, Open Space, Single Family Developme nt, Storefront Retail/Office , Storefrnt Retail/Resid ntl, Agricultural	Unrestricted	Richmond	TX	\$3,743,982	21.57 / 21.57 (Net)	\$173,574	All Day Realty: Travis Pryor (281) 830-6757		
3700 FM 359 Rd SE of FM 359 & McCrary Rd.	Retail, Mixed Use, Storefront Retail/Office , Strip Center, Warehouse	-	Richmond	TX	Yes	5.89	-	The Marshall Group: Rick Marshall (281) 389-9620 Relevant Realty Group: Lauri Wilson (713) 254-5643		
23014 Henderson Row Dr Veranda	Commercial	Commercial	Richmond	TX	Yes	39.50 / 39.50 (Net)	-	The Johnson Development Corp.: Jennifer Johnson (713) 960-9977 X4906		
0 E Highway 90 A	Commercial , Retail, Office, Mixed Use	-	Richmond	TX	\$559,461	1.50 / 1.50 (Net)	\$372,974	Roller Realty: Mike Roller (281) 346-0222		

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
741 E Highway 90A	-	-	Richmond	TX	\$950,000	1.46	\$650,685	DuWest Realty: Greg Lee (281) 299-5764		
HWY 59	-	-	Richmond	TX	Yes	7.62	-	Cushman & Wakefield: Kristen McDade (713) 331-1796, Matt Davis (713) 331-1798, Grant Gibson (713) 260-0219		
0 Hwy 90 Alt Richmond Landing - Lot "U"	Auto Repair, Fast Food, Restaurant, Warehouse	Commercial	Richmond	TX	\$580,000	1.63	\$355,828	Texas Gold Realty: John Pinto (713) 377-0350, Michael Baker (832) 808-0098		
90 Hwy Spur 10 43 acres on the corner of Spur 10 and 90	Commercial , Industrial, Distribution, Hold for Developme nt, Warehouse	-	Richmond	TX	Yes	43	-	First Warranty Realty: Seth Showalter (713) 269-4908		
1601 Main St Oakbend Professional Building	-	-	Richmond	TX	\$7,290,000	0.53	\$13,754,717	Marcus & Millichap: Keith Lloyd (713) 452-4243		
907 Morton St The Manor House of Richmond	-	None	Richmond	TX	\$1,100,000	0.78	\$1,411,704	TLG Commercial: Lance Loken (832) 387-8248		
Payne Ln & FM 762 Tract I	Commercial , Retail, Office	C	Richmond	TX	Yes	2.38	-	Prime Capital Corporation: Jerry Turboff (713) 622-0800 X15		
2222 Pultar Rd 2222 Pultar Rd.	Pasture/Ran ch	-	Richmond	TX	Yes	25	-	Commercial Realty Company: Frederick Ash (281) 568-7805		
911 Richmond	-	-	Richmond	TX	\$845,000	1.70	\$497,059	Ward and Associates: Harold Ward (713) 271-7100 NB Elite Realty: Jonathan Cantwell (832) 423-7446		
4612 Richmond Foster Rd Pecan Grove Kennel	-	-	Richmond	TX	Yes	7.87	-	Pecan Classic Realty LLC: Jan Thibodeaux (832) 512-5521		
Riverwood @ Rivers Edge Drive 1.55 Acres, Riverwood Drive, Richmond, TX	-	X	Richmond	TX	Yes	1.55	-	Frieden Properties: Payton Indermuehle (281) 940-8845		
0 Sansbury Blvd	Commercial	-	Richmond	TX	\$585,000	1.02 / 1.02 (Net)	\$573,529	Platinum K Properties: David Vo (713) 907-5545, Lyndsey Le (713) 907-5545		
Southwest Freeway	-	-	Richmond	TX	Yes	2.30	-	S & P Interests: Joshua Sebesta (713) 766-4500		
1006 Thompson Rd Building 100	-	None	Richmond	TX	Yes	0.45	-	Psg Engineering: Oscar Pedraza (281) 239-8490		
1006 Thompson Rd Building 200	-	-	Richmond	TX	Yes	-	-	Psg Engineering: Oscar Pedraza (281) 239-8490		

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
1330 Thompson Rd	Office Park	Suburban Commercial (SC)	Richmond	TX	\$475,000	1.27	\$374,901	Ward Kellner Properties, Inc:	Mark Kellner (713) 568-5020	
2018 Thompson Rd Freestanding Building Thompson Road	-	Y	Richmond	TX	\$700,000	0.51	\$1,372,549	Century 21 Garlington & Associates:	Joe Tijerina (713) 455-0011	
2119 Thompson Rd Day Care/school	-	-	Richmond	TX	\$950,000	0.50	\$1,900,000	RE/MAX Opportunities: CJ Petrosky (979) 793-5454, Angela Brenner (979) 793-5454 RE/MAX Opportunities: CJ Petrosky (979) 793-5454, Angela Brenner (979) 793-5454		
700 Timothy Ln	Commercial , Mixed Use, Hold for Development, Single Family Development, Single Family Residence	-	Richmond	TX	\$2,700,000	12.36	\$218,447	Wendy Cline Properties:	Wendy Cline (281) 858-3451	
N US HWY 90A Hwy Reserve "X" and "Y" Richmond Landing	Commercial , Mixed Use, Self-Storage	None	Richmond	TX	\$1,275,000	1.58 - 3.29 / 3.29 (Net)	\$387,774	Psg Engineering:	Oscar Pedraza (281) 239-8490	
0 Williams Way Blvd. 0 Williams Way Blvd.	-	-	Richmond	TX	\$1,104,969	1.81	\$610,480	C.E. Muegge Real Estate: Charles Muegge (979) 532-5252, Layne Muegge (832) 387-8525		
00 Williams Way 00 Williams Way Blvd.	-	-	Richmond	TX	\$2,515,436	3.39	\$742,017	C.E. Muegge Real Estate: Charles Muegge (979) 532-5252, Layne Muegge (832) 387-8525		

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
FM 359 @ Del Agua Richmond, TX 77469 First Warranty Realty: Seth Showalter (713) 269-4908		0.00	0 SF		0%	For Sale at \$815,000 (\$10.69/SF) - Active
105 S 2nd St Richmond, TX 77469 NB Elite Realty LLC: Robert Reyes (832) 888-4547	1950	0.38	2,940 SF	2,940	0%	For Sale at \$385,000 (\$130.95/SF) - Under Contract
610 S 11th St Richmond, TX 77469 RESOLUT RE: Dani Allison (281) 445-0033 X451 RESOLUT RE: RESOLUT RE (512) 474-5557	1949	0.38	2,340 SF	2,340 C	0%	For Sale - Active
515 Austin St Richmond, TX 77469 Realty Associates: della abtahi (713) 410-5677	1955	0.29	1,792 SF	1,792 C	100%	For Sale at \$434,000 (\$242.19/SF) - Active
Collins Rd Richmond, TX 77469 RE/MAX Fine Properties: Jimmy Campbell (281) 265-5533, Margaret Campbell (281) 265-5533		0.00	0 SF		0%	For Sale at \$1,350,000 (\$6.89/SF) - Active
112 Collins Rd Richmond, TX 77469 Walzel Properties: utsav baxi (832) 674-4960	1940	0.02	0 SF	4,751	100%	For Sale at \$800,000 (\$168.39/SF) - Active
126 Collins Rd Richmond, TX 77469 Lee & Associates: Patrick Wolford, SIOR, CCIM (713) 744-7436, April Lee (713) 744-7462		0.00	0 SF		0%	For Sale - Active
108 Crabb River Rd Sugar Land, TX 77479 NK Realty Group LLC: Hiri Ahly (713) 298-1961		0.00	0 SF		0%	For Sale at \$2,348,080 (\$19.18/SF) - Active
415 Crabb River Rd Richmond, TX 77469 KW Commercial Texas Gulf. Ada Wang (713) 859-2598		0.00	0 SF		0%	For Sale at \$2,600,000 (\$3.51/SF) - Active
1233 Crabb River Rd Richmond, TX 77469 Matthews Real Estate Investment Services: Antonio Diona (818) 923-6366, Michael J. Moreno (949) 432-4511, Rahul Chhajed (949) 432-4513	2008	0.12	0 SF	5,116 B	100%	For Sale at \$1,480,000 (\$289.29/SF) - Active
Fairwater Court Richmond, TX 77469 Frieden Properties: Payton Indermuehle (281) 940-8845		0.00	0 SF		0%	For Sale - Active
00 Farmers Richmond, TX 77406 Pinnacle Realty Advisors: Ivana Naumovic (281) 782-8787		0.00	0 SF		0%	For Sale at \$1,150,000 (\$6.65/SF) - Active
5250 FM 1640 Rd Richmond, TX 77469 Rubicon Realty Group, LLC: Scott Weaver (832) 276-4446	2001	0.15	6,541 SF	6,541	0%	For Sale at \$1,962,300 (\$300.00/SF) - Under Contract
FM 359 Richmond, TX 77406 R & W Real Estate, INC.: Claudia Wright (281) 238-0444		0.00	0 SF		0%	For Sale at \$5,863,437 (\$5.35/SF) - Active
1211 FM 359 Richmond, TX 77406 Seguin Assets: Shiraz Pirali (832) 922-9596		0.00	0 SF		0%	For Sale at \$700,000 (\$16.07/SF) - Active
FM 359 Rd Richmond, TX 77406 Transwestern Real Estate Services: Jeff G. Peden (713) 231-1640, Scott Miller (713) 231-1637, Sherry Johnson (713) 272-1295		0.00	0 SF		0%	For Sale - Active

