



**Tuesday, March 12, 2024
AT 5:00 PM
DEVELOPMENT CORPORATION of RICHMOND
CITY COMMISSION CHAMBER
600 Morton Street, Richmond, Texas
and**

via Video Conference call
(pursuant to Texas Government Code, Section 551.127)
Join Zoom Meeting
<https://us06web.zoom.us/j/82218178180>

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 February 13, 2024.
5. Review Financial Reports for February as of February 29th.
6. Review and discuss the Executive Directors February Report.
7. Review and discuss the Richmond Farmers Market
8. Review and discuss Myrtle St. site and SBDC update
9. Review and Discuss receiving the TEDC's 2023 Economic Excellence Recognition
10. Review and consider taking action on providing a grant to the Fort Bend Museum for maintenance.
11. Future agenda items.
12. Excuse from Attendance at Regular DCR Meeting.
13. 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 sections" Section 551.087, Deliberation Regarding Economic Development Negotiations and Section 551.074 Personnel Matters.

- E1. Project Firehouse Updates
- E2. Project Colodge Updates
- E3. Economic Development Director Review of Duties and Responsibilities

OPEN MEETING

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

15. 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 meeting was posted on a bulletin board located at a place convenient to the public in the City Hall, Richmond, Texas, on the 8th day of March 2024, at
____ a.m./p.m.

Lasha Gillespie, City Secretary



**DEVELOP
RICHMOND
EST. TEXAS 1837**



1. Call to Order.

**DEVELOP
RICHMOND**
EST. TEXAS 1837

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

DEVELOP
RICHMOND
EST. TEXAS 1837

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 Allegiance:

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.)

DEVELOP
RICHMOND

EST. TEXAS 1837

4. Review and consider taking action on the minutes of the regular meeting held on February 13, 2024.

DEVELOP
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EST. TEXAS 1837



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 on February 13, 2024, at 5:43 p.m. Directors in attendance included the following:

President, Kit Jones-not in attendance
Vice President, Becky Haas
Secretary, Nancie Rain
Tim Jeffcoat
Cody Frederick
William B. Morefield, III-not in attendance
Barry Beard-not in attendance

City Manager Terri Vela
Economic Development Director, Jerry Jones
City Attorney, Gary Smith
City Secretary, Lasha Gillespie

Agenda item A.1 Call to Order

- V P Becky Haas proceeded to call the meeting to order at 5:43 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 A2. Recite the Pledge of Allegiance to U.S. and Texas Flags

Agenda item A3. Public comments.

- There were no individuals signed up to speak therefore the agenda item was closed.

Agenda item A4. Review and consider taking action on the minutes of the regular meeting held on December 20, 2023, December 29, 2023 and January 9, 2024.

- Board Member Rain made a motion to approve the minutes of the regular meeting held on December 20, 2023, December 29, 2023 and January 9, 2024. Board Member Jeffcoat seconded. Motion passes unanimously.

Agenda item 5. Review Financial Reports for January as of January 31st.

- Finance Director Preza reviewed the financial statements for January 31st as detailed in the report, noting no significant issues. The presentation concluded without any further discussion.

Agenda item 6. Review and discuss the Executive Directors January Report.

- Director Jones presented the January Director's report and fielded inquiries from the Board. The conversation encompassed clarifications regarding Amy Morales from Kapeesh Marketing and Kendig Keast, along with discussions about the Farmer's Market, including its potential return timeline. A notable point raised was the possible relocation of the Farmer's Market. The Board also

Agenda item 12. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations

- VP Haas adjourned the meeting to Executive Session at 6:48 p.m.

OPEN MEETING

Agenda Item 13. Reconvene into Open Meeting, and take action on items, if necessary.

- Reconvened into Open Meeting at 7:09 p.m.

Agenda Item 12. Adjournment

- With no further business to discuss, VP Haas adjourned the meeting at 7:09 p.m.

APPROVED:

Kit Jones, President

ATTEST:

Lasha Gillespie, City Secretary

5. Review Financial Reports for
February as of February 29th.



**DEVELOP
RICHMOND**
EST. TEXAS 1837



City of Richmond, TX

Balance Sheet

Account Summary

As Of 02/29/2024

Account	Name	Balance	
Fund: 800 - DEVELOPMENT CORPORTION FUND			
Assets			
800-1101	CLAIM ON CASH-DEVELOPMENT CORP	5,499,090.88	
800-1410	SALES TAX RECEIVABLE	407,348.00	
	Total Assets:	5,906,438.88	<u>5,906,438.88</u>
Liability			
	Total Liability:	0.00	
Equity			
800-2900	UNAPPROPRIATED SURPLUS	4,970,209.60	
800-2920	RESTRICTED	457,715.93	
	Total Beginning Equity:	5,427,925.53	
Total Revenue		1,172,936.01	
Total Expense		694,422.66	
Revenues Over/Under Expenses		478,513.35	
	Total Equity and Current Surplus (Deficit):	5,906,438.88	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,906,438.88</u>



Balance Sheet

Account Summary

As Of 02/29/2024

Account	Name	Balance	
Fund: 703 - DCR CAPITAL PROJECTS FUND			
Assets			
703-1101	CLAIM ON CASH-DCR CAPITAL PROJ	489,331.86	
	Total Assets:	<u>489,331.86</u>	<u>489,331.86</u>
Liability			
	Total Liability:	<u>0.00</u>	
Equity			
703-2900	UNAPPROPRIATED SURPLUS	482,473.90	
	Total Beginning Equity:	<u>482,473.90</u>	
Total Revenue		10,730.37	
Total Expense		<u>3,872.41</u>	
Revenues Over/Under Expenses		6,857.96	
	Total Equity and Current Surplus (Deficit):	<u>489,331.86</u>	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>489,331.86</u></u>



Income Statement Account Summary

For Fiscal: FY2024 Period Ending: 02/29/2024

	Current Total Budget	YTD Activity	Budget Remaining
Fund: 800 - DEVELOPMENT CORPORTION FUND			
Revenue			
RevenueCharacter: 40 - Taxes			
800-4010 SALES TAX REVENUE	1,749,000.00	1,056,437.84	692,562.16
RevenueCharacter: 40 - Taxes Total:	1,749,000.00	1,056,437.84	692,562.16
RevenueCharacter: 45 - Other			
800-4500 OTHER INCOME	5,000.00	0.00	5,000.00
RevenueCharacter: 45 - Other Total:	5,000.00	0.00	5,000.00
RevenueCharacter: 46 - Interest Income			
800-4600 INTEREST INCOME	75,600.00	113,865.93	-38,265.93
RevenueCharacter: 46 - Interest Income Total:	75,600.00	113,865.93	-38,265.93
Revenue Total:	1,829,600.00	1,170,303.77	659,296.23
Expense			
ExpenseCharacter: 53 - Supplies			
800-6291-53120 OFFICE SUPPLIES	3,000.00	791.94	2,208.06
ExpenseCharacter: 53 - Supplies Total:	3,000.00	791.94	2,208.06
ExpenseCharacter: 56 - Purchased Services			
800-6291-56005 TRAVEL AND TRAINING	13,055.15	5,260.88	7,794.27
800-6291-56006 PERIODICALS AND MEMBERSHIPS	23,350.00	7,150.00	16,200.00
800-6291-56021 ADVERTISING	98,473.38	18,869.27	79,604.11
800-6291-56045 BANK FEES	1,000.00	0.00	1,000.00
800-6291-56048 MISCELLANEOUS	4,442.94	9.58	4,433.36
800-6291-56080 RESERVE FOR OPPORTUNITIES	103,503.00	0.00	103,503.00
800-6291-56081 TSTC COMMITMENT	100,000.00	100,000.00	0.00
800-6291-56083 CONTRACTED SERVICES	425,064.30	113,538.41	311,525.89
800-6291-56090 RICHMOND HISTORIC DISTRICT	12,497.00	12,417.85	79.15
800-6291-56091 FBC TRANSIT	75,000.00	75,000.00	0.00
ExpenseCharacter: 56 - Purchased Services Total:	856,385.77	332,245.99	524,139.78
ExpenseCharacter: 59 - Intergovernmental			
800-6291-59030 SALES TAX INCENTIVE AGREEMENTS	5,000.00	0.00	5,000.00
ExpenseCharacter: 59 - Intergovernmental Total:	5,000.00	0.00	5,000.00
ExpenseCharacter: 60 - Transfers Out			
800-6291-60000 TRANSFER TO OTHER FUNDS	330,438.00	185,438.00	145,000.00
800-6291-60007 CITY OF RICHMOND REIMB ALLOC	709,776.23	175,946.73	533,829.50
ExpenseCharacter: 60 - Transfers Out Total:	1,040,214.23	361,384.73	678,829.50
Expense Total:	1,904,600.00	694,422.66	1,210,177.34
Fund: 800 - DEVELOPMENT CORPORTION FUND Surplus (Deficit):	-75,000.00	475,881.11	
Total Surplus (Deficit):	-75,000.00	475,881.11	

Summary

Project Summary

Project Number	Project Name	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
<u>18</u>	Myrtle Street	519.29	422,390.36	0.00	417,998.50	3,872.41	421,870.91	0.16
<u>22</u>	North 10th ST	0.00	299,900.43	0.00	0.00	0.00	0.00	299,900.43
<u>39</u>	Project Neighbor	0.00	22,000.00	0.00	14,465.00	0.00	14,465.00	7,535.00
<u>43</u>	Project Whale	0.00	5,000.00	0.00	5,000.00	0.00	5,000.00	0.00
<u>81</u>	Strategic Plan	0.00	80,000.00	0.00	0.00	0.00	0.00	80,000.00
<u>89</u>	Marketing Hotel Feasibility Analysis	0.00	0.00	0.00	0.00	11,375.00	11,375.00	-11,375.00
Report Total:		519.29	829,290.79	0.00	437,463.50	15,247.41	452,710.91	376,060.59

Group Summary

Group	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
DCR Capital Projects	519.29	829,290.79	0.00	437,463.50	15,247.41	452,710.91	376,060.59
Report Total:	519.29	829,290.79	0.00	437,463.50	15,247.41	452,710.91	376,060.59

Type Summary

Group	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Capital	519.29	829,290.79	0.00	437,463.50	3,872.41	441,335.91	387,435.59
Tracking	0.00	0.00	0.00	0.00	11,375.00	11,375.00	-11,375.00
Report Total:	519.29	829,290.79	0.00	437,463.50	15,247.41	452,710.91	376,060.59



FY2024



CITY OF RICHMOND, TEXAS
Monthly Sales Tax Analysis
For the period ending
February 29, 2024

A CHARMING PAST
A SOARING FUTURE



Sales Tax Analysis

DateKey

10/1/2023 2/29/2024

Summary of Performance

Quarter Label	Net Payment	SPA Collections	City Retained SPA	Gross City Collections	MUD Expense SPA	City Retained	Budget Amount	DCR Retained
Q1								
1 - October	891,902	146,577	73,289	687,249	-73,289	613,960	473,706	204,653
2 - November	866,044	110,527	55,264	663,349	-55,264	608,085	540,950	202,695
3 - December	905,351	132,718	66,359	695,603	-66,359	629,244	494,036	209,748
Total	2,663,297	389,823	194,911	2,046,200	-194,911	1,851,289	1,508,692	617,096
Q2								
4 - January	892,126	130,634	65,317	685,424	-65,317	620,107	472,957	206,702
5 - February	1,007,800	154,485	77,243	775,161	-77,243	697,918	595,931	232,639
Total	1,899,926	285,120	142,560	1,460,585	-142,560	1,318,025	1,068,888	439,342
Total	4,563,223	674,943	337,471	3,506,785	-337,471	3,169,313	2,577,580	1,056,438



Sales Tax Analysis

DateKey

10/1/2023 2/29/2024

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 (%)
Q1									
1 - October	763,044	891,902	16.89%	526,568	613,960	16.60%	473,706	140,254	29.61%
2 - November	738,217	866,044	17.32%	502,908	608,085	20.91%	540,950	67,135	12.41%
3 - December	713,376	905,351	26.91%	484,741	629,244	29.81%	494,036	135,208	27.37%
Total	2,214,637	2,663,297	20.26%	1,514,217	1,851,289	22.26%	1,508,692	342,597	22.71%
Q2									
4 - January	779,887	892,126	14.39%	538,507	620,107	15.15%	472,957	147,150	31.11%
5 - February	956,893	1,007,800	5.32%	667,622	697,918	4.54%	595,931	101,987	17.11%
Total	1,736,780	1,899,926	9.39%	1,206,129	1,318,025	9.28%	1,068,888	249,137	23.31%
Total	3,951,417	4,563,223	15.48%	2,720,346	3,169,313	16.50%	2,577,580	591,733	22.96%



Sales Tax Analysis

DateKey

10/1/2023 2/29/2024

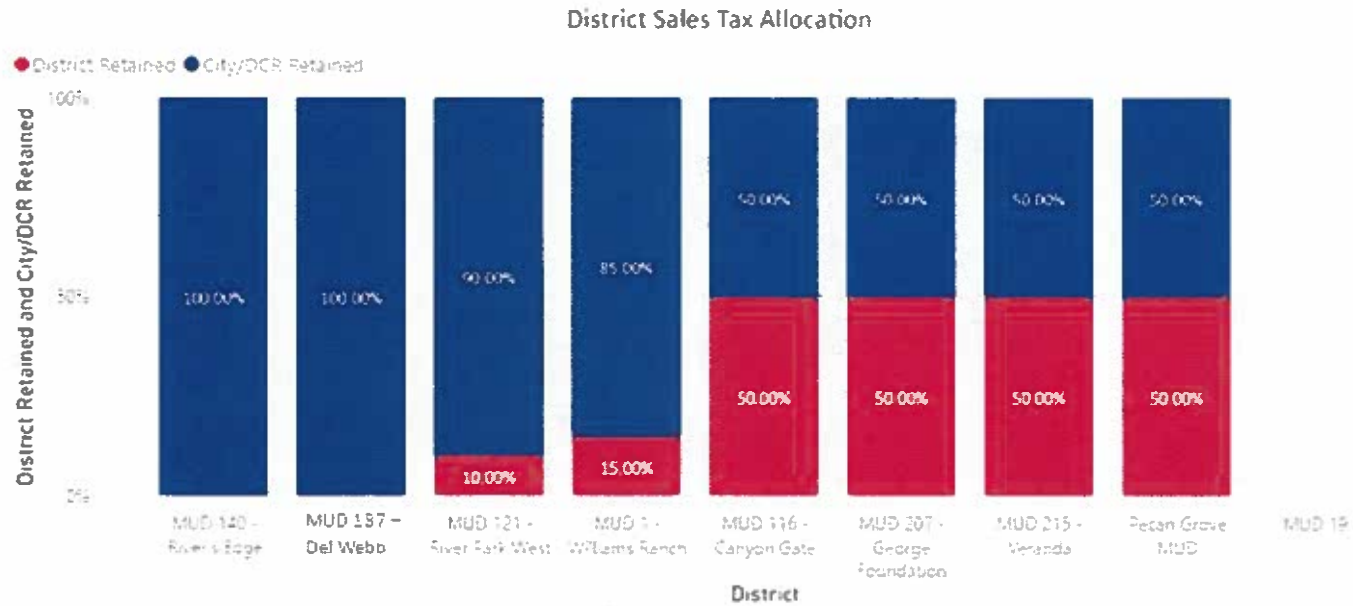
DCR Sales Tax

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 (%)
Q1									
1 - October	763,044	891,902	16.89%	175,523	204,653	16.60%	134,477	70,176	52.18%
2 - November	738,217	866,044	17.32%	167,636	202,695	20.91%	153,566	49,129	31.99%
3 - December	713,376	905,351	26.91%	161,580	209,748	29.81%	140,248	69,500	49.55%
Total	2,214,637	2,663,297	20.26%	504,739	617,096	22.26%	428,291	188,805	44.08%
Q2									
4 - January	779,887	892,126	14.39%	179,502	206,702	15.15%	134,264	72,438	53.95%
5 - February	956,893	1,007,800	5.32%	222,541	232,639	4.54%	169,174	63,465	37.51%
Total	1,736,780	1,899,926	9.39%	402,043	439,342	9.28%	303,438	135,904	44.79%
Total	3,951,417	4,563,223	15.48%	906,782	1,056,438	16.50%	731,729	324,709	44.38%



