

FOR LEASE

Thompson Plaza

Unit 202

2201 Thompson Rd
Richmond, TX 77469

Bldg SF: 1,200
Rent: \$1.58 SF/Mo
NNN: \$0.75 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 202

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



1,200 SF
\$1.58 SF/Mo
NNN: \$0.75 SF/Mo

Available Area

Thompson Plaza Business locator

Unit 202

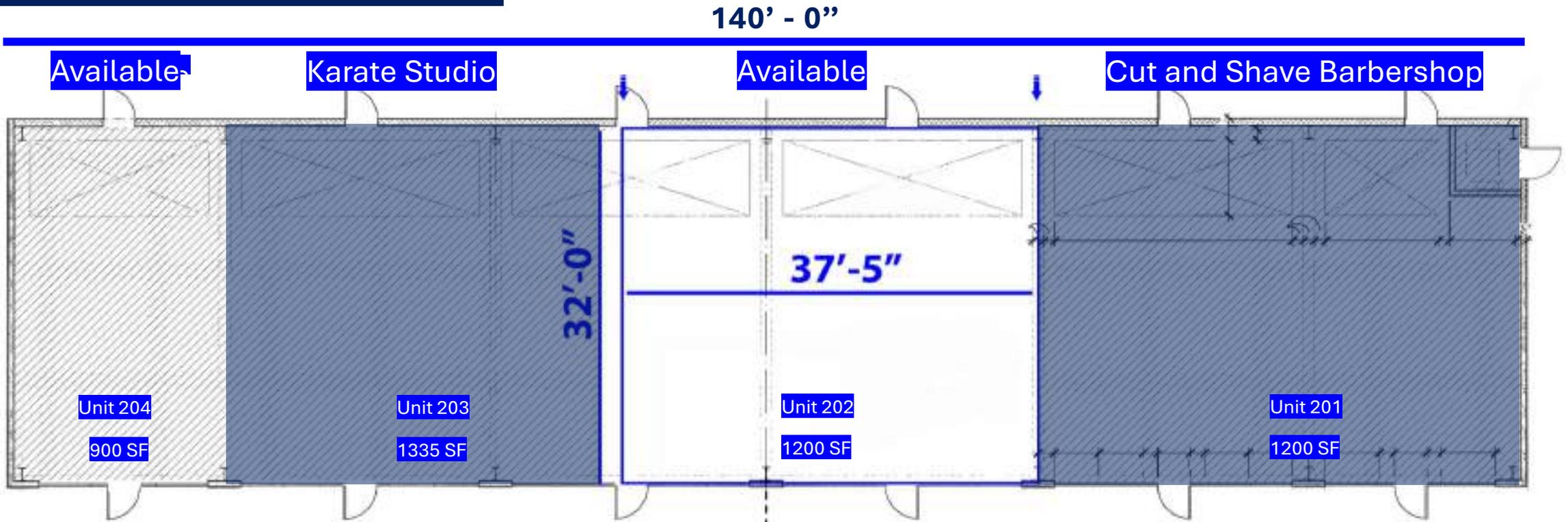
Our 202 Unit is ideal for med spa, salon for nails, massage, lashes or beauty services. The space is fully built out and can easily be repurposed for other retail business.

Amenities:

- Air Conditioning
- Central Heating
- High Ceilings
- Private Restrooms
- 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
1,200 sq ft