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
1202 FM 359 Rd Richmond, TX 77406 All Day Realty: Travis Pryor (281) 830-6757		0.00	0 SF		0%	For Sale at \$3,743,982 (\$3.99/SF) - Active
3700 FM 359 Rd Richmond, TX 77406 The Marshall Group: Rick Marshall (281) 389-9620 Relevant Realty Group: Lauri Wilson (713) 254-5643		0.00	0 SF		0%	For Sale - Active
23014 Henderson Row Dr Richmond, TX 77469 The Johnson Development Corp.: Jennifer Johnson (713) 960-9977 X4906		0.00	0 SF		0%	For Sale - Active
0 E Highway 90 A Richmond, TX 77469 Roller Realty: Mike Roller (281) 346-0222		0.00	0 SF		0%	For Sale at \$559,461 (\$8.56/SF) - Active
741 E Highway 90A Richmond, TX 77406 DuWest Realty: Greg Lee (281) 299-5764	2008	0.03	1,722 SF	1,722	0%	For Sale at \$950,000 (\$551.68/SF) - Active
HWY 59 Richmond, TX 77469 Cushman & Wakefield: Kristen McDade (713) 331-1796, Matt Davis (713) 331-1798, Grant Gibson (713) 260-0219		0.00	0 SF		0%	For Sale - Active
0 Hwy 90 Alt Richmond, TX 77406 Texas Gold Realty: John Pinto (713) 377-0350, Michael Baker (832) 808-0098		0.00	0 SF		0%	For Sale at \$580,000 (\$8.17/SF) - Active
90 Hwy Spur 10 Richmond, TX 77406 First Warranty Realty: Seth Showalter (713) 269-4908		0.00	0 SF		0%	For Sale - Active
1601 Main St - Oakbend Professional Building Richmond, TX 77469 Marcus & Millichap: Keith Lloyd (713) 452-4243	1975	3.95	34,097 SF	91,138 B	62.6%	For Sale at \$7,290,000 (\$79.99/SF) - Active
907 Morton St Richmond, TX 77469 TLG Commercial: Lance Loken (832) 387-8248	1929	0.21	7,185 SF	7,185 B	0%	For Sale at \$1,100,000 (\$153.10/SF) - Active
Payne Ln & FM 762 Richmond, TX 77469 Prime Capital Corporation: Jerry Turboff (713) 622-0800 X15		0.00	0 SF		0%	For Sale - Active
2222 Pultar Rd Richmond, TX 77469 Commercial Realty Company: Frederick Ash (281) 568-7805		0.00	0 SF		0%	For Sale - Active
911 Richmond Richmond, TX 77469 Ward and Associates: Harold Ward (713) 271-7100 NB Elite Realty: Jonathan Cantwell (832) 423-7446	1910	0.04	2,658 SF	2,658 C	0%	For Sale at \$845,000 (\$317.91/SF) - Active
4612 Richmond Foster Rd Richmond, TX 77406 Pecan Classic Realty LLC: Jan Thibodeaux (832) 512-5521	1995	0.01	3,084 SF	3,084	0%	For Sale - Active
Riverwood @ Rivers Edge Drive Richmond, TX 77469 Frieden Properties: Payton Indermuehle (281) 940-8845		0.00	0 SF		0%	For Sale - Active
0 Sansbury Blvd Richmond, TX 77469 Platinum K Properties: David Vo (713) 907-5545, Lyndsey Le (713) 907-5545		0.00	0 SF		0%	For Sale at \$585,000 (\$13.17/SF) - Active
Southwest Freeway Richmond, TX 77469 S & P Interests: Joshua Sebesta (713) 766-4500		0.00	0 SF		0%	For Sale - Active



Building Address	Year Blt	FAR	SF Avail	RBA	Class	% Leased	Sale Info
1006 Thompson Rd - Building 100 Richmond, TX 77469 Psg Engineering: Oscar Pedraza (281) 239-8490	1962	0.15	3,017 SF	3,017	B	0%	For Sale at \$1,500,000 as part of a portfolio of 2 properties - Active
1006 Thompson Rd - Building 200 Richmond, TX 77469 Psg Engineering: Oscar Pedraza (281) 239-8490	2011	--	1,320 SF	1,320	B	0%	For Sale at \$1,500,000 as part of a portfolio of 2 properties - Active
1330 Thompson Rd Richmond, TX 77469 Ward Kellner Properties, Inc: Mark Kellner (713) 568-5020		0.00	0 SF			0%	For Sale at \$475,000 (\$8.61/SF) - Active
2018 Thompson Rd - Freestanding Building Thompson Road Richmond, TX 77469 Century 21 Garlington & Associates: Joe Tijerina (713) 455-0011	1970	0.23	5,180 SF	5,180	C	0%	For Sale at \$700,000 (\$135.14/SF) - Active
2119 Thompson Rd - Day Care/school Richmond, TX 77469 RE/MAX Opportunities: CJ Petrosky (979) 793-5454, Angela Brenner (979) 793-5454	1979	0.33	7,209 SF	7,209	C	100%	For Sale at \$950,000 (\$131.78/SF) - Active
700 Timothy Ln Richmond, TX 77406 Wendy Cline Properties: Wendy Cline (281) 858-3451		0.00	0 SF			0%	For Sale at \$2,700,000 (\$5.02/SF) - Active
N US HWY 90A Hwy Richmond, TX 77406 Psg Engineering: Oscar Pedraza (281) 239-8490		0.00	0 SF			0%	For Sale at \$600,000-\$1,275,000 (\$4.19-\$8.90/SF) - Active
0 Willaims Way Blvd. Richmond, TX 77469 C.E. Muegge Real Estate: Charles Muegge (979) 532-5252, Layne Muegge (832) 387-8525		0.00	0 SF			0%	For Sale at \$1,104,969 (\$14.02/SF) - Active
00 Williams Way Richmond, TX 77469 C.E. Muegge Real Estate: Charles Muegge (979) 532-5252, Layne Muegge (832) 387-8525		0.00	0 SF			0%	For Sale at \$2,515,436 (\$17.03/SF) - Active

# Lease Availability Report

---

**FM 359 @ Del Agua - 1121 FM 359**  
Richmond, TX 77469 - Southwest Outlier Submarket



---

## LAND

Type: Commercial Land Topography: Level  
Land AC: 1.75 AC  
Land SF: 76,230 SF

---

## ZONING & USAGE

Zoning: MSTY  
Proposed Use: Bank, Car Wash, Commercial, Convenience Store, Day Care Center, Drug Store, Fast Food, Retail, Schools, Storefront Retail/Office, Strip Center

---

## CURRENT CONDITION

Improvements: Vacant  
Infrastructure: Curb/Gutter/Sidewalk, Electricity, No Gas, Sewer, Streets, Water

---

## TRAFFIC & FRONTAGE

Traffic Volume: 983 on Southern PI & Tulane Dr (2022)  
21,091 on TX 45;RM 620 & Blaisdale Rd (2020)  
Frontage: 142' on FM 359  
462' on Del Agua Dr (with 2 curb cuts)

Made with Traff cMetrix® Products

---

## TRANSPORTATION

Airport: 51 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (38)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**105 S 2nd St**

Richmond, TX 77469 - Far Southwest Submarket



## BUILDING

Type:	<b>Retail</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1950</b>
GLA:	<b>2,940 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,940 SF</b>

## AVAILABILITY

No Spaces Available

## SALE

Last Sale: Sold on Sep 1, 2022

## AMENITIES

Air Conditioning, Fenced Lot, Storage Space

## TRAFFIC & FRONTAGE

Traffic Volume: 450 on Preston St & N 3rd St (2022)  
27,981 on Jackson St & S 2nd St (2022)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 12 Surface Spaces are available; Ratio of 4.08/1,000 SF  
Airport: 53 minute drive to William P. Hobby Airport  
Walk Score ®: Somewhat Walkable (62)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

## 610 S 11th St

Richmond, TX 77469 - Southwest Outlier Submarket



### BUILDING

Type:	<b>Class C Office</b>
Year Built:	<b>1949</b>
RBA:	<b>2,340 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,340 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,340 SF</b>
Max Contig:	<b>2,340 SF</b>
Total Available:	<b>2,340 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES

