

Tuesday, May 14, 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 April 9, 2024.
5. Review Financial Reports for April as of April 30<sup>th</sup>.
6. Review and discuss the proposed budget for fiscal year 2024-2025.
7. Review and discuss the Executive Director's April Report.
8. Review and discuss the updates to our City of Richmond Comprehensive Master Plan Update.
9. Future agenda items.
10. Excuse from Attendance at Regular DCR Meeting.
11. 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, Section 551.072 Discuss Real Estate property.

- E1. Project Firehouse Updates
- E2. Project Colodge and Project Imagine Updates
- E3. Project Treasure

OPEN MEETING

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

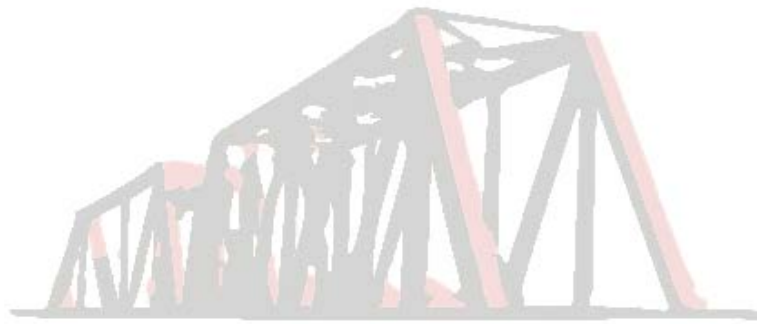
CERTIFICATE

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 10<sup>th</sup> day of May 2024, at \_\_\_\_\_ a.m./p.m.

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

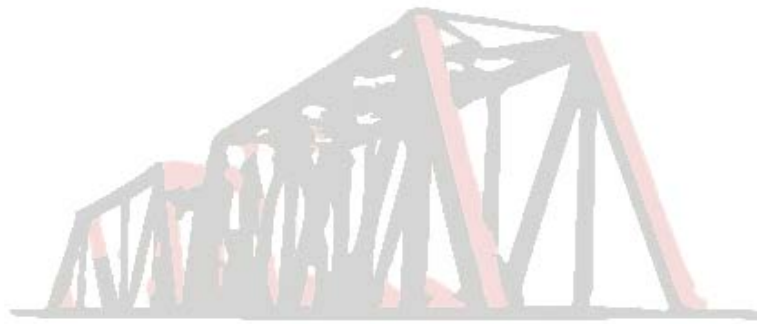


# 1. Call to Order.



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**

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



**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.

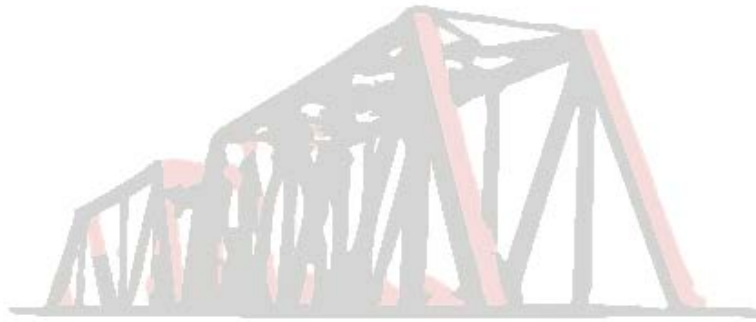


# **The Texas Pledge of Allegiance:**

Honor the Texas flag;  
I pledge allegiance to thee, Texas, one state under God, one and indivisible.

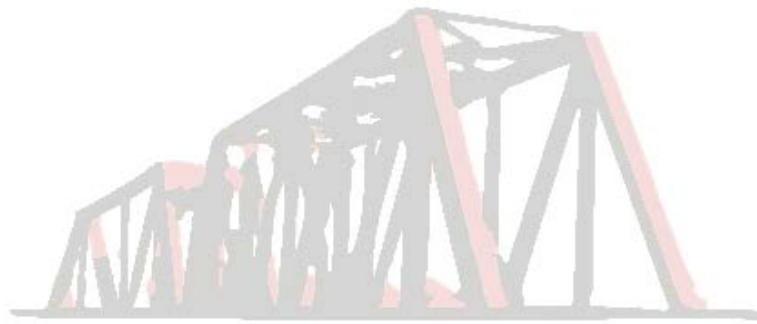


**3. Public Comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)**



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**

4. Review and consider taking action on the minutes of the regular meeting held on April 9, 2024.



**DEVELOP**  
**RICHMOND**  
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 April 9, 2024, at 5:07 p.m. Directors in attendance included the following:

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

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

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

- President Kit Jones called the meeting to order at 5:07 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

- Pledges recited.

**Agenda item A3.** Public comments.

- None.

**Agenda item A4.** Review and consider taking action on the minutes of the regular meeting held on March 12, 2024.

- All in favor, moved to approve. Motion passes unanimously.

**Agenda item A5.** Review Financial Reports for March as of March 31<sup>st</sup>.

- Finance Director Preza presented the financials as outlined in the report. No major concerns. FD announced the upcoming meeting with EDD on the preparation for the FY25 Budget. Brief mention from Board Member Beard and discussion on sales tax revenue being in excess as of six months in and would like to spend revenue efficiently and consistent with our mission. City Manager Vela commented that the excess trails from December sales to February as to why it's strong.

**Agenda item A6.** Review and discuss the Executive Directors February Report.



- Director Jones opened with expressing investment in job creation.
- Director Jones presented the March Director's report and fielded inquiries from the Board. Upon announcing the increased amount of Pre-Application Conference meetings for March, the conversation encompassed clarifications regarding the first conference meeting with DR Horton developer site development project, on what it entailed, along with discussions about detention and retention, including City Manager Vela's input on utility models. Notable point was raised by Board Member Jeffcoat on the topic of detention and retention mechanisms.
- President Jones asked about a review of March 29 Farmers Market event. Director Jones gave a report on the additional vendors, offerings, swag giveaways and vendors' feedback. The Farmers Market Manager Stephanie is to provide an executive summary, and EDD proposed having her attend a board meeting to provide additional insight. Board Member Beard would like concise information on the summary along with recommendations to best facilitate future planning and add value.
- Board Member Beard suggesting identifying more employment plans and opportunities in the Pre-Application Conferences were also discussed. Specifically asking how many people they want to employ, who they are, and capturing employment key metrics. Also suggested on providing only the map and form from the Pre-Application Conferences to avoid much paperwork in the future.
- On past networking opportunities and collaborations, the board discussed the success of the LIT BookBar grand opening and their upcoming KPRC Channel 2 interview; and the upcoming Ribbon Cutting Ceremony event for Mega Square in which the DRC Board would like to attend.
- Passed on: For Sale Properties and For Lease Properties

**Agenda item A7.** Review and discuss the update on the YMCA Fundraising efforts.

- YMCA representative, Jess Stuart presented the funding process and efforts including funding already received and prospects including the City of Rosenberg after June's new mayor. He also discussed new projects such as pickleball courts, architect goals, community campaign, with new building in Summer of 2025. The presentation concluded without any further discussion after Board Member Beard requested a percentage breakdown of the prospect list for funding needed to know where Richmond stands, and Mr. Stuart explained his method of quantifying.

**Agenda item A8.** Review and consider taking action on providing a grant to the Fort Bend Museum for landscape maintenance.

- The Fort Bend History Association Executive Director, Madeleine Calcote-Garcia discussed the funding request for \$7,200 and explained to the Board how the property was maintained before, the collaboration between other properties, plans as an event venue, the success of the sold-out Night in the Garden event and suggested for Nina the Site Rentals Coordinator to attend a future meeting to discuss the planning further. She also explained that the museum is private property, which is where the budget comes from. The DCR grants a yearly average of \$10,000-15,000 to the museum.
- Due to the trees becoming a cause to additional public health and safety hazards, a motion to grant \$7,200 for the removal of aged and decaying trees was taken with all in favor of approval.

**Agenda item A9.** Future agenda items.

- Update on Firehouse.
- As May is approaching, they'd like to see it open. Director Jones let the Board know that a special meeting is to be held prior.

**Agenda item A10.** Excuse from Attendance at Regular DCR Meeting.

**Agenda item A11.** Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations.

- President Jones adjourned to Executive Session at 5:54 p.m.

#### 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, Section 551.072 Discuss Real Estate property.

E1. Project Firehouse Updates

E2. Project Colodge and Project Imagine Updates

E3. Economic Development Director Review of Duties and Responsibilities

- Executive Session was held until 7:02pm.

#### Open Meeting

**Agenda item A12.** Reconvene into Open Meeting, and take action on items, if necessary.

- Reconvened into Open Meeting at 7:02 p.m.
- Board Members made a motion to accept the HLA report and share on sites A & B only. All in favor motion passes unanimously.
- All in favor of Jerry's work until expanded, motion passes unanimously.

**Agenda Item A13.** Adjournment

- Meeting adjourned at 7:09 p.m.

APPROVED:

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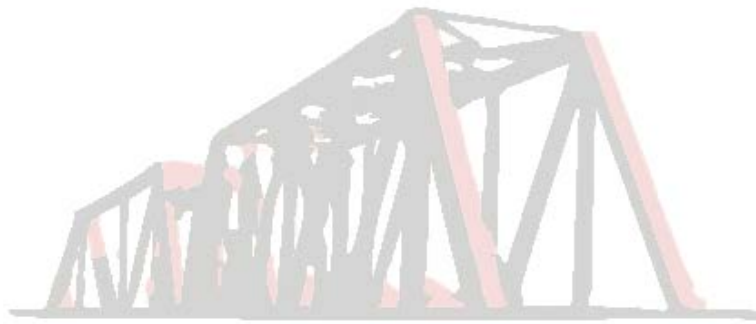
Kit Jones, President

ATTEST:

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Lasha Gillespie, City Secretary

**5. Review Financial Reports for April as of  
April 30<sup>th</sup>.**



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**



Account	Name	Balance	
<b>Fund: 800 - DEVELOPMENT CORPORTION FUND</b>			
<b>Assets</b>			
<a href="#">800-1101</a>	CLAIM ON CASH-DEVELOPMENT CORP	5,566,990.19	
<a href="#">800-1410</a>	SALES TAX RECEIVABLE	407,348.00	
	<b>Total Assets:</b>	<u>5,974,338.19</u>	<u><b>5,974,338.19</b></u>
<b>Liability</b>			
	<b>Total Liability:</b>	<u>0.00</u>	
<b>Equity</b>			
<a href="#">800-2900</a>	UNAPPROPRIATED SURPLUS	4,970,209.60	
<a href="#">800-2920</a>	RESTRICTED	457,715.93	
	<b>Total Beginning Equity:</b>	<u>5,427,925.53</u>	
Total Revenue		1,579,284.90	
Total Expense		<u>1,032,872.24</u>	
Revenues Over/Under Expenses		546,412.66	
	<b>Total Equity and Current Surplus (Deficit):</b>	<u>5,974,338.19</u>	
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<u><u><b>5,974,338.19</b></u></u>



Account	Name	Balance	
<b>Fund: 703 - DCR CAPITAL PROJECTS FUND</b>			
<b>Assets</b>			
<a href="#">703-1101</a>	CLAIM ON CASH-DCR CAPITAL PROJ	493,950.93	
	<b>Total Assets:</b>	<u>493,950.93</u>	<u><u>493,950.93</u></u>
<b>Liability</b>			
	<b>Total Liability:</b>	<u>0.00</u>	
<b>Equity</b>			
<a href="#">703-2900</a>	UNAPPROPRIATED SURPLUS	482,473.90	
	<b>Total Beginning Equity:</b>	<u>482,473.90</u>	
Total Revenue		15,349.44	
Total Expense		<u>3,872.41</u>	
<b>Revenues Over/Under Expenses</b>		<b>11,477.03</b>	
	<b>Total Equity and Current Surplus (Deficit):</b>	<u>493,950.93</u>	
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<u><u>493,950.93</u></u>



