

FOR LEASE

Thompson Plaza Unit 106

2201 Thompson Rd. Unit 106
Richmond, TX 77469

Bldg SF: 2,571

Rent: \$1.35 SF/Mo

NNN: \$0.69 SF/Mo



Property Overview



Discover how your business can prosper at THOMPSON PLAZA SHOPPING CENTER. A growing neighborhood close to I-69 and 2 master planned communities-Veranda and Del Webb. This incredibly unique site is an exclusive opportunity for business owners, franchisees, and corporations to seize a position close to affluent neighborhoods of Richmond, Texas. Richmond witnessed rapid population growth over the past few years, a trend that will continue with further area development. Tenants will get the added benefit of a growing local population and lower market rents vs new shopping centers. In addition, the household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses. Set your business up for long-term success in an area full of potential and growth.

The center could be the retail and service destination for the surrounding new master planned communities that are 5 minutes away!



Highlights

- Household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses.
- It is the only Community Centre in the intersection of Golfview Drive and FM 762
- Can easily be repurposed for other retail business
- Access to Pylon Sign & Signage for the front of building.
- Strong Demographics with close proximate to Highway 59, 5 minutes away from I-69, and close to major retailers.

Thompson Plaza

UNIT 106

Zoning: SY

Year Built: 2014

Parking: 50+ spaces

Building SF: 10,692

Center Type: Neighborhood



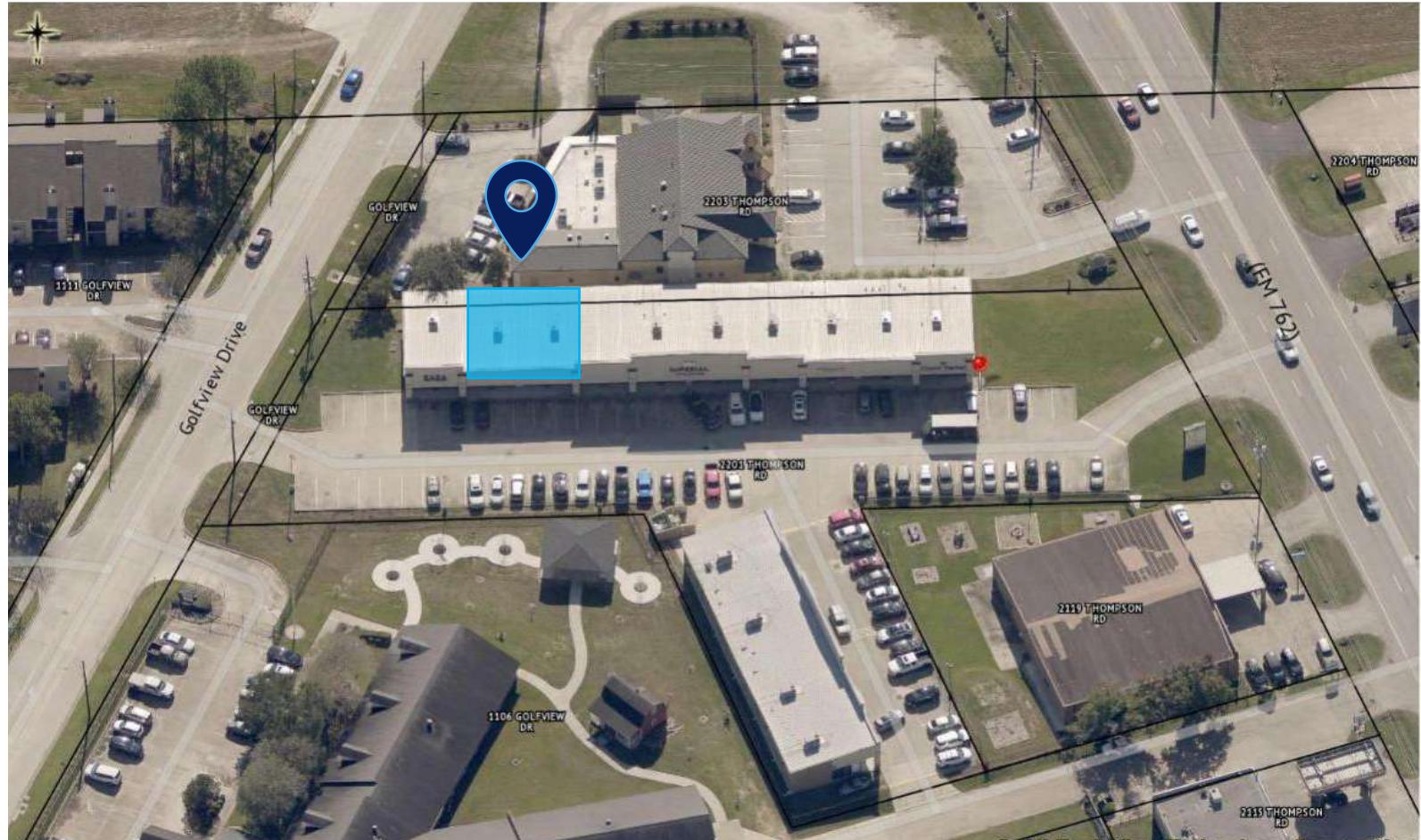
Thompson Plaza

Business locator

Unit 106 is a shell space. Ideal for retail businesses, massage parlors, salon (nail and hair), phone services, and mail services. We would place a dividing wall between the spaces and leave ready for paint. We would also install a bathroom. There are 2 HVAC system in place. Ask about TI allowance for bathroom.

Amenities:

