

# FOR LEASE

## Thompson Plaza Unit 203

2201 Thompson  
Richmond, TX 77469

**Bldg SF: 1,335**  
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 203

Zoning: SY  
Year Built: 2014  
Parking: 50+ spaces  
Building SF: 10,692  
Center Type: Neighborhood



### Available Area

**2,200 SF**  
\$1.35 SF/Mo  
NNN: \$0.69 SF/ Mo  
THE AVAILABLE AREA  
CAN BE SUBDIVIDED

# Thompson Plaza

## Business locator

### Unit 203

Unit 203 is a prime commercial space ideal for retail, office, or other business needs. With a spacious layout, excellent visibility, and high foot traffic, it's perfect for creating a professional presence.

#### Amenities:

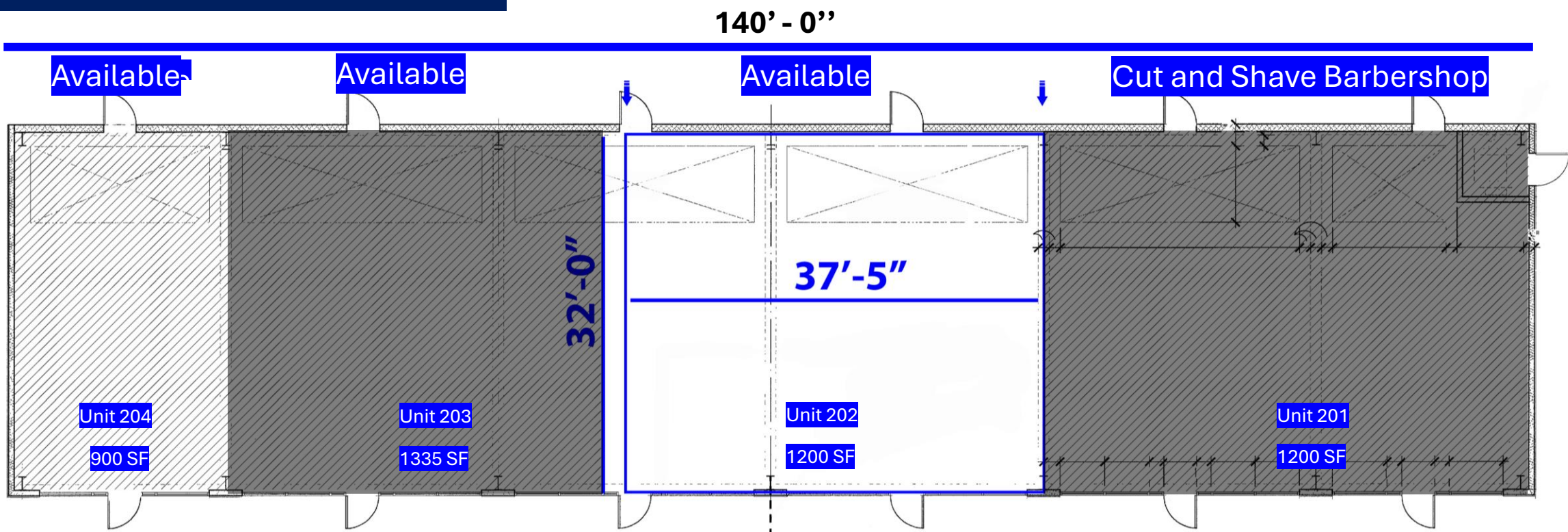
- Air Conditioning
- Central Heating
- High Ceilings
- Private Restroom
- Emergency Lighting





# Building 2

## Floor Plan



2 BLDG. B - FLOOR PLAN  
1/8"=1'-0"





**Golfview Drive**  
Golfview Drive

**Thompson RD**  
(FM 762)

**FM 762**

Interconnected to Major  
Exit and Entry Routes:  
-Via Golfview Drive  
-Via FM 762