Sales Tax Analysis

SPA Allocation Agreements Key



DEVELOPMENT CORPORATION OF RICHMOND
SALES TAX REVENUE

GROSS (Includes City & SPAs)			DCR ALLOCATION		DCR BUDGET		Year-to-Date Target to Budget
Total Received	Prior Year %		Monthly	Total Received Year-to-Date	Monthly	Total Budget Year-to-Date	
	Increase (Decrease) Month to Month						Actual Income

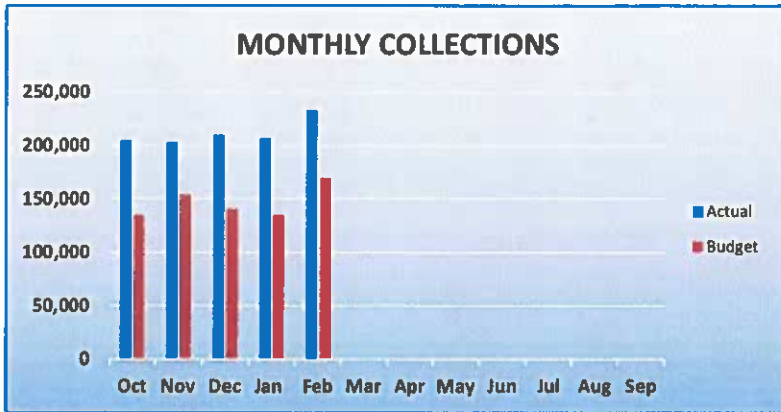
100% = Budget

Fiscal Year 2023

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	956,893	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	782,674	7%	177,308	1,381,002	148,945	1,007,911	137.02%
Jun	716,487	11%	163,304	1,544,306	134,832	1,142,743	135.14%
Jul	790,298	15%	178,565	1,722,871	135,785	1,278,528	134.75%
Aug	917,383	22%	210,274	1,933,145	152,327	1,430,855	135.10%
Sep	851,854	28%	198,218	2,131,363	136,812	1,567,667	135.96%

Fiscal Year 2024

Oct	891,902	17%	204,653	204,653	134,477	134,477	152.18%
Nov	866,044	17%	202,695	407,348	153,566	288,043	141.42%
Dec	905,351	27%	209,748	617,096	140,248	428,291	144.08%
Jan	892,126	14%	206,702	823,798	134,264	562,555	146.44%
Feb	1,007,800	5%	232,639	1,056,438	169,174	731,730	144.38%
Mar	0		0		130,764	862,494	
Apr	0		0		136,839	999,334	
May	0		0		158,065	1,157,398	
Jun	0		0		145,360	1,302,758	
Jul	0		0		142,654	1,445,413	
Aug	0		0		156,963	1,602,376	
Sep	0		0		146,624	1,749,000	



6. Review and discuss the
Executive Directors February
Report.



**DEVELOP
RICHMOND**

EST. TEXAS 1837



Director's Report Provided By: Jerry W. Jones Jr.
February 2024

DCR's Mission and Strategic Priorities

HREDA February Meeting comes to Richmond

Develop Richmond, TX, welcomed the Houston Regional Economic Development Alliance (HREDA) to our beautiful city of Richmond. HREDA is a collaborative forum of economic development organizations in the multicounty greater Houston region that shares best practices to actively promote the region as the top choice for investment and job creation.

HREDA is housed within the Greater Houston Partnership (GHP). GHP strives to make the region the best place to live, work, and build a business. They serve more than 900 member companies in the 12-county Houston region.

With roots dating back to 1840, the Partnership as it exists today was formed in 1989 in a merger of the Greater Houston Chamber of Commerce, the Houston Economic Development Council, and the Houston World Trade Association.

Fort Bend County FAM Tour Discussion w/Economix

The Economic Development Directors met to discuss the future of the Fam Tours. This Fam Tour is the annual opportunity that my colleagues and I invite **Consultant Connect** to Fort Bend County. The tour was an endeavor led by Fort Bend EDC. Consultant Connect is the company that brings the site selection consultants to our Fam Tours. They are also the creators of Economix. We are in the infant stages of planning this event. February

Both the Central Fort Bend and Fort Bend Chamber are being brought in to assist with the events surrounding the Fam Tour. More information to come as this is planned out.

Update: We are currently selecting the site selectors we would like to have visit our region. More information on the site consultants selected to come.

Business Retention and Recruitment

Men's Warehouse Grand Opening

Although this development was well within the Houston ETJ, I took the opportunity to speak with the district and regional leaders of Men's Warehouse to test the information that Retail Coach provided to us during the tenure of their contractual time with us. We will discuss further during the meeting what was discovered.

Meeting with Carlos Guzman

I met with Carlos to discuss what he was seeing and hearing from developers throughout the region. We discussed future opportunities to encourage development in Richmond and how the County would support the city's growth. Carlos has supported working as a liaison between the County's Economic Development interest and individual cities such as Richmond.

Meeting with Raushanna Butler

Met with Ms. Butler to answer questions she had concerning a pathway to getting involved in creating opportunities in North Richmond. She was interested in what options she would have concerning purchasing property and identifying whether it would be more advantageous to provide additional commercial or residential-type uses to the area.

Meeting with Dr. Tinker

Dr. Tinkler contacted me concerning small business needs. We provided her with assistance and will continue to work with her as she grows her customers within the Richmond area.

EDsuite meeting with Richmond

Staff met with the EDsuite team to discuss refreshing the website and training additional staff to input information on the site. Some updates are scheduled for completion towards the end of April. We are working with their team to address pages on the site to provide more up-to-date information for those who visit the site. We anticipate presenting the finished refresh during the June board meeting.

Met with Kendig Keast to discuss the Downtown Plan

Met with Kendig Keast during a meeting with the City Administration to review update and discuss the responses provided through the surveys of community stakeholders concerning downtown and olde town. There appears to be more support to expand downtown's footprint beyond the 5-6 blocks of Morton St.

Potential Investment and Job Creation Prospects

Promotes Availability of Sites/Buildings

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 (in-person): 1011 Preston - Mobile Home Park Extension

Pre-Application Conference: Morton St 1008 (office spaces)

Past Networking Opportunities and Collaborations

City Coffee:

We met with Rosenberg Economic Development Staff and Kristin Weiss at our monthly City Coffee. This allows Economic Development Directors and Kristin to discuss what we see in our communities and sometimes in greater Fort Bend.

State of the City- Rosenberg- Thursday February 15, 2024

Wreath laying for Walter Moses Burton- Friday February 23, 2024

Moving Fort Bend Forward Event- This event was held on Thursday February 29, 2024. This event was focused on engineers and developers interested in the growth of Fort Bend County. Director Jones was asked to provide the invocation for the event. It was a great opportunity to connect with business leaders in the region who are interested in opportunities to provide additional investments into the community.

Upcoming Events and Activities:

Event: Richmond Small Business Breakfast
Date: March 20th
Guest Speaker: Janis Burke, CEO of the Houston Sports Authority

Event: Coffee @ the BLOCK
Date: March 27th

Event: DCR Board of Directors Meeting
Date: April 9th

** Please look for information in your emails for a possible soft opening for a new commercial development project scheduled to finish construction in our ETJ within the next month. We received a call wanting to coordinate schedules with both City and DCR representatives. More information to come.

Pre-Application Conference(s)



**DEVELOP
RICHMOND**
EST. TEXAS 1837



PRE-APPLICATION CONFERENCE REQUEST FORM

RICHMOND
EST. TEXAS 1837

Planning Department | 600 Morton Street • Richmond, Texas 77469
Phone 281-232-6871 • Fax 281-238-1215

Pre-application conference provides a valuable opportunity to discuss your project with various City of Richmond department representatives.

Pre-application Conference Timings
Every Tuesday: 9:00 a.m., 10:00 a.m., and 11:00 a.m.
Virtual Meeting via Zoom

To reserve your meeting time, please return completed form with Preliminary site plan; a copy of the survey, and/or other relevant attachments:

- **In Person:** Planning Department | 600 Morton Street, Richmond, Texas 77469
- **Email:** planning@richmondtx.gov

Project Description:	Office Space to be used by owners		
Location: (Address/ Nearest Intersection)	1008 Morton Street Richmond Texas		
Contact Person:	Danial Razzaqi		
Property Owner:	Danial Razzaqi/Syed Razzaqi 916 Jennetta Holdings LLC		
Email:	Razzaqidanial@gmail.com/syedrazzaqi@yahoo.com		
Phone:	6517958635		
Attachment Provided:	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice: 2/20/24 any time that is open		
	2 nd Choice: 2/27/24 any time that is availbale		
	3 rd Choice: 3/5/24 any time that is available		
<u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u>			

VESTING DISCLAIMER

I understand and agree that a pre-application conference is voluntary and intended to be an informational session only and does not substitute for my own diligence in determining all requirements that may apply to my development. No representation made during a pre-application conference can modify the regulations that apply to my project. Furthermore, I agree that this request and everything that occurs during the pre-application conference, including but without limitation any questions asked or answers given, shall not constitute a formal application for purposes of vesting under the Texas Vesting Statue.

Property Owner/Agent Signature

2/6/2024
Date

Danial Razaqi, Building COO

1008 Morton Street, Richmond, TX 77459

RETAIL / OFFICE WORK SPACES

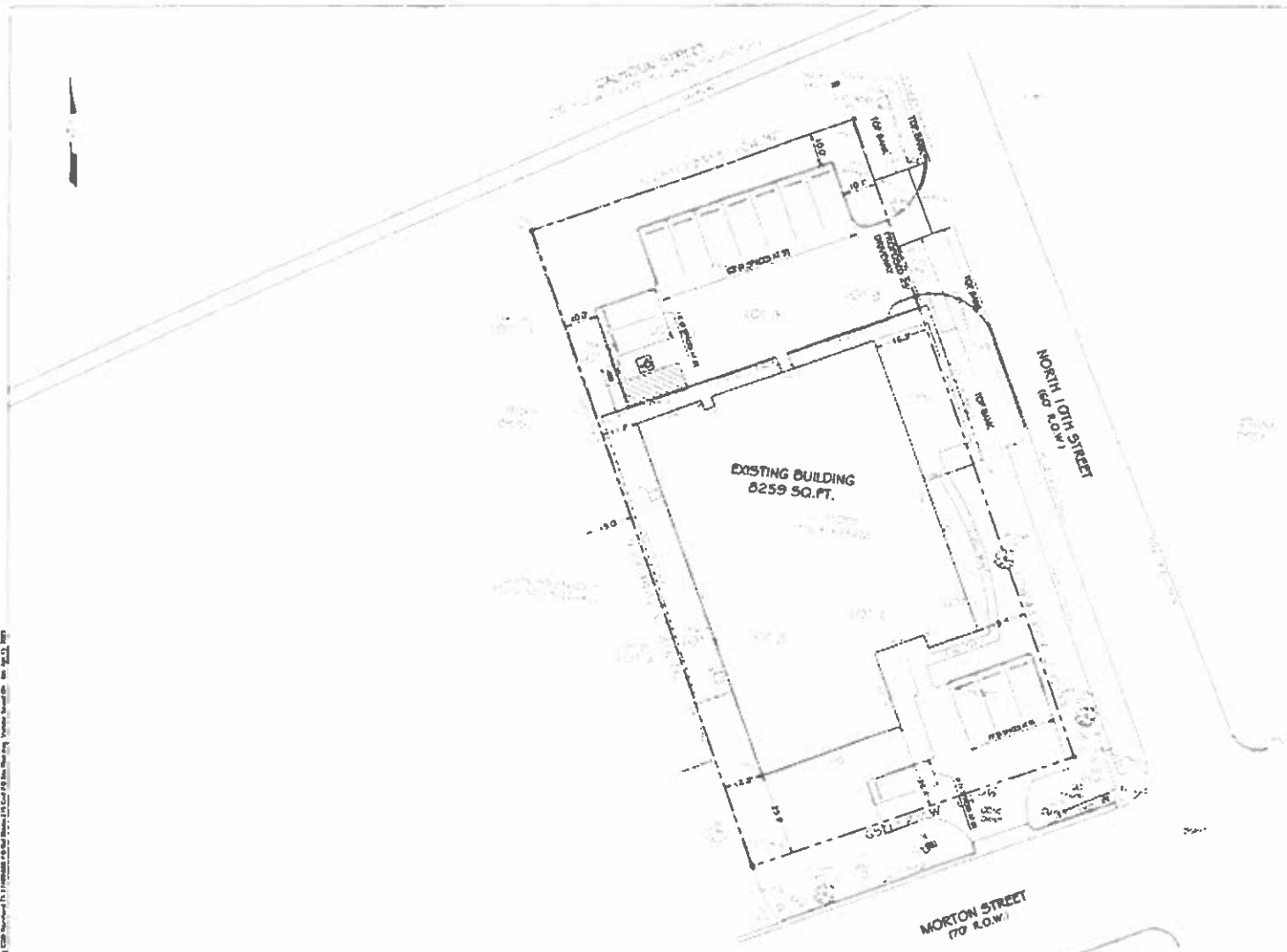
LIST OF DRAWINGS

000-001 01-01 COVER PAGE
01C-001 01-01 SITE PLAN
01C-002 01-01 FLOOR PLAN

VICINITY MAP (NTS)



