



Clodine Road

1.82 ACRES

Richmond, TX 77407



1.82 ACRES



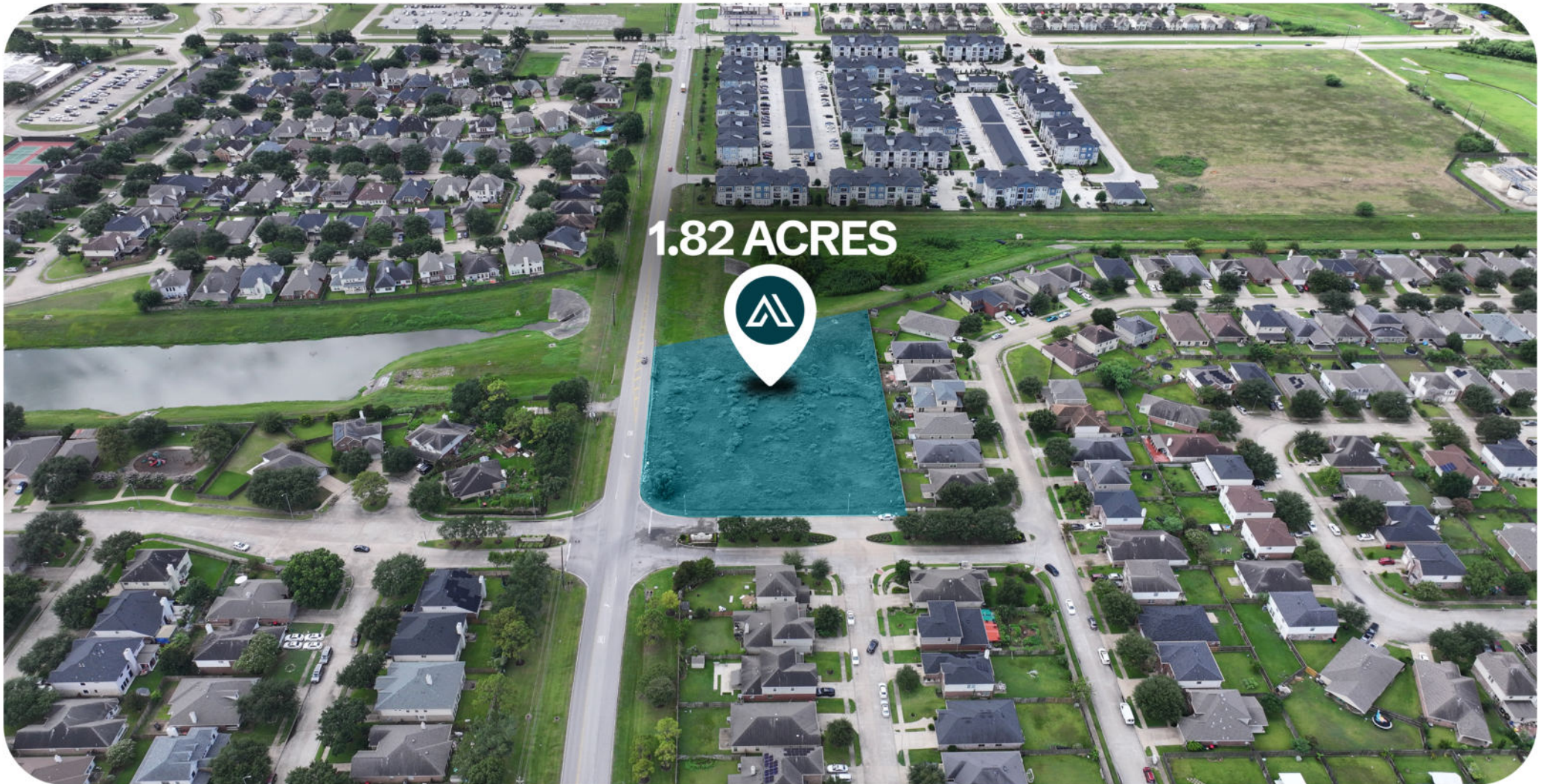
PRICE
\$1,625,000



LOT SIZE
1.82 Acres



PPF
\$20.50/SF



1.82 ACRES



✓ **Excellent exposure to neighborhood traffic**

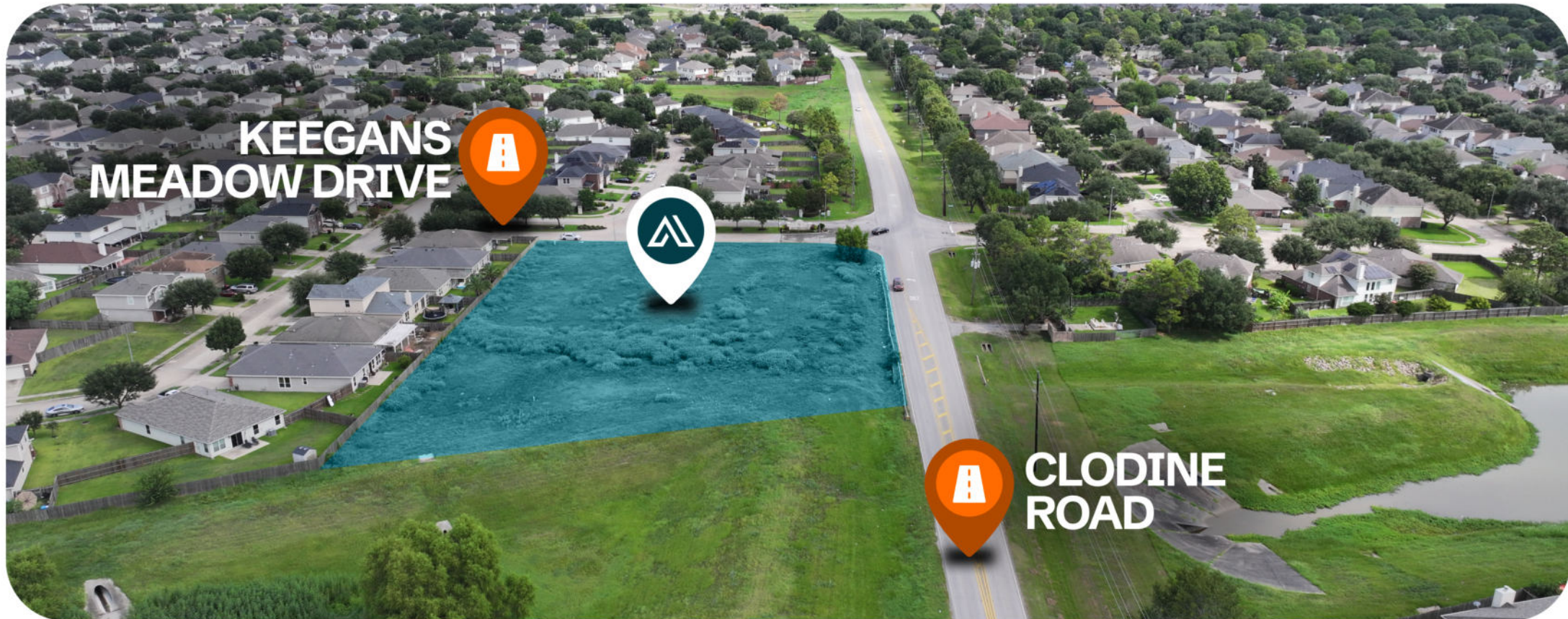
✓ **Strong surrounding residential density**

✓ **Corner location**

✓ **Located within an expanding commercial trade area**

✓ **Proximity to Grand Parkway**

✓ **Continued population growth**



- ✓ All utilities available
- ✓ Hard corner location at Clodine Road and Keegans Meadow Drive
- ✓ Approximately 222 feet of frontage on Keegans Meadow Drive
- ✓ Approximately 232 feet of frontage on Clodine Road