Taxes:	<b>\$1.76 (2021)</b>
--------	----------------------

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,340	2,340	2,340	Withheld	Vacant	1 - 20 Yrs

### SALE

Last Sale:	Sold on Jan 10, 2017
------------	----------------------

### AMENITIES

Kitchen

### TRANSPORTATION

Parking:	9 Surface Spaces are available; Ratio of 3.84/1,000 SF
Airport:	52 minute drive to William P. Hobby Airport
Walk Score @:	Somewhat Walkable (63)
Transit Score @:	Minimal Transit (0)

### KEY TENANTS

Concierge Title of Texas	2,340 SF
--------------------------	----------

# Lease Availability Report

## 515 Austin St

Richmond, TX 77469 - Southwest Outlier Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1955; Renov 2008</b>
RBA:	<b>1,792 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>896 SF</b>

### AVAILABILITY

Min Divisible:	<b>400 SF</b>
Max Contig:	<b>1,392 SF</b>
Total Available:	<b>1,792 SF</b>
Asking Rent:	<b>\$\$22.77/NNN</b>

### EXPENSES

Taxes:	<b>\$2.70 (2021)</b>
--------	----------------------

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,392	1,392	1,392	\$22.77/NNN	30 Days	Negotiable
P 2nd	Office	Direct	400	400	400	Withheld	30 Days	Negotiable

### SALE

Last Sale: Sold on Jun 15, 2021

### AMENITIES

Air Conditioning, Central Heating, Natural Light, Signage

### TRANSPORTATION

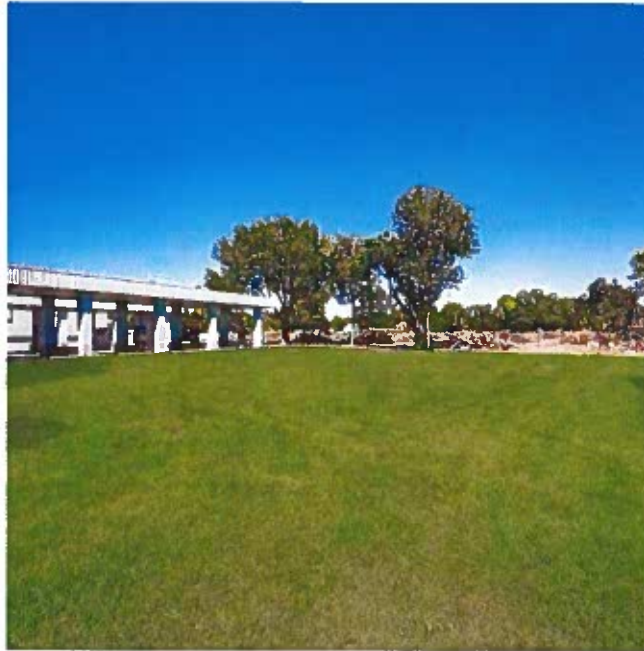
Parking: 7 Surface Spaces are available; Ratio of 3.91/1,000 SF  
 Airport: 52 minute drive to William P. Hobby Airport  
 Walk Score @: Somewhat Walkable (56)  
 Transit Score @: Minimal Transit (0)

# Lease Availability Report

---

## Collins Rd

Richmond, TX 77469 - Southwest Outlier Submarket



---

### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	4.50 AC		
Land SF:	196,020 SF		

---

### PARCEL

1740-02-014-0002-901

---

### ZONING & USAGE

Zoning:	Commercial
Proposed Use:	Commercial

---

### CURRENT CONDITION

Improvements:	Wooden structures on the site
Grading:	Previously developed lot
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

---

### TRAFFIC & FRONTAGE

Traffic Volume:	10,213 on Collins Rd & Calhoun St (2022)
	27,234 on Jackson St & Austin St (2022)
Frontage:	328' on 140 Collins Rd (with 2 curb cuts)

Made with Traffichat® Products

# Lease Availability Report

---

## Collins Rd

Richmond, TX 77469 - Southwest Outlier Submarket



### TRANSPORTATION

---

Airport: 54 minute drive to William P. Hobby Airport

Walk Score @: Somewhat Walkable (64)

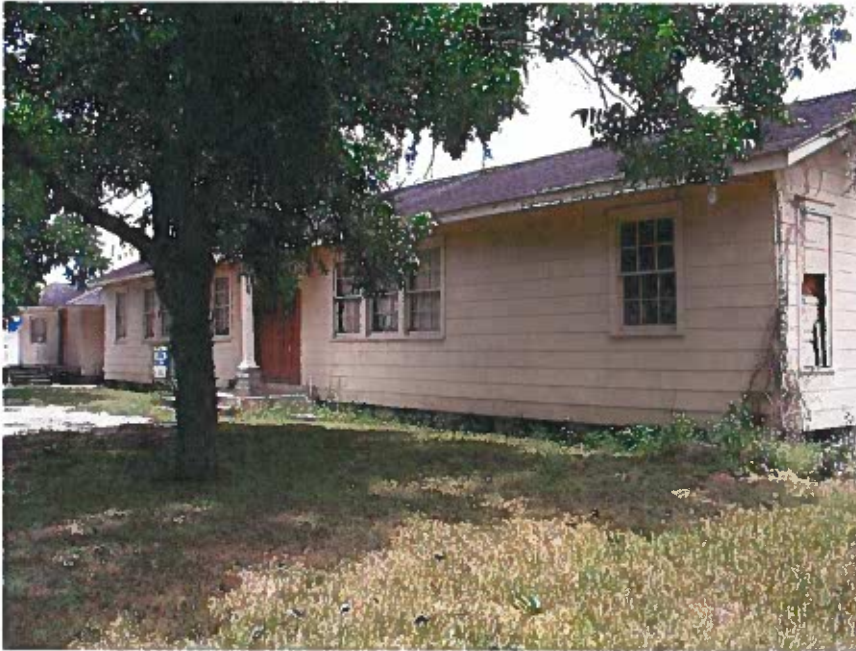
Transit Score @: Minimal Transit (0)

# Lease Availability Report

---

## 112 Collins Rd

Richmond, TX 77469 - Far Southwest Submarket



### BUILDING

---

Type: **Retail**  
Year Built: **1940**  
GLA: **4,751 SF**  
Floors: **1**  
Typical Floor: **4,751 SF**

### AVAILABILITY

---

No Spaces Available

### EXPENSES

---

Taxes: **\$0.90 (2021)**

### SALE

---

Last Sale: **Sold on Aug 29, 2018**

### TRAFFIC & FRONTAGE

---

Traffic Volume: **10,213 on Collins Rd & Calhoun St (2022)**  
**20,291 on Jackson Street & S 11th St (2020)**

Made w/In TrafficMetrix® Products

### TRANSPORTATION

---

Airport: **53 minute drive to William P. Hobby Airport**  
Walk Score ®: **Somewhat Walkable (68)**  
Transit Score ®: **Minimal Transit (0)**



# Lease Availability Report

126 Collins Rd  
Richmond, TX 77469 - Southwest Outlier Submarket



## LAND

Type: Commercial Land Density Allowed: YS  
Land AC: 25.03 AC  
Land SF: 1,090,307 SF

## ZONING & USAGE

Zoning: Industrial  
Proposed Use: Commercial

## CURRENT CONDITION

Improvements: Vacant Land  
Infrastructure: No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water

## TRAFFIC & FRONTAGE

Traffic Volume: 5,757 on Preston Street & Rocky Falls Pkwy (2022)  
27,234 on Jackson St & Austin St (2022)

Made with TrafficMetrix® Products

## SALE

Last Sale: Sold on Dec 20, 2019

## TRANSPORTATION

Walk Score®: Car-Dependent (40)  
Transit Score®: Minimal Transit (0)

# Lease Availability Report

**108 Crabb River Rd - 108 Crabb River Road, Richmond, TEXAS 77469**  
Sugar Land, TX 77479 - Southwest Outlier Submarket



---

## LAND

Type:	Commercial Land	Topography:	Level
Land AC:	2.81 AC		
Land SF:	122,404 SF		

---

## PARCEL

0049-00-000-0697-901

---

## ZONING & USAGE

Zoning:	None
Proposed Use:	Apartment Units, Apartment Units - Senior, Auto Dealership, Commercial, Community Center, General Freestanding, Health Care, Hold for Development, Industrial Live/Work Unit, Mixed Use, MultiFamily, Neighborhood Center, Office Park, Planned Unit Development, Religious Facility, Self-Storage, Unknown

---

## CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

---

## TRAFFIC & FRONTAGE

Traffic Volume:	16,355 on Crabb River Road & FM 2759 Rd (2020)
	17,270 on Crabb River Rd & FM 2759 Rd (2022)
Frontage:	277' on Crabb River Rd (with 1 curb cut)