 **ALIANA CORPORATION LLC**
ENGINEERING SERVICES AND GENERAL CONTRACTING
17000 W AIRPORT BLVD SUITE 1204, Sugar Land, TX 77478
Tel: (281) 311-0266 Fax: (281) 311-0266
www.alianacorp.com



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PARKING AREA IS PER HANCOCK TEXAS UNIFIED DEVELOPMENT CODE
 (TABLE 4 2 101)
 PARKING REQUIRED FOR OFFICE 14 PARKINGS PER 1000 SQ. FT. OF OFFICE
 PARKING PROVIDED 14 PARKINGS (1 ADA)

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NO.	REVISION	DATE

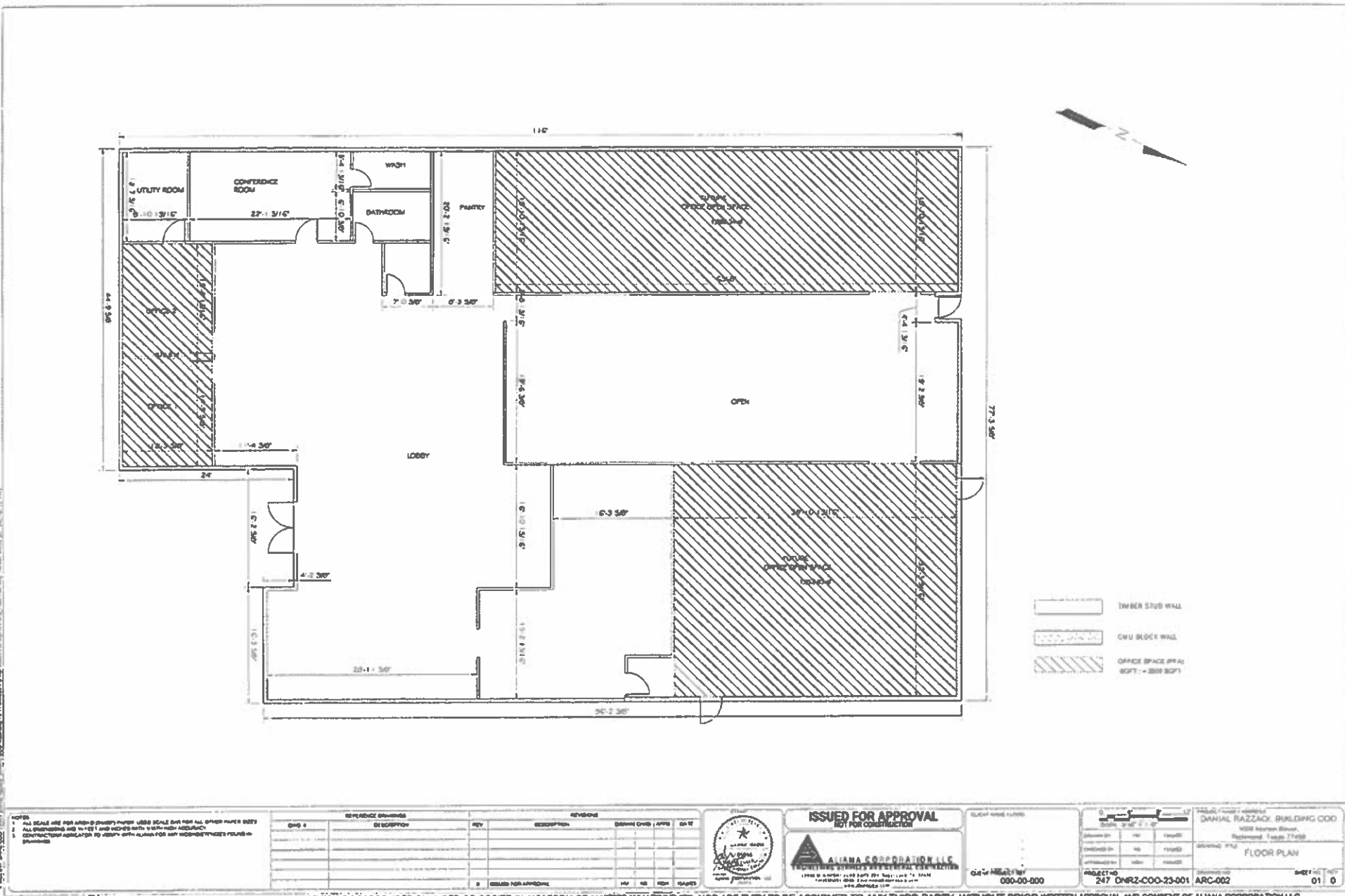



ISSUED FOR APPROVAL
 NOT FOR CONSTRUCTION
ALIANA CORPORATION LLC
 REGISTERED ARCHITECTS AND EXTERIOR CONTRACTORS
 1008 MORTON STREET
 RICHMOND, TEXAS 77469
 TEL: 281-261-1111
 FAX: 281-261-1112

CLIENT NAME: LOOD
 CLIENT PROJECT FILE:

SCALE: 1" = 15'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT NO: 247 DMZ-COO-23-001

PROJECT NAME: DANIEL RAZZAGH BUILDING COO
 1008 MORTON STREET
 RICHMOND, TX 77469
SITE PLAN
 SHEET NO: 01
 OF: 01



-  TIMBER STUD WALL
-  CMU BLOCK WALL
-  OFFICE SPACE (PFA)
8071 - 2000 SQFT

NOTES:
 1. ALL SCALE ARE FOR ARCHITECTURAL PURPOSES. VERIFY SCALE FOR ALL OTHER PAPER SIZES.
 2. ALL DIMENSIONS AND TOLERANCES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TOLERANCES BEFORE CONSTRUCTION.

NO.	DESCRIPTION	DATE	BY	APP'D	CHK'D



ISSUED FOR APPROVAL
 NOT FOR CONSTRUCTION

ALANNA CORPORATION LLC
 REGISTERED ARCHITECTS & ENGINEERS

11000 N. COUNTRY CLUB DRIVE, SUITE 100, ATLANTA, GA 30342
 TEL: 404.488.8888 FAX: 404.488.8889
 WWW.ALANNA-CORP.COM

PROJECT NO.	000-00-000
DATE	08/14/2018
SCALE	AS SHOWN
PROJECT	247 ONRZ-COO-23-001

PROJECT NO.	247 ONRZ-COO-23-001
ARC-002	01 0

DANIAL RAZZACK, BUILDING OOD
 1000 Marietta Street
 Roseland, Texas 77068

FLOOR PLAN



RICHMOND
EST. TEXAS 1837

PRE-APPLICATION CONFERENCE REQUEST FORM

Planning Department | 600 Morton Street • Richmond, Texas 77469
Phone 281-232 6871 • Fax 281 238 1215

Pre-application conference provides a valuable opportunity to discuss your project with various City of Richmond department representatives.

Pre-application Conference Timings

Every Tuesday: 9:00 a.m., 10:00 a.m., and 11:00 a.m.

Virtual Meeting via Zoom

To reserve your meeting time, please return completed form with Preliminary site plan, a copy of the survey, and/or other relevant attachments:

- In Person: Planning Department | 600 Morton Street, Richmond, Texas 77469
- Email: planning@richmondtx.gov

Project Description:	An extension to Lopez Frailen Park		
Location: (Address/ Nearest Intersection)	1011 Preston St.		
Contact Person:	Israel Lopez		
Property Owner:	John + Annie Lopez		
Email:	max148862@gmail.com		
Phone:	832-841-8352		
Attachment Provided:	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice		
	2 nd Choice		
	3 rd Choice		
Applications must be submitted a minimum of 7 days prior to the requested meeting date.			

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Property Owner/Agent Signature

2-2-24
Date

add on too extensions Lopez Trailer Park

Light pole • Light pole • Light pole • Light pole • Light pole

sewer line

sewer line

12

13

14

15

16

17

18

1101

water line water line

Road

Road

10

5

4

3

2

1

9

8

Road

PRESTON ST

112

Wagon St

For Sale Properties



**DEVELOP
RICHMOND**

EST. TEXAS 1837

Property Summary Report

1041 90 Alt Hwy

Richmond, TX 77406 - Southwest Outlier Submarket



LAND

Type	Commercial Land
Land AC - Gross	1.00 AC
Land SF - Gross	43,560 SF

TRAFFIC & FRONTAGE

Traffic Volume	548 on Edgewood Dr & Hennessey Rd NW (2022) 27,716 on Plummer & Hwy 90 Alt NE (2022)
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Made with TrafficMatrix Products

TRANSPORTATION

Airport	51 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (27)

SALE

For Sale	\$895,000 (\$895,000/AC - \$20.55/SF)
Sale Type	Investment
Status	Active

LEASE

Available AC	1.00 AC
Available SF	43,560 SF
Rent	\$784,080.00/AC
Term	5 - 15 Years
Outparcel	No

LEASE NOTES

Embark on your business venture with this prime 1-acre land lease opportunity in Richmond, Texas. Strategically located along HWY 90-A, this commercial site boasts high visibility and excellent accessibility, setting the stage for success. With build-to-suit options available, customize the space to suit your retail, office, or daycare needs precisely. Benefit from the existing curb cut and interior cross-access driveway, ensuring seamless traffic flow and convenience for patrons. Don't miss out on the chance to lease this dynamic property and establish your presence in a thriving commercial landscape. Contact us today to seize this opportunity for your business!

PROPERTY CONTACTS

Sales Company



KW Commercial Texas Gulf
1220 Augusta Dr
Houston, TX 77057
(713) 470-2100 (p)

Property Summary Report

3421 Fm 359 Rd

Richmond, TX 77406 - Southwest Outlier Submarket



BUILDING

Type	3 Star Sports & Entertainment
Year Built	2017
RBA	24,738 SF
Stories	1
Typical Floor	24,738 SF

LAND

Land Acres	3.98 AC
Parcels	0046-00-000-0723-901

AMENITIES

- Air Conditioning

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

TRANSPORTATION

Airport	57 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (8)

TENANTS

Braman Winery	24,738 SF
---------------	-----------

PROPERTY CONTACTS

Sales Company	Colliers	Recorded Owner	Braman Properties Sm Llc
	1233 West Loop S Houston, TX 77027 (281) 494-4769 (p) (281) 494-3227 (f)		3421 Fm 359 Rd Richmond, TX 77406

SALE HIGHLIGHTS

- 21,774 SF Main Building
- 2,964 SF Rear Warehouse
- 100% HVAC
- Outside City Limits
- Commercial Water Well/Septic

Property Summary Report

1807 Richmond Parkway - 9.79 Acres Richmond Parkway

Richmond, TX 77469 - Southwest Outlier Submarket



LAND

Type	Commercial Land
Land AC - Gross	9.79 AC
Land SF - Gross	426,452 SF
Topography	Level

ZONING & USAGE

Proposed Use	Commercial
--------------	------------

TRAFFIC & FRONTAGE

Traffic Volume	4,801 on Williams Way & - (2022) 9,129 on Front Street & Wheaton St NW (2022)
Frontage	550' on Richmond Parkway

Made with TrafficMetrix Products

CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation,
----------------	--

TRANSPORTATION

Airport	52 min drive to William P. Hobby Air- port
Walk Score	Car-Dependent (13)

SALE

For Sale	\$4,264,524 (\$435,600/AC - \$10.00/SF)
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Lone Star Properties 5545 FM 359 Richmond, TX 77469 (281) 342-5950 (p)
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Property Summary Report

FM 359 @ Del Agua - 1121 FM 359



Richmond, TX 77469 - Southwest Outlier Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	1.75 AC
Land SF - Gross	76,230 SF
Topography	Level

ZONING & USAGE

Zoning	MSTY
Proposed Use	Bank, Car Wash, Commercial, Convenience Store, Day Care Cen-

CURRENT CONDITION

Improvements	Fence
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer,

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix Products



TRANSPORTATION

Airport	53 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (39)

SALE

For Sale	\$850,000 (\$485,714/AC - \$11.15/SF)
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	 First Warranty Realty 1117 FM 359 Richmond, TX 77406 (281) 341-5553 (p) (281) 341-5572 (f)	True Owner	 First Warranty Realty 1117 FM 359 Richmond, TX 77406 (281) 341-5553 (p) (281) 341-5572 (f)
Recorded Owner	River Bend Park 1117 FM 359 Rd Richmond, TX 77406		

Property Summary Report

FM 359 @ Del Agua - 1121 FM 359



Richmond, TX 77469 - Southwest Outlier Submarket

SALE HIGHLIGHTS

- Lots of Traffic
- Fast Growing Area
- Corner!
- New Amazon fulfillment center to bring 1,000 jobs to Fort Bend County is near by!

Property Summary Report

126 Collins Rd

Richmond, TX 77469 - Southwest Outlier Submarket



LAND

Type	3 Star Commercial Land
Land AC - Gross	25.03 AC
Land SF - Gross	1,090,307 SF
Density Allowed	YS

ZONING & USAGE

Zoning	Industrial
Proposed Use	Commercial

CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation
----------------	--

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix Products

TRANSPORTATION

Walk Score	Car-Dependent (42)
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SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	Not Disclosed
Date	Dec 2019

Property Summary Report

126 Collins Rd



Richmond, TX 77469 - Southwest Outlier Submarket

PROPERTY CONTACTS

Sales Company



Lee & Associates
9805 Katy Fwy
Houston, TX 77024
(713) 744-7400 (p)
(832) 564-1895 (f)

Recorded Owner



Union Pacific Railroad Co
1400 Douglas St
Omaha, NE 68179

Previous True Owner



Skymark Development Company, Inc.
1616 S Voss Rd
Houston, TX 77057
(713) 978-5900 (p)
(713) 978-5954 (f)

Previous True Owner

Keith DeBault
Rockdale, TX 76567

LAND NOTES

Half a mile of railroad frontage - more than 2600'

37.55 acres on Collins Road, just north of US 90A in the heart of Richmond, Texas. Improvements include an approximately 62,115-SF sprinklered steel warehouse and large concrete parking lot.