WITHIN 3 MILES:



Population:
125,251



Average Household Income:
\$108,233





RICHMOND



KATY



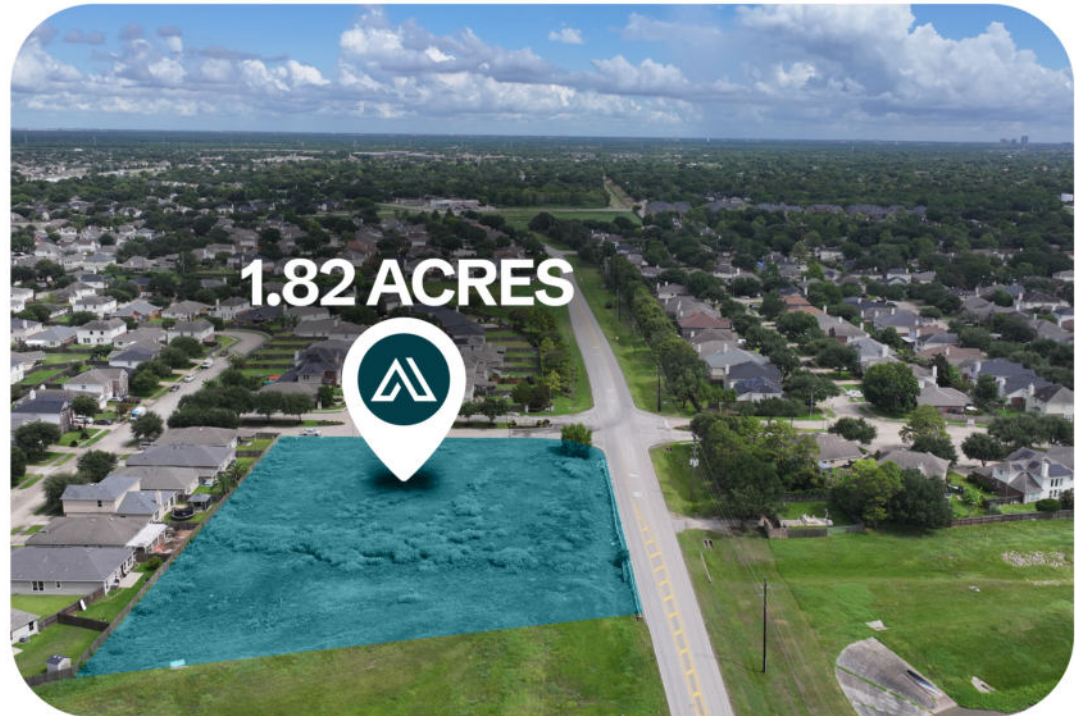
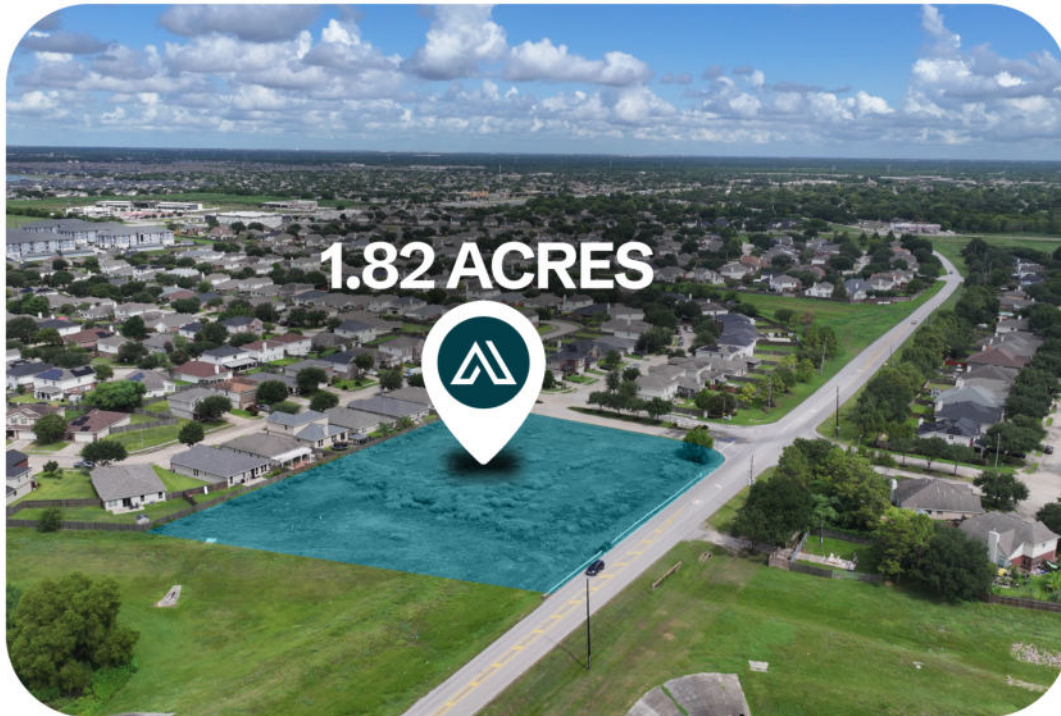
FORT BEND COUNTY