Made with Traff.cI/etriz® Products

# Lease Availability Report

---

**108 Crabb River Rd - 108 Crabb River Road, Richmond, TEXAS 77469**  
Sugar Land, TX 77479 - Southwest Outlier Submarket



## TRANSPORTATION

---

Airport: 48 minute drive to William P. Hobby Airport

Walk Score ®: Car-Dependent (34)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

---

## 415 Crabb River Rd

Richmond, TX 77469 - Southwest Outlier Submarket



---

### LAND

Type: Residential Land  
Land AC: 17.00 AC  
Land SF: 740,520 SF

---

### PARCEL

0049-00-000-0470-901, 0049-00-000-0694-901

---

### CURRENT CONDITION

Infrastructure: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

---

### TRAFFIC & FRONTAGE

Traffic Volume: 16,355 on Crabb River Road & FM 2759 Rd (2020)  
17,270 on Crabb River Rd & FM 2759 Rd (2022)

Made with TrafficMetrix® Products

---

### TRANSPORTATION

Airport: 50 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (19)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

1233 Crabb River Rd

Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2008
RBA:	5,116 SF
Floors:	1
Typical Floor:	5,116 SF

## AVAILABILITY

No Spaces Available

## EXPENSES

Taxes:	\$6.24 (2021)
--------	---------------

## SALE

Last Sale: Sold on Sep 1, 2018

## TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	47 minute drive to William P. Hobby Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Minimal Transit (0)

## KEY TENANTS

Harrell & Johnson Dentistry

5,591 SF

# Lease Availability Report

**Fairwater Court - ~2.74 Acres, Fairwater Ct., Richmond, TX**  
Richmond, TX 77469 - Southwest Outlier Submarket



## LAND

Type: Residential Land Topography: Sloping  
Land AC: 2.74 AC  
Land SF: 119,354 SF

## PARCEL

0061-00-000-0148-901

## CURRENT CONDITION

Grading: Raw land  
Infrastructure: No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water

## TRAFFIC & FRONTAGE

Traffic Volume: 1,719 on Old Richmond Rd & Richwood Ln (2022)  
4,521 on Herndon Dr & Reading Rd (2022)

Made with TrafficMetrics® Products

## TRANSPORTATION

Walk Score ®: Car-Dependent (17)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

---

**00 Farmers - 3.97 AC Farmers Rd**  
Richmond, TX 77406 - Southwest Outlier Submarket



---

## LAND

Type: Commercial Land Topography: Sloping  
Land AC: 3.97 AC  
Land SF: 172,933 SF

---

## PARCEL

0062-00-000-0415-907, 0062-00-000-0417-907

---

## ZONING & USAGE

Zoning: Raw Land  
Proposed Use: Apartment Units, Commercial, Hold for Development, Hold for Investment, MultiFamily, Single Family Development, Single Family Residence

---

## CURRENT CONDITION

Grading: Raw land  
Infrastructure: No Curb/Gutter/Sidewalk, Electricity, No Gas, No Sewer, Streets, No Water

---

## TRAFFIC & FRONTAGE

Traffic Volume: 10,292 on Farmer Rd & Cannons Hall Ct (2022)  
9,188 on Mason Rd & FM 1093 Rd (2022)  
Frontage: 800' on S Mason Rd

Made with TrafficMetrics® Products

# Lease Availability Report

---

**00 Farmers - 3.97 AC Farmers Rd**  
Richmond, TX 77406 - Southwest Outlier Submarket

## TRANSPORTATION

---

Airport: 55 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (5)  
Transit Score ®: Minimal Transit (0)



# Lease Availability Report

**5250 FM 1640 Rd**  
 Richmond, TX 77469 - Far Southwest Submarket



## BUILDING

Type: **Retail**  
 Subtype: **Bank**  
 Tenancy: **Single**  
 Year Built: **2001**  
 GLA: **6,541 SF**  
 Floors: **1**  
 Typical Floor: **6,541 SF**

## AVAILABILITY

Min Divisible: **6,541 SF**  
 Max Contig: **6,541 SF**  
 Total Available: **6,541 SF**  
 Asking Rent: **\$22.00/NNN**

## EXPENSES

Taxes: **\$7.79 (2021)**

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	6,541	6,541	6,541	\$22.00/NNN	Vacant	5 - 10 Yrs

## SALE

Last Sale: Sold on Jun 30, 2022 for \$1,500,000 (\$229.32/SF)

## AMENITIES

Banking, Pylon Sign, Signage, Storage Space, Tenant Controlled HVAC

## KEY TENANTS

IBC Bank 5,606 SF

## TRAFFIC & FRONTAGE

Traffic Volume: 14,243 on Ave I & FM 2218 Rd (2022)  
 20,131 on Avenue I & College St (2022)  
 Frontage: 243' on Farm to Market Road 1640 (with 1 curb cut)  
 243' on Farm to Market Road 2218 (with 1 curb cut)

Made with TrafficMetrix® Products

# Lease Availability Report

---

**5250 FM 1640 Rd**  
Richmond, TX 77469 - Far Southwest Submarket



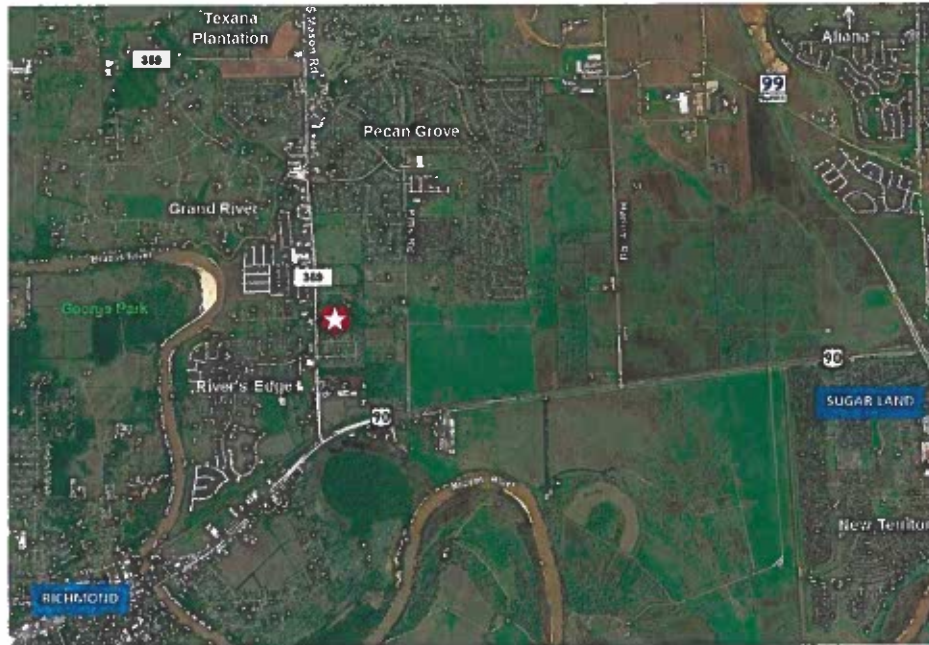
## TRANSPORTATION

---

Parking: 26 Surface Spaces are available; Ratio of 3.97/1,000 SF  
Airport: 51 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (41)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**FM 359 - 25.16 AC FM 359 near HWY 90A**  
Richmond, TX 77406 - Southwest Outlier Submarket



## LAND

Type:	Commercial Land	Topography:	Level
Land AC:	25.16 AC	Density Allowed:	No Restrictions
Land SF:	1,095,970 SF		
No. of Lots:	1		

## PARCEL

0062-00-000-0471-901, 0062-00-000-0472-901

## ZONING & USAGE

Zoning:	No Restrictions
Proposed Use:	Commercial, Mixed Use, Office, Retail

## CURRENT CONDITION

Improvements:	Commercial
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, No Gas, No Sewer, Streets, Water

## TRAFFIC & FRONTAGE

Traffic Volume:	19,550 on FM 359 Rd & Blaisdale Rd (2022)
	27,716 on Plummer & Hwy 90 Alt (2022)
Frontage:	771' on FM 359 (with 3 curb cuts)
	60' on Melody Lane

Made with TrafficMetrix® Products

# Lease Availability Report

---

**FM 359 - 25.16 AC FM 359 near HWY 90A**  
Richmond, TX 77406 - Southwest Outlier Submarket



## TRANSPORTATION

---

Airport: 50 minute drive to William P. Hobby Airport

Walk Score ®: Car-Dependent (31)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

---

**1211 FM 359**

Richmond, TX 77406 - Southwest Outlier Submarket



---

## LAND

Type: Commercial Land  
Land AC: 1.00 AC  
Land SF: 43,560 SF

---

## ZONING & USAGE

Proposed Use: Apartment Units, Commercial, Fast Food, MultiFamily, Office, Retail

---

## CURRENT CONDITION

Improvements: Vacant Land  
Infrastructure: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

