

# 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 proximity 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

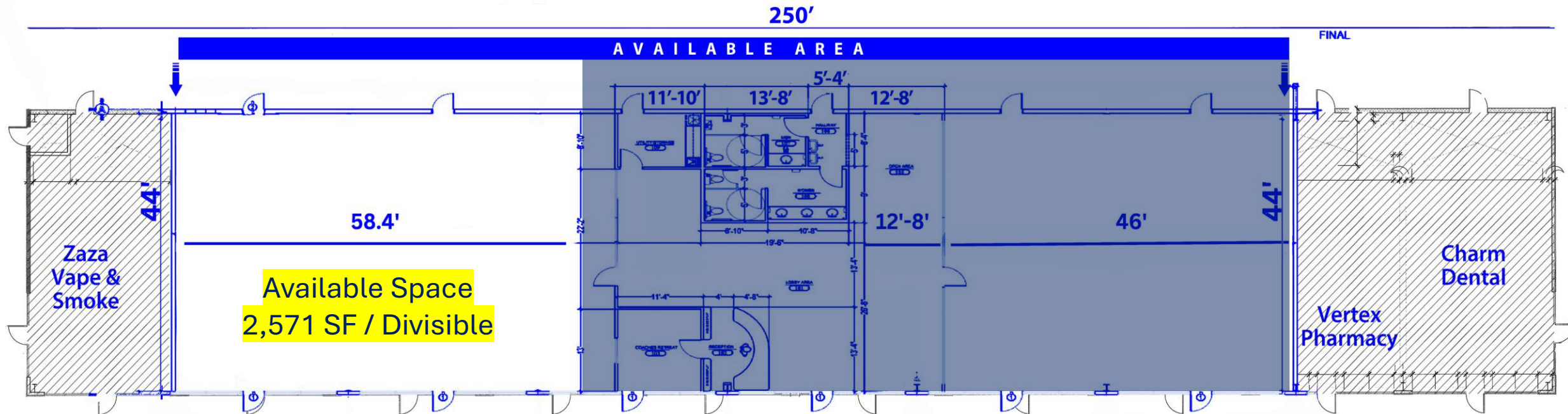
## Aerial view

### Unit #106



# Unit #106

## Floor Plan



# Unit #106

## Gallery



# Unit #106

## Gallery



# Pylon Sign & Signage



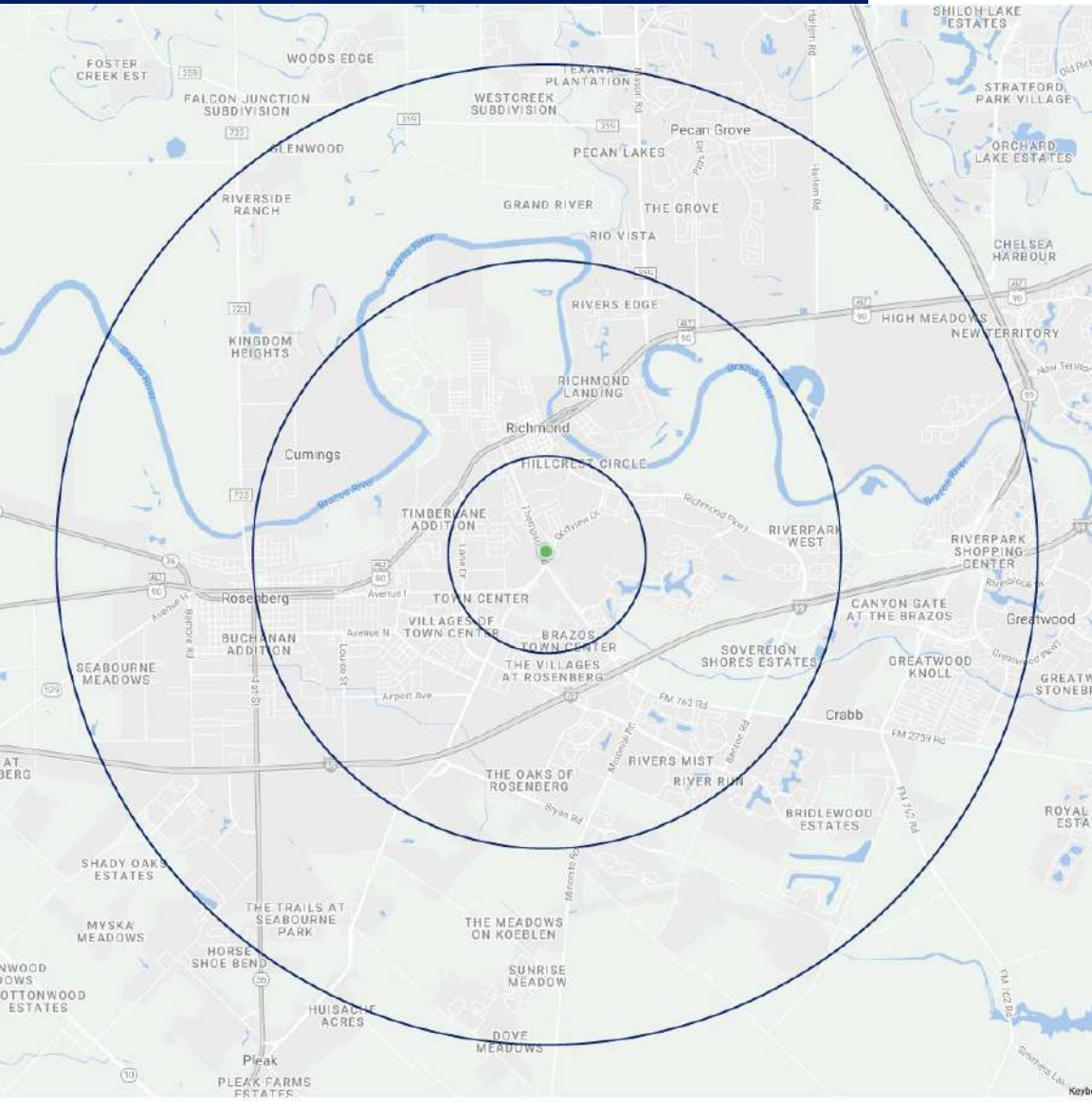
## Other Tenants





# Demographics

# Project Demographics



3%  
POPULATION  
GROWTH WITHIN  