# Income Statement Account Summary

For Fiscal: FY2024 Period Ending: 04/30/2024

	Current Total Budget	YTD Activity	Budget Remaining
<b>Fund: 800 - DEVELOPMENT CORPORTION FUND</b>			
<b>Revenue</b>			
<b>RevenueCharacter: 40 - Taxes</b>			
<a href="#">800-4010</a> SALES TAX REVENUE	1,749,000.00	1,411,018.53	337,981.47
<b>RevenueCharacter: 40 - Taxes Total:</b>	<b>1,749,000.00</b>	<b>1,411,018.53</b>	<b>337,981.47</b>
<b>RevenueCharacter: 45 - Other</b>			
<a href="#">800-4500</a> OTHER INCOME	5,000.00	0.00	5,000.00
<b>RevenueCharacter: 45 - Other Total:</b>	<b>5,000.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>RevenueCharacter: 46 - Interest Income</b>			
<a href="#">800-4600</a> INTEREST INCOME	75,600.00	164,782.25	-89,182.25
<b>RevenueCharacter: 46 - Interest Income Total:</b>	<b>75,600.00</b>	<b>164,782.25</b>	<b>-89,182.25</b>
<b>Revenue Total:</b>	<b>1,829,600.00</b>	<b>1,575,800.78</b>	<b>253,799.22</b>
<b>Expense</b>			
<b>ExpenseCharacter: 53 - Supplies</b>			
<a href="#">800-6291-53120</a> OFFICE SUPPLIES	3,000.00	1,253.05	1,746.95
<b>ExpenseCharacter: 53 - Supplies Total:</b>	<b>3,000.00</b>	<b>1,253.05</b>	<b>1,746.95</b>
<b>ExpenseCharacter: 56 - Purchased Services</b>			
<a href="#">800-6291-56005</a> TRAVEL AND TRAINING	13,055.15	6,653.79	6,401.36
<a href="#">800-6291-56006</a> PERIODICALS AND MEMBERSHIPS	23,350.00	9,700.00	13,650.00
<a href="#">800-6291-56021</a> ADVERTISING	98,473.38	29,087.41	69,385.97
<a href="#">800-6291-56045</a> BANK FEES	1,000.00	0.00	1,000.00
<a href="#">800-6291-56048</a> MISCELLANEOUS	4,442.94	9.58	4,433.36
<a href="#">800-6291-56080</a> RESERVE FOR OPPORTUNITIES	103,503.00	0.00	103,503.00
<a href="#">800-6291-56081</a> TSTC COMMITMENT	100,000.00	100,000.00	0.00
<a href="#">800-6291-56083</a> CONTRACTED SERVICES	425,064.30	240,486.09	184,578.21
<a href="#">800-6291-56090</a> RICHMOND HISTORIC DISTRICT	12,497.00	17,617.85	-5,120.85
<a href="#">800-6291-56091</a> FBC TRANSIT	75,000.00	75,000.00	0.00
<b>ExpenseCharacter: 56 - Purchased Services Total:</b>	<b>856,385.77</b>	<b>478,554.72</b>	<b>377,831.05</b>
<b>ExpenseCharacter: 59 - Intergovernmental</b>			
<a href="#">800-6291-59030</a> SALES TAX INCENTIVE AGREEMENTS	5,000.00	0.00	5,000.00
<b>ExpenseCharacter: 59 - Intergovernmental Total:</b>	<b>5,000.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>ExpenseCharacter: 60 - Transfers Out</b>			
<a href="#">800-6291-60000</a> TRANSFER TO OTHER FUNDS	330,438.00	185,438.00	145,000.00
<a href="#">800-6291-60007</a> CITY OF RICHMOND REIMB ALLOC	709,776.23	367,626.47	342,149.76
<b>ExpenseCharacter: 60 - Transfers Out Total:</b>	<b>1,040,214.23</b>	<b>553,064.47</b>	<b>487,149.76</b>
<b>Expense Total:</b>	<b>1,904,600.00</b>	<b>1,032,872.24</b>	<b>871,727.76</b>
<b>Fund: 800 - DEVELOPMENT CORPORTION FUND Surplus (Deficit):</b>	<b>-75,000.00</b>	<b>542,928.54</b>	
<b>Total Surplus (Deficit):</b>	<b>-75,000.00</b>	<b>542,928.54</b>	

**Summary**

**Project Summary**

Project Number	Project Name	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
<a href="#">16</a>	Wayside Horns	0.00	1,356,525.64	0.00	1,356,525.64	0.00	1,356,525.64	0.00
<a href="#">18</a>	Myrtle Street	0.00	422,390.36	0.00	417,998.50	3,872.41	421,870.91	519.45
<a href="#">22</a>	North 10th ST	0.00	299,900.43	0.00	0.00	0.00	0.00	299,900.43
<a href="#">38</a>	Project MEAD	0.00	25,000.00	0.00	25,000.00	0.00	25,000.00	0.00
<a href="#">39</a>	Project Neighbor	0.00	22,000.00	0.00	14,465.00	0.00	14,465.00	7,535.00
<a href="#">43</a>	Project Whale	0.00	5,000.00	0.00	5,000.00	0.00	5,000.00	0.00
<a href="#">44</a>	Project Bend	0.00	10,000.00	0.00	10,000.00	0.00	10,000.00	0.00
<a href="#">81</a>	Economic Development Strategic Plan	0.00	80,000.00	0.00	0.00	0.00	0.00	80,000.00
<a href="#">89</a>	Marketing Hotel Feasibility Analysis	0.00	49,500.00	49,500.00	0.00	49,358.00	49,358.00	142.00
<b>Report Total:</b>		<b>0.00</b>	<b>2,270,316.43</b>	<b>49,500.00</b>	<b>1,828,989.14</b>	<b>53,230.41</b>	<b>1,882,219.55</b>	<b>388,096.88</b>

**Group Summary**

Group	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
DCR Capital Projects	0.00	2,270,316.43	49,500.00	1,828,989.14	53,230.41	1,882,219.55	388,096.88
<b>Report Total:</b>	<b>0.00</b>	<b>2,270,316.43</b>	<b>49,500.00</b>	<b>1,828,989.14</b>	<b>53,230.41</b>	<b>1,882,219.55</b>	<b>388,096.88</b>

**Type Summary**

Group	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Capital	0.00	2,220,816.43	0.00	1,828,989.14	3,872.41	1,832,861.55	387,954.88
Tracking	0.00	49,500.00	49,500.00	0.00	49,358.00	49,358.00	142.00
<b>Report Total:</b>	<b>0.00</b>	<b>2,270,316.43</b>	<b>49,500.00</b>	<b>1,828,989.14</b>	<b>53,230.41</b>	<b>1,882,219.55</b>	<b>388,096.88</b>





**FY2024**



**CITY OF RICHMOND, TEXAS**  
**Monthly Sales Tax Analysis**  
**For the period ending**  
**April 30, 2024**

**A CHARMING PAST**  
**A SOARING FUTURE**



# Sales Tax Analysis

DateKey

10/1/2023

4/30/2024

## Summary of Performance

Quarter Label	Net Payment	SPA Collections	City Retained SPA	Gross City Collections	MUD Expense SPA	City Retained	Budget Amount	DCR Retained
<b>Q1</b>								
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
<b>Total</b>	<b>2,663,297</b>	<b>389,823</b>	<b>194,911</b>	<b>2,046,200</b>	<b>-194,911</b>	<b>1,851,289</b>	<b>1,508,692</b>	<b>617,096</b>
<b>Q2</b>								
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
6 - March	757,523	132,258	66,129	584,675	-66,129	518,546	460,628	172,849
<b>Total</b>	<b>2,657,449</b>	<b>417,377</b>	<b>208,689</b>	<b>2,045,259</b>	<b>-208,689</b>	<b>1,836,570</b>	<b>1,529,516</b>	<b>612,190</b>
<b>Q3</b>								
7 - April	807,956	162,055	81,028	626,224	-81,028	545,196	482,028	181,732
<b>Total</b>	<b>807,956</b>	<b>162,055</b>	<b>81,028</b>	<b>626,224</b>	<b>-81,028</b>	<b>545,196</b>	<b>482,028</b>	<b>181,732</b>
<b>Total</b>	<b>6,128,702</b>	<b>969,256</b>	<b>484,628</b>	<b>4,717,683</b>	<b>-484,628</b>	<b>4,233,056</b>	<b>3,520,236</b>	<b>1,411,019</b>



# Sales Tax Analysis

DateKey

10/1/2023

4/30/2024

## 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 (%)
<b>Q1</b>									
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%
<b>Total</b>	<b>2,214,637</b>	<b>2,663,297</b>	<b>20.26%</b>	<b>1,514,217</b>	<b>1,851,289</b>	<b>22.26%</b>	<b>1,508,692</b>	<b>342,597</b>	<b>22.71%</b>
<b>Q2</b>									
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%
6 - March	638,047	757,523	18.73%	434,230	518,546	19.42%	460,628	57,918	12.57%
<b>Total</b>	<b>2,374,828</b>	<b>2,657,449</b>	<b>11.90%</b>	<b>1,640,359</b>	<b>1,836,570</b>	<b>11.96%</b>	<b>1,529,516</b>	<b>307,054</b>	<b>20.08%</b>
<b>Q3</b>									
7 - April	678,144	807,956	19.14%	456,506	545,196	19.43%	482,028	63,168	13.10%
<b>Total</b>	<b>678,144</b>	<b>807,956</b>	<b>19.14%</b>	<b>456,506</b>	<b>545,196</b>	<b>19.43%</b>	<b>482,028</b>	<b>63,168</b>	<b>13.10%</b>
<b>Total</b>	<b>5,267,609</b>	<b>6,128,702</b>	<b>16.35%</b>	<b>3,611,082</b>	<b>4,233,056</b>	<b>17.22%</b>	<b>3,520,236</b>	<b>712,820</b>	<b>20.25%</b>



# Sales Tax Analysis

DateKey

10/1/2023

4/30/2024

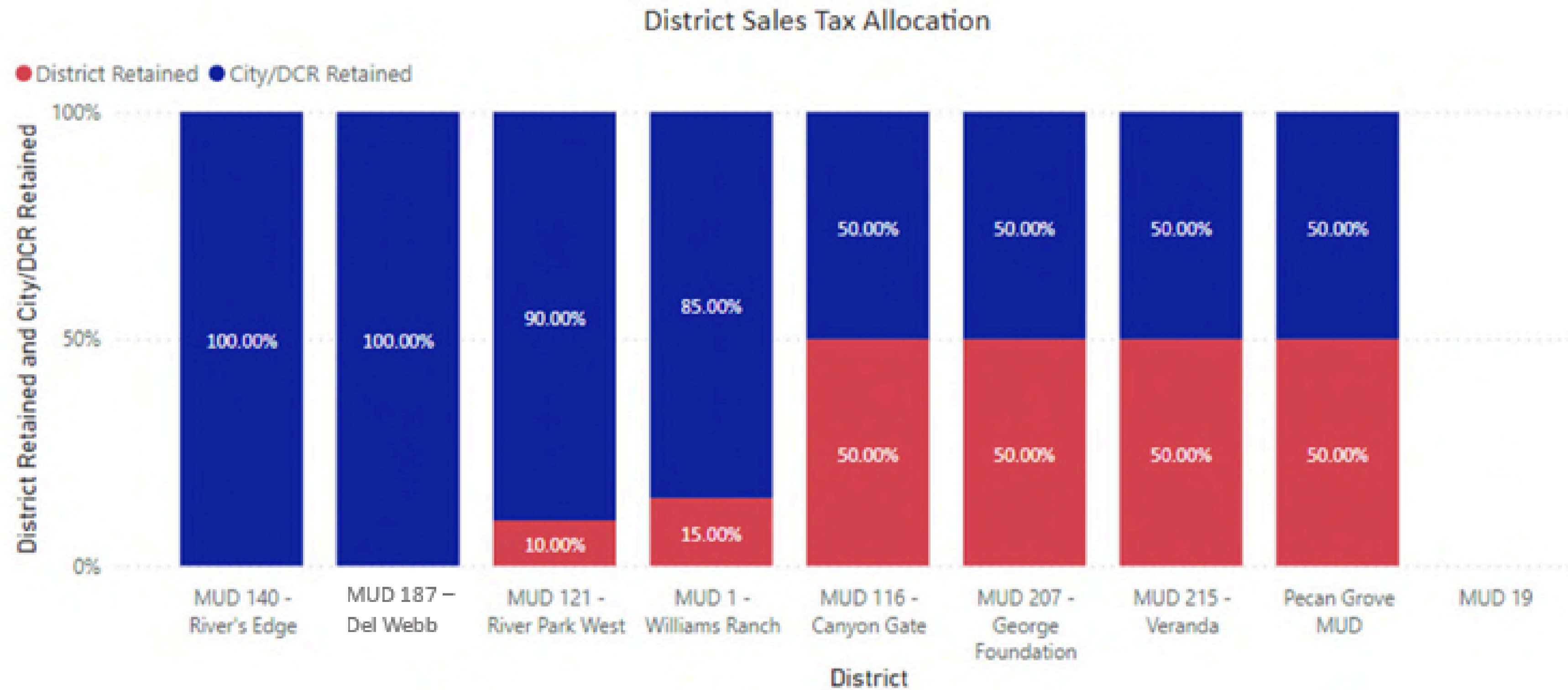
## DCR Sales Tax

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 (%)
<b>Q1</b>									
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%
<b>Total</b>	<b>2,214,637</b>	<b>2,663,297</b>	<b>20.26%</b>	<b>504,739</b>	<b>617,096</b>	<b>22.26%</b>	<b>428,291</b>	<b>188,805</b>	<b>44.08%</b>
<b>Q2</b>									
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%
6 - March	638,047	757,523	18.73%	144,743	172,849	19.42%	130,764	42,085	32.18%
<b>Total</b>	<b>2,374,828</b>	<b>2,657,449</b>	<b>11.90%</b>	<b>546,786</b>	<b>612,190</b>	<b>11.96%</b>	<b>434,202</b>	<b>177,988</b>	<b>40.99%</b>
<b>Q3</b>									
7 - April	678,144	807,956	19.14%	152,169	181,732	19.43%	136,839	44,893	32.81%
<b>Total</b>	<b>678,144</b>	<b>807,956</b>	<b>19.14%</b>	<b>152,169</b>	<b>181,732</b>	<b>19.43%</b>	<b>136,839</b>	<b>44,893</b>	<b>32.81%</b>
<b>Total</b>	<b>5,267,609</b>	<b>6,128,702</b>	<b>16.35%</b>	<b>1,203,694</b>	<b>1,411,019</b>	<b>17.22%</b>	<b>999,332</b>	<b>411,687</b>	<b>41.20%</b>