---

## TRAFFIC & FRONTAGE

Traffic Volume: 983 on Southern Pl & Tulane Dr (2022)  
19,550 on FM 359 Rd & Blaisdale Rd (2022)  
Frontage: 193' on FM 359 (with 1 curb cut)

Made with TrafficMetric® Products

---

## TRANSPORTATION

Airport: 51 minute drive to William P. Hobby Airport  
Walk Score @: Car-Dependent (42)  
Transit Score @: Minimal Transit (0)

# Lease Availability Report

**FM 359 Rd - 42 AC for Development**  
Richmond, TX 77406 - Southwest Outlier Submarket



## LAND

Type: Commercial Land Topography: Level  
Land AC: 42.00 AC  
Land SF: 1,829,520 SF

## PARCEL

0046-00-000-0727-901

## ZONING & USAGE

Proposed Use: Commercial, Industrial, Mixed Use, MultiFamily, Office, Retail, Single Family Development

## CURRENT CONDITION

Grading: Raw land  
Infrastructure: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

## TRAFFIC & FRONTAGE

Traffic Volume: 10,445 on TX 45;RM 620 & Precinct Line Rd (2020)  
9,116 on Plantation Dr & Windmill Dr (2022)  
Frontage: 1,013' on FM 359 Rd  
1,080' on Farm to Market 359

Made with TrafficTelligence® Products

# Lease Availability Report

---

**FM 359 Rd - 42 AC for Development**  
Richmond, TX 77406 - Southwest Outlier Submarket



## TRANSPORTATION

---

Airport: 54 minute drive to William P. Hobby Airport

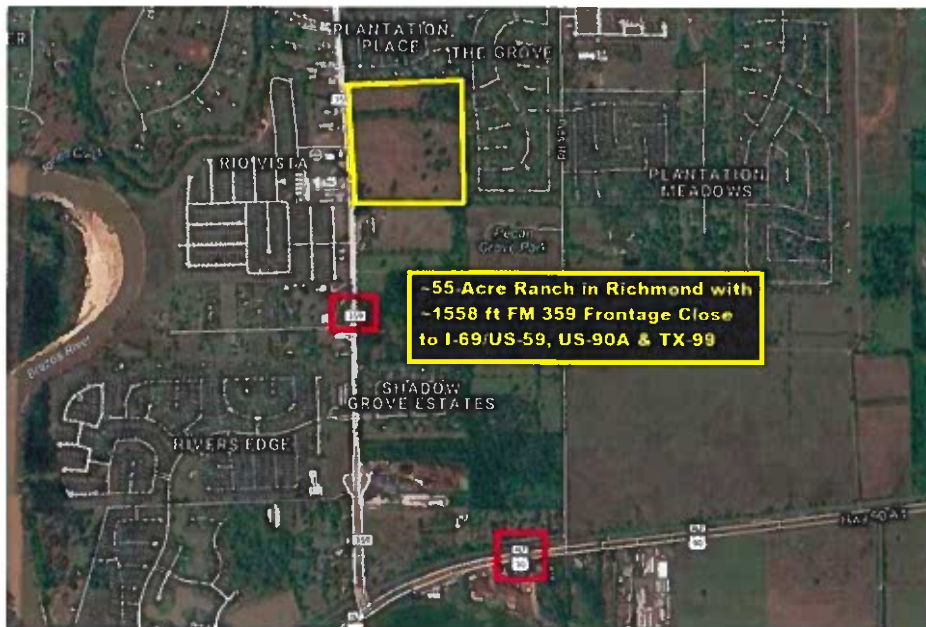
Walk Score ©: Car-Dependent (4)

Transit Score ©: Minimal Transit (0)

# Lease Availability Report

## 1202 FM 359 Rd - 21.57 Acres

Richmond, TX 77406 - Southwest Outlier Submarket



### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	21.57 AC		
Land SF:	939,589 SF		

### PARCEL

0062-00-000-0010-901, 0062-00-000-0012-901

### ZONING & USAGE

Zoning:	Unrestricted
Proposed Use:	Agricultural, Apartment Units - Condo, Apartment Units - Senior, Apartment Units - Subsdzd, Commercial, Hold for Development, Hold for Investment, Mixed Use, MultiFamily, Office, Office Park, Open Space, Retail, Single Family Development, Storefrnt Retail/Residntl, Storefront Retail/Office

### CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, No Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume:	983 on Southern Pl & Tulane Dr (2022) 19,550 on FM 359 Rd & Blaisdale Rd (2022)
Frontage:	1,558' on FM 359 (with 2 curb cuts)

Made w/in Traff.c|etr.x® Products



# Lease Availability Report

---

**1202 FM 359 Rd - 21.57 Acres**  
Richmond, TX 77406 - Southwest Outlier Submarket



## TRANSPORTATION

---

Walk Score @: **Car-Dependent (36)**

Transit Score @: **Minimal Transit (0)**

# Lease Availability Report

## 3700 FM 359 Rd

Richmond, TX 77406 - Southwest Outlier Submarket



### LAND

Type: Commercial Land Topography: Level  
Land AC: 5.89 AC  
Land SF: 256,568 SF

### ZONING & USAGE

Proposed Use: Mixed Use, Retail, Storefront Retail/Office, Strip Center, Warehouse

### CURRENT CONDITION

Improvements: Vacant Land  
Grading: Raw land

### TRAFFIC & FRONTAGE

Traffic Volume: 1,065 on McCrary Rd & FM 359 Rd (2022)  
10,445 on TX 45, RM 620 & Precinct Line Rd (2020)  
Frontage: 525' on FM 359

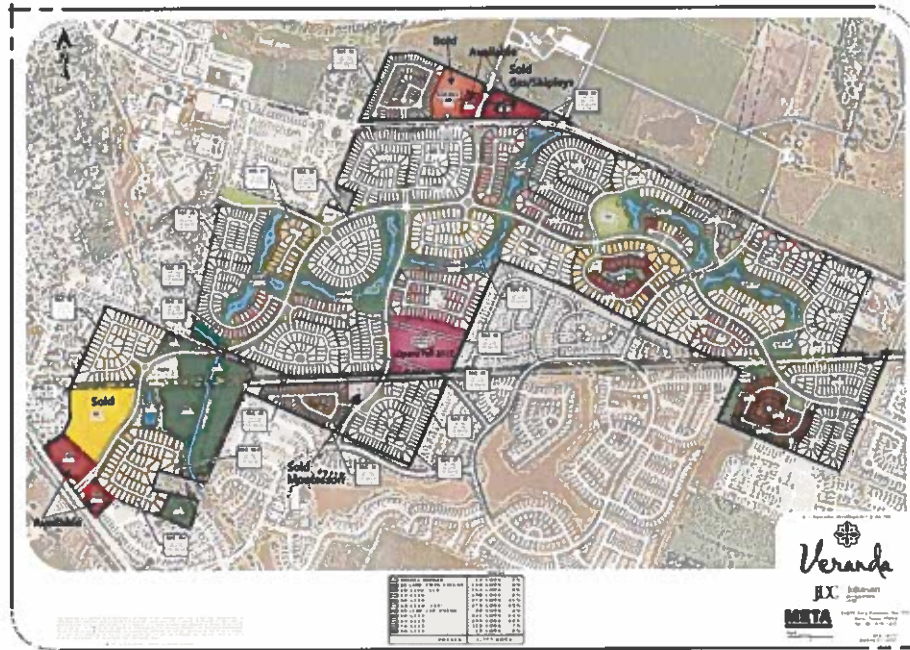
Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 55 minute drive to William P. Hobby Airport  
Walk Score®: Car-Dependent (13)  
Transit Score®: Minimal Transit (0)

# Lease Availability Report

**23014 Henderson Row Dr - Veranda**  
 Richmond, TX 77469 - Southwest Outlier Submarket



## LAND

Type: Commercial Land Topography: Level  
 Land AC: 39.50 AC  
 Land SF: 1,720,620 SF  
 No. of Lots: 7

## ZONING & USAGE

Zoning: Commercial  
 Proposed Use: Commercial

## CURRENT CONDITION

Grading: Raw land  
 Infrastructure: No Curb/Gutter/Sidewalk, No Electricity, Gas, Sewer, Streets, Water

## TRAFFIC & FRONTAGE

Traffic Volume: 7,680 on Williams Way (2022)  
 96,289 on Southwest Freeway & Brazos Center Blvd (2022)

Made with TrafficMetrix® Products

## TRANSPORTATION

Airport: 50 minute drive to William P. Hobby Airport  
 Walk Score®: Car-Dependent (1)  
 Transit Score®: Minimal Transit (0)

# Lease Availability Report

## 0 E Highway 90 A

Richmond, TX 77469 - Southwest Outlier Submarket



### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	1.50 AC		
Land SF:	65,340 SF		
Dimensions:	Irregular		