Property Summary Report

5250 FM 1640 Rd

Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type	3 Star Retail Bank
Tenancy	Single
Year Built	2001
GLA	6,541 SF
Stories	1
Typical Floor	6,541 SF

LAND

Land Acres	2.00 AC
Zoning	YM
Parcels	0055-00-000-0676-901

TENANTS

IBC Bank	5,606 SF
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BUILDING AMENITIES

- Banking
- Pylon Sign
- Storage Space
- Drive Thru
- Signage
- Tenant Controlled HVAC

FOR LEASE

Smallest Space	6,541 SF	Retail Avail	6,541 SF
Max Contiguous	6,541 SF		
# of Spaces	1		
Vacant	6,541 SF		
% Leased	0%		
Rent	\$22.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	6,541	6,541	6,541	\$22.00/NNN	Vacant	5 - 10 Years

Property Summary Report

5250 FM 1640 Rd



Richmond, TX 77469 - Far Southwest Submarket

SALE

For Sale	\$2,000,000 (\$305.76/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	\$1,500,000 (\$229.32/SF)
Date	Jun 2022
Sale Type	Investment
Financing	1st Mortgage: Private Lender Bal/Pmt: \$1,500,000/-

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix Products

TRANSPORTATION

Parking	26 available (Surface);Ratio of 3.97/1,000 SF
Airport	53 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (40)

PROPERTY CONTACTS

Sales Company	Rubicon Realty Group, LLC 300 Promenade Way Dr Sugar Land, TX 77478 (281) 313-0000 (p) (281) 313-0010 (f)	True Owner	Rubicon Realty Group, LLC 300 Promenade Way Dr Sugar Land, TX 77478 (281) 313-0000 (p) (281) 313-0010 (f)
Recorded Owner	5250 FM1640 Interests, LTD	Previous True Owner	International Bancshares Corp 1200 San Bernardo Ave Laredo, TX 78040 (956) 722-7611 (p) (956) 726-6637 (f)

SALE HIGHLIGHTS

- Heavy Traffic
- Pylon & Billboard Signage
- 2nd Gen Space
- Frontage on Two Streets

Property Summary Report

FM 359 - 25.16 AC FM 359 near HWY 90A

Richmond, TX 77406 - Southwest Outlier Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	25.16 AC
Land SF - Gross	1,095,970 SF
No. of Lots	1
Topography	Level
Density Allowed	No Restrictions
Parcels	0062-00-000-0471-901, 0062-00-000-0472-901

ZONING & USAGE

Zoning	Yes, City Of Richmond
Proposed Use	Commercial, Mixed Use, Office, Retail

CURRENT CONDITION

Improvements	Barns, no contributory value
Grading	Raw land
Infrastructure	No Cable, Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No

TRAFFIC & FRONTAGE

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

Made with TrafficMatrix Products

TRANSPORTATION

Airport	52 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (31)

SALE

For Sale	\$5,469,975 (\$217,408/AC - \$4.99/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	R & W Real Estate, INC. 310 Morton St Richmond, TX 77469 (281) 238-0444 (p) (281) 238-0440 (f)	Recorded Owner	Hail Eustice A li
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Property Summary Report

1211 FM 359



Richmond, TX 77406 - Southwest Outlier Submarket



LAND

Type	3 Star Commercial Land
Land AC - Gross	1.00 AC
Land SF - Gross	43,560 SF

ZONING & USAGE

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

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets
----------------	---

TRAFFIC & FRONTAGE

Traffic Volume	983 on Southern PI & Tulane Dr E (2022) 19,550 on FM 359 Rd & Blaisdale Rd N (2022)
Frontage	193' on FM 359 (with 1 curb cuts)

Made with TrafficMatrix Products

TRANSPORTATION

Airport	53 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (43)

SALE

For Sale	\$725,000 (\$725,000/AC - \$16.64/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Seguin Assets 1803 Willow Lakes Dr Sugar Land, TX 77479 (832) 565-4359 (p)	True Owner	Seguin Assets 1803 Willow Lakes Dr Sugar Land, TX 77479 (832) 565-4359 (p)
Recorded Owner	Petrosewicz Enterprises Ltd		

LAND NOTES

This is an attractive commercial property that is located in a rapidly developing area of Fort Bend County. There are several new residential developments in the area.



Property Summary Report

1011 FM 359 Rd



Richmond, TX 77406 - Far Southwest Submarket



BUILDING

Type	2 Star Retail
Tenancy	Single
Year Built	1994
GLA	10,348 SF
Stories	1
Typical Floor	10,348 SF

LAND

Land Acres	2.00 AC
Zoning	None
Parcels	0042-00-000-0071-901

FOR LEASE

Smallest Space	10,348 SF
Max Contiguous	10,348 SF
# of Spaces	1
Vacant	10,348 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$10 - 12 (Retail)
CAM	Withheld

Retail Avail	10,348 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	10,348	10,348	10,348	Withheld	Vacant	Negotiable

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	983 on Southern PI & Tulane Dr E (2022)
	21,091 on TX 45;RM 620 & Blaisdale Rd N (2020)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	150 available (Surface);Ratio of 10.00/1,000 SF
Walk Score	Car-Dependent (29)



Property Summary Report

1011 FM 359 Rd



Richmond, TX 77406 - Far Southwest Submarket

PROPERTY CONTACTS

Sales Company	Enclave Property 4950 Terminal St Bellaire, TX 77401 (713) 787-5373 (p)	Recorded Owner	Pirooz Investments Corp 2531 Texana Way Richmond, TX 77406 (281) 238-9591 (p)
Previous True Owner	Pirooz Investments Corp 2531 Texana Way Richmond, TX 77406 (281) 238-9591 (p)		

BUILDING NOTES

Stand-alone 11,160 SF showroom/warehouse w/ 2 overhead doors insides and back. OVER 150 Parking spaces. property is fully air-conditioned. Richmond Furniture is over 11160 SQFT across from Pecan Grove Plantation country club that serves the 386 acre master planned community of River's Edge in addition to the Richmond/Pecan Grove trade area located Southwest of Houston.

Located on FM 359 just North of 90A.

Property Summary Report

FM 359 Road - FM 359 - 1.705 Acres

Richmond, TX 77406 - Southwest Outlier Submarket



LAND

Type	Commercial Land
Land AC - Gross	1.70 AC
Land SF - Gross	74,052 SF

CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation,
----------------	--

TRAFFIC & FRONTAGE

Traffic Volume	8,110 on FM 359 Rd & la Salle Ln E (2022) 10,445 on TX 45, RM 620 & Precinct Line Rd E (2020)
----------------	--

Made with TrafficMetrix Products

TRANSPORTATION

Airport	56 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (7)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company



Marcus & Millichap
3 Riverway
Houston, TX 77056
(713) 452-4200 (p)
(713) 452-4210 (f)

SALE HIGHLIGHTS

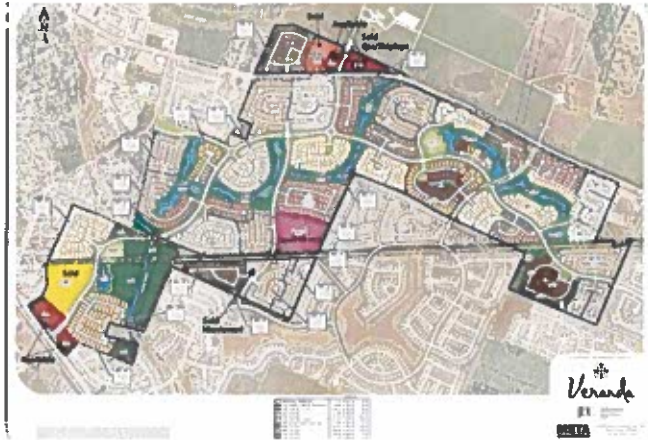
- FM 359 Frontage
- Residential Growth
- Utilities to site

Property Summary Report

23014 Henderson Row Dr - Veranda



Richmond, TX 77469 - Southwest Outlier Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	39.50 AC
Land SF - Gross	1,720,620 SF
No. of Lots	7
Topography	Level

ZONING & USAGE

Zoning	Commercial
Proposed Use	Commercial

CURRENT CONDITION

Grading	Raw land
Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, Gas, No Irrigation.

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix Products

TRANSPORTATION

Airport	50 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (2)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	The Johnson Development Corp. 5005 Riverway Dr Houston, TX 77056 (713) 960-9977 (p) (713) 960-9978 (f)
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Property Summary Report

0 Highway 59 - Williams Ranch Land



Richmond, TX 77469 - Southwest Outlier Submarket



LAND

Type	3 Star Commercial Land
Land AC - Gross	18.20 AC
Land SF - Gross	792,792 SF
No. of Lots	1
Parcels	0055-00-000-0624-901

ZONING & USAGE

Proposed Use	Apartment Units, Commercial, Office, Retail
--------------	---

CURRENT CONDITION

Infrastructure	No Cable, Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation.
----------------	--

TRAFFIC & FRONTAGE

Traffic Volume	90,260 on Southwest Freeway & Crabb River Rd E (2021) 96,289 on Southwest Freeway & Brazos Center Blvd SW (2022)
Frontage	810' on Highway 59

Made with TrafficMetrix Products

TRANSPORTATION

Airport	53 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (3)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Junction Commercial Real Estate	Sales Company	Lee & Associates
	1 Riverway		9805 Katy Fwy
	Houston, TX 77056		Houston, TX 77024
	(713) 930-2001 (p)		(713) 744-7400 (p)
			(832) 564-1895 (f)



Property Summary Report

117 E Highway 90A



Richmond, TX 77406 - Southwest Outlier Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	2002
RBA	1,488 SF
Stories	2
Typical Floor	744 SF
Construction	Wood Frame

LAND

Land Acres	0.13 AC
Zoning	Y
Parcels	0062-00-000-0370-901

SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active





TRANSPORTATION

Parking	10 available (Surface);Ratio of 7.00/1,000 SF
Airport	54 min drive to William P. Hobby Airport
Walk Score	Somewhat Walkable (56)

TENANTS

Merciful Home Health	900 SF
----------------------	--------

PROPERTY CONTACTS

<p>Sales Company</p>  <p>CUSHMAN & WAKEFIELD</p>	<p>Cushman & Wakefield</p> <p>575 Maryville Centre Dr</p> <p>Saint Louis, MO 63141</p> <p>(314) 727-2004 (p)</p>	<p>Sales Company</p>  <p>CUSHMAN & WAKEFIELD</p>	<p>Cushman & Wakefield</p> <p>1330 Post Oak Blvd</p> <p>Houston, TX 77056</p> <p>(713) 877-1700 (p)</p> <p>(713) 331-1822 (f)</p>
<p>True Owner</p> 	<p>Alimentation Couche-Tard</p> <p>4204 Industriel Boul</p> <p>Laval, QC H7L 0E3</p> <p>1 (450) 662-6632 (p)</p> <p>1 (450) 662-6633 (f)</p>	<p>Recorded Owner</p> 	<p>Big Diamond Llc</p> <p>(210) 692-5000 (p)</p>

BUILDING NOTES

117 HWY 90A is a versatile commercial property spanning over 1,488 SF on a 5,829 SF lot. It can be used as an office, residential, or retail space and comes with ample parking. It features multiple offices, a reception area, and a kitchenette. Situated across the street from Larry's Original Mexican Restaurant and near OakBend Medical Center and Fort Bend County Courthouse, it's an ideal location for starting or relocating a business.

Property Summary Report

700 Jackson St - Wells Fargo Bank

Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type	3 Star Retail Bank
Tenancy	Single
Year Built	1976
GLA	7,426 SF
Stories	1
Typical Floor	7,426 SF
Construction	Masonry

LAND

Land Acres	0.80 AC
Zoning	XYS
Parcels	7395-00-113-0010-901

TENANTS

Wells Fargo	7,426 SF
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SALE

For Sale	\$1,800,000 (\$242.39/SF)
Sale Type	Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	17,287 on Jackson St & S 6th St NE (2022)
	17,162 on Jackson Street & S 6th St NE (2020)
Frontage	231' on Jackson (with 3 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Airport	53 min drive to William P. Hobby Airport
Walk Score	Somewhat Walkable (69)

PROPERTY CONTACTS

Sales Company	Rod Scarborough Properties 1207 Antoine Dr Houston, TX 77005 (713) 252-6494 (p)	True Owner	Wells Fargo & Company 420 Montgomery St San Francisco, CA 94104 (866) 878-5865 (p) (415) 392-3877 (f)
Recorded Owner	Wells Fargo & Company 90 S 7th St Minneapolis, MN 55402		

Property Summary Report

700 Jackson St - Wells Fargo Bank

Richmond, TX 77469 - Far Southwest Submarket



SALE HIGHLIGHTS

- Heavy Traffic
- Urban Infill
- Walking distance to Fort Bend Courthouse.

Property Summary Report

1100 Jackson St

Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type	3 Star Retail Freestanding
Tenancy	Single
Year Built	1965
Year Renov	2024
GLA	10,379 SF
Stories	2
Typical Floor	6,000 SF
Construction	Reinforced Concrete

LAND

Land Acres	1.28 AC
Zoning	XY
Parcels	7135-00-015-0002-901

TENANTS

Lifecek Drug	500 SF
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BUILDING AMENITIES

- Air Conditioning
- Drive Thru
- Signage
- Corner Lot
- Freeway Visibility
- Signalized Intersection

SALE

For Sale	\$2,500,000 (\$240.87/SF)
Sale Type	Investment
Status	Active
Last Sale	
Sold Price	Not Disclosed
Date	Mar 2023

TRAFFIC & FRONTAGE

Traffic Volume	4,699 on Union St & S Union St S (2022)
	20,291 on Jackson Street & S 11th St NE (2020)
Frontage	225' on Jackson St
	275' on Thompson

Made with TrafficMetrix Products

TRANSPORTATION

Parking	30 available (Surface); Ratio of 12.33/1,000 SF
Airport	52 min drive to William P. Hobby Airport
Walk Score	Very Walkable (71)

Property Summary Report

1100 Jackson St



Richmond, TX 77469 - Far Southwest Submarket

PROPERTY CONTACTS

Sales Company	Texas Signature Realty LLC 2323 S Voss Rd Houston, TX 77057 (832) 876-2093 (p)	Recorded Owner	County Of Fort Bend
Previous True Owner	Bruce Gingrich 1316 7th St Rosenberg, TX 77471 (281) 232-3940 (p)		

Property Summary Report

2222 Pultar Rd - 2222 Pultar Rd.

Richmond, TX 77469 - Southwest Outlier Submarket



LAND

Type	Commercial Land
Land AC - Gross	25.00 AC
Land SF - Gross	1,089,000 SF
Topography	Level
Parcels	0047-00-000-0021-901

ZONING & USAGE

Proposed Use	Pasture/Ranch
Approval	Maps

CURRENT CONDITION

Improvements	House, Shop, Barn
Grading	Raw land
Infrastructure	Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No