3 MILES

FROM 2022 TO 2027



\$98K  
AVERAGE  
HOUSEHOLD  
INCOME

WITHIN 1 MILE

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

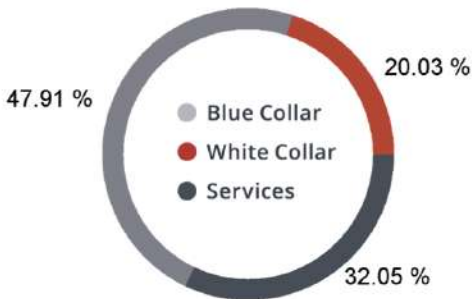
**\$72,962**

## HOME OWNERSHIP

Renters: **8,439**

Owners: **14,943**

## EMPLOYMENT



**44.92 %**  
Employed

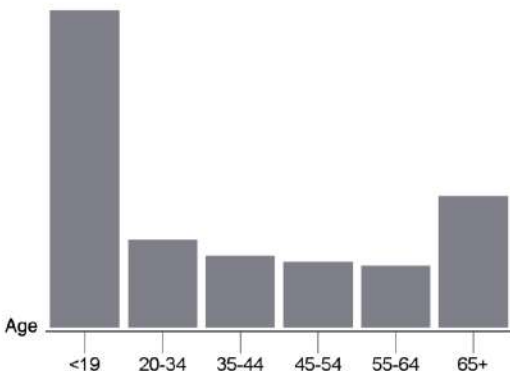
**1.37 %**  
Unemployed

## EDUCATION

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