### PARCEL

6186-03-000-0160-901

### ZONING & USAGE

Proposed Use: Commercial, Mixed Use, Office, Retail

### CURRENT CONDITION

Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume:	27,716 on Plummer & Hwy 90 Alt (2022)
	27,416 on Jackson St & Liberty St (2022)
Frontage:	120' on Hwy 90 A

Made with TrafficMetrix® Products

# Lease Availability Report

---

## 0 E Highway 90 A

Richmond, TX 77469 - Southwest Outlier Submarket



### TRANSPORTATION

---

Airport: 51 minute drive to William P. Hobby Airport

Walk Score ©: Car-Dependent (39)

Transit Score ©: Minimal Transit (0)

# Lease Availability Report

741 E Highway 90A

Richmond, TX 77406 - Far Southwest Submarket



**FREESTANDING RESTAURANT W/ DRIVE THRU**

HIGHWAY 90 ALT @ MANDOLA FARMS DR

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

**RICHMOND, TEXAS**

## BUILDING

Type:	<b>Retail</b>
Tenancy:	<b>Single</b>
Year Built:	<b>2008</b>
GLA:	<b>1,722 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,722 SF</b>

## AVAILABILITY

No Spaces Available

## AMENITIES

Drive Thru, Restaurant

## TRAFFIC & FRONTAGE

Traffic Volume: 27,716 on Plummer & Hwy 90 Alt (2022)  
27,416 on Jackson St & Liberty St (2022)

Frontage: 120' on Alt 90 (with 1 curb cut)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 21 Surface Spaces are available; Ratio of 12.20/1,000 SF

Airport: 52 minute drive to William P. Hobby Airport

Walk Score®: Car-Dependent (39)

Transit Score®: Minimal Transit (0)

# Lease Availability Report

## HWY 59

Richmond, TX 77469 - Southwest Outlier Submarket

**PAD SITES AVAILABLE**  
WITH AN ADDITIONAL ±6.1 ACRES  
RICHMOND, TX



### LAND

Type: Commercial Land  
Land AC: 7.62 AC  
Land SF: 332,112 SF

### TRAFFIC & FRONTAGE

Traffic Volume: 8,333 on Sansbury Blvd & 2759 Rd (2022)  
90,260 on Southwest Freeway & Crabb River Rd (2021)

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 46 minute drive to William P. Hobby Airport  
Walk Score @: Car-Dependent (14)  
Transit Score @: Minimal Transit (0)

# Lease Availability Report

## 0 Hwy 90 Alt - Richmond Landing - Lot "U" Richmond, TX 77406 - Southwest Outlier Submarket



### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	1.63 AC		
Land SF:	71,003 SF		

### ZONING & USAGE

Zoning:	Commercial
Proposed Use:	Auto Repair, Fast Food, Restaurant, Warehouse

### CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, No Gas, Sewer, Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume:	27,716 on Plummer & Hwy 90 Alt (2022)
	27,981 on Jackson St & S 2nd St (2022)
Frontage:	130' on Private Business Park Rd

Made with TrafficMetrics® Products

### TRANSPORTATION

Airport:	52 minute drive to William P. Hobby Airport
Walk Score ©:	Car-Dependent (38)
Transit Score ©:	Minimal Transit (0)



# Lease Availability Report

90 Hwy Spur 10 - 43 acres on the corner of Spur 10 and 90  
Richmond, TX 77406 - Southwest Outlier Submarket

★★★★★



## LAND

Type:	Commercial Land	Topography:	Level
Land AC:	43.00 AC		
Land SF:	1,873,080 SF		

## ZONING & USAGE

Proposed Use: Commercial, Distribution, Hold for Development, Industrial, Warehouse

## TRAFFIC & FRONTAGE

Traffic Volume: 838 on Riveredge Dr & Ave A (2022)  
27,981 on Jackson St & S 2nd St (2022)

Made with TrafficMetrics® Products

## TRANSPORTATION

Airport: 50 minute drive to William P. Hobby Airport  
Walk Score ®: Somewhat Walkable (56)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**1601 Main St - Oakbend Professional Building**  
 Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1975</b>
RBA:	<b>91,138 SF</b>
Floors:	<b>6</b>
Typical Floor:	<b>15,190 SF</b>

## AVAILABILITY

Min Divisible:	<b>648 SF</b>
Max Contig:	<b>9,569 SF</b>
Total Available:	<b>34,097 SF</b>
Asking Rent:	<b>\$15.00/NNN</b>

## EXPENSES

Taxes:	<b>\$2.32 (2023)</b>
Opex:	<b>\$8.20 (2023)</b>
Total Expenses:	<b>\$10.52 (2023)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Ftr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Off/Med	Direct	1,183	2,079	2,079	\$15.00/NNN	Vacant	Negotiable
P 1st	102	Off/Med	Direct	896	2,079	2,079	\$15.00/NNN	Vacant	Negotiable
P 2nd	206	Off/Med	Direct	1,783	1,783	1,783	\$15.00/NNN	Vacant	Negotiable
P 2nd	201	Off/Med	Direct	1,441	1,441	1,441	\$15.00/NNN	Vacant	Negotiable
P 3rd	300	Off/Med	Direct	2,022	4,194	4,194	\$15.00/NNN	Vacant	Negotiable
P 3rd	308	Off/Med	Direct	986	4,194	4,194	\$15.00/NNN	Vacant	Negotiable
P 3rd	306	Off/Med	Direct	2,025	3,195	3,195	\$15.00/NNN	Vacant	Negotiable
P 3rd	305	Off/Med	Direct	1,170	3,195	3,195	\$15.00/NNN	Vacant	Negotiable
P 3rd	309	Off/Med	Direct	1,186	4,194	4,194	\$15.00/NNN	Vacant	Negotiable
P 4th	402	Off/Med	Direct	1,972	1,972	1,972	\$15.00/NNN	Vacant	Negotiable
P 4th	406	Off/Med	Direct	1,191	2,381	2,381	\$15.00/NNN	Vacant	Negotiable
P 4th	407	Off/Med	Direct	1,190	2,381	2,381	\$15.00/NNN	Vacant	Negotiable
P 4th	403	Off/Med	Direct	648	648	648	\$15.00/NNN	Vacant	Negotiable
P 5th	501	Off/Med	Direct	1,391	9,569	9,569	\$15.00/NNN	Vacant	Negotiable
P 5th	500	Off/Med	Direct	8,178	9,569	9,569	\$15.00/NNN	Vacant	Negotiable
P 6th	603	Off/Med	Direct	2,633	6,835	6,835	\$15.00/NNN	Vacant	Negotiable
P 6th	604	Off/Med	Direct	4,202	6,835	6,835	\$15.00/NNN	Vacant	Negotiable

## AMENITIES

Air Conditioning, Basement, Bio-Tech/ Lab Space, Controlled Access, Property Manager on Site, Reception, Security System, Signage



# Lease Availability Report

---

**1601 Main St - Oakbend Professional Building**  
Richmond, TX 77469 - Southwest Outlier Submarket



## TRANSPORTATION

---

Parking: Ratio of 0.00/1,000 SF  
Airport: 53 minute drive to William P. Hobby Airport  
Walk Score ®: Somewhat Walkable (66)  
Transit Score ®: Minimal Transit (0)

## KEY TENANTS

---

West, John Physical Therapy	6,536 SF	enhabit	3,500 SF
Dr Julio Molina	2,679 SF	Clinical Pathology Laboratories	2,062 SF
Right At Home In Home Care & Assistance	2,000 SF	Houston Eye Associates	1,926 SF

# Lease Availability Report

---

**907 Morton St - The Manor House of Richmond**  
Richmond, TX 77469 - Sugar Land Submarket



---

## BUILDING

Type: **Class B Flex**  
Tenancy: **Single**  
Year Built: **1929; Renov 2008**  
RBA: **7,185 SF**  
Floors: **2**  
Typical Floor: **3,593 SF**

---

## AVAILABILITY

No Spaces Available

---

## EXPENSES

Taxes: **\$2.86 (2021)**

---

## SALE

Last Sale: Portfolio of 2 Properties in Richmond, TX Sold on Aug 21, 2012

---

## FEATURES

Air Conditioning, Balcony, Basement, Conferencing Facility, Courtyard, Fireplace, Hardwood Floors, Kitchen, Partitioned Offices, Reception, Restaurant, Yard

---

## LAND

Land Area: **0.78 AC**  
Zoning: **None**

---

## PARCEL

7395-00-115-0070-901

---

## TRANSPORTATION

Airport: 52 minute drive to William P. Hobby Airport  
Walk Score @: **Very Walkable (70)**  
Transit Score @: **Minimal Transit (0)**

# Lease Availability Report

## Payne Ln & FM 762 - Tract I

Richmond, TX 77469 - Southwest Outlier Submarket



### LAND

Type: Commercial Land  
Land AC: 2.38 AC  
Land SF: 103,673 SF  
No. of Lots: 2

### PARCEL

0049-00-000-0310-901

### ZONING & USAGE

Zoning: C  
Proposed Use: Commercial, Office, Retail

### CURRENT CONDITION

Improvements: Vacant  
Grading: Raw land  
Infrastructure: No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume: 12,836 on FM 762 Rd & Payne Ln (2022)  
17,270 on Crabb River Rd & FM 2759 Rd (2022)  
Frontage: 610' on Payne Rd  
382' on FM 762

