

**APEX
REALTORS**

**23655 FM 1093
Richmond, TX 77406**

RETAIL

For Lease



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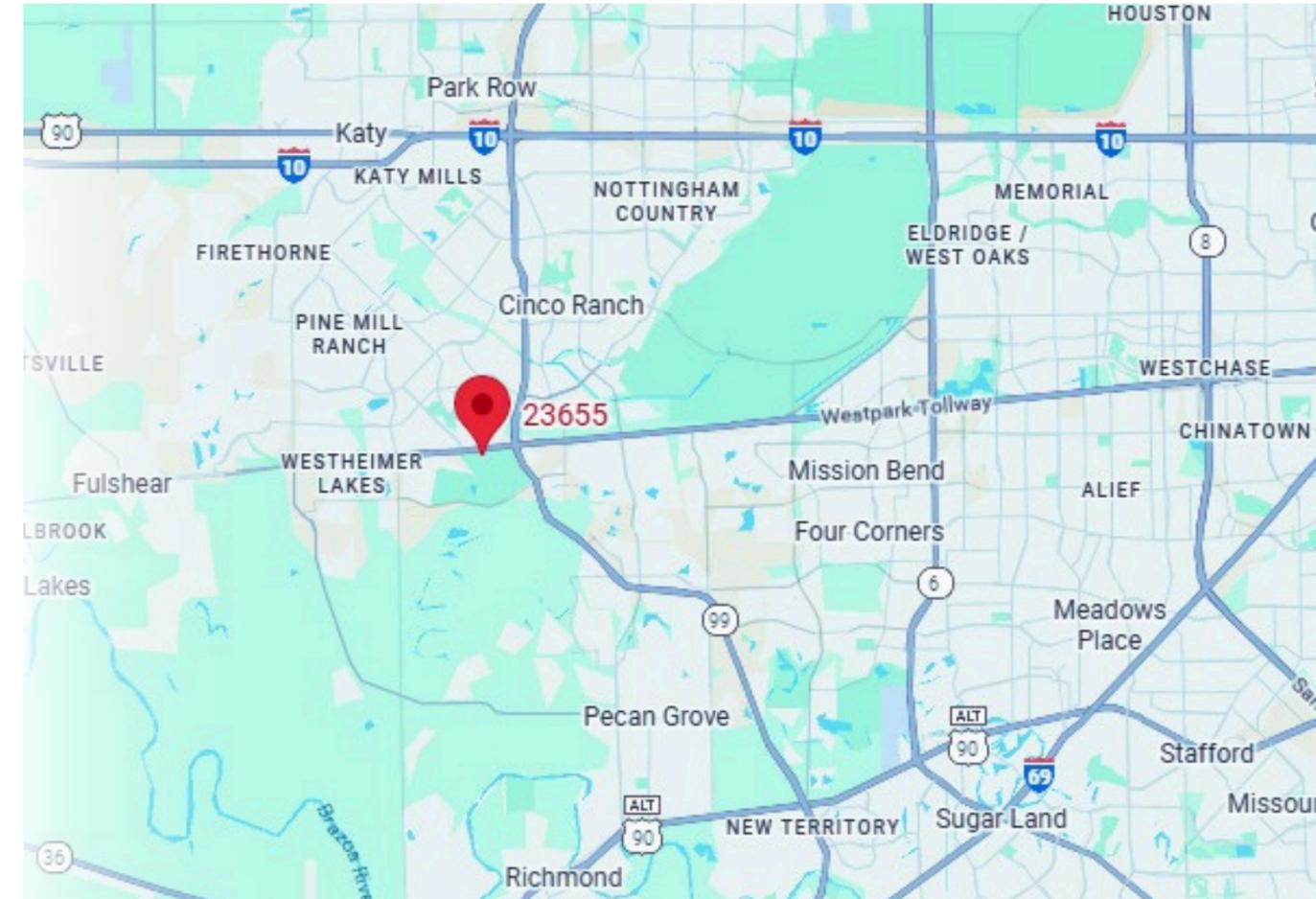
**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

HIGHLIGHTS

- (2) 1,100 SF Restaurant Space Available
- Direct Frontage on Westpark Tollway
- Located off Westpark Tollway & Grand Parkway (99)
- Excellent Visibility & Access Strong Daytime Traffic
- 40,000 VPD
- Year Built: 2020
- 2nd gen restaurant
- Surrounded by dense rooftops, major retailers, and regional destinations

ABOUT THE PROPERTY

High-visibility restaurant 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 . 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.