Potential  
Play Area

Available  
1,335 sq ft





# Pylon Sign & Signage



# Other tenants



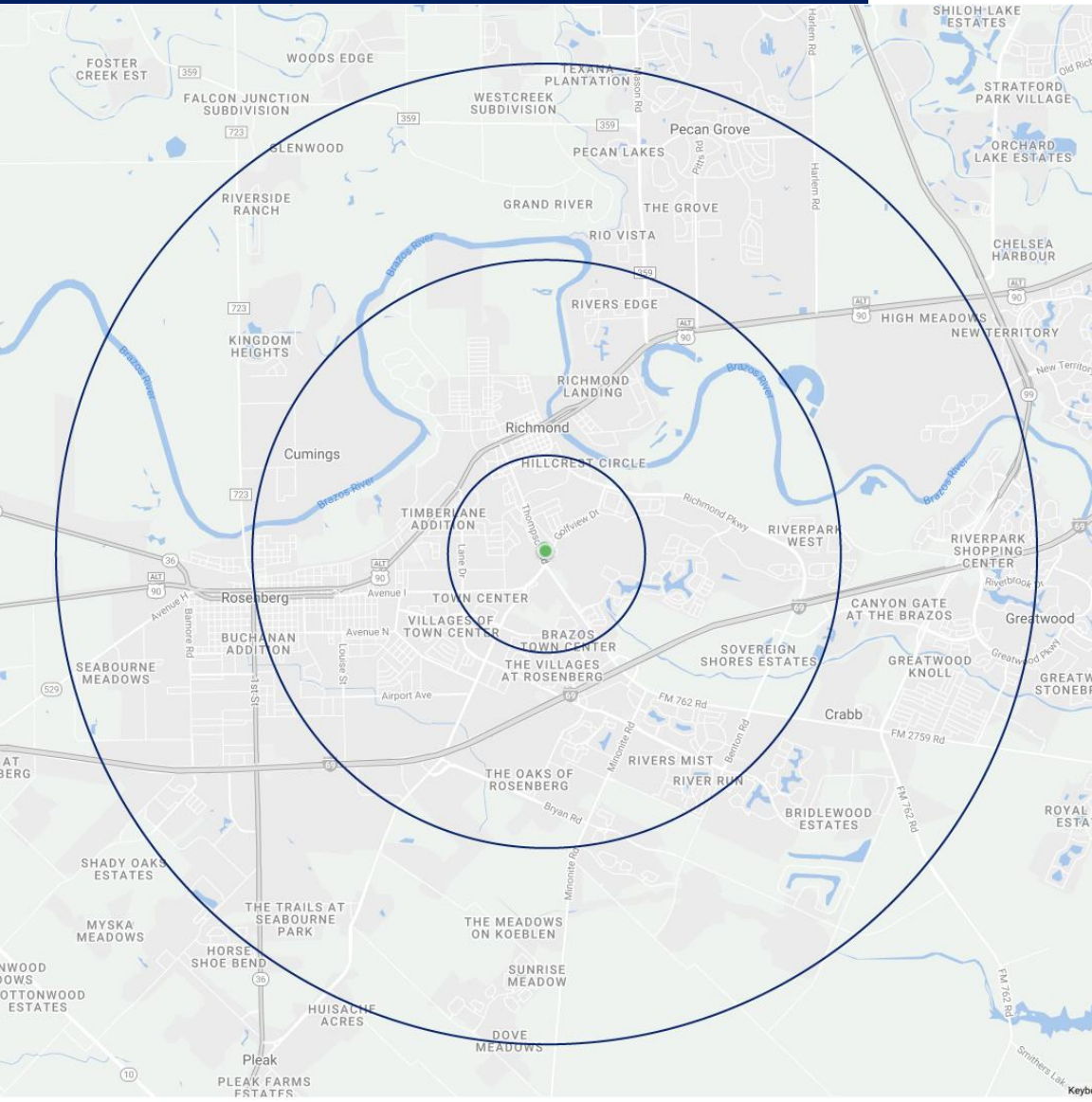




# Demographics



# 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

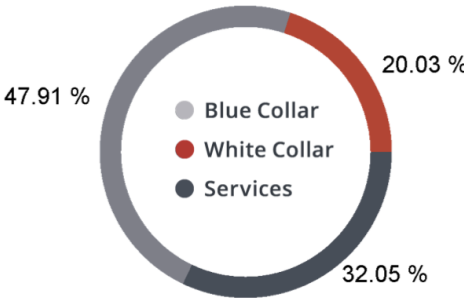
**\$72,962**

## 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 %**

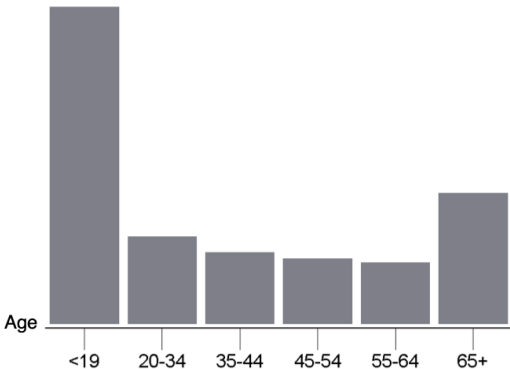
Bachelors: **31.98 %**

## GENDER & AGE

**50.75 %**



**49.25 %**



## RACE & ETHNICITY

White: **40.90 %**

Asian: **2.62 %**

Native American: **0.16 %**

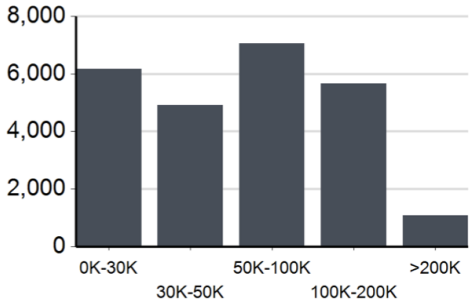
Pacific Islanders: **0.00 %**

African-American: **13.49 %**

Hispanic: **32.88 %**

Two or More Races: **9.96 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



Housing

**\$18,189**



Grocery

**\$6,636**



Travel

**\$6,880**



Entertainment

**\$2,981**



Electricity

**\$1,658**



Apparel

**\$1,424**



Furniture

**\$259**



Gas

**\$397**



# 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.**



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