

**APEX
REALTORS**

**Meadow III Retail 7930 West Grand Pkwy.
Richmond, Texas 77406**

Retail

For Sale



DANIEL MYERS

281-339-9888

✉ dmyers@apexrealtors.com

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056**

PROPERTY INFORMATION

Sale Price	\$7,785,357
CAP Rate	7%
NOI	\$544,975 (in place Sept 2026)
Building Size	18,750 SF
Lot Size	110,207 SF
Occupancy	100%
Year Built	2015

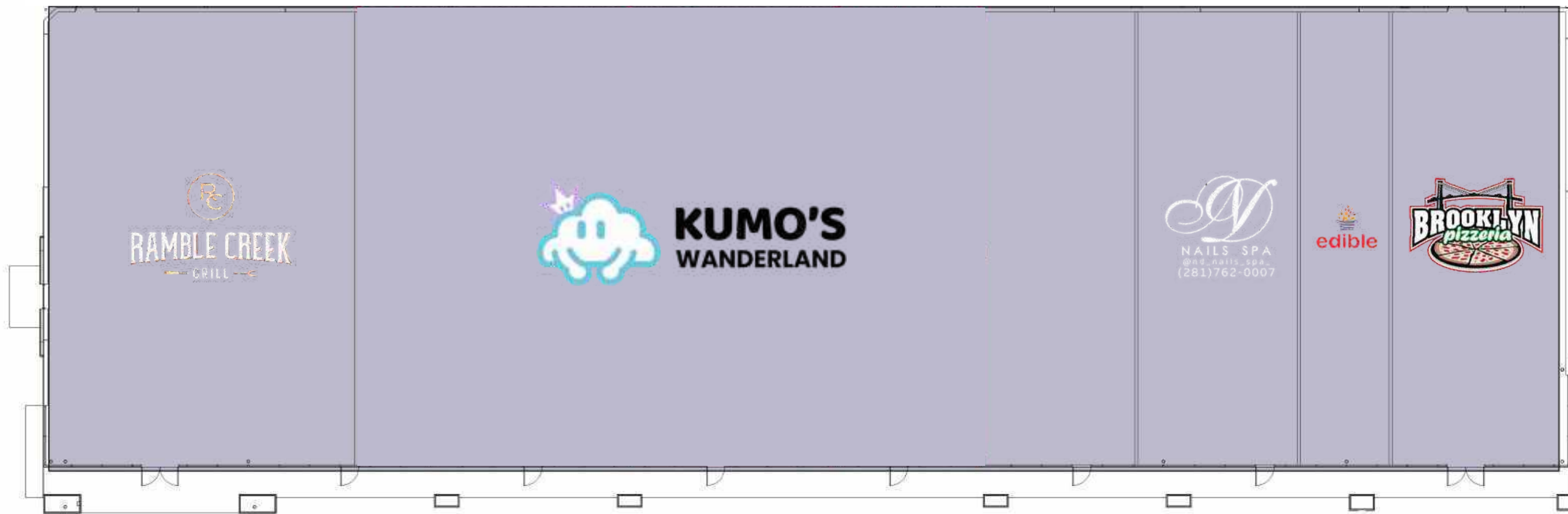
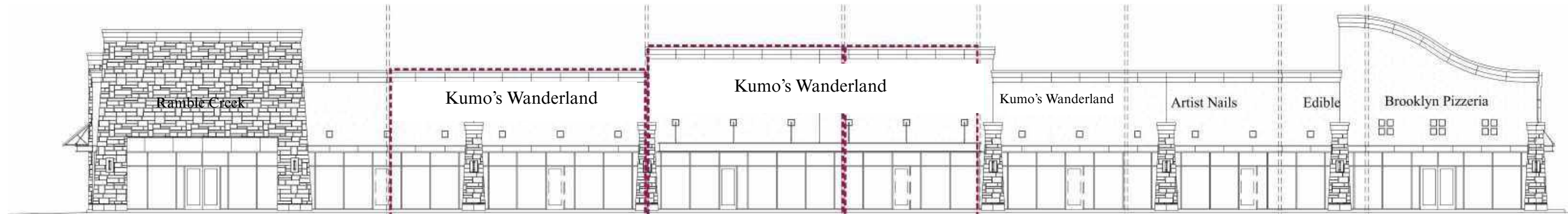
- Long term leases in place
- Prime Grand Parkway frontage
- Annual rent increases

DEMOGRAPHICS

Population (2025)	1 mi. - 16,512
	3 mi. - 93,166
	10 mi. - 176,417
Average Household Income	2 mi. - \$128,714
	5 mi. - \$122,271
	10 mi. - \$112,237

Traffic Counts Grand Parkway 48,420 VPD





BUSINESS LEASE AREAS

Ramble Creek Grill	3,836 SF
Kumo's Wanderland	9,589 SF
N&D Nail Spa	2,000 SF
Edible Arrangements	1,125 SF
Brooklyn Pizzeria	2,200 SF
Leaseable Retail Area	18,750 SF

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Grand pkwy (Toll Road)

McDonald's
Long Meadow VETERINARY CLINIC
PABLO'S MEXICAN KITCHEN
TACO BELL
ALDI
Kroger
CHASE
WOLF GANG BAKERY & GROOMING
THE MONKS Indian Bistro

EF
EXCLUSIVE FURNITURE
WHERE LOW PRICES LIVE.

BRICKS & MINIFIGS SUGAR LAND
SHERWIN WILLIAMS
STARBUCKS COFFEE
IVY KIDS EARLY LEARNING CENTER
STARS Long Meadow Farms Swim Club
Meadow MONTESSORI SCHOOL



KUMO'S WANDERLAND
BROOKLYN pizzeria
RAMBLE CREEK GRILL
NAILS SPA @nd.nails.spa (281)762-0007
edible

LA FITNESS
PIADA ITALIAN STREET FOOD
Chick-fil-A
TEXAS ROADHOUSE

Grand pkwy (Toll Road)

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