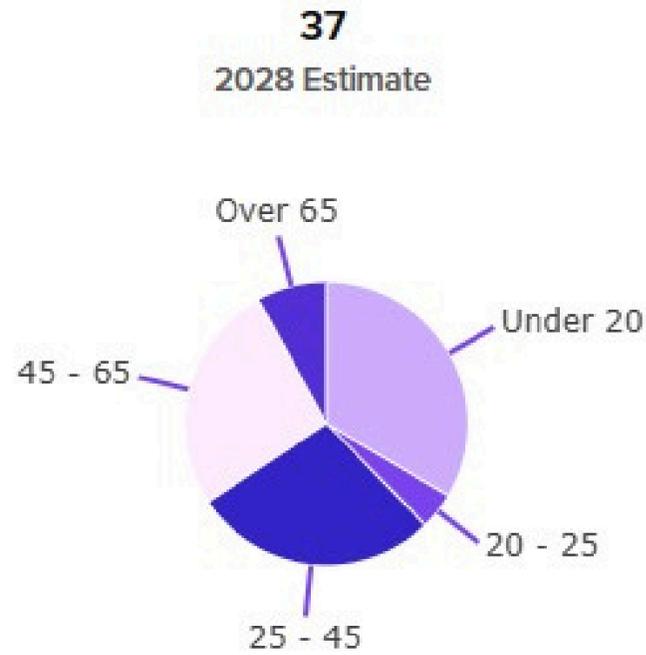


23655 FM 1093	1 mi	3 mi	5 mi
Population	15,080	99,253	255,680
Median HH Income	\$144,300	\$153,636	\$140,605
Population Median	35.4	37.1	36.3
Households	4,905	31,697	81,958