Made with TrafficMetrix® Products

# Lease Availability Report

---

**Payne Ln & FM 762 - Tract I**  
Richmond, TX 77469 - Southwest Outlier Submarket



---

## SALE

Last Sale: Sold on Dec 28, 2016

---

## TRANSPORTATION

Airport: 49 minute drive to William P. Hobby Airport

Walk Score : Car-Dependent (19)

Transit Score : Minimal Transit (0)

# Lease Availability Report

**2222 Pultar Rd - 2222 Pultar Rd.**  
Richmond, TX 77469 - Southwest Outlier Submarket



## LAND

Type:	Commercial Land	Topography:	Level
Land AC:	25.00 AC		
Land SF:	1,089,000 SF		

## PARCEL

0047-00-000-0021-901

## ZONING & USAGE

Proposed Use:	Pasture/Ranch
Approvals:	Maps

## CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, No Gas, No Sewer, No Streets, Water

## TRAFFIC & FRONTAGE

Traffic Volume:	913 on Pultar Rd & Clay St (2022)
	10,157 on Holmes Rd & Richmond-Foster Rd (2022)
Frontage:	100' on Pultar

Made with TrafficMetrix® Products

## TRANSPORTATION

Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

---

## 911 Richmond

Richmond, TX 77469 - Southwest Outlier Submarket



### **BUILDING**

---

Type:	<b>Class C Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1910; Renov 1990</b>
RBA:	<b>2,658 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>1,329 SF</b>

### **AVAILABILITY**

---

No Spaces Available

### **TRANSPORTATION**

---

Parking:	Ratio of 0.00/1,000 SF
Airport:	53 minute drive to William P. Hobby Airport
Walk Score ©:	Somewhat Walkable (61)
Transit Score ©:	Minimal Transit (0)

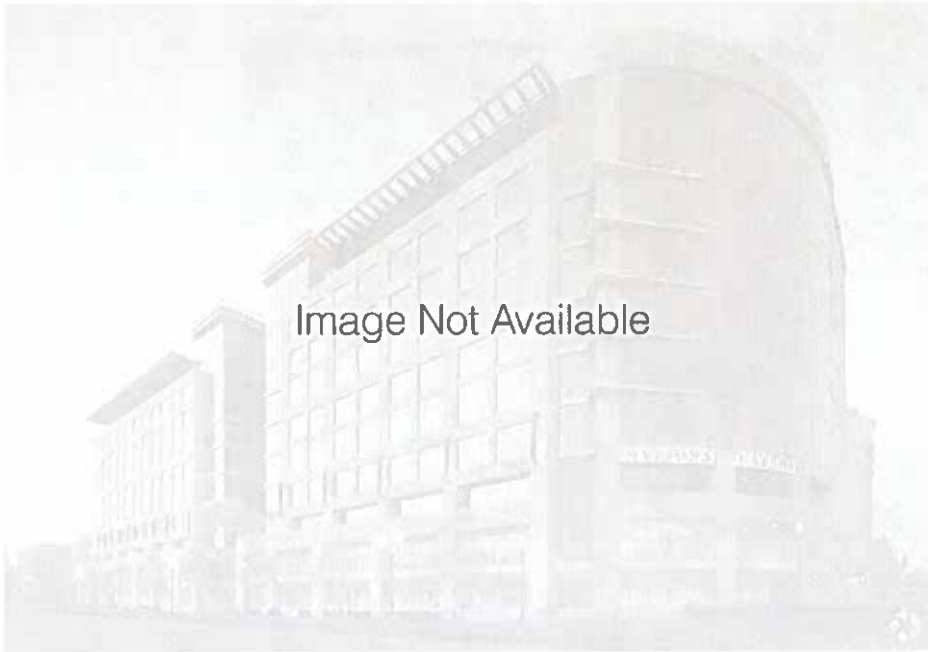


# Lease Availability Report

---

**4612 Richmond Foster Rd - Pecan Grove Kennel**  
Richmond, TX 77406 - Far Southwest Submarket

★★★★☆



---

## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Veterinarian/Kennel</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1995</b>
GLA:	<b>3,084 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,084 SF</b>

---

## AVAILABILITY

No Spaces Available

---

## TRAFFIC & FRONTAGE

Traffic Volume: 6,435 on FM 359 Rd & Holmes Rd (2022)  
10,157 on Holmes Rd & Richmond-Foster Rd (2022)  
Frontage: 733' on Richmond-Foster Road

Made with TrafficMetrics® Products

---

## TRANSPORTATION

Walk Score ®: **Car-Dependent (8)**  
Transit Score ®: **Minimal Transit (0)**

# Lease Availability Report

**Riverwood @ Rivers Edge Drive - 1.55 Acres, Riverwood Drive, Richmond, TX**  
Richmond, TX 77469 - Southwest Outlier Submarket



## LAND

Type: Commercial Land Topography: Sloping  
Land AC: 1.55 AC  
Land SF: 67,518 SF

## PARCEL

0061-00-000-0149-901

## ZONING & USAGE

Zoning: X

## CURRENT CONDITION

Grading: Raw land

## TRAFFIC & FRONTAGE

Traffic Volume: 895 on Old Richmond Rd & Hardcastle St (2022)  
27,271 on Jackson Street & Austin St (2020)  
Frontage: 125' on Riverwood Drive (with 1 curb cut)

Made with TrafficMetrics® Products

## TRANSPORTATION

Walk Score ®: Car-Dependent (7)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

---

## 0 Sansbury Blvd

Richmond, TX 77469 - Southwest Outlier Submarket



---

### LAND

Type: Commercial Land  
Land AC: 1.02 AC  
Land SF: 44,431 SF

---

### PARCEL

2245-02-000-0016-901

---

### ZONING & USAGE

Proposed Use: Commercial

---

### TRAFFIC & FRONTAGE

Traffic Volume: 8,333 on Sansbury Blvd & 2759 Rd (2022)  
26,473 on Crabb River Rd & Southwest Fwy (2022)  
Frontage: 198' on Sansbury Boulevard  
296' on Crabb River Road

Made with TrafficMetrics® Products

---

### TRANSPORTATION

Airport: 47 minute drive to William P. Hobby Airport  
Walk Score @: Car-Dependent (43)  
Transit Score @: Minimal Transit (0)

# Lease Availability Report

## Southwest Freeway

Richmond, TX 77469 - Southwest Outlier Submarket



### LAND

Type: Commercial Land  
Land AC: 2.30 AC  
Land SF: 100,188 SF

### TRAFFIC & FRONTAGE

Traffic Volume: 5,509 on Ransom Rd & Pilgrim (2022)  
26,473 on Crabb River Rd & Southwest Fwy (2022)

Made with Traff.cMetrix® Products

### TRANSPORTATION

Airport: 48 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (26)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**1006 Thompson Rd - Building 100**  
 Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1962; Renov 2007</b>
RBA:	<b>3,017 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,017 SF</b>

## AVAILABILITY

Min Divisible:	<b>100 SF</b>
Max Contig:	<b>3,017 SF</b>
Total Available:	<b>3,017 SF</b>
Asking Rent:	<b>Withheld</b>

## EXPENSES

Taxes:	<b>\$4.75 (2021)</b>
--------	----------------------

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	100 - 3,017	3,017	3,017	Withheld	Vacant	Negotiable

## TRANSPORTATION

Parking:	21 free Surface Spaces are available; Ratio of 6.96/1,000 SF
Airport:	53 minute drive to William P. Hobby Airport
Walk Score @:	Somewhat Walkable (54)
Transit Score @:	Minimal Transit (0)

## KEY TENANTS

Psg Engineering	500 SF
-----------------	--------

# Lease Availability Report

**1006 Thompson Rd - Building 200**  
 Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type: **Class B Office**  
 Year Built: **2011**  
 RBA: **1,320 SF**  
 Floors: **1**  
 Typical Floor: **1,320 SF**

## AVAILABILITY

Min Divisible: **1,320 SF**  
 Max Contig: **1,320 SF**  
 Total Available: **1,320 SF**  
 Asking Rent: **\$27.69/NNN**

## EXPENSES

Taxes: **\$10.85 (2021)**

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,320	1,320	1,320	\$27.69/NNN	Vacant	3 - 5 Yrs

## TRANSPORTATION

Parking: 21 Surface Spaces are available; Ratio of 10.00/1,000 SF  
 Airport: 53 minute drive to William P. Hobby Airport  
 Walk Score ®: Somewhat Walkable (54)  
 Transit Score ®: Minimal Transit (0)