TRAFFIC & FRONTAGE

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

Made with TrafficMeInx Products

TRANSPORTATION

Walk Score	Car-Dependent (3)
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SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Commercial Realty Company	Recorded Owner	4 All Pitt Llc
	11520 Bedford St Houston, TX 77031 (281) 568-7805 (p) (713) 664-8008 (f)		2222 Pultar Rd Richmond, TX 77469

SALE HIGHLIGHTS

- Water Front, Ranch, Pastures

Property Summary Report

911 Richmond



Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1910
Year Renov	1990
RBA	2,658 SF
Stories	2
Typical Floor	1,329 SF
Construction	Wood Frame

LAND

Land Acres	1.70 AC
Parcels	0055-00-000-0030-901

TRANSPORTATION

Airport	53 min drive to William P. Hobby Airport
Walk Score	Somewhat Walkable (62)

SALE

For Sale	\$695,000 (\$261.48/SF)
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Ward and Associates Rosenberg, TX 77471 (713) 271-7100 (p)
Recorded Owner	Carolyn Mcdaniel 8104 Williams School Rd Needville, TX 77461

Sales Company	NB Elite Realty 2116 Thompson Rd Richmond, TX 77469
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SALE HIGHLIGHTS

- Exceptional Access to Fort Bend County Courthouse
- Perfect for Owner User
- Upside Potential from Subdividing Property

Property Summary Report

902 Richmond Pky

Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	1920
Year Renov	2011
RBA	6,381 SF
Stories	2
Typical Floor	3,191 SF

LAND

Land Acres	2.99 AC
Zoning	AY
Parcels	8545-00-001-0001-901

TRANSPORTATION

Airport	53 min drive to William P. Hobby Airport
Walk Score	Somewhat Walkable (62)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	\$1,198,000 (\$187.74/SF)
Date	Feb 2022
Sale Type	Investment
Financing	1st Mortgage: Private Lender Bal/Pmt: \$1,398,000/-

PROPERTY CONTACTS

Sales Company	Research In Progress 501 S 5th St Richmond, VA 23219	True Owner	Milagro Pathways LLC 902 Richmond Richmond, TX 77469
Recorded Owner	Goforth Edward D 902 Front St Richmond, TX 77469	Previous True Owner	GOFORTH EDWARD D & DONNA S 1918 Rose Arbor Ct Sugar Land, TX 77479

Property Summary Report

203 Sims Rd

Richmond, TX 77406 - Far Southwest Submarket



BUILDING

Type	3 Star Retail Storefront Retail/Office
Year Built	2021
GLA	3,000 SF
Stories	1
Typical Floor	3,000 SF

LAND

Land Acres	0.46 AC
Parcels	2855-05-000-0120-901

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	548 on Edgewood Dr & Hennessey Rd NW (2022) 27,716 on Plummer & Hwy 90 Alt NE (2022)
Frontage	170' on Sims

Made with TrafficMetrix Products

TRANSPORTATION

Airport	51 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (22)

PROPERTY CONTACTS

Sales Company	Gary Greene Commercial Properties 1177 West Loop South Houston, TX 77027 (713) 965-0812 (p)	Recorded Owner	Joe Mandola 506 E Highway 90a Richmond, TX 77406
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SALE HIGHLIGHTS

- Quick access to major thoroughfares Hwy 90 Alt and FM 359
- Close to OakBend Medical Center and Fort Bend Justice Center Office
- Low Taxes, No MUD

Property Summary Report

1006 Thompson Rd - Building 200



Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type	3 Star Office
Year Built	2011
RBA	1,320 SF
Stories	1
Typical Floor	1,320 SF
Construction	Masonry

LAND

Parcels	8945-01-001-0040-901
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FOR LEASE

Smallest Space	1,320 SF	Office Avail	1,320 SF
Max Contiguous	1,320 SF		
# of Spaces	1		
Vacant	1,320 SF		
% Leased	0%		
Rent	\$22.73		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	1,320	1,320	1,320	\$22.73/NNN	Vacant	3 - 5 Years

SALE

For Sale	Part of a Portfolio - \$1,500,000 (\$345.86/SF)
Sale Type	Investment or Owner User
Properties	2
Status	Active

TRANSPORTATION

Parking	21 available (Surface); Ratio of 10.00/1,000 SF
Airport	54 min drive to William P. Hobby Airport
Walk Score	Somewhat Walkable (55)

PROPERTY CONTACTS

Sales Company	Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)	True Owner	Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)
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Property Summary Report

1006 Thompson Rd - Building 100

Richmond, TX 77469 - Southwest Oulier Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	1962
Year Renov	2007
RBA	3,017 SF
Stories	1
Typical Floor	3,017 SF
Construction	Masonry

LAND

Land Acres	0.45 AC
Zoning	None
Parcels	8945-01-001-0040-901

FOR LEASE

Smallest Space	3,017 SF
Max Contiguous	3,017 SF
# of Spaces	1
Vacant	3,017 SF
% Leased	0%
Rent	\$21.88
Service Type	Triple Net

Office Avail 3,017 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	3,017	3,017	3,017	\$21.88/NNN	Vacant	3 - 5 Years

SALE

For Sale	Part of a Portfolio - \$1,500,000 (\$345.86/SF)
Sale Type	Investment or Owner User
Properties	2
Status	Active

TRANSPORTATION

Parking	21 available (Surface); Ratio of 6.96/1,000 SF
Airport	54 min drive to William P. Hobby Airport
Walk Score	Somewhat Walkable (55)

TENANTS

Psg Engineering	500 SF
Montage Community Svc	-

Mim's Integra Insurance -



Property Summary Report

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



PROPERTY CONTACTS

Sales Company	 Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)	True Owner	 Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)
Recorded Owner	 Pedraza Properties Llc 8206 Forest Gate Dr Sugar Land, TX 77479	Property Manager	 Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)

Property Summary Report

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



BUILDING

Type	2 Star Retail
Tenancy	Single
Year Built	1979
GLA	7,209 SF
Stories	1
Typical Floor	7,209 SF
Construction	Masonry

LAND

Land Acres	0.50 AC
Parcels	0055-00-000-0207-901

BUILDING AMENITIES

- Air Conditioning

SALE

For Sale	\$950,000 (\$131.78/SF)
Cap Rate	6.00%
Sale Type	Investment
Status	Active

Last Sale

Sold Price	\$290,000 (\$40.23/SF)
Date	Jul 2018
Sale Type	Owner User

TRAFFIC & FRONTAGE

Traffic Volume	16,850 on I 20-N Business & Long Dr N (2020)
	20,131 on Avenue I & College St SW (2022)

Made with TrafficMetrics Products

TRANSPORTATION

Parking	8 available (Surface), Ratio of 1.11/1,000 SF
Airport	51 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (49)

PROPERTY CONTACTS

Sales Company	Re/Max Opportunities Needville, TX 77461 (979) 793-5454 (p)
Recorded Owner	Capital Montessori School Llc 7327 Sunset Bend Ln Richmond, TX 77407



True Owner	All Babies Aboard Llc 7327 Sunset Bend Ln Richmond, TX 77407 (281) 239-7860 (p)
Previous True Owner	Rossetti Barbara 4304 Rocky Brook Ct Greensboro, NC 27409

Property Summary Report

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

Richmond, TX 77406 - Southwest Outlier Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	3.29 AC
Land SF - Gross	143,312 SF
Min Div Size	1.58 AC
Topography	Level
Parcels	6186-03-000-0230-901

ZONING & USAGE

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix Products

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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TRANSPORTATION

Airport	51 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (44)

SALE

For Sale	\$1,275,000 (\$387,774/AC - \$8.90/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)	Recorded Owner	Pedraza Properties Llc 1006 Thompson Rd Richmond, TX 77469
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SALE HIGHLIGHTS

- These are the ideal locations for retail or industrial development
- The parcels are adjacent to the new Penny Wise Resale Center
- The available utilities include, electricity, phone and water.



Property Summary Report

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



LAND

Type	2 Star Commercial Land
Land AC - Gross	3.39 AC
Land SF - Gross	147,668 SF
Parcels	0049-00-016-0017-901

ZONING & USAGE

Zoning	OS
Proposed Use	Commercial

TRAFFIC & FRONTAGE

Traffic Volume	90,260 on Southwest Freeway & Crabb River Rd E (2021) 96,289 on Southwest Freeway & Brazos Center Blvd SW (2022)
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Made with TrafficMetrix Products

TRANSPORTATION

Airport	47 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (24)

SALE

For Sale	\$2,515,436 (\$742,017/AC - \$17.03/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	C.E. Muegge Real Estate 213 N Richmond Rd Wharton, TX 77488 (979) 532-5252 (p)	Recorded Owner	Tdphan Ltd 5338 Fenwick Way Ct Sugar Land, TX 77479
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SALE HIGHLIGHTS

- Less than a quarter mile from Highway 59.
- Hard corner of Williams Way and Manford.
- 1.58 miles from Highway 99.

Property Summary Report

4125 Williams Way Blvd

Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type	3 Star Retail Storefront (Strip Center)
Tenancy	Multi
Year Built	2017
GLA	19,428 SF
Stories	1
Typical Floor	19,428 SF

LAND

Land Acres	2.17 AC
Parcels	9518-00-001-0020-901

TENANTS

Shell	2 500 SF
Cody Guyer-state Farm Insurance Agent	500 SF
Guyer Insurance	-
Rockhopper Strong Fitness	-
Wake & Bake Donuts	-

Marco's Pizza	1,400 SF
Green Oaks Cleaners	-
Rock & Roll It	-
State Farm	-

BUILDING AMENITIES

- Air Conditioning
- Monument Signage
- Restaurant
- Signage

SALE

For Sale	\$7,529,015 (\$387.53/SF)
Cap Rate	6.50%
Sale Type	Investment
Status	Active

Last Sale

Sold Price	Not Disclosed
Date	Mar 2022
Sale Type	Investment
Financing	1st Mortgage: Independent Bank Bal/Pmt: \$5,897,672/-

TRAFFIC & FRONTAGE

Traffic Volume	5,404 on Williams Way & - (2022) 90,260 on Southwest Freeway & Crabb River Rd E (2021)
Frontage	290' on Richmond Parkway

Made with TrafficMetrix Products

TRANSPORTATION

Airport	48 min drive to William P. Hobby Airport
Walk Score	Car-Dependent (25)



Property Summary Report

4125 Williams Way Blvd



Richmond, TX 77469 - Far Southwest Submarket

PROPERTY CONTACTS

Sales Company	Anchor Point Capital, Inc 1048 Irvine Ave Newport Beach, CA 92660 (714) 724-7377 (p)	True Owner	Mega Energy 2150 Town Square Pl Sugar Land, TX 77479 (855) 810-6342 (p)
Recorded Owner	Aria Square Llc 2150 Town Square Pl Sugar Land, TX 77479	Previous True Owner	Dhanani Private Equity Group 1455 Highway 6 Sugar Land, TX 77478 (713) 498-1855 (p)
Previous True Owner	D & M Retail Llc 11000 Wilcrest Dr Houston, TX 77099 (713) 471-0375 (p)		

SALE HIGHLIGHTS

- Tenant Responsibilities; Taxes, Insurance, CAM's, Parking Lot, & HVAC; Landlord Responsibilities Limited to Roof and Structure-Warranty Transferrable
- Attractive Lease Structures; Annual Primary Term Rent Increases - Accelerated Rent Growth; Ideal Buildout; 2,100 Sqft Average Tenant Suit
- Quality Construction Delivered in 2017; Weighted Average Lease Term: 4.3 Years Remaining; Personal Guarantee on Each Lease
- Over 65% Population Growth within 1 Mile; Affluent Houston Submarket; Average HH Income Exceeding \$130k
- Direct Access to Sovereign Shores Estates; One of the most Prominent Residential Neighborhoods in Houston - Average Home Price is \$2.5-\$4.5M
- Income-Tax Free State of Texas; Located One Block from I-69; Over 90,000 Vehicles Per Day; Located Approximately 25 miles from Downtown Houston

For Lease Properties



**DEVELOP
RICHMOND**
EST. TEXAS 1837

Lease Availability Report

301 S 9th St

Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1980; Renov 2006
RBA:	28,000 SF
Floors:	2
Typical Floor:	14,000 SF

AVAILABILITY

Min Divisible:	500 SF
Max Contig:	1,500 SF
Total Available:	2,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	500	500	500	Withheld	Vacant	1 - 10 Yrs
P 1st	Off/Ret	Direct	500	500	1,500	Withheld	Vacant	1 - 10 Yrs
P 2nd	Off/Ret	Direct	500	1,000	1,500	Withheld	Vacant	1 - 10 Yrs
P 2nd	Off/Ret	Direct	500	1,000	1,500	Withheld	Vacant	1 - 10 Yrs

AMENITIES

24 Hour Access, Signage, Storage Space

TRANSPORTATION

Parking: 84 Surface Spaces are available; Ratio of 3.82/1,000 SF

Airport: 51 minute drive to William P. Hobby Airport

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Impe Clean	3,000 SF	Kristel Healthcare Service	750 SF
21st Century Health Care Consultants	500 SF	Anytime Pest Elimination	500 SF
Ascend Staffing	500 SF	Texas Meds Rx Inc	500 SF

Lease Availability Report

200 S 10th St

Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1990
RBA:	4,498 SF
Floors:	1
Typical Floor:	4,200 SF

AVAILABILITY

Min Divisible:	133 SF
Max Contig:	270 SF
Total Available:	1,467 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Coworki	133 - 270	270	270	Withheld	TBD	
P 1st	1	Office	Coworki	166	166	166	Withheld	TBD	
P 1st	10	Office	Coworki	138	138	138	Withheld	TBD	
P 1st	2	Office	Coworki	142	142	142	Withheld	TBD	
P 1st	3	Office	Coworki	133	133	133	Withheld	TBD	
P 1st	4	Office	Coworki	150	150	150	Withheld	TBD	
P 1st	5	Office	Coworki	195	195	195	Withheld	TBD	
P 1st	9	Office	Coworki	137	137	137	Withheld	TBD	
P 1st	11	Office	Coworki	136	136	136	Withheld	TBD	

SALE

Last Sale: Sold on Jul 22, 2021

AMENITIES

Accent Lighting, Air Conditioning, Central Heating, Conferencing Facility, Property Manager on Site, Reception, Security System, Wi-Fi

TRANSPORTATION

Parking: 14 Surface Spaces are available; Ratio of 3.33/1,000 SF

Airport: 53 minute drive to William P. Hobby Airport

Walk Score ®: Very Walkable (71)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

1646 Blaisdale Rd
 Richmond, TX 77406 - Sugar Land Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2005
RBA:	13,750 SF
Floors:	1
Typical Floor:	13,750 SF