- Air Conditioning
- Central Heating
- High Ceilings
- Front and rear entrance



Thompson Plaza

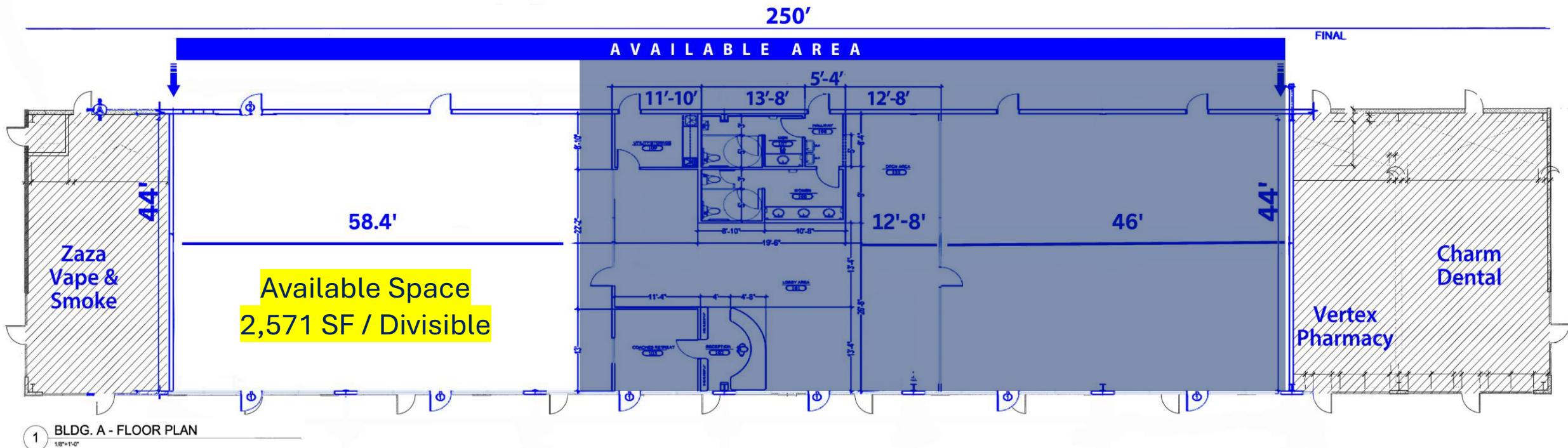
Aerial view

Unit #106



Unit #106

Floor Plan



Unit #106

Gallery



Unit #106

Gallery



Pylon Sign & Signage



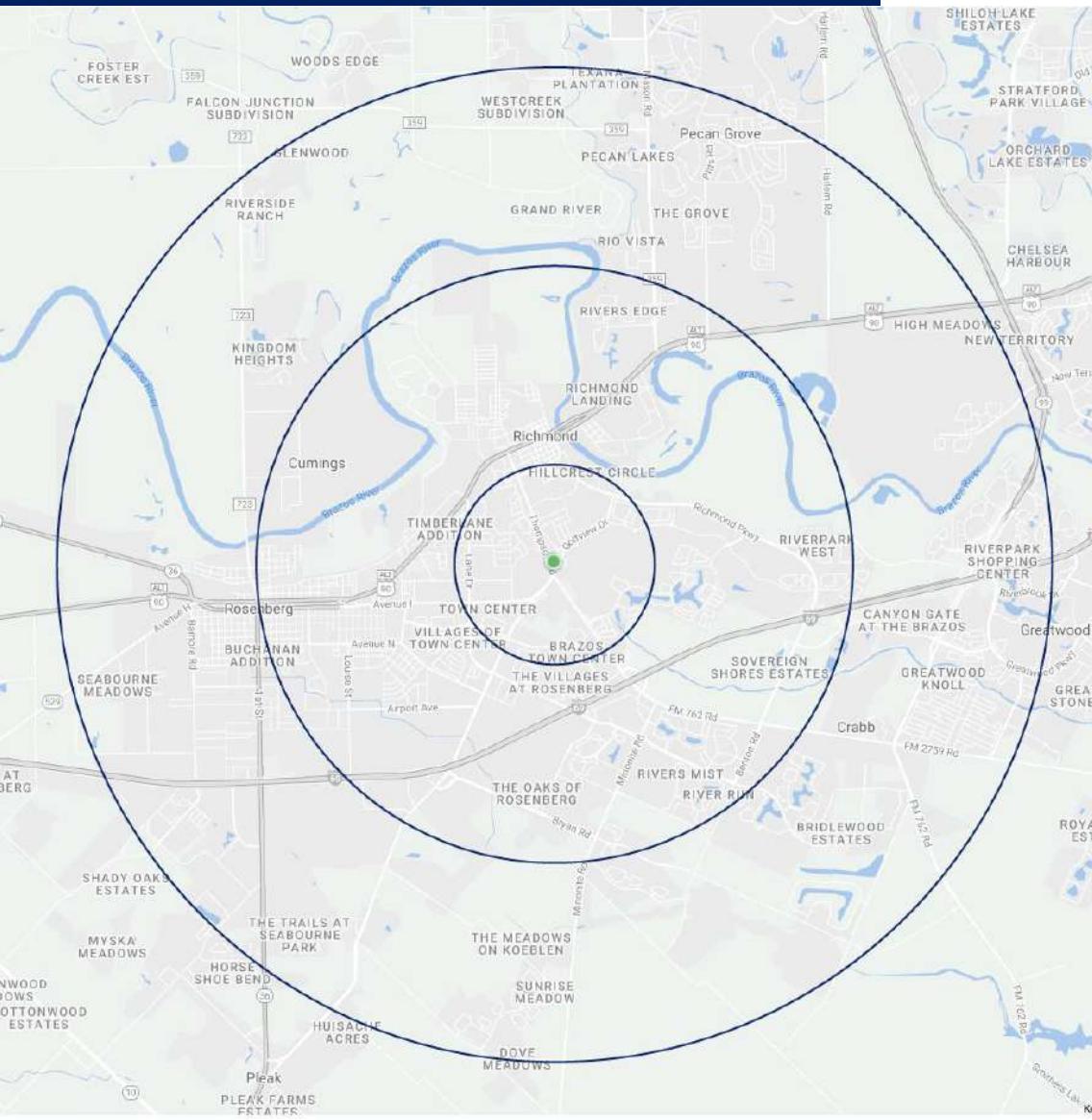
Other Tenants





Demographics

Project Demographics



STEADY RESIDENTIAL GROWTH

50,412 FUTURE HOUSEHOLDS
2.54% HOUSEHOLD GROWTH | 2022-2027

ESRI Estimates Within 5-Miles as of 2022-2027



MAJOR AREA RETAILERS within 5 miles

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2201 Thompson, Richmond, TX 77469