## GENDER & AGE

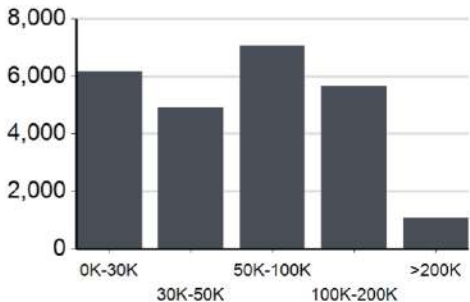
**50.75 %**   **49.25 %**



## 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 %**

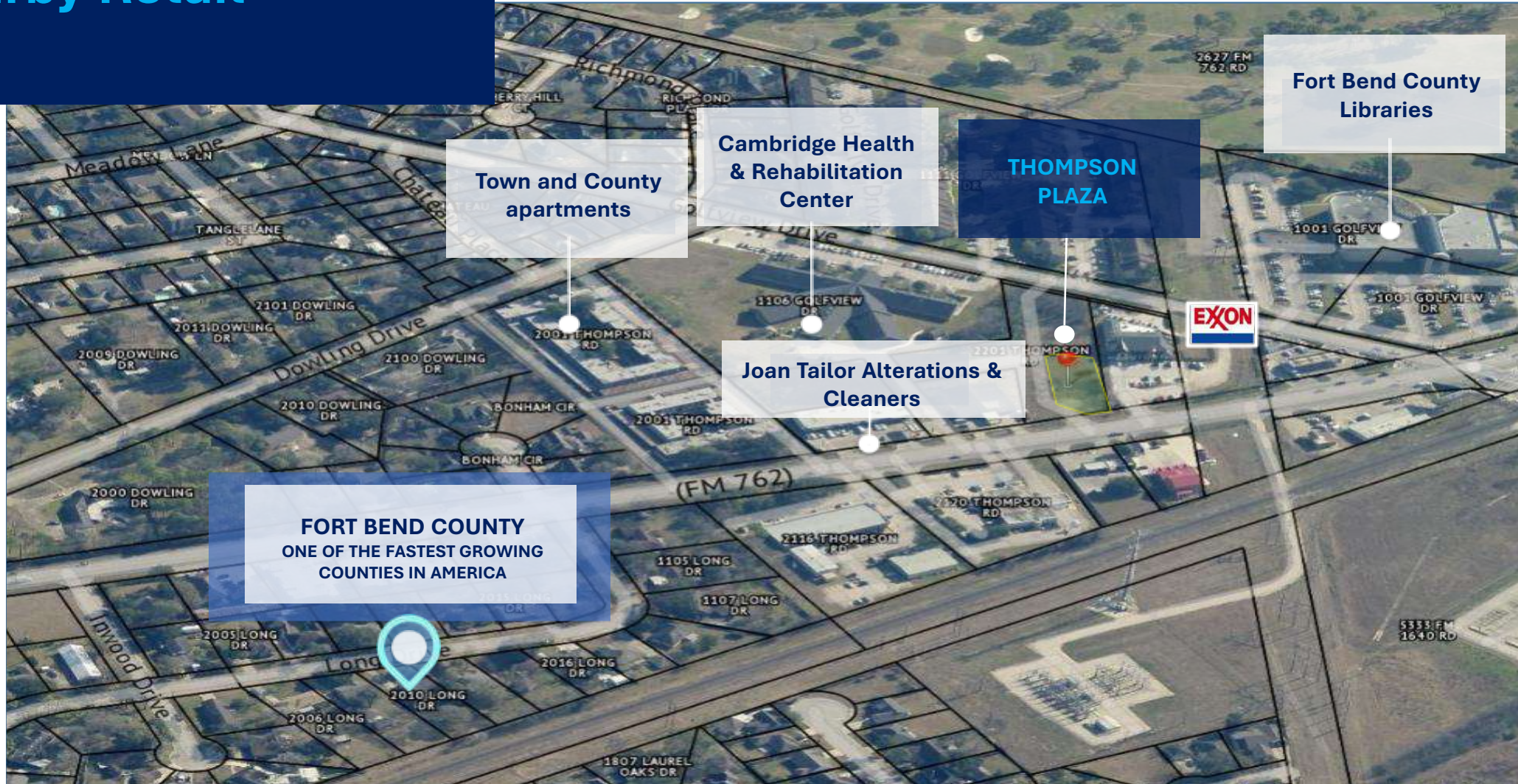
## INCOME BY HOUSEHOLD



## HH SPENDING



## Thompson Plaza Nearby Retail





# Contact me for your private tour!

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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**  
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