1111 GOLFVIEW DR

GOLFVIEW DR

2203 THOMPSON RD

2204 THOMPSON RD

GOLFVIEW DR

2201 THOMPSON RD

2219 THOMPSON RD

1106 GOLFVIEW DR

2215 THOMPSON RD

Unit #202

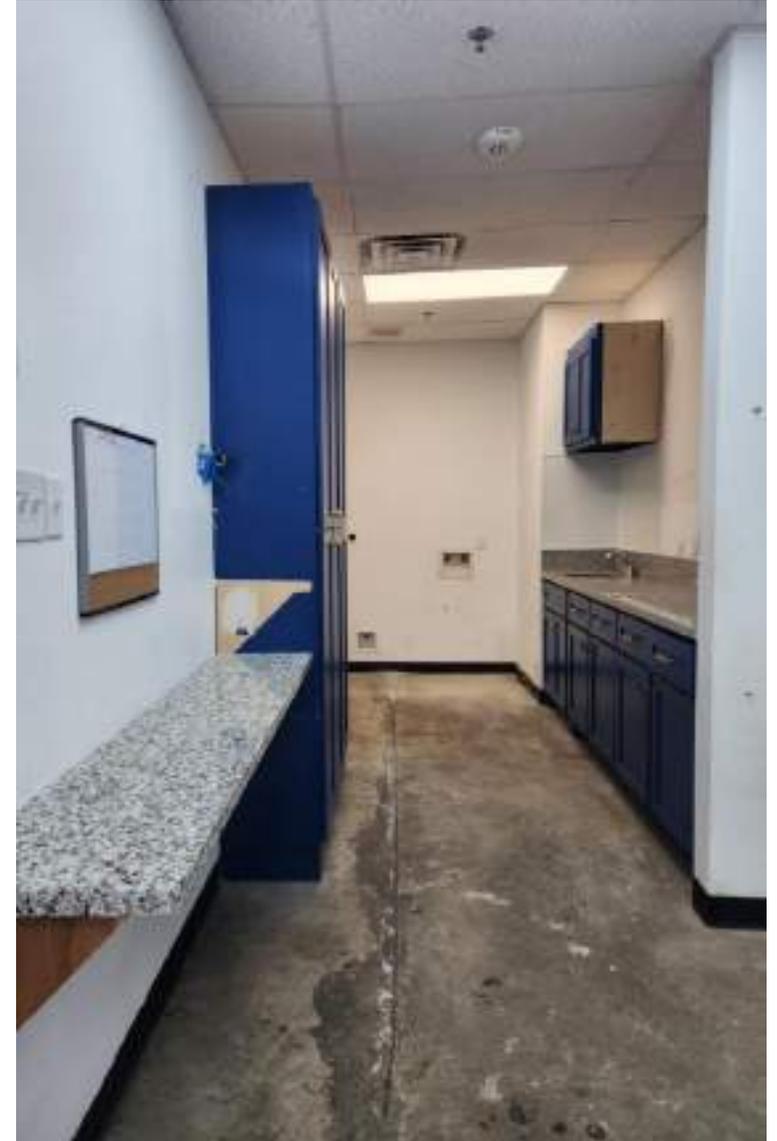
Salon pictures of previous tenant



Unit #202 Gallery



Unit #202 Gallery





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. HHSIZE

3.03

MEDIAN HH INCOME

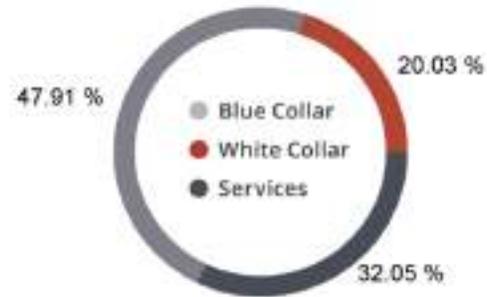
\$72,962

HOME OWNERSHIP

Renters: **8,439**

Owners: **14,943**

EMPLOYMENT



44.92 %
Employed

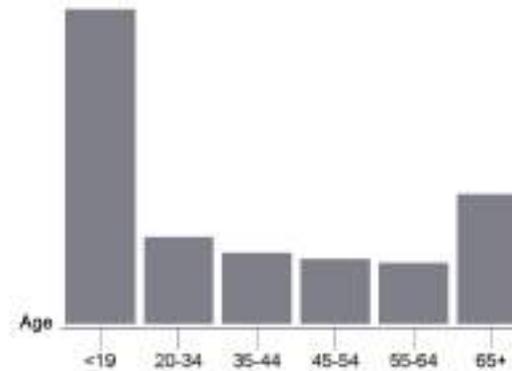
1.37 %
Unemployed

EDUCATION

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

GENDER & AGE

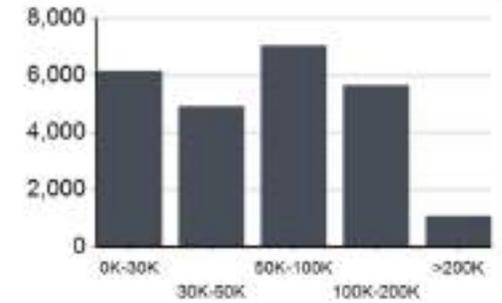
50.75 % 49.25 %



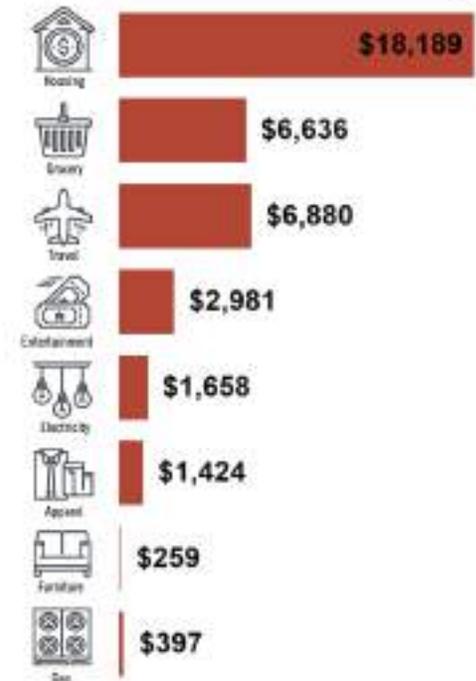
RACE & ETHNICITY

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



FORT BEND COUNTY
ONE OF THE FASTEST GROWING
COUNTIES IN AMERICA

**Town and County
apartments**

**Cambridge Health
& Rehabilitation
Center**

**THOMPSON
PLAZA**

**Fort Bend County
Libraries**

**Joan Taylor Alterations &
Cleaners**



Thompson Plaza Nearby Retail



**Contact me
for your private tour!**

Rachel Gonzalez-Dunham, CCIM



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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



LUXURY