AVAILABILITY

Min Divisible:	4,500 SF
Max Contig:	4,500 SF
Total Available:	4,500 SF
Asking Rent:	\$12.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1100 13	Office	Direct	4,500	4,500	4,500	\$12.00/NNN	Vacant	1 - 3 Yrs

SALE

Last Sale: Sold on Aug 4, 2021

LOADING

Docks:	None	Drive Ins:	11 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a
Utilities:	Sewer - Septic Field

LAND

Land Area:	1.91 AC
Zoning:	AM

PARCEL

0062-00-032-0090-901

Lease Availability Report

1646 Blaisdale Rd

Richmond, TX 77406 - Sugar Land Submarket



TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 1.81/1,000 SF

Airport: 53 minute drive to William P. Hobby Airport

KEY TENANTS

Westport Holding Texas LP	13,750 SF	Don's Pest Control Inc	2,500 SF
Aileen Esnaio	1,250 SF		

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

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, Drive Thru, 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

TRANSPORTATION

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

Airport: 53 minute drive to William P. Hobby Airport

Walk Score®: Car-Dependent (40)

Transit Score®: Minimal Transit (0)

Lease Availability Report

5400 Fm 1640 Rd - Brazos Square
 Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	2000
GLA:	21,932 SF
Floors:	1
Typical Floor:	21,932 SF

AVAILABILITY

Min Divisible:	10,300 SF
Max Contig:	21,932 SF
Total Available:	21,932 SF
Asking Rent:	\$12.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Retail	Direct	10,300 - 21,932	21,932	21,932	\$12.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Jun 5, 2017

TRAFFIC & FRONTAGE

Traffic Volume: 19,112 on Ave I & FM 2218 Rd (2022)
 20,131 on Avenue I & College St (2022)
 Frontage: 153' on FM 1640

Made with TrafficMine® Products

TRANSPORTATION

Parking: 132 Surface Spaces are available; Ratio of 6.02/1,000 SF
 Airport: 53 minute drive to William P. Hobby Airport
 Walk Score ®: Car-Dependent (35)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

1115 FM 359

Richmond, TX 77406 - Southwest Outlier Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1980
RBA:	7,800 SF
Floors:	1
Typical Floor:	4,810 SF

AVAILABILITY

Min Divisible:	4,810 SF
Max Contig:	4,810 SF
Total Available:	4,810 SF
Asking Rent:	\$15.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4800	Office	Direct	4,810	4,810	4,810	\$15.00/MG	Vacant	3 - 10 Yrs

AMENITIES

Air Conditioning, Central Heating, Fenced Lot, Kitchen, Open-Plan, Reception, Signage

TRANSPORTATION

Parking: 20 Surface Spaces are available; Ratio of 4.16/1,000 SF

Airport: 53 minute drive to William P. Hobby Airport

Walk Score ®: Car-Dependent (36)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

1117 FM 359

Richmond, TX 77406 - Southwest Outlier Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	20,000 SF
Floors:	2
Typical Floor:	10,000 SF

AVAILABILITY

Min Divisible:	825 SF
Max Contig:	1,308 SF
Total Available:	2,133 SF
Asking Rent:	\$30.00/FS

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	825	825	825	\$30.00/FS	Vacant	2 - 10 Yrs
P 2nd	Office	Direct	1,308	1,308	1,308	\$30.00/FS	Vacant	2 - 10 Yrs

TRANSPORTATION

Parking:	Ratio of 5.70/1,000 SF
Airport:	53 minute drive to William P. Hobby Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

David W. Showalter Attorney	3,000 SF	Nationwide Insurance	2,076 SF
First Warranty Realty	1,650 SF	Lifeline Systems Texas	532 SF

Lease Availability Report

503 FM 359 Rd - River's Edge Court
 Richmond, TX 77406 - Far Southwest Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2007
GLA:	17,674 SF
Floors:	1
Typical Floor:	17,674 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,256 SF
Max Contig:	1,501 SF
Total Available:	2,757 SF
Asking Rent:	\$\$19.20 - \$20.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	160	Retail	Direct	1,256	1,256	1,256	\$19.20/NNN	Vacant	3 - 5 Yrs
P 1st	180	Retail	Direct	1,501	1,501	1,501	\$20.00/NNN	Vacant	3 - 5 Yrs

SALE

Last Sale: Sold on Apr 21, 2017

KEY TENANTS

Clancy's Public House	5,742 SF	Morgan Elite Specialist Services	3,000 SF
Mugz Coffee Bar	1,568 SF	Hummingbird Bakery	1,500 SF
The UPS Store	1,350 SF	Edward Jones	1,066 SF

TRAFFIC & FRONTAGE

Traffic Volume: 19,550 on FM 359 Rd & Blaisdale Rd (2022)
 27,716 on Plummer & Hwy 90 Alt (2022)
 Frontage: 599' on Fm-359 Rd (with 1 curb cut)

Made with TrafficMine[®] Products

TRANSPORTATION

Parking: 97 free Surface Spaces are available; Ratio of 5.50/1,000 SF
 Airport: 52 minute drive to William P. Hobby Airport
 Walk Score ©: Car-Dependent (30)
 Transit Score ©: Minimal Transit (0)

Lease Availability Report

1011 FM 359 Rd

Richmond, TX 77406 - Far Southwest Submarket



BUILDING

Type:	Retail
Tenancy:	Single
Year Built:	1994
GLA:	10,348 SF
Floors:	1
Typical Floor:	10,348 SF

AVAILABILITY

Min Divisible:	10,348 SF
Max Contig:	10,348 SF
Total Available:	10,348 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	10,348	10,348	10,348	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 983 on Southern PI & Tulane Dr (2022)
21,091 on TX 45;RM 620 & Blaisdale Rd (2020)

Made with TrafficMatrix Products

TRANSPORTATION

Parking: 150 Surface Spaces are available; Ratio of 10.00/1,000 SF
Walk Score ®: Car-Dependent (29)
Transit Score ®: Minimal Transit (0)

Lease Availability Report

2035 Fm 359 Rd - Pecan Grove Crossing
 Richmond, TX 77406 - Far Southwest Submarket

★★★★☆



Pecan Grove Crossing
 2035 FM 359 Richmond, TX 77406

Leandro Neal
 832.881.1852
 nleandro@rubiconrealty.com

Brokerage | Management | Development



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2004
GLA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	957 SF
Max Contig:	4,110 SF
Total Available:	7,996 SF
Asking Rent:	\$\$17.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	K	Off/Ret	Direct	1,929	1,929	1,929	\$17.00/NNN	Vacant	5 Yrs
P 1st		Off/Ret	Direct	1,000	1,000	1,000	\$17.00/NNN	Vacant	5 - 10 Yrs
P 1st		Retail	Direct	4,110	4,110	4,110	Withheld	Vacant	5 Yrs
P 1st		Office	Direct	957	957	957	\$17.00/NNN	Vacant	5 Yrs

SALE

Last Sale: Sold on Apr 30, 2018

AMENITIES

24 Hour Access, Banking, Drive Thru, Signage, Signalized Intersection

KEY TENANTS

Snap Fitness 24/7	4,110 SF	The Kafe Bakery Llc	4,044 SF
Pecan Grove Mud	3,286 SF	Prosperity Bank	2,281 SF
Nails Infiniti	1,195 SF	State Farm	1,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 9,116 on Plantation Dr & Windmill Dr (2022)
 10,872 on Old South Dr & Rambling Stone Dr (2022)
 Frontage: 140' on FM 359 (with 3 curb cuts)

Maple with Traffic/etn+ Products



Lease Availability Report

2035 Fm 359 Rd - Pecan Grove Crossing
Richmond, TX 77406 - Far Southwest Submarket



TRANSPORTATION

Parking: 80 Surface Spaces are available; Ratio of 5.33/1,000 SF

Airport: 54 minute drive to William P. Hobby Airport

Walk Score ®: Somewhat Walkable (50)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

901 E Highway 90A

Richmond, TX 77406 - Far Southwest Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	2005
GLA:	11,176 SF
Floors:	1
Typical Floor:	11,176 SF

AVAILABILITY

Min Divisible:	2,115 SF
Max Contig:	4,536 SF
Total Available:	6,651 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Off/Ret	Direct	2,115	2,115	2,115	Withheld	30 Days	Negotiable
P 1st	104	Flex	Direct	4,536	4,536	4,536	Withheld	60 Days	3 - 5 Yrs

SALE

Last Sale: Sold on Jun 8, 2018 for \$1,300,000 (\$116.32/SF)

KEY TENANTS

The Iron Battlefield Gym LLC	1,870 SF	Addl Architect	500 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 27,716 on Plummer & Hwy 90 Alt (2022)
 27,416 on Jackson St & Liberty St (2022)
 Frontage: 89' on Highway 90A

Made with TrafficMetrics® Products

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF
 Airport: 51 minute drive to William P. Hobby Airport
 Walk Score ®: Car-Dependent (33)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

1410 E Highway 90A - Old Brazos River Center
 Richmond, TX 77406 - Far Southwest Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2006
GLA:	12,350 SF
Floors:	1
Typical Floor:	12,350 SF

AVAILABILITY

Min Divisible:	1,445 SF
Max Contig:	1,597 SF
Total Available:	3,042 SF
Asking Rent:	\$18.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,445	1,445	1,445	\$18.00/NNN	30 Days	Negotiable
P 1st	Retail	Direct	1,597	1,597	1,597	\$18.00/NNN	30 Days	Negotiable

SALE

Last Sale: Sold on Mar 29, 2022 for \$1,684,375 (\$136.39/SF)

AMENITIES

Dedicated Turn Lane, Signage

KEY TENANTS

Pier 36 Seafood	2,000 SF	Grove Tavern	1,500 SF
Ashleigh Morgan Salon & Spatique	1,200 SF	Ja Cantu Enterprises, Inc.	1,000 SF
Buddy's Barbershop	500 SF	Renae's Salon	500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 21,091 on TX 45;RM 620 & Blaisdale Rd (2020)
 27,716 on Plummer & Hwy 90 Alt (2022)

Frontage: 508' on Highway 90A (with 2 curb cuts)
 Edgewood Drive
 FM 359
 Pitts Road

Made with TrafficMetrix® Products

Lease Availability Report

1410 E Highway 90A - Old Brazos River Center
Richmond, TX 77406 - Far Southwest Submarket



TRANSPORTATION

Parking: 57 Surface Spaces are available; Ratio of 4.63/1,000 SF

Airport: 49 minute drive to William P. Hobby Airport

Walk Score ®: Car-Dependent (27)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

1601 Liberty St - Center for Women's Health
 Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type: **Class C Office**
 Tenancy: **Multiple**
 Year Built: **1958**
 RBA: **5,946 SF**
 Floors: **1**
 Typical Floor: **5,946 SF**

AVAILABILITY

Min Divisible: **1,575 SF**
 Max Contig: **1,575 SF**
 Total Available: **1,575 SF**
 Asking Rent: **\$22.86/MG**

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Off/Med	Direct	1,575	1,575	1,575	\$22.86/MG	Vacant	Negotiable

SALE

Last Sale: Sold on Jul 22, 2021

AMENITIES

Air Conditioning, Central Heating

TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 5.89/1,000 SF
 Airport: 53 minute drive to William P. Hobby Airport
 Walk Score ®: Very Walkable (73)
 Transit Score ®: Minimal Transit (0)

KEY TENANTS

Center For Women's Health	595 SF	Bernadette Bonaparte, MD	297 SF
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Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	648 SF
Max Contig:	7,366 SF
Total Available:	27,478 SF
Asking Rent:	\$16.00/NNN

EXPENSES

Taxes:	\$2.21 (2024)
Opex:	\$9.35 (2024)
Total Expenses:	\$11.56 (2024)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Off/Med	Direct	1,183	2,079	2,079	\$16.00/NNN	Vacant	Negotiable
P 1st	102	Off/Med	Direct	896	2,079	2,079	\$16.00/NNN	Vacant	Negotiable
P 2nd	206	Off/Med	Direct	1,783	1,783	1,783	\$16.00/NNN	Vacant	Negotiable
P 2nd	209	Off/Med	Direct	1,781	1,781	1,781	\$16.00/NNN	Vacant	Negotiable
P 3rd	300	Off/Med	Direct	2,022	4,194	4,194	\$16.00/NNN	Vacant	Negotiable
P 3rd	308	Off/Med	Direct	986	4,194	4,194	\$16.00/NNN	Vacant	Negotiable
P 3rd	306	Off/Med	Direct	2,025	3,195	3,195	\$16.00/NNN	Vacant	Negotiable
P 3rd	305	Off/Med	Direct	1,170	3,195	3,195	\$16.00/NNN	Vacant	Negotiable
P 3rd	309	Off/Med	Direct	1,186	4,194	4,194	\$16.00/NNN	Vacant	Negotiable
P 4th	402	Off/Med	Direct	1,972	1,972	1,972	\$16.00/NNN	Vacant	Negotiable
P 4th	407	Off/Med	Direct	1,190	1,190	1,190	\$16.00/NNN	Vacant	Negotiable
P 4th	403	Off/Med	Direct	648	648	648	\$16.00/NNN	Vacant	Negotiable
P 4th	405	Off/Med	Direct	1,289	1,289	1,289	\$16.00/NNN	Vacant	Negotiable
P 4th	404	Off/Med	Direct	1,106	1,106	1,106	\$16.00/NNN	Vacant	Negotiable
P 5th	502	Off/Med	Direct	875	875	875	\$16.00/NNN	Vacant	Negotiable
P 6th	603	Off/Med	Direct	3,164	7,366	7,366	\$16.00/NNN	Vacant	Negotiable
P 6th	604	Off/Med	Direct	4,202	7,366	7,366	\$16.00/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: 54 minute drive to William P. Hobby Airport
Walk Score ®: Somewhat Walkable (68)
Transit Score ®: Minimal Transit (0)

KEY TENANTS

enhabit	3,500 SF	Dr Julio Molina	2,679 SF
Labcorp	1,656 SF	Memorial Herman	1,512 SF
Childrens Dentistry of Texas	1,500 SF	Greater Houston Gastroenterology	1,500 SF

Lease Availability Report

NEQ Of FM 762 And Hwy 59/69 Hwy - Richmond Town Plaza
 Rosenberg, TX 77471 - Far Southwest Submarket

★★★★☆



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2022
GLA:	17,150 SF
Floors:	1
Typical Floor:	17,150 SF

AVAILABILITY

Min Divisible:	1,050 SF
Max Contig:	1,050 SF
Total Available:	1,050 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	1,050	1,050	1,050	Withheld	Vacant	1 - 10 Yrs