# Sales Tax Analysis

## SPA Allocation Agreements Key



**DEVELOPMENT CORPORATION OF RICHMOND**

**SALES TAX REVENUE**

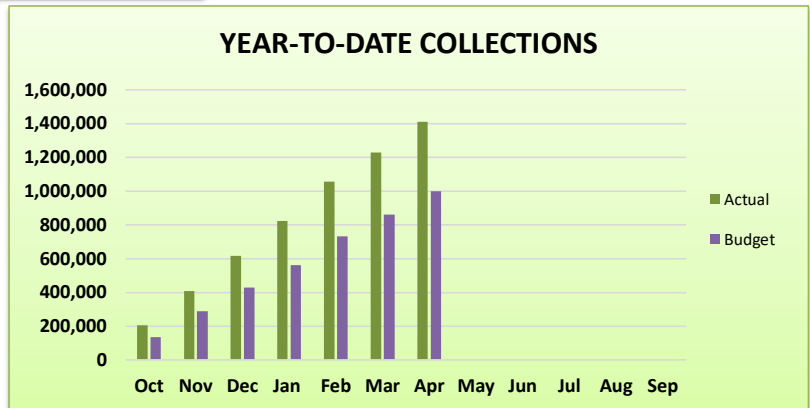
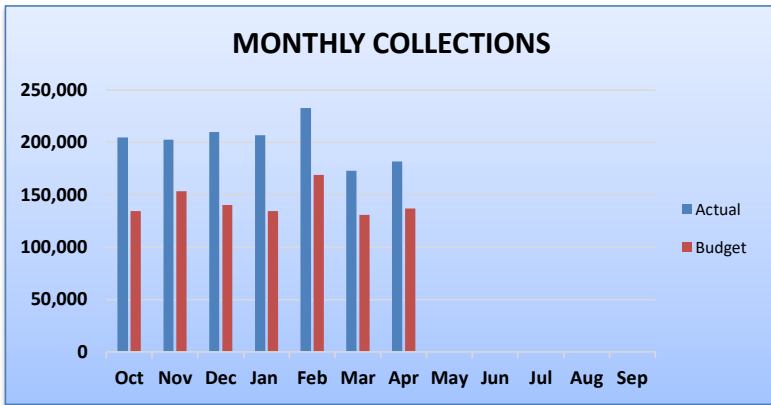
<b>GROSS</b> (Includes City & SPAs)		<b>DCR ALLOCATION</b> <i>Actual Income</i>		<b>DCR BUDGET</b> <i>Budgeted Income</i>		<b>Year-to-Date</b> <b>Target</b> <b>to Budget</b>  <b>100% = Budget</b>
Prior Year %		Monthly	Total Received Year-to-Date	Monthly	Total Budget Year-to-Date	
Total Received	Increase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

**Fiscal Year 2023**

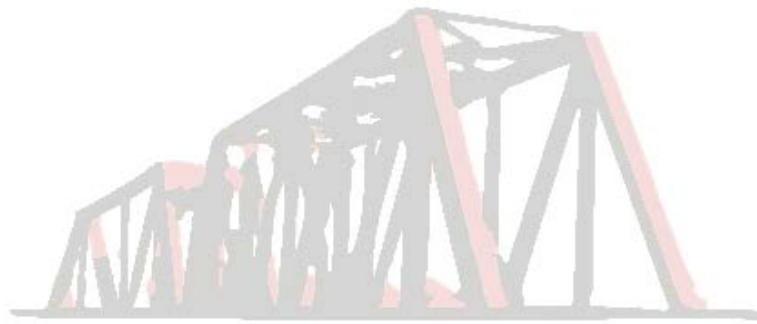
Oct	763,044	5%	175,523	175,523	125,450	125,450	139.91%
Nov	738,217	-18%	167,636	343,159	142,481	267,931	128.08%
Dec	713,376	-8%	161,580	504,739	131,051	398,982	126.51%
Jan	779,887	-11%	179,502	684,241	136,724	535,705	127.73%
Feb	956,893	11%	222,541	906,782	87,977	623,682	145.39%
Mar	638,047	-2%	144,743	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	757,523	19%	172,849	1,229,286	130,764	862,494	142.53%
Apr	807,956	19%	181,732	1,411,019	136,839	999,334	141.20%
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 proposed budget for fiscal year 2024-2025.**



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**



**Development Corporation of  
Richmond TX  
AGENDA ITEM COVER MEMO**

**DATE: May 14, 2024**

**AGENDA ITEM 6. Review and discuss the proposed budget for fiscal year 2024-2025**

**Background:**

During our previous budget conversations for the fiscal year 2023-2024, staff was asked to add what priorities the proposed budget year would support. These are suggested by staff based on the funding available:

- The Hotel Convention Center project commenced in 2027.
- Strengthen the awareness and image of Richmond throughout the region.
- Diversify Richmond's business and employer mix through innovation and strategic recruitment.
- Identify and focus on up to three critical investments and image-setting areas of Richmond.
- Create an Economic Development Plan and prepare for the Implementation of the plan.

We welcome your feedback concerning priorities and funding. We want to thank the finance department for its assistance with this effort.



# DCR Proposed Budget

Fiscal Year 2025



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City of Richmond, Texas

# Priorities

- ▶ **Hotel Convention Center project commenced by 2027.**
- ▶ **Strengthen the awareness and image of Richmond throughout the region.**
- ▶ **Diversify Richmond's business and employer mix through innovation and strategic recruitment.**
- ▶ **Identify and focus on up to three key investments and/or image-setting areas of Richmond.**
- ▶ **Create an Economic Development Plan and prepare for the Implementation of the plan.**



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EST. **TEXAS** 1837

# Background

- ▶ In accordance with Article 7.02 of the DCR bylaws, the DCR board is hereby presented a budget for the upcoming fiscal year, on or before the 15<sup>th</sup> day of August for review, modification and approval so that the City Commission may include the budget for the Corporation in the budget for the City



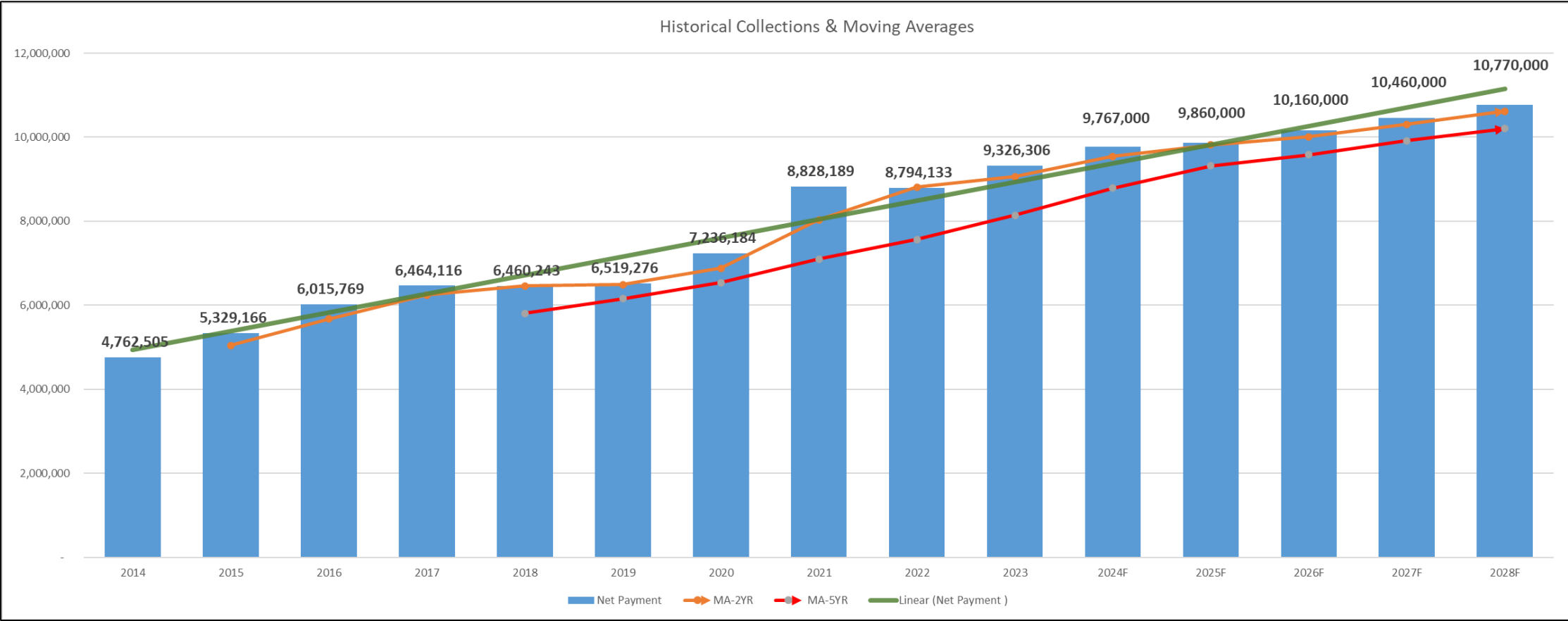
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# Revenues



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# Sales Tax



# Sales Tax

Collection Type	FY24 Budget	FY24 Projection	FY25 Forecast
Sales Tax Collections	\$7,910,000	\$9,767,000	\$9,860,000
SPA Sales Tax Expense	836,000	886,000	1,011,000
Net of SPA	7,074,000	8,881,000	8,849,000
GF Budgeted Sales Tax	6,141,500	7,500,000	7,600,000
GF Net Sales Tax	5,305,500	6,614,000	6,589,000
DCR Budgeted Sales Tax	1,768,500	2,220,000	2,212,000



# Sales Tax

## Preparing the Sales Tax Budget

### ▶ Assumptions

- Sales tax growth based off recent collections (24% increase from FY24 budget)
  - No major sales tax repayment agreements
- ▶ Budget assumptions may change as new datapoints are collected this year



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# Interest & Other

- ▶ **Interest**

- **Interest rates have increased significantly and are expected to remain higher for the remainder of the year, but uncertainty remains with the economy and market yields.**

- ▶ **Other**

- **Other funds are typically grants received from CenterPoint Energy**



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# Expenditures



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# Development Corporation: Base Budget

Description	FY24 Budget	FY25 Proposed	Change
Supplies	\$3,000	\$4,136	\$1,136
Purchased Services	564,386	802,750	238,364
Repairs & Maintenance	-	1,500	1,500
Transfers Out	1,040,214	1,059,308	19,094
Non-Departmental	118,497	211,000	92,503
Capital Items/Other	178,503	345,000	166,497
<b>Grand Total</b>	<b>\$1,904,600</b>	<b>\$2,423,694</b>	<b>\$519,094</b>



# Development Corporation: Budget Requests

Description	One-Time	Recurring	Total
Transportation (FBC Transit)	\$75,000	-	\$75,000
West Fort Bend Management District	40,000	-	40,000
Sales Tax Incentive LCG-Global	-	60,000	60,000
YMCA Partnership	-	200,000	200,000
Reserve for Opportunities	\$300,000	-	\$300,000
<b>Total Expenditures</b>	<b>\$415,000</b>	<b>\$260,000</b>	<b>\$675,000</b>



# Development Corporation: Total Requests

Description	One-Time	Recurring	Total
Base Adjustments	\$-	\$(-)	\$(-)
Budget Requests	415,000	260,000	675,000
<b>Total Expenditures</b>	<b>\$415,000</b>	<b>\$260,000</b>	<b>\$675,000</b>



# FY24 Budget Summary

Description	FY24 Budget
Revenue	\$2,433,000
Expenditures	2,423,694
Revenues Over/(Under) Expenditures	9,306
Beginning Fund Balance	6,486,661
Ending Fund Balance	6,495,967
Accrued Taxes	(343,159)
<b>Net Available Fund Balance</b>	<b>6,152,808</b>



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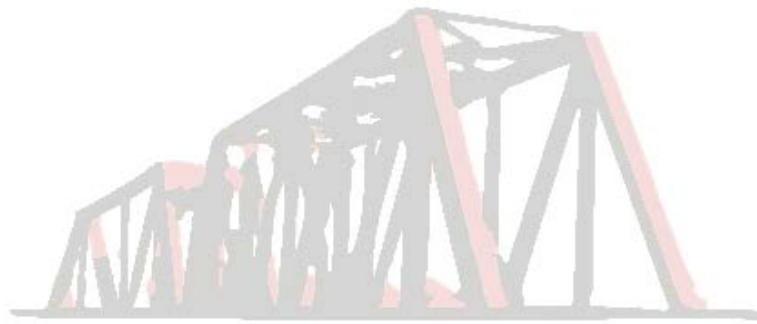
**QUESTIONS?**



**RICHMOND**

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**7. Review and discuss the Executive Director's April Report.**



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**EST. TEXAS 1837**



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

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

### ICSC LOCAL HOUSTON

Staff attended the International Council of Shopping Centers (ICSC) Local Houston event. ICSC promotes and elevates the marketplaces and spaces where people shop, dine, work, play, and gather as foundational and vital ingredients of communities and economies. Many think of the huge conference in Las Vegas, but there are very small meeting events to connect with retail developers, and we attended the Houston event on April 11th at Riverhouse Houston.

The following speakers shared their experiences:

- Anna Deans, VP, Investment & Development, Midway
- Frank Wallace, Asset Manager, Triten Real Estate Partners
- Randy Wile, President, Wile Interests

The speakers highlighted their project's successes and trials. They focused on Houston's permitting process and time. They cite how it continues to be a huge barrier to additional development. The developers who spoke shared that surrounding communities that expedite their process and are attractive to growing populations with disposable income will be considered enticing to developers. After the event's speaking portion, we connected with some of the top developers within Greater Houston to let them know that Richmond is looking for quality development. We schedule follow-up meetings with a few of the developers. We have a list of the attendees from the event. Staff will begin combing the list and identifying additional people to meet with. If nothing, share material about Richmond every quarter, whether by email, traditional mail, or a call.

### Development Corporation Economic Development Strategic Plan Update

So far, we have received six proposals from consultants. We have reviewed each proposal, contacted each of the references provided with a strategic plan focus, and will begin scheduling interviews with the top three within the next few weeks. The Ad Hoc committee members will score and make a recommendation to the entire board by our July meeting.

### 1601 Main St - Oakbend Professional Building

We continue to identify ways to assist our academic institutions in growing and expanding when addressing growing industry needs within Richmond. We assisted with a conversation that continues with one of our regional institutions searching for additional space to develop and grow. The Professional Building is one of the sites discussed, and we continue to search for other sites.



### Youth Entrepreneurial Summer Camp Program

Staff is looking to conduct a youth entrepreneurial program during the summer for our citizens who are in high school. The staff has developed a curriculum and some additional programs that we are looking at to ensure that the students finish with a healthy idea of what it means to be an entrepreneur. The initiative is a two-hour session for two weeks, Monday through Friday.

