

**APEX
REALTORS**

**23655 FM 1093
Richmond, TX 77406**

RETAIL

For Lease



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

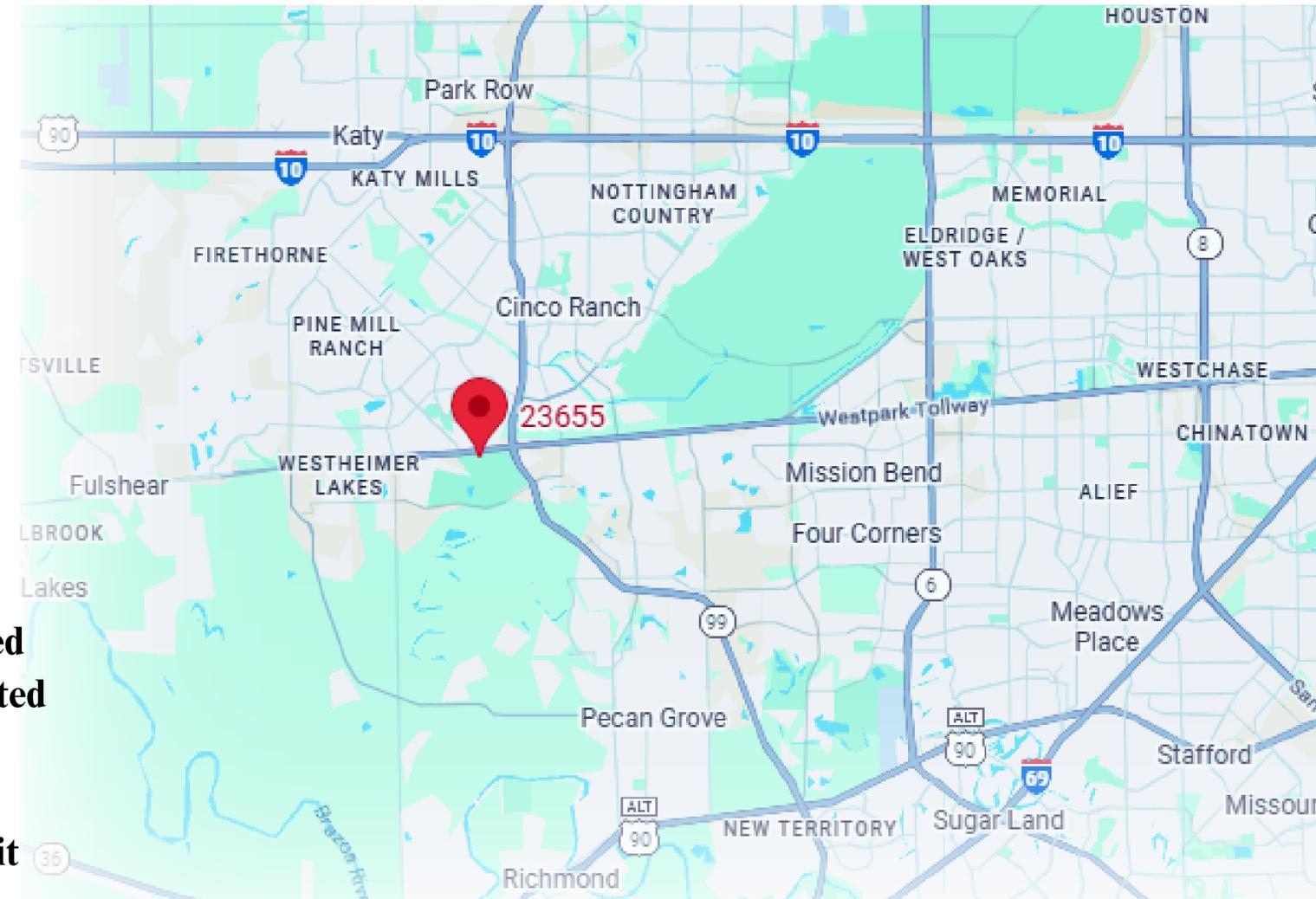
HIGHLIGHTS

- 1,100 SF Retail Space Available
- Direct Frontage on Westpark Tollway
- Located off Westpark Tollway & Grand Parkway (99)
- Excellent Visibility & Access
- Strong Daytime Traffic | 29,619 VPD
- Year Built: 2020
- Retail / Convenience Store Zoning
- White-Box Delivery Includes: HVAC, restroom, electrical, lighting
- Surrounded by dense rooftops, major retailers, and regional destinations
- Centrally located in Fort Bend County, one of the fastest-growing large counties in the U.S.

ABOUT THE PROPERTY

High-visibility retail space with direct frontage on the Westpark Tollway, ideally positioned between Katy and Richmond's fastest-growing communities, including Cinco Ranch. Located just off two major freeways — Westpark Tollway and Grand Parkway (99) — this site benefits from strong commuter traffic and dense surrounding rooftops.

Built in 2020, the space is partially built out and delivered in white-box condition, making it ideal for fast-food, convenience, or neighborhood retail concepts. Surrounded by major national retailers and daily-use destinations, this location offers exceptional exposure and long-term growth potential in Fort Bend County, one of the fastest-growing large counties in the U.S.