KEY TENANTS

Mod Pizza	2,600 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 22,803 on FM 762 Rd & Commercial Dr (2022)
 96,289 on Southwest Freeway & Brazos Center Blvd (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Airport: 51 minute drive to William P. Hobby Airport
 Walk Score ®: Car-Dependent (8)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

22001 Southwest Freeway
 Richmond, TX 77469 - Southwest Outlier Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2010
RBA:	56,422 SF
Floors:	3
Typical Floor:	18,807 SF

AVAILABILITY

Min Divisible:	912 SF
Max Contig:	6,509 SF
Total Available:	29,481 SF
Asking Rent:	\$\$21.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	135	Off/Med	Direct	3,409	3,409	3,409	\$21.00/NNN	Vacant	Negotiable
P 1st	100	Off/Med	Direct	5,822	5,822	5,822	\$21.00/NNN	Vacant	Negotiable
P 1st	125	Off/Med	Sublet	4,094	4,094	4,094	Withheld	30 Days	Thru May 2028
P 1st	130A	Off/Med	Direct	912	912	912	\$21.00/NNN	Vacant	Negotiable
P 2nd	220	Off/Med	Direct	4,732	4,732	4,732	\$21.00/NNN	Vacant	Negotiable
P 3rd	301	Off/Med	Direct	4,003	4,003	4,003	\$21.00/NNN	Vacant	Negotiable
P 3rd	302	Off/Med	Direct	6,509	6,509	6,509	\$21.00/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 23 Properties/Condos Sold on Jan 14, 2022 for \$350,000,000 (\$369.32/SF)

AMENITIES

Energy Star Labeled

TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 1.77/1,000 SF

Airport: 47 minute drive to William P. Hobby Airport

Walk Score: Car-Dependent (22)

Transit Score: Minimal Transit (0)

Lease Availability Report

22001 Southwest Freeway

Richmond, TX 77469 - Southwest Outlier Submarket



KEY TENANTS

United States Department of Veterans Affairs	10,199 SF	OakBend Medical Group	6,498 SF
Guided Futures ABA Therapy	2,449 SF	CLS Health	1,597 SF

Lease Availability Report

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



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1962; Renov 2007
RBA:	3,017 SF
Floors:	1
Typical Floor:	3,017 SF

AVAILABILITY

Min Divisible:	3,017 SF
Max Contig:	3,017 SF
Total Available:	3,017 SF
Asking Rent:	\$21.88/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	3,017	3,017	3,017	\$21.88/NNN	Vacant	3 - 5 Yrs

TRANSPORTATION

Parking:	21 Surface Spaces are available; Ratio of 6.96/1,000 SF
Airport:	54 minute drive to William P. Hobby Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Psg Engineering	500 SF
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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: **\$22.73/NNN**

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,320	1,320	1,320	\$22.73/NNN	Vacant	3 - 5 Yrs

TRANSPORTATION

Parking: 21 Surface Spaces are available; Ratio of 10.00/1,000 SF
 Airport: 54 minute drive to William P. Hobby Airport
 Walk Score : Somewhat Walkable (55)
 Transit Score : Minimal Transit (0)

Lease Availability Report

1517 Thompson Rd - 1517 Thompson Road
 Richmond, TX 77469 - Southwest Outlier Submarket

★★★★★



BUILDING

Type: **Class B Office**
 Tenancy: **Multiple**
 Year Built: **2003**
 RBA: **42,551 SF**
 Floors: **3**
 Typical Floor: **14,184 SF**

AVAILABILITY

Min Divisible: **10,000 SF**
 Max Contig: **42,551 SF**
 Total Available: **42,551 SF**
 Asking Rent: **Withheld**

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Direct	10,000 - 42,551	42,551	42,551	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 4 Properties Sold on May 22, 2017 for \$58,000,000 (\$246.21/SF)

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF
 Airport: 53 minute drive to William P. Hobby Airport
 Walk Score ®: Somewhat Walkable (51)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

2201 Thompson Rd - Thompson Plaza
 Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2014
GLA:	16,010 SF
Floors:	1
Typical Floor:	16,010 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	6,512 SF
Total Available:	6,512 SF
Asking Rent:	\$17.95/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Retail	Direct	2,000 - 6,512	6,512	6,512	\$17.95/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 20, 2021 for \$3,300,000 (\$206.12/SF)

AMENITIES

Pylon Sign, Signage

KEY TENANTS

Imperial Dance Studio	6,800 SF	Cham Dental	2,200 SF
Forever Child Children's Boutique	1,200 SF	The Cut and Shave Barber Shop	1,200 SF
The Powder Room by Linda Luna	1,200 SF	ZaZa Vape and Smoke Shop	1,200 SF

TRAFFIC & FRONTAGE

Traffic Volume: 18,850 on Thompson Rd & Long Dr (2022)

20,131 on Avenue I & College St (2022)

Frontage: 41' on Thompson Rd (with 1 curb cut)

Made with TrafficMetrics® Products

Lease Availability Report

2201 Thompson Rd - Thompson Plaza
Richmond, TX 77469 - Far Southwest Submarket



TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 3.12/1,000 SF

Airport: 52 minute drive to William P. Hobby Airport

Walk Score ®: Car-Dependent (49)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

2201 Thompson Rd - Thompson Plaza
 Richmond, TX 77469 - Far Southwest Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2014
GLA:	4,700 SF
Floors:	1
Typical Floor:	4,700 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	1,200 SF
Total Available:	1,200 SF
Asking Rent:	\$18.95/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	202	Retail	Direct	1,200	1,200	1,200	\$18.95/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 17, 2021

AMENITIES

Pylon Sign, Signage

KEY TENANTS

The Cut & Shave Barber	1,200 SF	Ugo Stan LLC	984 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 16,850 on I 20-N Business & Long Dr (2020)
 20,131 on Avenue I & College St (2022)

Frontage: Thompson Rd.

Made with TrafficWorx® Products

TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 3.00/1,000 SF

Airport: 53 minute drive to William P. Hobby Airport

Walk Score®: Car-Dependent (49)

Transit Score®: Minimal Transit (0)

7. Review and discuss the Richmond Farmers Market



**DEVELOP
RICHMOND**
EST. TEXAS 1837



Development Corporation of
Richmond TX
AGENDA ITEM COVER MEMO

DATE: March 12, 2024

AGENDA ITEM 7. Review and discuss the Richmond Farmers Market

Background:

Staff placed a request for proposals for a Farmers Market Manager in January. We received six proposals. After careful review and vetting, we selected Stephanie Catlow. Her impressive qualifications and dedication to the role have made headway. She has refreshed the logo, created a new website, and is actively engaging with our vendors to ensure their availability for our next market, scheduled for March 29th. We are supporting her efforts by working with Terri, who has engaged with other departments to ensure that we coordinate efforts properly and provide consistent messaging. For more information, please visit our Farmer's Market website at www.richmondtxfarmersmarket.com.

We have also attached the following:

1. **Flyer:** We are thrilled to announce the next Farmers Market, scheduled for March 29th from 3 pm to 7 pm. This time, we are relocating it to the City Hall Plaza at 402 Morton St. We look forward to seeing you there!
2. **The contract** that our Ad Hoc Committee member has reviewed. We will need the final signatures of the named members of the contractual agreement to finalize the agreement.

Staff Recommendation:

Staff is not asking for any additional action to be taken at this time. We do continue to solicit your support of the market and your input is invaluable.



We Are Looking for a
FARMERS
Market
MANAGER

Richmond's Farmers Market seeks passionate Market Manager! Join our team & lead a vibrant community hub. If you are interested or have questions contact us.

We are looking to fill this position quick and would love to identify someone who is passionate about farmers markets!

MARCH-DECEMBER 2024



Submit proposals or ask questions by emailing us at:
jjones@richmondtx.gov



Stephanie Catlow
Fulshear, TX 77441
832-449-8447

January 28, 2024

To Whom It May Concern:

I would like to be considered for the Richmond Farmers Market Manager position that is currently available. I am eager to share my passion for our small business community, and am excited about the opportunity to help maintain and grow this much needed source for local food vendors, farmers and makers.

My dedicated and innovative spirit would be an asset to the Richmond Farmers Market . My prior work experiences in and out of the marketing/design industry, working with small food brands (such as Leven Bakery, Juicewell, etc) and grocers (Central City Co-Op), has equipped me with the necessary organizational and technical skills necessary for this growth-focused position. Likewise, my current participation in farmers markets around Fort Bend and Harris Counties has given me ample first-hand experience with customers and fellow vendors alike.

My decade-long history as a small business owner - and current food entrepreneur - has taught me the importance of direct communication, successful customer relations, and effective promotional strategies. My appreciation for efficiency would make me a perfect candidate to help in any deadline-driven setting, and my detailed and dedicated work ethic would certainly benefit the overall mission of supporting small businesses along their journey. I am also confident that my sincere interest for building a stronger local food economy through education and accessibility would lend itself nicely to working with the Development Corporation of Richmond (DCR) staff, City Manager and the diverse group of vendors.

Included is my resume for your review. I am enthusiastic about this position and look forward to following up in the coming days. Thank you for your time and consideration.

Sincerely,
Stephanie

Proposal for Richmond Farmers Market 2024 Season (and ongoing)

In this upcoming farmers market season, I see an opportunity to innovate and elevate the experience for both vendors and customers alike.

As a regular participant of similar markets, I have found that managerial involvement makes all the difference in both the success and customer retention for these markets. It's not enough to simply build a marketplace. It has to engage, encourage and educate a community in order to thrive.

I propose that **a first step is to simply rebrand and reintroduce the market to the community.** A slight refresh of a brand can (and usually does) pique the interest of consumers and reengage those who may have forgotten about the market over the years. And with more focused and formulated messaging about the history of the market, the dedicated vendors, the values and the purpose, we can reignite the passion of both patrons and participants.

As a vendor at many markets over the past two years, I've noticed that the most successful markets are those that diversify their offerings and activations each week/month. While I would love for the sole draw of the market to be the incredible variety of farmers, locally sourced food purveyors and makers, the truth of the matter is that the general buying public doesn't yet understand the importance and value of these marketplaces to small business and the local economy.

Therefore, **the market should engage its patrons as an "event" rather than just a shopping experience,** making community members more apt to schedule their visit into their busy lives. By offering more engaging activities, educational experiences, entertainment and exclusive opportunities, you will encourage an environment that draws in the community and keeps them returning each month. The market should be a hub to learn, connect, taste, provide, relax, and ultimately, support.

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Professional References:

Jessica Wilt-Navas
Central City Co-Op
Previous Role: Operations Director
director@centralcityco-op.com

Alex Gagne
Chez Gagne
Previous Role: Contract Photographer & designer
alex@chezgagne.com

Illana Saul
Polka Dot Media
Previous Role: Contract Photographer & designer
ilana@wearepolkadotmedia.com

RICHMOND FARMERS MARKET CONSULTANT AGREEMENT

THIS AGREEMENT made this 5 day of ~~MARCH~~ 2024, by and between the DEVELOPMENT CORPORATION OF RICHMOND, a Texas nonprofit corporation, 402 Morton Street, Richmond, Texas 77469, (the "DCR"), and STEPHANIE CATLOW, an individual, whose address is 12333 Sowden Rd., Suite B PMB 455401, Houston, Texas 77080, (the "Consultant");

WHEREAS, the DCR desires to engage the services of the Consultant to furnish technical and professional assistance concerning the project which is described as:

RICHMOND FARMERS MARKET MANAGEMENT

and the Consultant wishes to furnish such technical and professional service to the DCR and has represented that the Consultant has the education, expertise, capability, and the necessary licenses to perform such services;

THEREFORE, the parties mutually agree as follows:

Agreement Documents. The following shall be deemed to be a part of this Agreement and incorporated herein.

- A. Scope of Services including operational responsibilities and Richmond Farmers Market:
12-Month Marketing Plan
- B. Consultant's proposal dated January 28, 2024.

Scope of Services. The Consultant shall provide services in accordance with and as set forth in the Agreement documents.

Compensation and Method of Payment. The DCR shall pay to the Consultant and the Consultant agrees to accept as full compensation for services under this Agreement the sum of One Hundred Dollars (\$100) per vendor at each farmers market event, not to exceed One Thousand Dollars (\$1,000) for each farmers market event, on the first of each month beginning March 1, 2024 through February 28, 2024, inclusive, for a total sum not to exceed Twelve Thousand Dollars (\$12,000). Consultant will retain all vendor fees collected. Consultant will be compensated for each additional event by the sum of Five Hundred Dollars (\$500) per additional event. In the event a farmers market is not held on the first Friday of a month or on an agreed upon alternate date and time, Consultant will not be compensated.

Period of Performance. The services to be rendered under this Agreement shall commence upon execution hereof through February 28, 2025, including farmers market events on the first Friday of each month beginning on March 29, 2024 and continuing through February 28, 2025, inclusive.

Independent Contractor. The relationship of the Consultant to the DCR is that of an independent contractor and in accordance therewith, the Consultant covenants and agrees to conduct herself consistent with such status and that neither it nor its employees, officers, or agents will claim to be an officer, employee or agent of the DCR or make any claim, demand or application to or for any

rights or privileges applicable to any officer or employee of same, including but not limited to worker's compensation coverage, unemployment insurance benefits, social security coverage, or retirement membership or credit. The parties do not intend the services provided by the Consultant to be a joint venture.

The Consultant's Responsibility. The Consultant shall perform the work in a good and workmanlike manner and assumes the risk in performing under this Agreement. The Consultant shall be solely responsible and answerable in damages for all improper work, accidents, or injuries to person or property. Consultant shall provide all vendors and vendor management and logistics for the farmers' market.

Recovery of Money. Whenever, under this Agreement, any sum of money shall be recoverable from or payable by the Consultant to the DCR, the same amount may be deducted from any sum due to the Consultant under this Agreement or under any other contract between the Consultant and the DCR. The rights of the DCR are in addition and without prejudice to any other right the DCR may have to claim the amount of any loss or damage suffered by the DCR on account of the acts or omissions of the Consultant.

Compliance with Regulations. The Consultant shall comply with all applicable statutes, rules, and regulations of all federal, state, and local governments and agencies having jurisdiction, and bears the risk of any such authorities or changes thereto.

Standard of Conduct. The Consultant shall render all services under this Agreement according to generally accepted professional practices for the intended use of the work or project.

The DCR's Obligation. The DCR shall provide the Consultant with all information currently available to the DCR upon request of the Consultant. The Economic Development Director shall be the DCR's representative for purposes of this Agreement. DCR will provide insurance, as DCR deems necessary; marketing and public relations; the location of the farmers' market. Legal services provided related to the farmers' market shall be for the interest and benefit of the DCR.