Young entrepreneurs learn to navigate challenges, make decisions, and chart their course. This empowerment extends beyond business, shaping individuals unafraid to take the initiative, embrace leadership roles, and contribute meaningfully to their communities.

We are treating this like a pilot program. Staff will teach the coursework, and there will be very little cost for the first year of this program.

### HAA State of Fort Bend County

The Houston Apartment Association hosted its annual event in Sugar Land. We were invited back to speak as one of their panelists. Mayor Zimmerman of Sugar Land was also invited back to talk as well. We received information from data providers concerning how many apartments each city has seen come to their community. Please note that although we have seen an increase in construction, they use the address as an indicator, not city limits. In my remarks,

We shared that we would like for the apartment managers to encourage their tenants to shop local with our small businesses and merchants, become involved in festivals and other opportunities to tie into the city, and see this as home, which would one day lead them to buy a home in Richmond.

We have forwarded them our events newsletters, and they have signed up to receive future newsletters. **I have attached their report to my report below.**

### Meeting w/ Marvin Marcell & Zach Lambert

I shared with Zach Lambert at Mercy Goods a while back to work with Workforce Solutions. They have a training program that will pay for workers. He reached out and was later notified that it would not be permitted because of the power tools he would have to use. We reached out to the local staff at Workforce Solutions at that time; however, Traci Nolan was transitioning out of her role. Marvin is working on identifying what prohibits this program from a state level and whether it is just not allowed in our area.

Mercy Goods has developed safety manuals for each tool and has safety mechanisms to address possible issues. Having funds to pay for the workers as they receive training could be a huge boost for the future workforce and a potential deterrent to mischievous behavior by youth. We are hoping to get more information soon and will keep you informed.

## **Business Retention and Recruitment**

### Meeting w/ Marco R. Ruiz - Texas Capital Bank

Staff met with Marco and discussed how Texas Capital Bank is aggressively seeking opportunities to work with small businesses to assist with their financial needs. Their retail banking team proudly serves public and privately held companies with annual revenue of \$5 million or less. He told staff that small businesses are the heart of local communities, providing high-touch, personalized service you can't find anywhere else in Texas. They are looking to become the lead provider of SBA Loans in the near future.

### Meeting with Property Owners and Developers

Mayor Haas asked that we host a meeting with developers she met who worked on hotel and convention projects. We connected them with property owners throughout Richmond.

### Meeting with Pet Evolution, Harpal (Harry) Singh

Harry met with staff to discuss his new business venture and participated in the Farmer's Market. Pet Evolution is a franchised-owned store that offers top-tier pet services in Richmond (Aliana), featuring grooming, training, and veterinary care dedicated to your pet's well-being at Pet Evolution. We discussed possible expansions into the incorporated or ETJ area of Richmond.

### Meeting w/ SBA , SBDC, and SCORE representatives concerning training courses for Richmond Businesses

Staff met with each organization to discuss training opportunities in Richmond and topics that would help the businesses. We assessed last year's training and will put programming together to complement future training and make use of the new office facilities we have moved into.

### Meeting w/Alonzo Lopez of Lopez Construction Group

Mr. Lopez is a construction company owner who worked in the Houston area through Nellie's former office. We assisted with providing organizations that do public bids and where to look for additional opportunities.

### Zoom Meeting w/Texas C.R.E.S. LLC. - 1102 & 1202 Jackson St.

Staff met with the realtors for the former Lifecheck building. They wanted to see if we had any interest in purchasing the building or knew of anyone who was looking for additional space. We continue to share the site with developers, however, due to its size and the fact that office space is downsizing. The best option is to find a developer who would create a small food hall and coworking space. Offices that have rehabilitation and small-sized spaces are outperforming larger spaces.

Meeting w/Uhaul Developer

We have developed relationships with realtors who connect us with regional developers to ensure their potential projects are attractive. Local Realtor Josh introduced us to a developer looking at the property within the city limits or ETJ. They are looking to build a storage facility in our area and are looking at various sites. We will continue to work with them and introduce them to Planning and Zoning once they are ready for a pre-development meeting.

**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: 741 E Highway 90A (Taqueria Tepatitlan 17)

Pre-Application Conference (in-person): 445 FM 359 (strip center)

Pre-Application Conference (in-person): Hwy 90 & Riveredge (taco stand)

Pre-Application Conference: Pre-Application Conference - US 59 & Andado Ln (single family and duplex rentals)

Pre-Application Conference: 301 S. 9th St. Ste. 108 Family Medical Clinic

Pre-Application Conference: 515 Austin St (rehab clinic)

Pre-Application Conference: 405 Travis St (manufactured home)

**Upcoming Events and Activities:**

**Event:** **Richmond Farmers Market**

402 Morton St.

**Date:** June 7<sup>th</sup>

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**Event:** **Coffee @ the BLOCK**

**Special Location:** New Office Building 1600 Myrtle St. (Morton St.)

**Date:** June 12<sup>th</sup>

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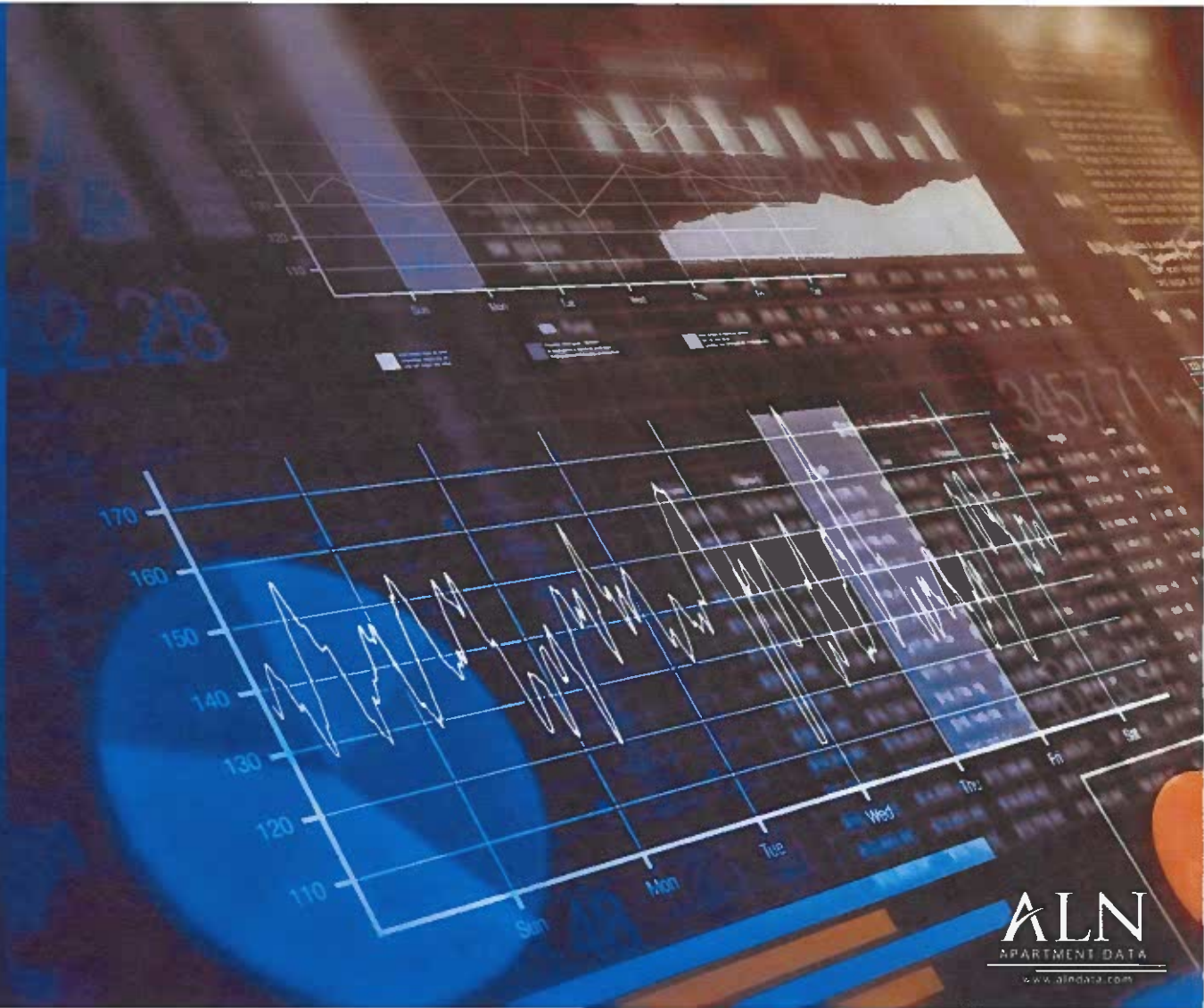
**Event:** **DCR Board of Directors Meeting**

**Date:** June 11<sup>th</sup>

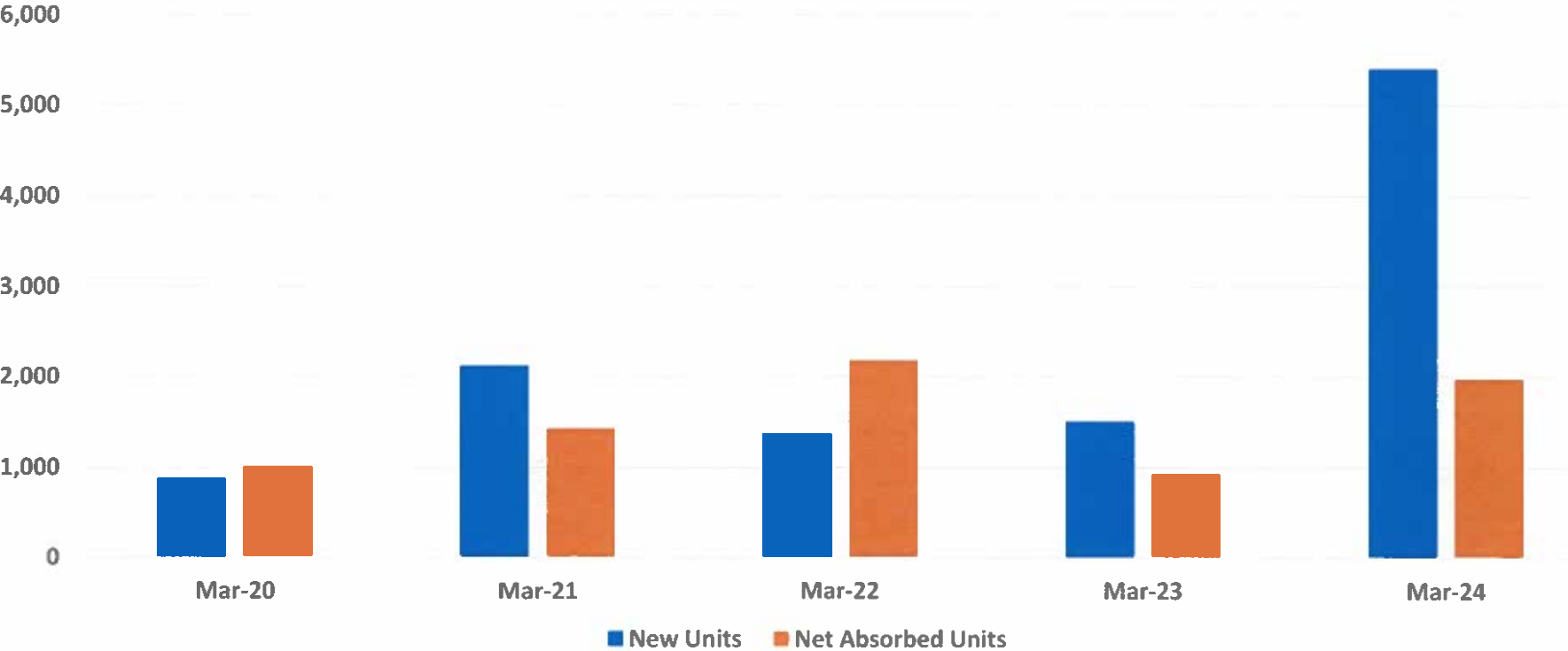
# Fort Bend Multifamily Submarket Update

Jordan Brooks  
Senior Market Analyst  
ALN Apartment Data

# Fort Bend Multifamily Performance



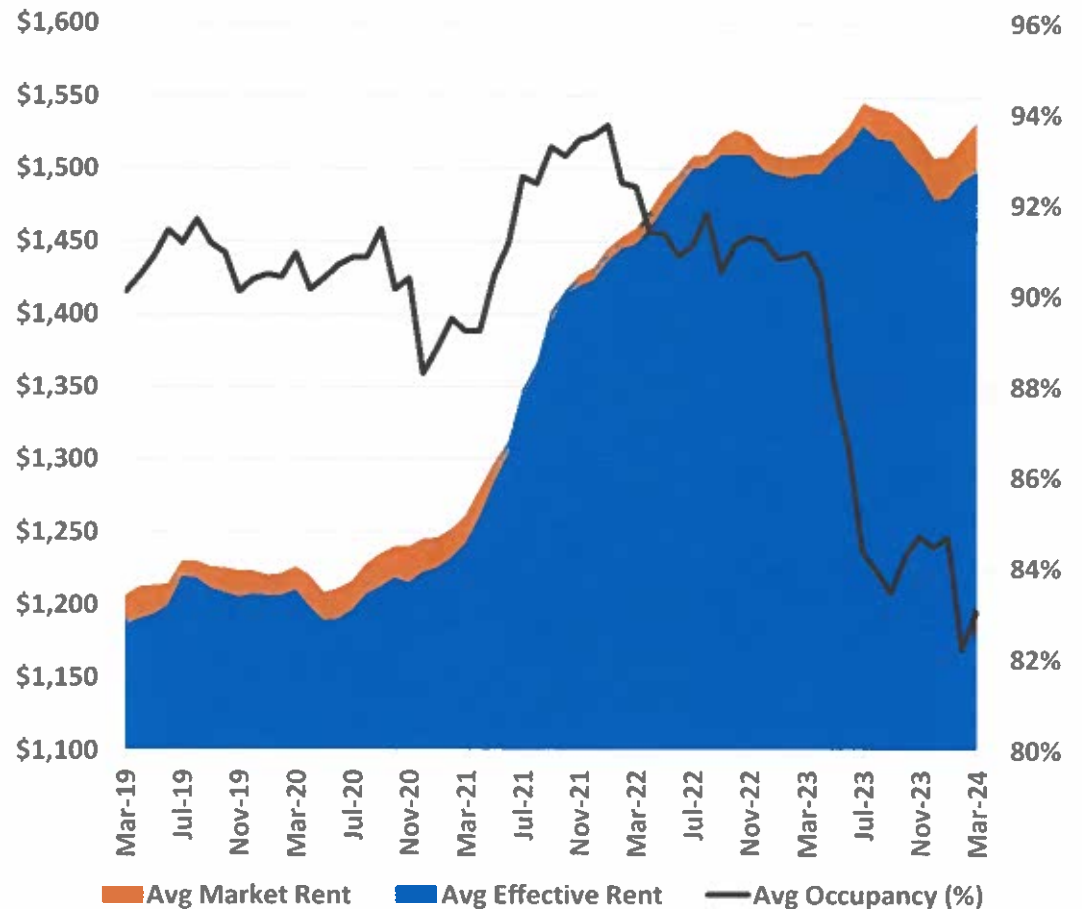
# Record New Supply in Last Twelve Months