CITY, STATE

Richmond, TX

POPULATION

72,148

AVG. HH SIZE

3.03

MEDIAN HH INCOME

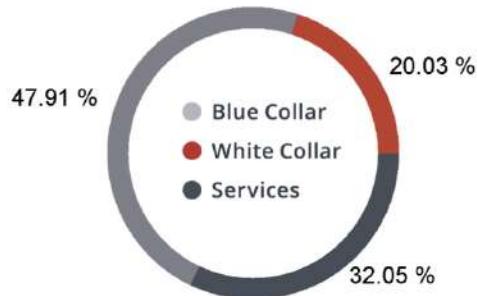
\$72,962

HOME OWNERSHIP

Renters:  **8,439**

Owners:  **14,943**

EMPLOYMENT



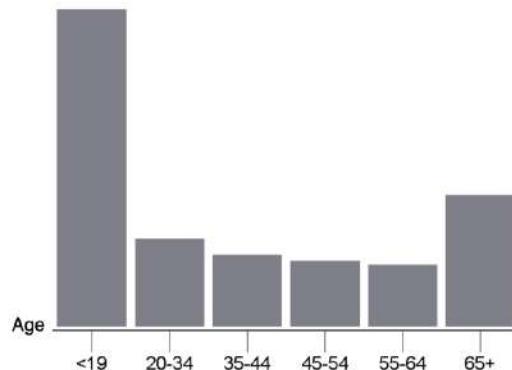
44.92 %
Employed **1.37 %**
Unemployed

EDUCATION

High School Grad: **23.29 %**
Some College: **19.64 %**
Associates: **4.30 %**
Bachelors: **31.98 %**

GENDER & AGE

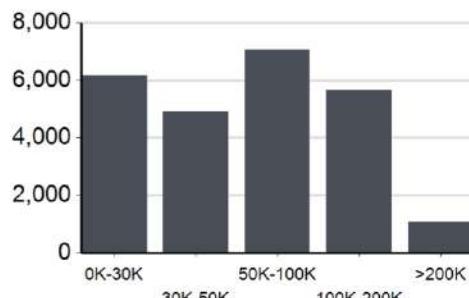
50.75 %   **49.25 %**



RACE & ETHNICITY

White: **40.90 %**
Asian: **2.62 %**
Native American: **0.16 %**
Pacific Islanders: **0.00 %**
African-American: **13.49 %**
Hispanic: **32.88 %**
Two or More Races: **9.96 %**