Population, Household Income, & Traffic Counts

	1 Mi	3 Mi
Population	12,064	87,829
Households	3,838	27,513
Average Age	35.20	34.10
Median HH Income	\$126,217	\$132,655
Daytime Employees	1,960	15,205

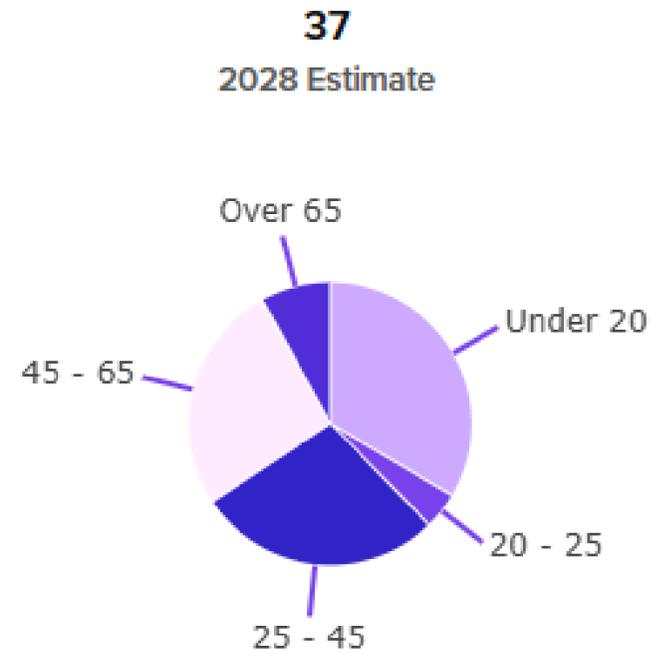
Population Growth '20-'25 ▲ 15.5% ▲ 15.0%

Collection Street	Cross Street	Traffic Vol	Year	Distance
Gaston Rd	FM 1093 Rd S	1,494	2018	0.17 mi
Gaston Rd	FM 1093 Rd SE	2,166	2018	0.44 mi
Canal Rd	FM 1093 Rd N	5,406	2018	0.44 mi
West Grand Parkway ...	Parkwater Bridge Ln ...	57,577	2020	0.68 mi
Grand Pkwy	FM 1093 Rd S	35,300	2018	0.71 mi
Grand Pkwy	FM 1093 Rd S	41,713	2020	0.71 mi
Grand Pkwy	Bellaire Blvd SE	271,202	2018	0.77 mi