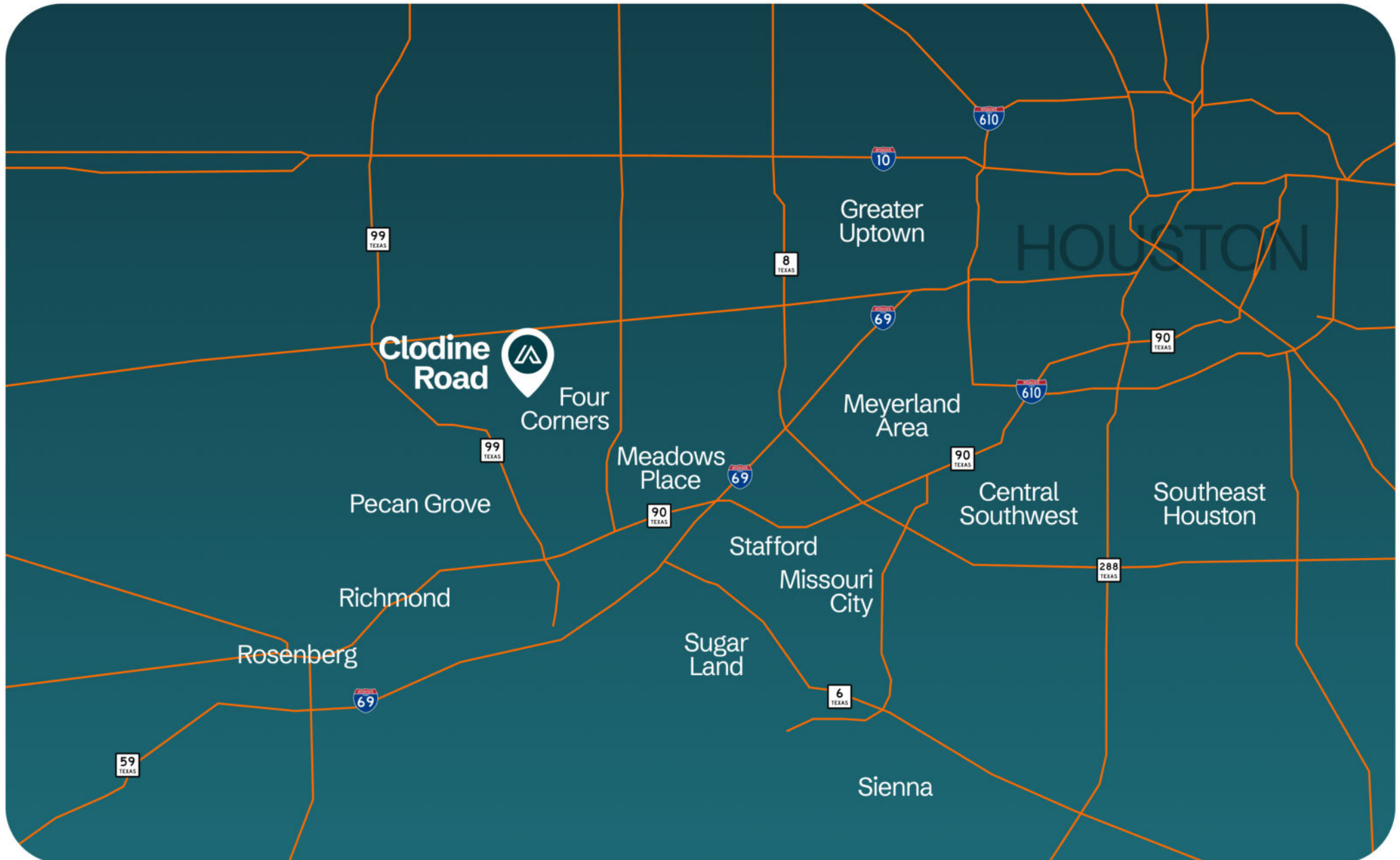
The **Richmond/Katy/Fort Bend County** commercial land market continues to experience steady demand driven by rapid residential growth, expanding retail corridors, and continued population migration to west Fort Bend County.