INCOME BY HOUSEHOLD

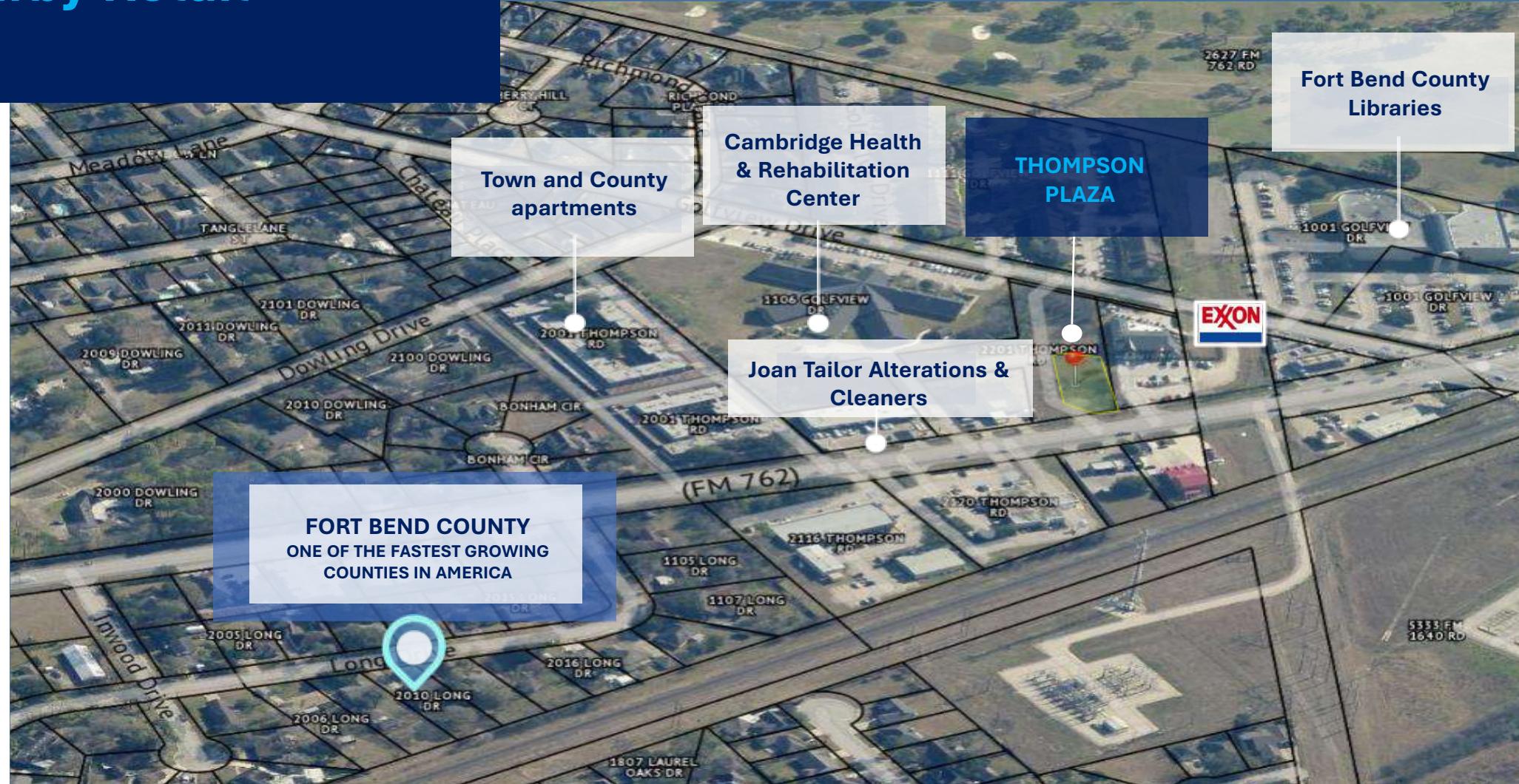


HH SPENDING



Thompson Plaza

Nearby Retail



Thompson Plaza

Nearby Retail



**Contact me
for your private tour!**

Rachel Gonzalez-Dunham, CCIM



Ph. 832-437-0471

Cell: 832-216-8524

rachel@rachelinvest.com

www.kcgGroupExp.com



REAL ESTATE BUSINESS EXPERT

Let's Meet Our Broker Associate

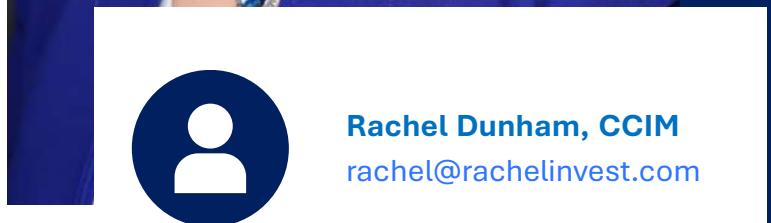
"As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

Understanding the profound trust clients place in me, my goal is not merely to close a sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey".

**The World of Real Estate
is a phone call away.**



Rachel Dunham, CCIM
rachel@rachelinvest.com