Age Demographics

37

Median Age



Population

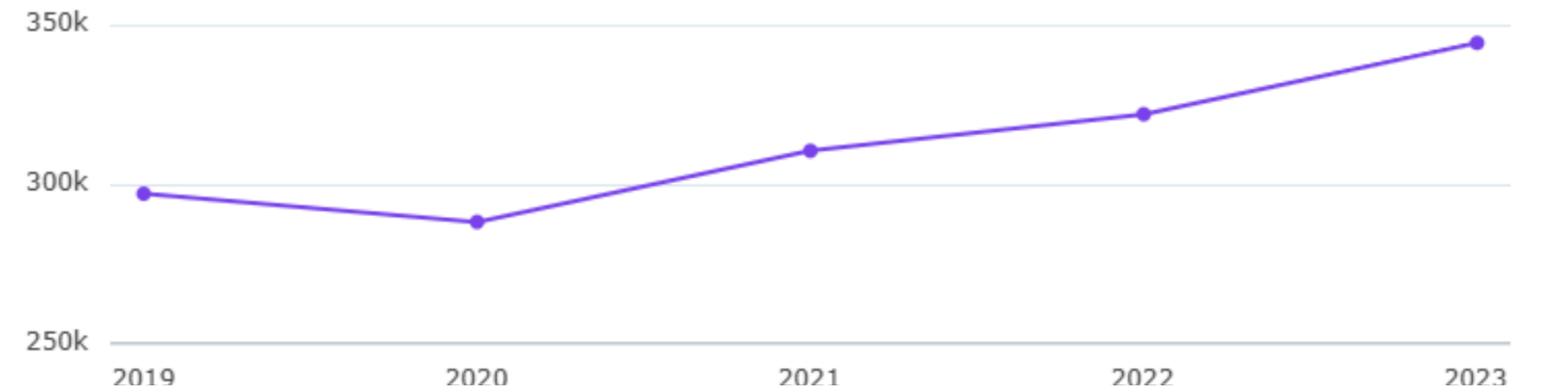
344.3k

↑ 6%

Compared to 322k in 2022

↑ 15%

Compared to 297.1k in 2019



Household Income

\$131.4k

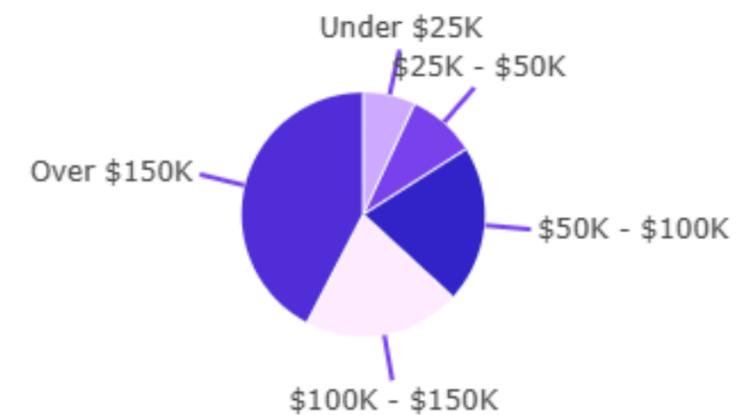
Median Income

\$150.8k

2028 Estimate

↑ 15%

Growth Rate



**APEX
REALTORS**

**23655 FM 1093
Richmond, TX 77406**



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**



FARID CHATUR

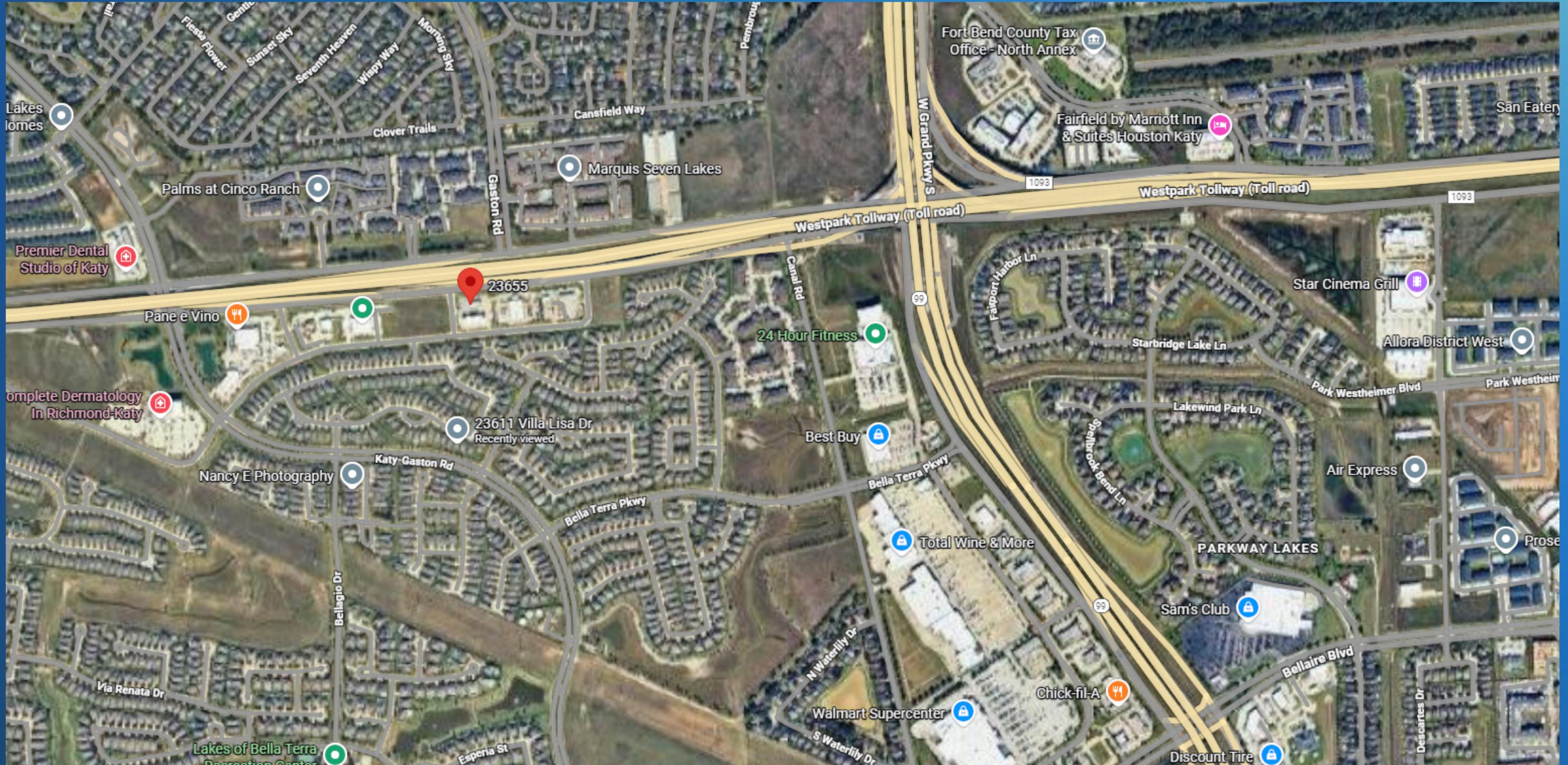
(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

5444 WESTHEIMER RD. SUITE 1620,

HOUSTON TX, 77056



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors farid@apexrealtors.com

5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056

**APEX
REALTORS**

**23655 FM 1093,
Richmond, TX 77406**



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

5444 WESTHEIMER RD. SUITE 1620,

HOUSTON TX, 77056