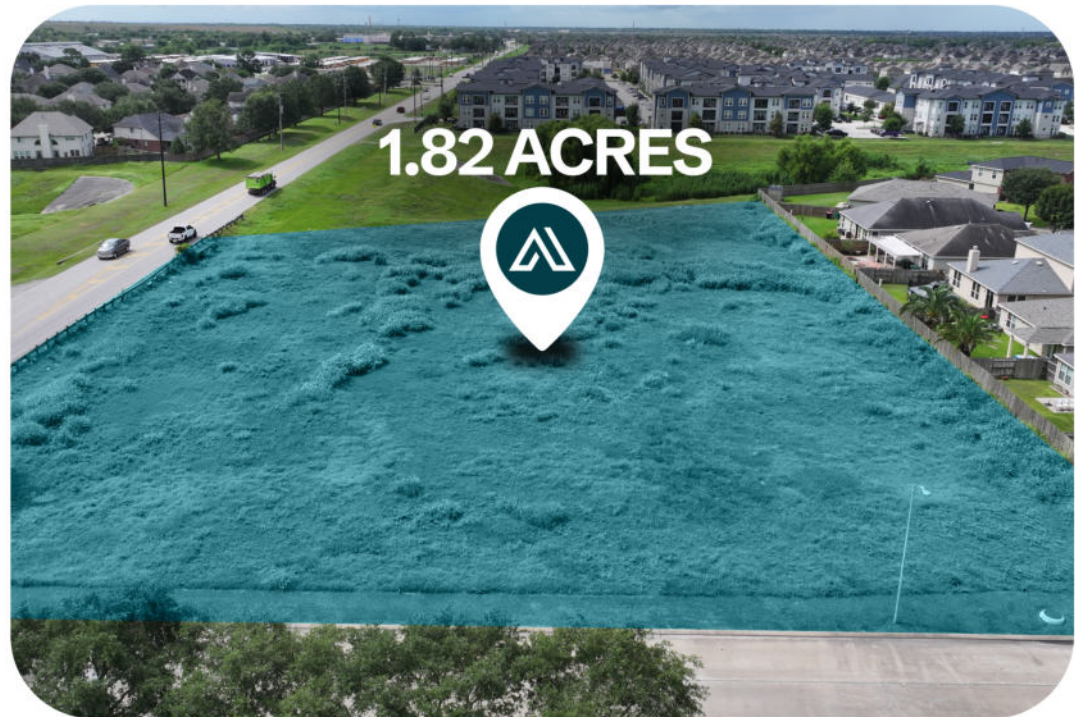
Commercial users remain focused on well-located corner sites **with strong visibility and convenient access.**