# Lease Availability Report

## 1330 Thompson Rd

Richmond, TX 77469 - Southwest Outlier Submarket



### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	1.27 AC		
Land SF:	55,191 SF		

### PARCEL

6189-00-001-0030-901

### ZONING & USAGE

Zoning:	Suburban Commercial (SC)
Proposed Use:	Office Park
Approvals:	Approved Plan

### CURRENT CONDITION

Improvements:	vacant lot
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume:	2,031 on Lamar Dr & S 11th St (2022)
	19,104 on S 11th St & Pecan Ave (2022)
Frontage:	254' on Thompson Rd (with 1 curb cut)

Made with TrafficMetrix® Products

# Lease Availability Report

---

**1330 Thompson Rd**  
Richmond, TX 77469 - Southwest Outlier Submarket



## TRANSPORTATION

---

Airport: 52 minute drive to William P. Hobby Airport

Walk Score <sup>®</sup>: Somewhat Walkable (51)

Transit Score <sup>®</sup>: Minimal Transit (0)



# Lease Availability Report

**2018 Thompson Rd - Freestanding Building Thompson Road**  
 Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1970</b>
RBA:	<b>5,180 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>5,180 SF</b>

## AVAILABILITY

Min Divisible:	<b>5,180 SF</b>
Max Contig:	<b>5,180 SF</b>
Total Available:	<b>5,180 SF</b>
Asking Rent:	<b>\$12.00/NNN</b>

## EXPENSES

Taxes:	<b>\$1.51 (2021)</b>
--------	----------------------

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	5,180	5,180	5,180	\$12.00/NNN	Vacant	Negotiable

## SALE

Last Sale: Sold on Oct 18, 2021

## TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF  
 Airport: 51 minute drive to William P. Hobby Airport  
 Walk Score ©: Somewhat Walkable (52)  
 Transit Score ©: Minimal Transit (0)

# Lease Availability Report

**2119 Thompson Rd - Day Care/school**  
Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type: **Class C Office**  
Tenancy: **Single**  
Year Built: **1979**  
RBA: **7,209 SF**  
Floors: **1**  
Typical Floor: **7,209 SF**

## AVAILABILITY

No Spaces Available

## EXPENSES

Taxes: **\$1.00 (2021)**

## SALE

Last Sale: Sold on Jul 2, 2018 for \$290,000 (\$40.23/SF)

## AMENITIES

Air Conditioning, Day Care

## TRANSPORTATION

Parking: 8 Surface Spaces are available; Ratio of 1.11/1,000 SF

Airport: 51 minute drive to William P. Hobby Airport

Walk Score ©: Car-Dependent (49)

Transit Score ©: Minimal Transit (0)

# Lease Availability Report

## 700 Timothy Ln

Richmond, TX 77406 - Southwest Outlier Submarket



### LAND

Type:	Commercial Land	Topography:	Rolling
Land AC:	12.36 AC		
Land SF:	538,402 SF		

### PARCEL

0062-00-000-0500-907, 0062-00-000-0506-907

### ZONING & USAGE

Proposed Use: Commercial, Hold for Development, Mixed Use, Single Family Development, Single Family Residence

### CURRENT CONDITION

Infrastructure: No Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume: 5,135 on Victoria Garden Dr & Timothy Ln (2022)  
10,292 on Farmer Rd & Cannons Hall Ct (2022)

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 60 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (1)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**N US HWY 90A Hwy - Reserve "X" and "Y"**  
Richmond, TX 77406 - Southwest Outlier Submarket



---

## LAND

Type: Commercial Land Topography: Level  
Land AC: 3.29 AC  
Land SF: 143,225 SF  
Min Divisible Size: 1.58 AC

---

## PARCEL

6186-03-000-0220-901, 6186-03-000-0230-901

---

## ZONING & USAGE

Zoning: None  
Proposed Use: Commercial, Mixed Use, Self-Storage

---

## CURRENT CONDITION

Infrastructure: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

---

## TRAFFIC & FRONTAGE

Traffic Volume: 22,588 on US Hwy 90 Alt & Jackson St (2022)  
27,981 on Jackson St & S 2nd St (2022)  
Frontage: Hwy 90

Made with TrafficMetrix® Products

# Lease Availability Report

---

**N US HWY 90A Hwy - Reserve "X" and "Y"**  
Richmond, TX 77406 - Southwest Outlier Submarket



## TRANSPORTATION

---

Airport: 51 minute drive to William P. Hobby Airport

Walk Score ©: Car-Dependent (44)

Transit Score ©: Minimal Transit (0)

# Lease Availability Report

**0 Willaims Way Blvd. - 0 Williams Way Blvd.**  
Richmond, TX 77469 - Southwest Outlier Submarket



---

## LAND

Type: Commercial Land  
Land AC: 1.81 AC  
Land SF: 78,844 SF

---

## PARCEL

0049-00-016-0016-901

---

## TRAFFIC & FRONTAGE

Traffic Volume: 90,260 on Southwest Freeway & Crabb River Rd (2021)  
64,979 on Southwest Fwy & FM 762 Rd (2022)

Made with TrafficMetrics® Products

---

## TRANSPORTATION

Airport: 48 minute drive to William P. Hobby Airport  
Walk Score ®: Car-Dependent (8)  
Transit Score ®: Minimal Transit (0)

# Lease Availability Report

---

**00 Williams Way - 00 Williams Way Blvd.**  
Richmond, TX 77469 - Southwest Outlier Submarket



---

## LAND

Type: Commercial Land  
Land AC: 3.39 AC  
Land SF: 147,668 SF

---

## PARCEL

0049-00-016-0017-901

---

## TRAFFIC & FRONTAGE

Traffic Volume: 90,260 on Southwest Freeway & Crabb River Rd (2021)  
96,289 on Southwest Freeway & Brazos Center Blvd (2022)

Made with TrafficMetrix® Products

---

## TRANSPORTATION

Airport: 45 minute drive to William P. Hobby Airport  
Walk Score @: Car-Dependent (24)  
Transit Score @: Minimal Transit (0)

7. Review and consider taking action on selecting a firm to create a Marketing Plan.







Development Corporation of  
Richmond  
AGENDA ITEM COVER MEMO

DATE: May 9, 2023

**AGENDA ITEM 7: Review and Consider taking action on selecting a firm to create a Marketing Plan**

**MINUTES FROM AD HOC COMMITTEE ACTIONS**

**Ad Hoc Committee Update re: Project Firehouse**

**Members:**

Kit Jones  
Tim Jeffcoat  
Jerry W. Jones Jr.

**Update As of:**

4/282023

The Ad Hoc Committee submitted their score sheets, and the results are attached. Please review the proposals of the top 3 firms who received the most votes.

The Vote totals list the firms in the following order:

1. Fifth Ring 257
2. Insyteful 256
3. Lou Ham. 251

The proposals are attached to the agenda as supporting documents.

**UPCOMING:**

- The Development Corporation of Richmond Board of Directors will deliberate over the proposals and possibly select a firm by May 9<sup>th</sup> at our next Board Meeting.
- The DCR Recommendation will then go before the Commissioners and they will affirm or deny the recommendation from the DCR.

8. Review and Discuss taking action on DCR's budget priorities for the upcoming budget year.





Development Corporation of  
Richmond  
AGENDA ITEM COVER MEMO

DATE: May 9, 2023

**AGENDA ITEM 8. Review and Discuss taking action on DCR's budget priorities for the upcoming budget year.**

**BACKGROUND:**

Terri, Isaias, and I met last week to discuss the budget. We reviewed the previous items the department asked the board to consider in the Fiscal year 2023. This year,

This year my chief priority is to ask this board to support the DCR in securing an Economic Development firm to provide us with a new Strategic Plan. Prioritizing the department's task to the budget would allow the board to provide additional input on what initiatives they would like for the DCR to embark upon for 2024 and beyond.

The last DCR plan was completed in 2016. There have been significant events that may have altered the information we are guided by now. A new plan will be beneficial as the firm gauges the probability of those initiatives' success based on the market and other economic development data. We will look at our previous plans and have the firm streamline a document the board can support as we embark upon the next five years.

Today, as we begin to create a budget for this upcoming fiscal year, we ask the board to guide what priorities they would like to fund for the upcoming year. This will assist staff with a better understanding of what the DCR board sees as a priority.

**BOARD DELIBERATION:**

We ask the board to review the current Strategic Plan paired with my job description and highlight the areas you would like to prioritize within the 2024 budget.

Where the funding is directed towards will give me an idea of how best to move forward in 2024.

9. Future agenda items.



**DEVELOP  
RICHMOND**

EST. TEXAS 1837

10. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations.

### EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Board of Directors may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section"; Section 551.072, Deliberation Regarding Real Property.

E1. Firehouse

## OPEN MEETING

11. Reconvene into Open Meeting, and take action on items, if necessary.



## 12. Adjournment



**DEVELOP  
RICHMOND**  
EST. TEXAS 1837