Non-Discrimination. The parties agree not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of their actual or perceived race, color, religion, national origin, sex, age, height, weight, marital status, physical or mental disability, family status, sexual orientation, or gender identity. Breach of this covenant may be regarded as a material breach of this Agreement.

Prohibition Against Assignment. This Agreement is intended to secure the service of the Consultant because of her ability and reputation and none of the Consultant's duties under this Agreement shall be assigned, subcontracted, or transferred without the prior written consent of the DCR Economic Development Director. Any assignment, subcontract, or transfer of the Consultant's duties under this Agreement must be in writing.

Third Party Participation. The Consultant agrees that despite any subcontract entered into by the Consultant for execution of activities or provision of services related to the completion of this project, the Consultant shall be solely responsible for carrying out the project pursuant to this Agreement. The Consultant shall specify in any such subcontract that the subcontractor shall be

bound by this Agreement and any other requirements applicable to the Consultant in the conduct of the project unless the DCR Economic Development Director and the Consultant agree to modification in a particular case. The Consultant shall not subcontract unless agreed upon in writing by the DCR.

Third Party Beneficiaries. This Agreement confers no rights or remedies on any third party, other than the parties to this Agreement and their respective successors and permitted assigns.

Interest of the Consultant. The Consultant represents that she and her employees have no interest and covenant that they will not acquire any interest direct or indirect, which would conflict in any manner or degree with the performance of the Consultant's services and duties hereunder. The Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed. The Consultant further covenants that neither it nor any of its principals are in default to the DCR.

Covenant Against Contingent Fees. The Consultant warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon any agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees. For breach of violation of this warranty, the DCR shall have the right to annul this Agreement without liability, or in its discretion, to deduct from this Agreement price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

Qualifications of the Consultant. The Consultant specifically represents and agrees that its officers, employees, agents, and contractors have and shall possess the experience, knowledge, and competence necessary to qualify them individually for the particular duties they perform hereunder.

Notice. Whenever it is provided in this Agreement that a notice or other communication is to be given or directed to either party, the same shall be given or directed to the respective party at its address as specified in this Agreement, or at such other address as either party may, from time to time, designate by written notice to the other. Written notice of a claim shall be given to the other party not later than fifteen (15) days after the occurrence giving rise to the dispute becomes known or should have become known. Negotiations and mediation shall occur within fifteen (15) days after such notice.

Amendments. This Agreement may be modified from time to time, but such modifications shall be in writing and signed by both parties.

Termination.

- A. For Fault. If the DCR Economic Development Director determines that the Consultant has failed to perform or will fail to perform all or any part of the services, obligations, or duties required by this Agreement, the DCR Economic Development Director may terminate or suspend this Agreement in whole or in part upon written notice to the Consultant specifying the portions of this Agreement and in the case of suspension shall specify a reasonable period not more than thirty (30) days nor less than fifteen (15) days from receipt of the

notice, during which time the Consultant shall correct the violations referred to in the notice. If the Consultant does not correct the violations during the period provided for in the notice, this Agreement shall be terminated upon expiration of such time. Upon termination, any payment due the Consultant at time of termination may be adjusted to cover any additional costs incurred by the DCR by reason of the termination. This provision for termination shall not limit or modify any other right to the DCR to proceed against the Consultant at law or under the terms of this Agreement.

B. Not for Fault. Whenever the DCR Economic Development Director determines that termination of this Agreement in whole or in part is in the best interest of the DCR or in the event that termination is required by any state or federal agency, the DCR Economic Development Director may terminate this Agreement by written notice to the Consultant specifying the services terminated and the effective date of such termination. Upon termination, the Consultant shall be entitled to and the DCR shall pay the costs actually incurred in compliance with this Agreement until the date of such termination.

Force Majeure. If because of force majeure, either party is unable to carry out any of its obligations under this Agreement (other than obligations of such party to pay or expend money for or in connection with the performance of this Agreement), and if such party promptly gives to the other party concerned written notice of such force majeure, then the obligations of the party giving such notice will be suspended to the extent made necessary by such force majeure and during its continuance, provided the effect of such force majeure is eliminated insofar as possible with all reasonable dispatch. "Force Majeure" means unforeseeable events beyond a party's reasonable control and without such party's fault or negligence, including, but not limited to, acts of God, acts of public enemy, acts of the government, acts of another party to this Agreement, fire, flood, inclement weather, pandemic, epidemic, quarantine restrictions, strikes and embargoes, labor disturbances, the unavailability of raw materials, legislation, charter amendments or referendum, orders or acts of civil or military authority, injunctions, or other causes of a similar nature which wholly or substantially prevent performance. If the suspension of work lasts for more than 30 days, the DCR may terminate this Agreement.

Delay. If the Consultant is delayed in the completion of the work due to force majeure or otherwise, the time for completion may be extended for a period determined by the DCR in its sole discretion to be equivalent to the time of such delay. The DCR may terminate this Agreement if the delay lasts for more than 30 days. Upon termination by the DCR, the Consultant shall be entitled to the costs actually incurred in compliance with this Agreement less any costs incurred by the DCR as a result of the delay until the date of such termination, but not more than the maximum Agreement amount.

Interpretation. This Agreement shall be governed by the laws of the State of Texas, except conflicts of law provisions, both as to interpretation and performance. This Agreement was drafted at the joint direction of the parties. The pronouns and relative words used herein are written in the neuter and singular. However, if more than one person or entity joins in this Agreement on behalf of the Consultant, or if a person of masculine or feminine gender joins in this Agreement on behalf of the Consultant, such words shall be interpreted to be in the plural, masculine or feminine as the sense requires. In the event that any term, clause or provision of this Agreement conflicts with any term, clause, or provision contained in any attachments to this Agreement, this Agreement's terms shall prevail.

Venue. All meetings, hearings, and actions to resolve any dispute and any and all suits for any and every breach of this Agreement shall be instituted and maintained in any court of competent jurisdiction in Fort Bend County, Texas.

Dispute Resolution. If any party has a dispute with another regarding the meaning, operation, or enforcement of any provision of this Agreement, the disputing parties agree to meet and confer to negotiate a resolution of the dispute. They further agree that if they are unable to resolve the dispute themselves and before formally instituting any other dispute mechanism, they shall utilize the services of a mutually acceptable neutral mediator to bring them together in at least one mediation session.

Ownership of Intellectual Property and of Documents. All Intellectual Property, each website other social media development and all documents and electronic files developed and prepared for the farmers market shall be the property of the DCR. All documents and electronic files delivered to the DCR are instruments of service in respect of the project. Nevertheless, all documents and electronic files delivered to the DCR shall become property of the DCR upon delivery. Copies of the DCR-furnished data that may be relied upon by the Consultant are limited to the printed copies (also known as hard copies) that are delivered to the Consultant. Files on electronic media of text, data or graphics or of other types that are furnished by the DCR to the Consultant are only for convenience of the Consultant. All such printed copies and electronic files delivered by the DCR to Consultant shall remain the property of the DCR. Any conclusion of information obtained or derived from such electronic files will be at the user's sole risk. Electronic file copies of drawings will not contain the Consultant's seal or the identification of the Consultant in the title block.

Public Information Act. The Consultant acknowledges that the DCR may be required from time to time to release records in its possession by law. The Consultant hereby gives permission to the DCR to release any records or materials received by the DCR as it may be required to do so by the Attorney General under the Public Information Act, Texas Government Code, Chapter 552. Provided, however, that the Consultant shall not be held liable for any reuse of the documents prepared by the Consultant under this Agreement for purposes other than anticipated herein.

Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.

No Waiver. No waiver by any party of any default by another party in the performance of any portion of this Agreement shall operate or be construed as a waiver of any future default, whether like or different in character.

Entire Agreement. This Agreement, together with all items incorporated herein by reference, constitutes the entire agreement of the parties and there are no valid promises, conditions, or

understandings which are not contained herein. It is understood that should the Consultant recommend further work concerning the project, the DCR is under no obligation to engage the Consultant in such work.

Authority to Execute. The parties agree that the signatories appearing below have the authority and are duly authorized to execute this Agreement on behalf of the party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

APPROVED AS TO SUBSTANCE: DEVELOPMENT CORPORATION OF
RICHMOND


Jerry W. Jones, Jr.
Economic Development Director

Kit Jones
President

Dated: _____

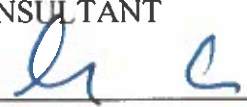
ATTEST:

Nancie Rain, Secretary

APPROVED AS TO FORM:

Gary W. Smith, City Attorney

CONSULTANT



Stephanie Catlow

Dated: 3/5/24

ADDRESS: 12333 Sowden Rd., Suite B PMB 455401, Houston, Texas 77080

ATTACHMENT A
SCOPE OF SERVICES

Operation Tasks:

- **Market Operations:** oversee all aspects of the market's monthly operations, including vendor selection and management, booth set-up and breakdown, vendor relations, customer service, and adherence to city regulations.
- **Promotion and Marketing:** Work with Development Corporation of Richmond (DCR) staff and City Manager to develop and implement marketing strategies to attract new vendors and customers, raise public awareness, and build community engagement. This may include managing social media, creating promotional materials, and coordinating special events.
- **Community Engagement:** Build strong relationships with local farmers, vendors, and community organizations to create a collaborative and supportive market environment. This may involve hosting educational workshops, coordinating volunteer opportunities, and fostering partnerships.

The list set forth above is not exclusive. Other decisions will be made in consultation and mutual agreement between the Consultant and DCR Economic Development Director.

ATTACHMENT B

Stephanie Catlow
Fulshear, TX 77441
832-449-8447

January 28, 2024

To Whom It May Concern:

I would like to be considered for the Richmond Farmers Market Manager position that is currently available. I am eager to share my passion for our small business community, and am excited about the opportunity to help maintain and grow this much needed source for local food vendors, farmers and makers.

My dedicated and innovative spirit would be an asset to the Richmond Farmers Market . My prior work experiences in and out of the marketing/design industry, working with small food brands (such as Leven Bakery, Juicewell, etc) and grocers (Central City Co-Op), has equipped me with the necessary organizational and technical skills necessary for this growth-focused position. Likewise, my current participation in farmers markets around Fort Bend and Harris Counties has given me ample first-hand experience with customers and fellow vendors alike.

My decade-long history as a small business owner - and current food entrepreneur - has taught me the importance of direct communication, successful customer relations, and effective promotional strategies. My appreciation for efficiency would make me a perfect candidate to help in any deadline-driven setting, and my detailed and dedicated work ethic would certainly benefit the overall mission of supporting small businesses along their journey. I am also confident that my sincere interest for building a stronger local food economy through education and accessibility would lend itself nicely to working with the Development Corporation of Richmond (DCR) staff, City Manager and the diverse group of vendors.

Included is my resume for your review. I am enthusiastic about this position and look forward to following up in the coming days. Thank you for your time and consideration.

Sincerely,
Stephanie

Proposal for Richmond Farmers Market 2024 Season (and ongoing)

In this upcoming farmers market season, I see an opportunity to innovate and elevate the experience for both vendors and customers alike.

As a regular participant of similar markets, I have found that managerial involvement makes all the difference in both the success and customer retention for these markets. It's not enough to simply build a marketplace. It has to engage, encourage and educate a community in order to thrive.

I propose that a **first step is to simply rebrand and reintroduce the market to the community.** A slight refresh of a brand can (and usually does) pique the interest of consumers and reengage those who may have forgotten about the market over the years. And with more focused and formulated messaging about the history of the market, the dedicated vendors, the values and the purpose, we can reignite the passion of both patrons and participants.

As a vendor at many markets over the past two years, I've noticed that the most successful markets are those that diversify their offerings and activations each week/month. While I would love for the sole draw of the market to be the incredible variety of farmers, locally sourced food purveyors and makers, the truth of the matter is that the general buying public doesn't yet understand the importance and value of these marketplaces to small business and the local economy.

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Farmers Market has
moved to
City Hall Plaza
402 Morton St.
March 29th
3pm-7pm

THE CITY OF

Richmond

Farmers Market



March 29th

402 Morton St, Richmond, TX | 3 - 7 PM

8. Review and discuss Myrtle
St. site and SBDC update



**DEVELOP
RICHMOND**
EST. TEXAS 1837



Development Corporation of
Richmond TX
AGENDA ITEM COVER MEMO

DATE: March 12, 2024

AGENDA ITEM 8. Review and discuss Myrtle St. site and SBDC update

Background:

The contractors are moving forward on the space's buildout. The anticipated move-in week is the week of April 8th.

Staff is working with Terri to coordinate a date and time for the ribbon cutting and to invite the DCR, Commission, and community to tour the new space.

We are finalizing the agreement with the SBDC on the office space, and they are excited to join us in our new location.

Staff Recommendation:

Staff is not asking for any additional action to be taken at this time. If you have any questions, please do not hesitate to contact us.

9. Review and Discuss receiving
the TEDC's 2023 Economic
Excellence Recognition



CERTIFICATE *of* ACHIEVEMENT
for Economic Excellence

Presented to

Develop Richmond TX

2023

Recognizing a commitment to Professional Economic
Development by City Administration, Elected and Appointed
Officials, and exemplary professional standards demonstrated
by the Economic Development Staff

Awarded by



A handwritten signature in black ink, appearing to read 'Carlton Schwab', written over a horizontal line.

Carlton Schwab, President/CEO



10. Review and consider taking action on providing a grant to the Fort Bend Museum for maintenance.

DEVELOP
RICHMOND

EST. TEXAS 1837



Development Corporation of
Richmond TX
AGENDA ITEM COVER MEMO

DATE: March 12, 2024

AGENDA ITEM 10. Review and consider taking action on providing a grant to the Fort Bend Museum for maintenance.

Background:

The Fort Bend Museum and the City of Richmond continue to have a strong relationship, advancing Richmond's story and historical significance. We are being asked to provide financial assistance to maintain the Moore Home grounds, not to exceed \$10,000.00. Historically, we have assisted with small projects to maintain the home for generations to come.

The DCR is being solicited to provide these funds that has historically been viewed as small grants to the Fort Bend Museum.

Staff Recommendation:

Staff is asking the board to provide authority to the director to fund the Museum for the aforementioned funds.

11. Future agenda items.



**DEVELOP
RICHMOND**

EST. TEXAS 1837

12. Excuse from Attendance at
Regular DCR Meeting.



DEVELOP
RICHMOND
EST. TEXAS 1837

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

EST. TEXAS 1837

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 sections" Section 551.087, Deliberation Regarding Economic Development Negotiations and Section 551.074 Personnel Matters.

- E1. Project Firehouse Updates
- E2. Project Colodge Updates
- E3. Economic Development Director Review of Duties and Responsibilities

OPEN MEETING

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

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15. Adjournment



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