Source: ALN Apartment Data

## Unsteady Rent Growth With Falling Occupancy

- Overall average occupancy peaked in January of 2022 at 94% - that average now sits at 83%.
- For stabilized properties, average occupancy was around 94% to close March after a peak of 97% in August of 2021.
- Annual average effective rent growth for 2023 was -1.4% compared to a national gain of 1%.
- Monthly average effective change was negative from August through December of 2023 before returning to positive territory in each month so far this year.
- Lease concession availability increased by 125% in the last year to one-third of properties offering a discount in March compared to a national gain in the period of 53%.
- Concession availability in March was higher than at any point in the COVID period and at the highest point since August of 2017.

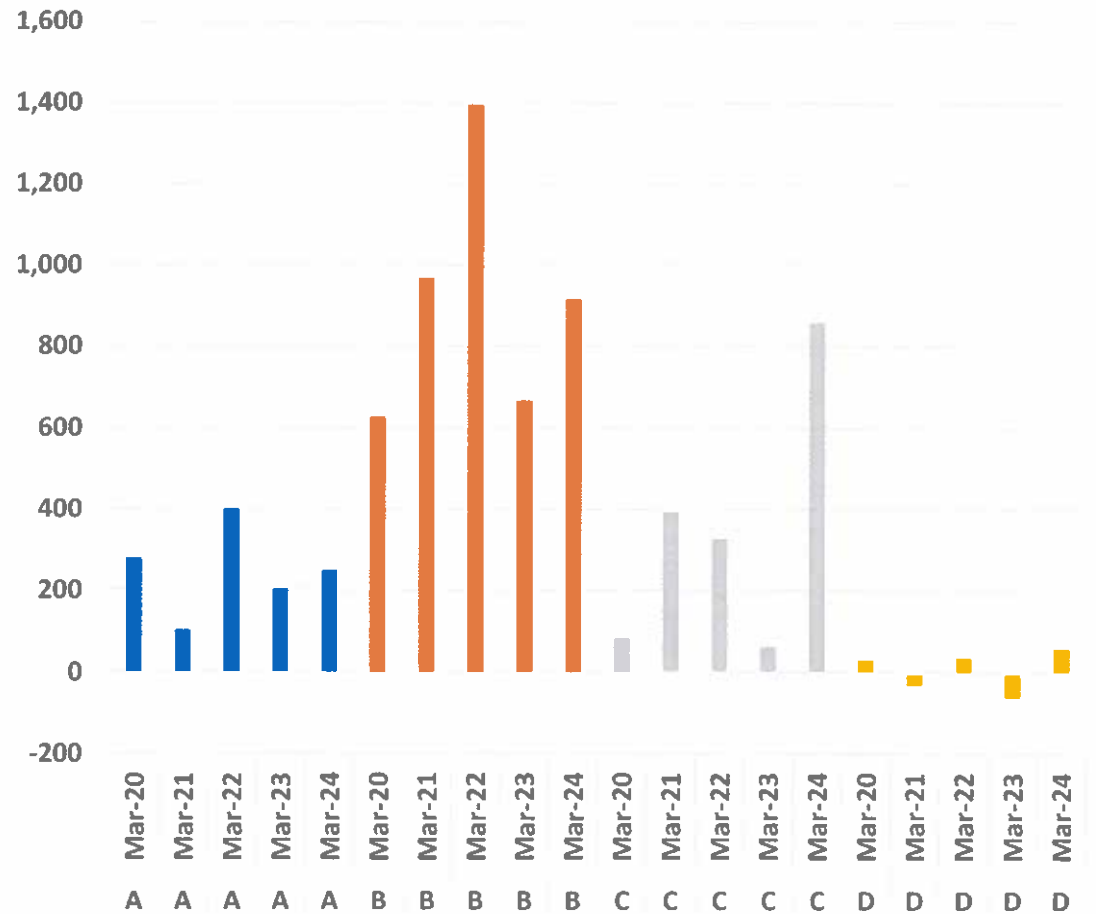


Note: Average rent for new leases

Source: ALN Apartment Data

## Encouraging Demand Performance Across the Board Recently

- Class C net absorption in the last year was the strongest in years.
- Class B annual net absorption has shown recent improvement even amidst consistently robust performance.
- Class A and Class D demand continues to move within a narrow range, but both price tiers have seen improvement year-over-year.
- Despite healthy Class B net absorption, demand has come entirely from lease-up properties while net absorption for stabilized Class B properties has been negative for the last two 12-month periods.

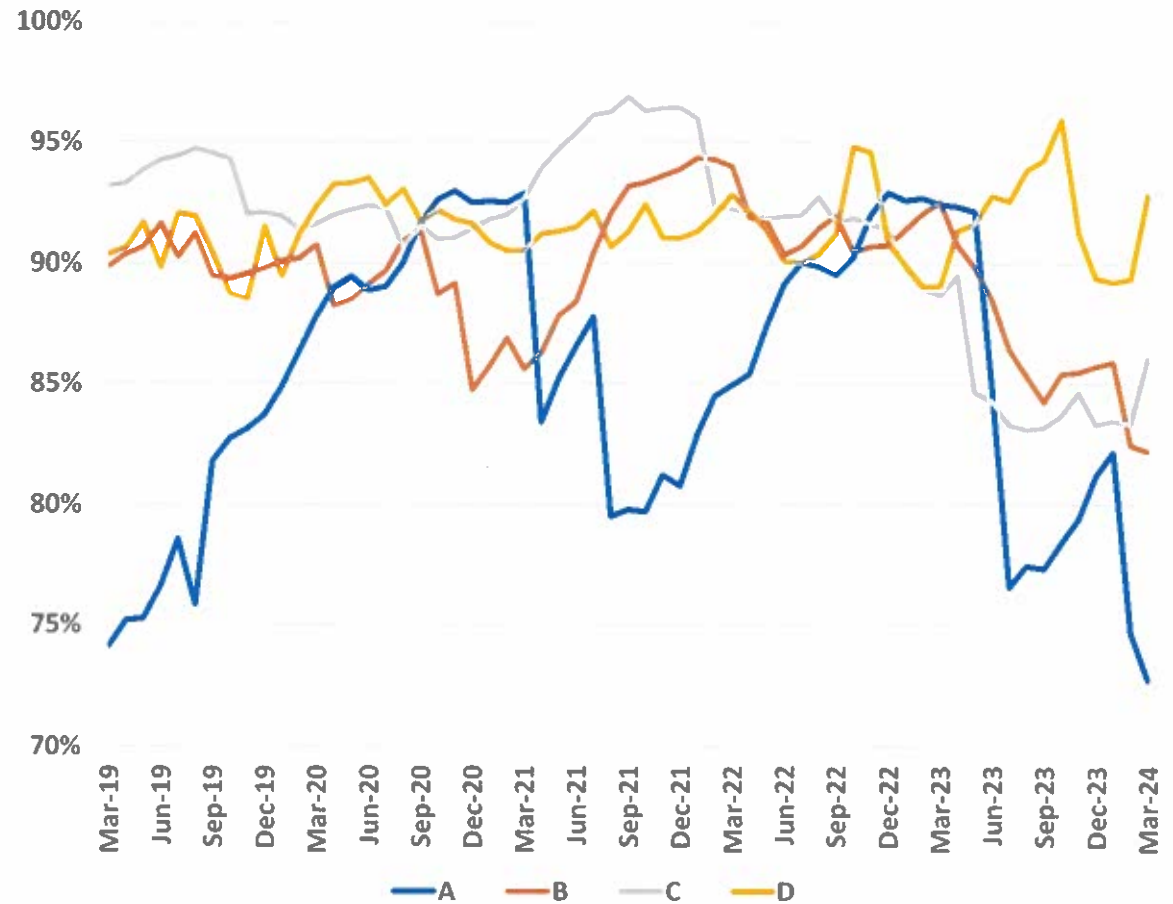


Source: ALN Apartment Data



## New Supply Impacted Occupancy (Nearly) Across the Price Classes

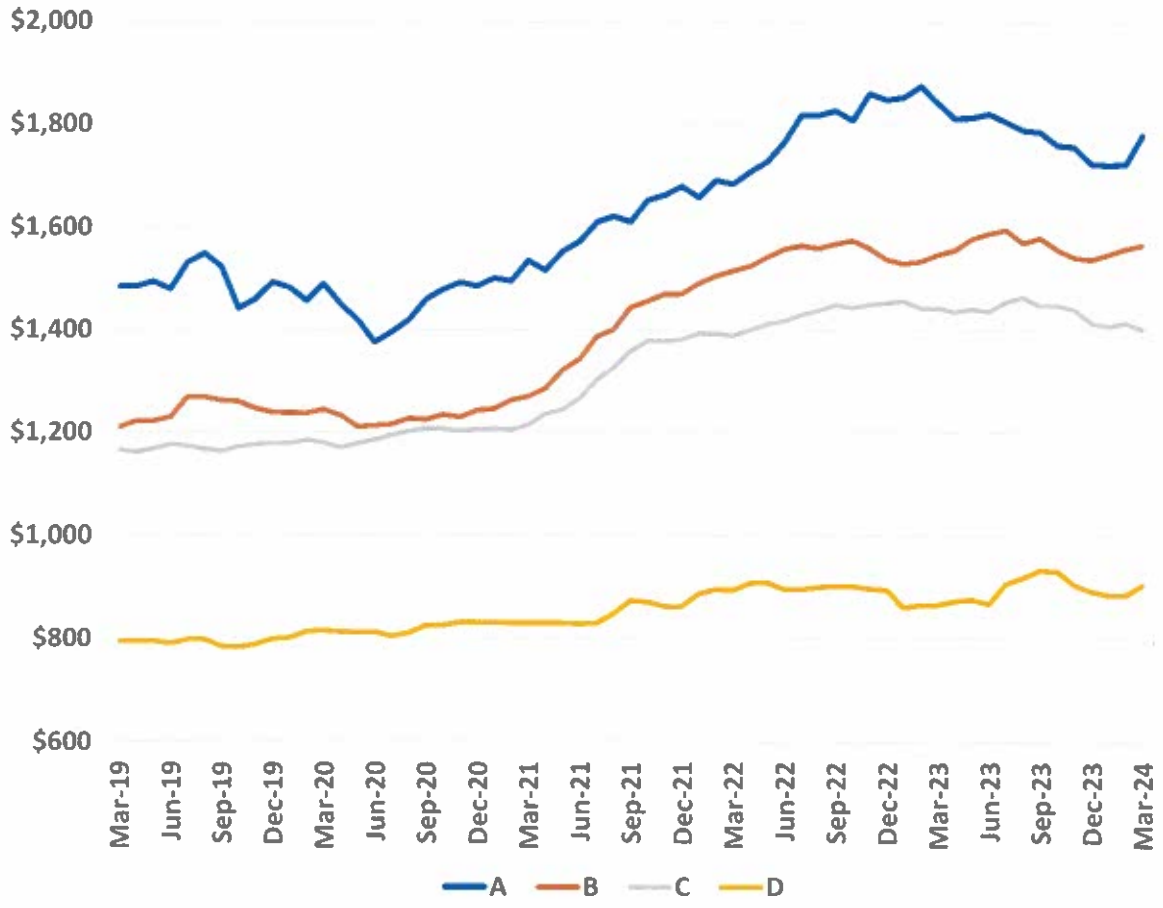
- New supply entered the market in the last year more dispersed across the price classes – and the effect on occupancy has been apparent.
- New supply has outpaced net absorption over the last twelve months for all price classes except Class D.
- For those properties that entered the last twelve-month period already stabilized, the Class A (+1.8%) and Class D (+4.2%) groups have managed to add to average occupancy.
- Stabilized average occupancy is highest for Class A (94%) and Class B (94%), followed by Class B (93%) and Class A (93%).



Source: ALN Apartment Data

## Mixed Recent Rent Growth Results at Price Class Level

- Class A (-3.3%) and Class C (-2.8%) average effective rent growth negative year-over-year for March.
- Class D rent growth of 4.5% in the last year has come along with positive net absorption.
- Class B properties managed rent growth of 1.2% in the last twelve months along with robust absorption.
- Despite the YoY decline, monthly rent change for the Class A subset did return to positive territory in March.
- Only Class C has not yet seen improvement in rent performance with the arrival of spring.