Age Demographics

37

Median Age



Population

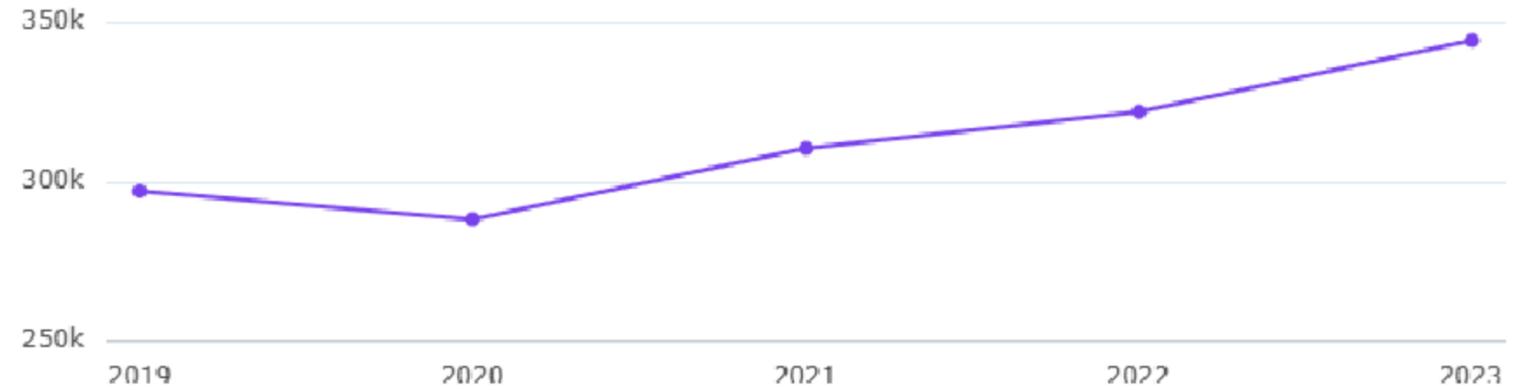
344.3k

↑ **6%**

Compared to 322k in 2022

↑ **15%**

Compared to 297.1k in 2019



Household Income

\$131.4k

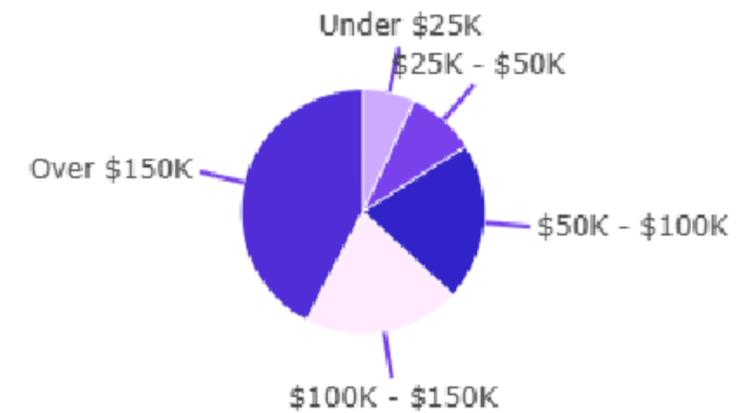
Median Income

\$150.8k

2028 Estimate

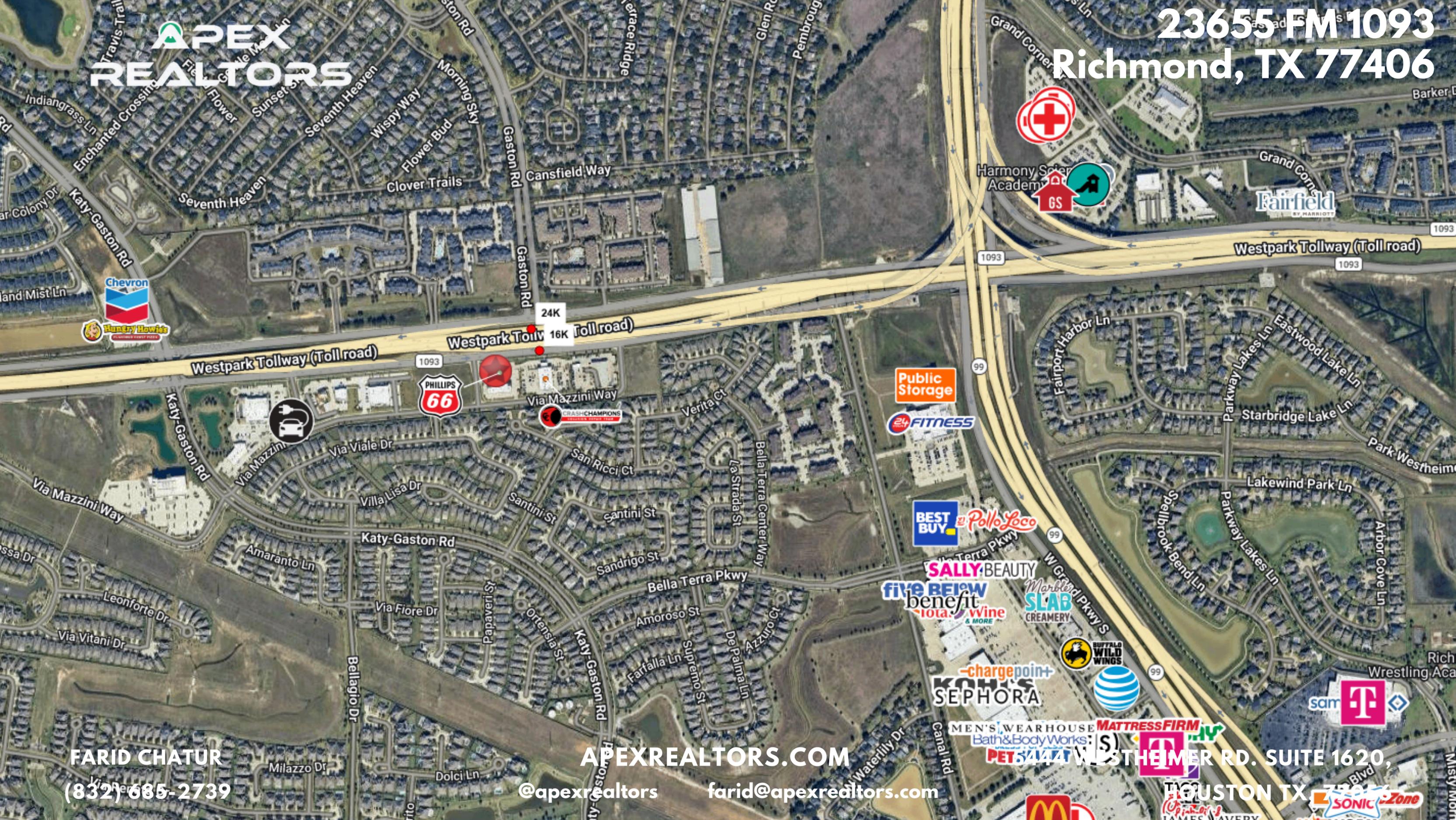
↑ **15%**

Growth Rate



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