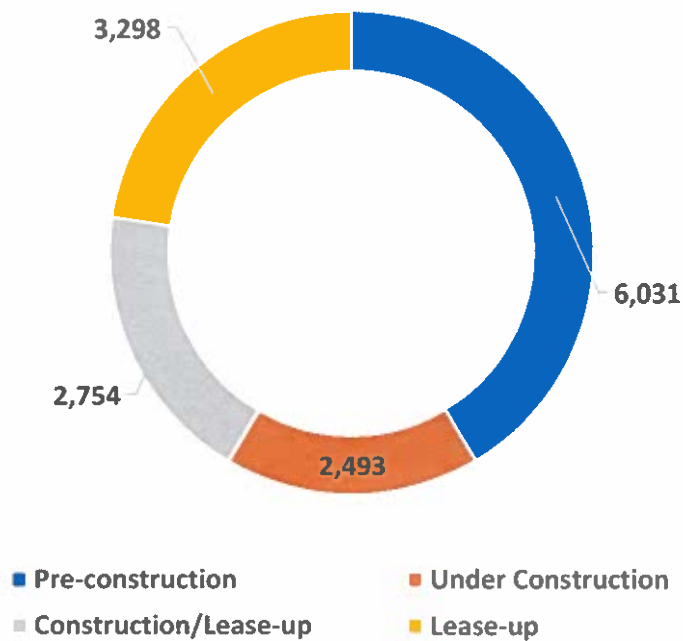
Note: Average rent for new leases

Source: ALN Apartment Data

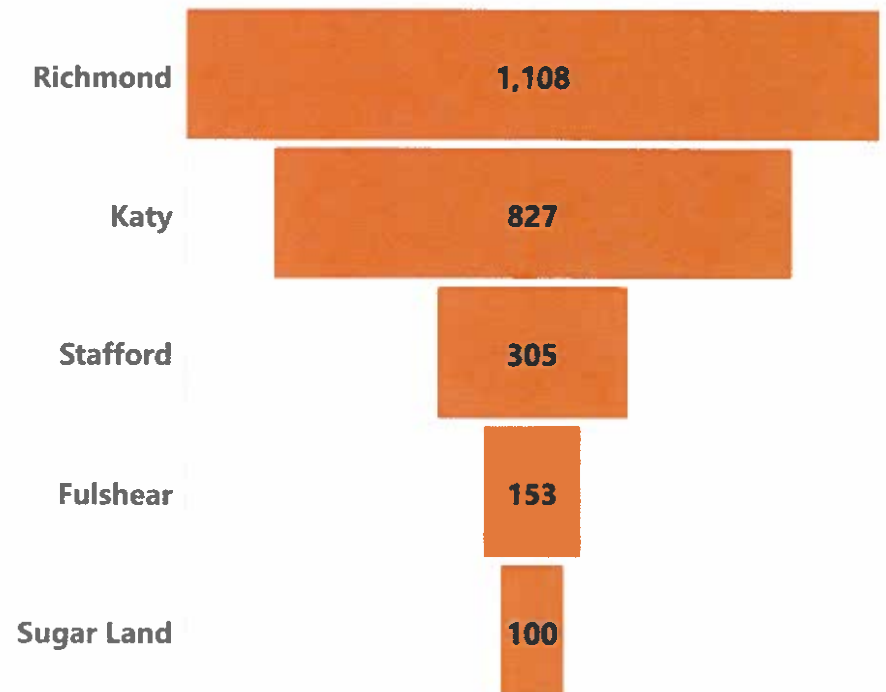


# New Supply Returning to More Typical Level

### New Construction Pipeline



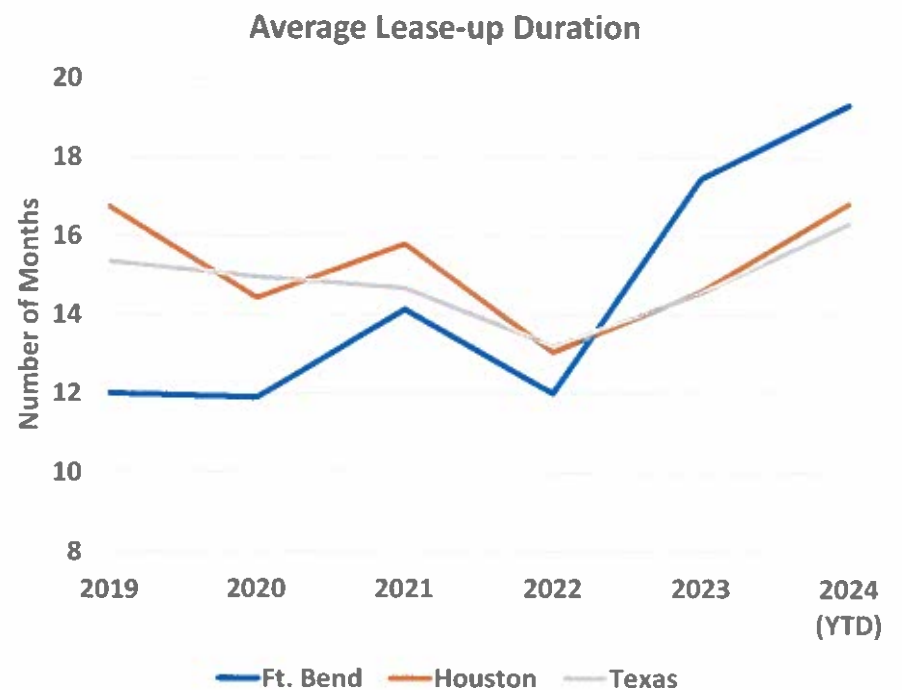
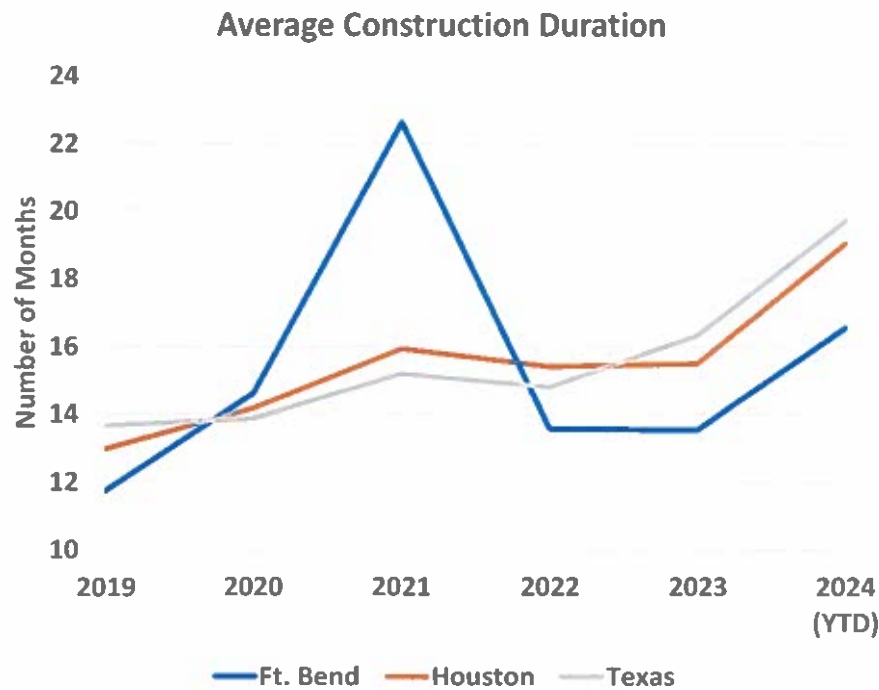
### Top Cities - Units Under Construction



Note: Pipeline includes projects set to break ground within twenty-four months

Source: ALN Apartment Data

# Steady Upward Trend in Lease-up Duration in Recent Years Indicates Supply Pressure



Source: ALN Apartment Data

# Fort Bend Multifamily Outlook

Source: ALN Apartment Data

Apartment demand has been more consistent in recent years for Fort Bend than in other areas of the state and country.

Recent improvement in demand and a return to typical seasonality in rent performance is encouraging.

Record new supply has significantly pressured average occupancy, including stabilized properties.

Rent growth has been hard to come by recently, but resilient demand and consistent population growth point toward improvement.

New supply will be slowing this year and next after a peak in 2023.

The outlook for Fort Bend is encouraging – with light at the end of the tunnel for new supply, occupancy should improve and help to boost rent growth.

# Thank You!

Jordan Brooks

[Jordan@alndata.com](mailto:Jordan@alndata.com)

# About ALN Apartment Data

- ALN was founded in 1991 as an apartment locator data provider
- Geographic reach expanded slowly through the early 2000's
- Now offers services to locators, brokers, lenders, appraisers, asset and fee managers, apartment associations, supplier partners and government
- Geographic reach has been fully nationwide since 2015
- <https://alndata.com/>

# ALN Methodology Notes

- Research is gathered in-house
- Track conventional, affordable, student, senior and military housing
- Track all price classes
- Focus of regular research updates are conventional properties with 50+ units
- Property-level data updated on 5-week rotations
- Rely on collected data, not market sampling



# PROPOSAL PROGRAM CURRICULUM



OPTION 1



The curriculum is to be taught in-person in the form of interactive workshops. Including a written business plan, I propose a "mini" business plan pitch competition for a greater impact, with non-monetary recognition awards. Workshops can be condensed to shorter time frame.

Day	Hours	Workshop Schedule
1	1 2	Orientation - About entreKIDneurs Program What Does Entrepreneur/entreKIDneur Mean?
2	3 4	Am I an entreKIDneur? entreKIDneur Start-Up
3	5 6	Planning an entreKIDneur Business Plan a Sample entreKIDneur Business
4	7 8	entreKIDneur Online Business entreKIDneur Green/Eco-Friendly Business
5	9 10	entreKIDneur Networking Community. entreKIDneurs Giving Back
6	11 12	entreKIDneurs Work-Life Balance entreKIDneurs Life Skills & Values
7	13 14	entreKIDneur Business Ideas entreKIDneur Online Business Ideas
8	15 16	entreKIDneur Business Plan entreKIDneurs Business Plan Competition
9	17 18	Social Media for entreKIDneurs 1 Social Media for entreKIDneurs 2
10	19 20	entreKIDneur Money & Finances 1 entreKIDneur Money & Finances 2
11	21 22	Launch Your entreKIDneur Business 1 Launch Your entreKIDneur Business 2
12	23 24	entreKIDneurs Business Resources 1 Permits & Licenses entreKIDneurs Business Resources 2 Local Programs & Guides

Selma Nellie Piña  
Instructional Designer

# **Pre-Application Conference**



**DEVELOP  
RICHMOND**  
EST. TEXAS 1857



**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](mailto:planning@richmondtx.gov)

<b>Project Description:</b>	Taqueria Tepatitlan 17 - enclosing covered patio as air-conditioned restaurant patron dining.		
<b>Location:</b> (Address/ Nearest Intersection)	741 E Highway 90A, Richmond, Tx 77406		
<b>Contact Person:</b>	Kevin Nagai		
<b>Property Owner:</b>	Maria Carmen Gonzalez & Lorenzo Antonio Gonzalez		
<b>Email:</b>	Kevin.Nagai@lionzconstruction.com		
<b>Phone:</b>	346-901-0871		
<b>Attachment Provided:</b>	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Other
<b>Requested Date &amp; Time:</b> (Only Tuesdays available)	1 <sup>st</sup> Choice: 4/2/24 10am		
	2 <sup>nd</sup> Choice: 4/2/24 11am		
	3 <sup>rd</sup> Choice: 4/2/24 9am		
<b><u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u></b>			

**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

3/26/2024  
\_\_\_\_\_  
Date



**RICHMOND**  
EST. TEXAS 1857

**PRE-APPLICATION CONFERENCE REQUEST FORM**

Planning Department | 600 Morton Street • Richmond, Texas 77469  
Phone 281 237 6271 • Fax 281 239 1215

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**Pre-application Conference Timings**

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**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](mailto:planning@richmondtx.gov)

Project Description:	To build a new strip center		
Location: (Address/ Nearest Intersection)	445 FM 359 Road Richmond Tx 77406		
Contact Person:	Siu Hong Cheung		
Property Owner:	TieYong Wang		
Email:	ECHOETTAR@AOL.COM		
Phone:	832 577 6829		
Attachment Provided:	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input checked="" type="checkbox"/> Other: Civil
Requested Date & Time: (Only Tuesdays available)	1 <sup>st</sup> Choice	1:00 PM	
	2 <sup>nd</sup> Choice	2:00 PM	
	3 <sup>rd</sup> Choice	3:00 PM	
<b>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</b>			

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Property Owner/Agent Signature

3/21/2024  
Date



**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](mailto:planning@richmondtx.gov)

<b>Project Description:</b>	Put or build Taco or snow cone stand
<b>Location:</b> (Address/ Nearest Intersection)	Hwy. 90 and RiverEdge Dr-
<b>Contact Person:</b>	Shah Tharani
<b>Property Owner:</b>	Shah Tharani
<b>Email:</b>	yss tharani@aol.com
<b>Phone:</b>	(832) 279-1169
<b>Attachment Provided:</b>	<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Survey <input type="checkbox"/> Other
<b>Requested Date &amp; Time:</b> (Only Tuesdays available)	1 <sup>st</sup> Choice     4/12/24     11.am
	2 <sup>nd</sup> Choice     4/19/24     11.am
	3 <sup>rd</sup> Choice
<b>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</b>	

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Shah  
Property Owner/Agent Signature

4/09-24  
Date



**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

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**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](mailto:planning@richmondtx.gov)

<b>Project Description:</b>	Approx. 150 Single Family Homes		
<b>Location:</b> (Address/ Nearest Intersection)	West of proposed Andado Lane extension		
<b>Contact Person:</b>	Chetan K. Dave		
<b>Property Owner:</b>	Excelsior Partners is under contract to purchase		
<b>Email:</b>	chetan.dave@excelsiorpartnersgroup.com		
<b>Phone:</b>	281-309-1409		
<b>Attachment Provided:</b>	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Other
<b>Requested Date &amp; Time:</b> (Only Tuesdays available)	1 <sup>st</sup> Choice: <b>April 9, 2024</b>		
	2 <sup>nd</sup> Choice: <b>April 16, 2024</b>		
	3 <sup>rd</sup> Choice: <b>April 23, 2024</b>		
<b><u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u></b>			

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**Chetan K. Dave**

Digitally signed by Chetan K. Dave  
DN: cn=Chetan K. Dave, o=Excelsior Partners LLC,  
ou, email=chetan.dave@excelsiorpartnersgroup.com,  
c=US  
Date: 2024.04.05 14:18:15 -0500

Property Owner/Agent Signature

**April 5, 2024**

Date



**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

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

Project Description:	Family medical clinic/practice		
Location: (Address/ Nearest Intersection)	301 S. 9th St. Ste 108 Richmond, TX 77469		
Contact Person:	Jessica Henderson		
Property Owner:	HMH		
Email:	f1stprimed@yahoo.com		
Phone:	713-239-4071		
Attachment Provided:	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 <sup>st</sup> Choice:	4/16/2024 10:00 am	
	2 <sup>nd</sup> Choice:	4/23/2024 10:00 am	
	3 <sup>rd</sup> Choice:	4/30/2024 10:00 am	
<b>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</b>			

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\_\_\_\_\_  
Property Owner/Agent Signature

04/08/2024  
\_\_\_\_\_  
Date

**PRE-APPLICATION CONFERENCE REQUEST FORM**

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

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**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](mailto:planning@richmondtx.gov)

<b>Project Description:</b>	Advanced Mending & Rehabilitation Clinic (AMRC) chiropractic, Acupuncture, <i>Alternative Medicine</i>		
<b>Location:</b> (Address/ Nearest Intersection)	515 Austin St Richmond, TX, 77469		
<b>Contact Person:</b>	Della Abtahi		
<b>Property Owner:</b>	Matt Hakimi		
<b>Email:</b>	della8900@line.com		
<b>Phone:</b>	713-410-5677		
<b>Attachment Provided:</b>	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Other
<b>Requested Date &amp; Time:</b> (Only Tuesdays available)	1 <sup>st</sup> Choice:	April, 23, 2024	9 AM
	2 <sup>nd</sup> Choice:	April, 30, 2024	9 AM
	3 <sup>rd</sup> Choice:		
<b><u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u></b>			

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Property Owner/Agent Signature

Date

April, 17/2024





**RICHMOND**  
EST. **TEXAS** 1837

**PRE-APPLICATION CONFERENCE REQUEST FORM**

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

<b>Project Description:</b>	I have old mobile home out and bring in a new one. And ask if I can move new mobile in and is 10 feet longer. Want to schedule a date to measure in person.		
<b>Location:</b> (Address/ Nearest Intersection)	405 Travis st Richmond tx 77469		
<b>Contact Person:</b>	832-492-1001 Alice Valdez 832-74757475		
<b>Property Owner:</b>	Alice Valdez		
<b>Email:</b>	avaldez54@yahoo.com // Luckieluck32@gmail.com		
<b>Phone:</b>			
<b>Attachment Provided:</b>	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Survey	<input type="checkbox"/> Other
<b>Requested Date &amp; Time:</b> (Only Tuesdays available)	1 <sup>st</sup> Choice: April 16th 2024 9:00 am		
	2 <sup>nd</sup> Choice: April 23rd 2024 10:00 am		
	3 <sup>rd</sup> Choice: April 23rd 2024 11:00		
<b><u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u></b>			

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\_\_\_\_\_  
Property Owner/Agent Signature

4/15/2024  
\_\_\_\_\_  
Date

# Property for Lease



**DEVELOP  
RICHMOND**

EST. TEXAS 1837

# Lease Availability Report

**301 S 9th St**

Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Use	Type	SF Avail	Flr 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
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:	<b>Class C Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1990</b>
RBA:	<b>4,498 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>4,200 SF</b>

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir 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

Walk Score ®: Very Walkable (71)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

711 S 11th St

Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1985
RBA:	4,400 SF
Floors:	1
Typical Floor:	4,400 SF

## AVAILABILITY

Min Divisible:	4,400 SF
Max Contig:	4,400 SF
Total Available:	4,400 SF
Asking Rent:	\$24.00/NN

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1	Office	Direct	4,400	4,400	4,400	\$24.00/NN	Aug 2024	3 - 5 Yrs

## SALE

Last Sale: Portfolio of 2 Office Properties in Richmond, TX Sold on May 23, 2014

## AMENITIES

24 Hour Access, Air Conditioning, Central Heating, Conferencing Facility, Controlled Access, Courtyard, Fiber Optic Internet, Kitchen, Monument Signage, Partitioned Offices, Signage

## TRANSPORTATION

Parking:	18 free Surface Spaces are available; Ratio of 4.09/1,000 SF
Airport:	53 minute drive to William P Hobby
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Minimal Transit (0)

## KEY TENANTS

Headwayexec	500 SF
-------------	--------

# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Bank</b>
Tenancy:	<b>Single</b>
Year Built:	<b>2001</b>
GLA:	<b>6,541 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>6,541 SF</b>

## AVAILABILITY

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

## 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 TrafficLens® Products

## TRANSPORTATION

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

Airport: 53 minute drive to William P Hobby

Walk Score ®: Car-Dependent (41)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 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 TrafficMetrix 9 Products

## TRANSPORTATION

Parking: 132 Surface Spaces are available; Ratio of 6.02/1,000 SF  
 Airport: 53 minute drive to William P Hobby  
 Walk Score ©: Car-Dependent (36)  
 Transit Score ©: Minimal Transit (0)

# Lease Availability Report

**1115 FM 359**

Richmond, TX 77406 - Southwest Outlier Submarket



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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
Walk Score ®:	Car-Dependent (36)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

**1117 FM 359**

Richmond, TX 77406 - Southwest Outlier Submarket



## BUILDING

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

## AVAILABILITY

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

## 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
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (0)

## KEY TENANTS

David W. Showalter Attorney	3,000 SF	First Warranty Realty	1,650 SF
Acrisure	1,000 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:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2007</b>
GLA:	<b>17,674 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>17,674 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,066 SF</b>
Max Contig:	<b>1,501 SF</b>
Total Available:	<b>3,823 SF</b>
Asking Rent:	<b>\$\$17.50 - \$19.00/NNN</b>

## 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	\$18.00/NNN	Vacant	3 - 5 Yrs
P 1st	180	Retail	Direct	1,501	1,501	1,501	\$19.00/NNN	Vacant	3 - 5 Yrs
P 1st	150	Retail	Direct	1,066	1,066	1,066	\$17.50/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 TrafficTrends® Products

## TRANSPORTATION

Parking:	97 free Surface Spaces are available; Ratio of 5.50/1,000 SF
Airport:	52 minute drive to William P Hobby
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:	<b>Retail</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1994</b>
GLA:	<b>10,348 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>10,348 SF</b>

## AVAILABILITY

Min Divisible:	<b>10,348 SF</b>
Max Contig:	<b>10,348 SF</b>
Total Available:	<b>10,348 SF</b>
Asking Rent:	<b>Withheld</b>

## 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 Pl & Tulane Dr (2022)  
 21,091 on TX 45, RM 620 & Blaisdale Rd (2020)

Made with TrafficMetrix® 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

Lorenzo Neal  
 832 883 1852  
 lnlorenzo@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 - \$24.00/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	\$24.00/NNN	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)

Made with TrafficMetrics Products



# Lease Availability Report

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



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## TRANSPORTATION

Parking: 80 Surface Spaces are available; Ratio of 5.33/1,000 SF  
Airport: 54 minute drive to William P Hobby  
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:	<b>Retail</b>
Subtype:	<b>Storefront Retail/O...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2005</b>
GLA:	<b>11,176 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,176 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,115 SF</b>
Max Contig:	<b>4,595 SF</b>
Total Available:	<b>11,246 SF</b>
Asking Rent:	<b>Withheld</b>

### 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
P 1st	101-102	Retail	Direct	4,595	4,595	4,595	Withheld	May 2024	Negotiable

### SALE

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

### KEY TENANTS

The Iron Battledfield Gym LLC	1,870 SF	Addi 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 TrafficMetrix 9 Products

### TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	51 minute drive to William P Hobby
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:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2006</b>
GLA:	<b>12,350 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>12,350 SF</b>

## AVAILABILITY

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

## 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

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



## TRANSPORTATION

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

Airport: 49 minute drive to William P. Hobby

Walk Score ®: Car-Dependent (27)

Transit Score ®: Minimal Transit (0)



# Lease Availability Report

**109 Liberty St - Richmond Liberty Shopping Center**  
 Richmond, TX 77469 - Far Southwest Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Under Construction</b>
GLA:	<b>6,510 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>6,510 SF</b>

## AVAILABILITY

Min Divisible:	<b>6,510 SF</b>
Max Contig:	<b>6,510 SF</b>
Total Available:	<b>6,510 SF</b>
Asking Rent:	<b>\$30.00/NNN</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	6,510	6,510	6,510	\$30.00/NNN	Jan 2025	Negotiable

## TRAFFIC & FRONTAGE

Traffic Volume: 12,831 on S 2nd St & Houston St (2022)  
 27,981 on Jackson St & S 2nd St (2022)

Made with TrafficMetrics Products

## TRANSPORTATION

Airport: 52 minute drive to William P Hobby  
 Walk Score ®: Somewhat Walkable (67)  
 Transit Score ®: Minimal Transit (0)

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## EXPENSES

Taxes:	<b>\$2.21 (2024)</b>
Opex:	<b>\$9.35 (2024)</b>
Total Expenses:	<b>\$11.56 (2024)</b>

## 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

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



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## TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF  
Airport: 54 minute drive to William P Hobby  
Walk Score ®: Somewhat Walkable (68)  
Transit Score ®: Minimal Transit (0)

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

## AVAILABILITY

Min Divisible:	<b>1,050 SF</b>
Max Contig:	<b>1,050 SF</b>
Total Available:	<b>1,050 SF</b>
Asking Rent:	<b>Withheld</b>

## 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
Walk Score Ⓢ:	Car-Dependent (8)
Transit Score Ⓢ:	Minimal Transit (0)

# Lease Availability Report

**22011 Southwest Fwy**  
 Richmond, TX 77469 - Far New Territory Submarket



**Heights Venture**

Not for regulatory approval, permitting, or construction  
 without a contract. TX 027426

**STARBUCKS**

\*22011 SOUTHWEST FREEWAY, RICHMOND TX 77469  
 6PK, RENDERINGS (1)  
 12/04/23

**DiGiovanni**



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/R...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Proposed</b>
GLA:	<b>11,850 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>14,100 SF</b>

## AVAILABILITY

Min Divisible:	<b>11,850 SF</b>
Max Contig:	<b>11,850 SF</b>
Total Available:	<b>11,850 SF</b>
Asking Rent:	<b>\$32.00/NNN</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	11,850	11,850	11,850	\$32.00/NNN	Jan 2025	Negotiable

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrics® Products

## TRANSPORTATION

Parking: 77 free Surface Spaces are available; Ratio of 5.46/1,000 SF  
 Airport: 47 minute drive to William P Hobby  
 Walk Score ®: Car-Dependent (23)  
 Transit Score ®: Minimal Transit (0)

# Lease Availability Report

**22001 Southwest Freeway**  
Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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 (\$368.92/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

Walk Score ®: Car-Dependent (22)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

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**22001 Southwest Freeway**  
Richmond, TX 77469 - Southwest Outlier Submarket



## KEY TENANTS

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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	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 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  
 Walk Score ®: Somewhat Walkable (55)  
 Transit Score ®: Minimal Transit (0)

## KEY TENANTS

Psg Engineering 500 SF



# Lease Availability Report

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

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## 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
E 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  
 Walk Score ®: Somewhat Walkable (55)  
 Transit Score ®: Minimal Transit (0)

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## 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	Charm 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 TrafficMetrix® Products

# Lease Availability Report

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



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## TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 3.12/1,000 SF  
Airport: 52 minute drive to William P Hobby  
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:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2014</b>
GLA:	<b>4,700 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>4,700 SF</b>

## AVAILABILITY

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

## 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 TrafficMetrix 9 Products

## TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 3.00/1,000 SF  
 Airport: 53 minute drive to William P Hobby  
 Walk Score ®: Car-Dependent (49)  
 Transit Score ®: Minimal Transit (0)

# Property for Sale



**DEVELOP  
RICHMOND**

EST. TEXAS 1837

# Property Summary Report

## 3333 FM 359 Rd

Richmond, TX 77406 - Southwest Outlier Submarket



### LAND

Type	Commercial Land
Land AC - Gross	4.25 AC
Land SF - Gross	185,130 SF

### ZONING & USAGE

Proposed Use	Commercial
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### CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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### TRAFFIC & FRONTAGE

Traffic Volume	10,445 on TX 45/RM 620 & Precinct Line Rd E (2020) 10,157 on Holmes Rd & Richmond-Foster Rd S (2022)
Frontage	355' on Farm to Market 359

Made with TrafficMetrix Products

### TRANSPORTATION

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

### SALE

For Sale	\$2,200,000 (\$517,647/AC - \$11.88/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Centermark Commercial Real Estate 6575 West Loop South Bellaire, TX 77401 (713) 461-4750 (p) (888) 889-7540 (f)
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# Property Summary Report

0 Hwy 90 - Hwy 90-A Retail/Office Center  
Richmond, TX 77406 - Southwest Outlier Submarket



## LAND

Type	2 Star Commercial Land
Land AC - Gross	0.96 AC
Land SF - Gross	41,861 SF
No. of Lots	1
Parcels	6186-02-000-0060-901

## ZONING & USAGE

Proposed Use	Commercial
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## CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation,
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## TRAFFIC & FRONTAGE

Traffic Volume	27,716 on Plummer & Hwy 90 Alt NE (2022) 27,416 on Jackson St & Liberty St SE (2022)
Frontage	132' on Hwy 90A

Made with TrafficMetrix Products

## TRANSPORTATION

Airport	51 min drive to William P Hobby
Walk Score	Car-Dependent (33)

## SALE

For Sale	\$502,600 (\$522,997/AC - \$12.01/SF)
Sale Type	Investment
Status	Active

## Last Sale

Sold Price	\$292,000 (\$303,721/AC - \$6.97/SF)
Date	Dec 2018
Sale Type	Investment

## PROPERTY CONTACTS

Sales Company	Keller Williams Southwest 1650 Highway 6 Sugar Land, TX 77478 (281) 265-0000 (p) (281) 265-0123 (f)
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# Property Summary Report

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

Richmond, TX 77406 - Southwest Outlier Submarket



### LAND

Type	Commercial Land
Land AC - Gross	1.63 AC
Land SF - Gross	71,003 SF
Topography	Level

### ZONING & USAGE

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

### CURRENT CONDITION

Improvements	Recently Thinned
Grading	Raw land
Infrastructure	Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation,

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrx Products

### TRANSPORTATION

Airport	52 min drive to William P Hobby
Walk Score	Car-Dependent (38)

### SALE

For Sale	\$420,000 (\$257,669/AC - \$5.92/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Texas Gold Realty 565 S Mason Rd Katy, TX 77450 (832) 808-0098 (p)
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# Property Summary Report

## 0 Pultar Rd - +/-17 Acre Tract

Richmond, TX 77469 - Southwest Outlier Submarket



### LAND

Type	Commercial Land
Land AC - Gross	17.82 AC
Land SF - Gross	776,239 SF
Topography	Level
Parcels	0023-00-000-0290-901

### ZONING & USAGE

Proposed Use	Agricultural, Auto Dealership, Auto Repair, Bank, Commercial, Com-
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### CURRENT CONDITION

Grading	Raw land
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### TRAFFIC & FRONTAGE

Traffic Volume	1,933 on Preston Street & 3155 Hwy NW (2020) 6,471 on Collins Rd & Preston St S (2022)
Frontage	156' on Pultar Rd


Made with TrafficMetrx Products

### TRANSPORTATION

### SALE

For Sale	\$1,700,000 (\$95,398/AC - \$2.19/SF)
Sale Type	Investment or Owner User
Status	Active

### PROPERTY CONTACTS

Sales Company	Anja Drewes Properties	Recorded Owner	Edward F Pultar
	5529 FM 359 Rd Richmond, TX 77406 (713) 298-9177 (p)		1407 Pultar Rd Richmond, TX 77469

# 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 PI & Tulane Dr E (2022) 21,091 on TX 45:RM 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
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

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)

Made with TrafficMetrix Products

## TRANSPORTATION

Airport	51 min drive to William P Hobby
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

603 Calhoun St

Richmond, TX 77469 - Southwest Outlier Submarket



## BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1860
RBA	1,200 SF
Stories	1
Typical Floor	1,200 SF
Construction	Masonry

## LAND

Land Acres	0.50 AC
Zoning	Commerical/ Residential
Parcels	7395-00-123-0010-901

## SALE

For Sale	\$318,000 (\$265.00/SF)
Sale Type	Investment or Owner User
Status	Active

## Last Sale

Sold Price	\$180,000 (\$150.00/SF)
Date	Jun 2020
Sale Type	Owner User

## BUILDING AMENITIES

- High Ceilings

## TRANSPORTATION

Airport	53 min drive to William P Hobby
Walk Score	Somewhat Walkable (64)

## PROPERTY CONTACTS

Sales Company	ST Realty	Previous True Owner	EARLE D CAMPBELL
	206-212 W San Augustine St Deer Park, TX 77536 (281) 815-0600 (p)		1230 PLantation Dr Richmond, TX 77469 (936) 444-9260 (p)

## SALE HIGHLIGHTS

- Historic Building by Historic Downtown
- Natural Light in the renovated space
- Open area
- Large size open lot
- High Ceilings

# 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,
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## TRAFFIC & FRONTAGE

Traffic Volume	5,757 on Preston Street & Rocky Falls Pkwy W (2022) 27,234 on Jackson St & Austin St NE (2022)
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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  
10497 Town & Country Way  
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	Fir 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
<b>Last Sale</b>	
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
Walk Score	Car-Dependent (41)

## 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 TrafficMetrix Products

## TRANSPORTATION

Airport	52 min drive to William P Hobby
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
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## CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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## 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 TrafficMetrix Products

## TRANSPORTATION

Airport	53 min drive to William P Hobby
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	Retail Avail	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		

## 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 Pl & 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

3333 FM 359 Rd

Richmond, TX 77406 - Far Southwest Submarket



## BUILDING

Type	2 Star Retail Storefront Retail/Office
Tenancy	Single
Year Built	1986
GLA	6,200 SF
Stories	1
Typical Floor	6,200 SF
Construction	Masonry

## LAND

Land Acres	4.25 AC
Parcels	0046-00-000-0738-901

## SALE

For Sale	\$2,200,000 (\$354.84/SF)
Sale Type	Investment or Owner User
Status	Active

## Last Sale

Sold Price	Not Disclosed
Date	Dec 2007
Sale Type	Investment
Financing	1st Mortgage: Newfirst National Bank Bal/Pmt: \$3,924,000/-

## TRAFFIC & FRONTAGE

Traffic Volume	10,445 on TX 45, RM 620 & Precinct Line Rd E (2020) 10,157 on Holmes Rd & Richmond-Foster Rd S (2022)
Frontage	343' on FM 359 (with 2 curb cuts)

Made with TrafficMeirix Products

## TRANSPORTATION

Airport	57 min drive to William P Hobby
Walk Score	Car-Dependent (7)

## PROPERTY CONTACTS

Sales Company	Centermark Commercial Real Estate 6575 West Loop South Bellaire, TX 77401 (713) 461-4750 (p) (888) 889-7540 (f)	True Owner	Marcava Corporation 310 Morton St Richmond, TX 77469 (281) 342-2808 (p) (281) 342-8169 (f)
Recorded Owner	Dry Creek Park Lp 310 Morton St Richmond, TX 77469	Previous True Owner	Marcava Corporation 310 Morton St Richmond, TX 77469 (281) 342-2808 (p) (281) 342-8169 (f)
Previous True Owner	Simi Investment		



# 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
Walk Score	Car-Dependent (8)

## TENANTS

Braman Winery	24,738 SF
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## 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

- Click to Download Flyer/Pricing - <https://texas.colliers.com/3421-fm-359-rd-registration-form-0>
- 21,774 SF Main Building | 2,964 SF Rear Warehouse
- 100% HVAC
- 2017 Construction
- Outside City Limits
- Commercial Water Well/Septic

# 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,
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### 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 TrafficMeInx Products

### TRANSPORTATION

Airport	56 min drive to William P Hobby
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)
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Made with TrafficMetrix Products

### TRANSPORTATION

Airport	50 min drive to William P Hobby
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
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### CURRENT CONDITION

Infrastructure	No Cable, Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation,
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### 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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Frontage	810' on Highway 59
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Made with TrafficMetrix Products

### TRANSPORTATION

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

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Junction Commercial Real Estate 1 Riverway Houston, TX 77056 (713) 930-2001 (p)
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Sales Company	Lee & Associates 10497 Town & Country Way Houston, TX 77024 (713) 744-7400 (p) (832) 564-1895 (f)
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# 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

## TRANSPORTATION

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

## SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active

## TENANTS

Merciful Home Health	900 SF
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## PROPERTY CONTACTS

Sales Company	Cushman & Wakefield 1330 Post Oak Blvd Houston, TX 77056 (713) 877-1700 (p) (713) 331-1822 (f)	True Owner	Alimentation Couche-Tard 4204 Industriel Boul Laval, QC H7L 0E3 1 (450) 662-6632 (p) 1 (450) 662-6633 (f)
Recorded Owner	Big Diamond Llc (210) 692-5000 (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	Price Not Disclosed
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
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

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 TrafficMetrix 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 Lic
	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

### SALE

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

### TRANSPORTATION

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

### 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

## 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/-

## TRANSPORTATION

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

## PROPERTY CONTACTS

Sales Company	Milagro Pathways LLC 902 Richmond Richmond, TX 77469	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

## 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
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### CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation,
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### 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 TrafficMetrx Products

### TRANSPORTATION

Airport	52 min drive to William P Hobby
Walk Score	Car-Dependent (14)

### 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

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

Office Avail	1,320 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 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
Walk Score	Somewhat Walkable (55)

### PROPERTY CONTACTS

Sales Company	Psg Engineering 1006 Thompson Rd Richmond, TX 77469 (281) 239-8490 (p)
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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 Outlier 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	Office Avail	3,017 SF
Max Contiguous	3,017 SF		
# of Spaces	1		
Vacant	3,017 SF		
% Leased	0%		
Rent	\$21.88		
Service Type	Triple Net		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 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
Walk Score	Somewhat Walkable (55)

### TENANTS

Psg Engineering	500 SF	Mim's Integra Insurance	-
Montage Community Svc	-		-



# 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

## 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

## TRANSPORTATION

Parking	8 available (Surface), Ratio of 1.11/1,000 SF
Airport	52 min drive to William P Hobby
Walk Score	Car-Dependent (49)

## BUILDING AMENITIES

- Air Conditioning

## 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 TrafficMetrix Products

## PROPERTY CONTACTS

Sales Company	Re/Max Opportunities Needville, TX 77461 (979) 793-5454 (p)
Previous True Owner	Rossetti Barbara 4304 Rocky Brook Ct Greensboro, NC 27409

True Owner	All Babies Aboard Llc 7327 Sunset Bend Ln Richmond, TX 77407 (281) 239-7860 (p)
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# 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	143,225 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

### CURRENT CONDITION

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

### TRANSPORTATION

Airport	51 min drive to William P Hobby
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 locates 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)

Made with TrafficMetrix Products

## TRANSPORTATION

Airport	47 min drive to William P Hobby
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)
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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.

- 8. Review and discuss the updates to our City of Richmond Comprehensive Master Plan Update.**





**Development Corporation of  
Richmond TX  
AGENDA ITEM COVER MEMO**

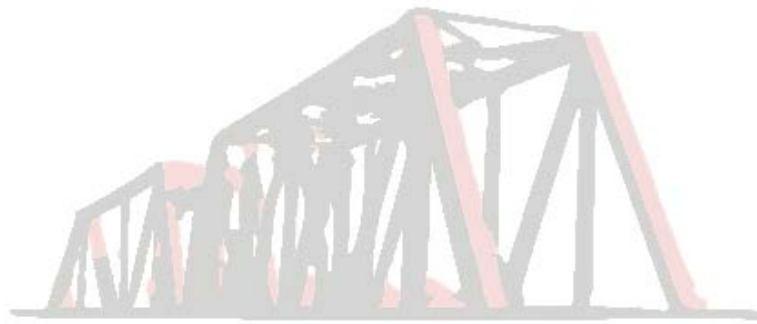
**DATE: May 14, 2024**

**AGENDA ITEM 8. Review and discuss the updates to our City of Richmond Comprehensive Master Plan Update**

**Background:**

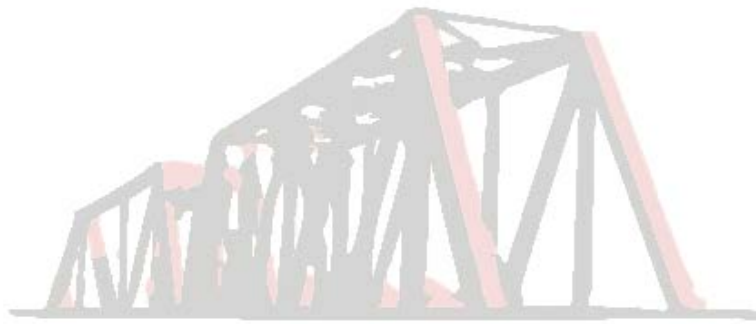
Mason Garcia, our City of Richmond Planning Director will present the draft findings of the plan and will take comments on Tuesday. He will forward notes to me on Monday or he will provide them during the meeting.

## 9. Future agenda items.



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**

**10. Excuse from Attendance at Regular  
DCR Meeting.**



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**

**11. 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, Section 551.072 Discuss Real Estate property.

**EST. TEXAS 1837**

**E1. Project Firehouse Updates**

**E2. Project Colodge and Project Imagine Updates**



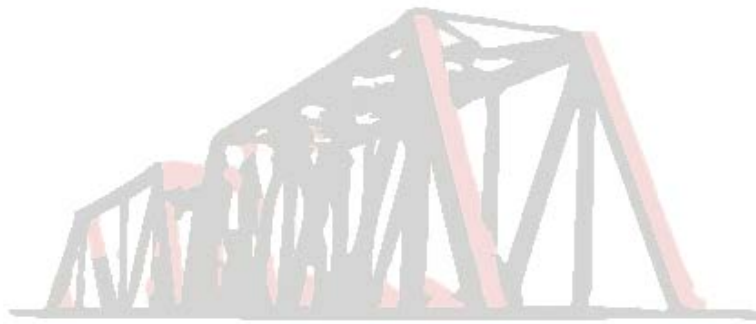
## **OPEN MEETING**

- 12. Reconvene into Open Meeting, and take action on items, if necessary.**



**DEVELOP**  
**RICHMOND**  
**EST. TEXAS 1837**

## 13. Adjournment



**DEVELOP**  
**RICHMOND**  
EST. TEXAS 1837