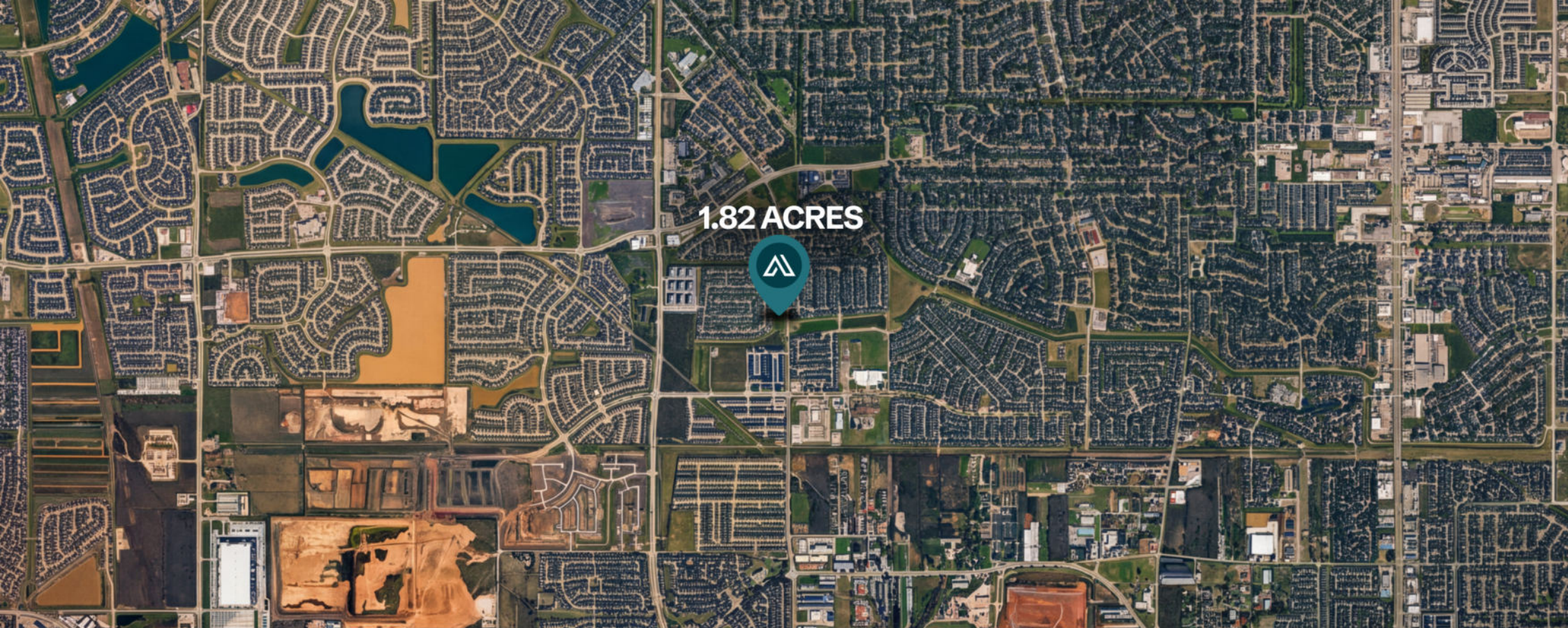
Although asking prices have remained relatively firm, actual sales indicate **buyers remain disciplined**, particularly for secondary commercial corridors.

Premium pricing is generally reserved for signalized intersections, high traffic corridors, and sites surrounded by dense residential rooftops.









GROCERY

- ALDI
- Fiesta Mart
- FoodMattas African Grocery Store
- Food Town
- H-E-B
- Kroger
- La Michoacana Supermarket
- Man Must Wack African Food Market
- Sprouts Farmers Market
- Welcome Supermarket
- World Food Warehouse
- Many More

RESTAURANT

- Arwa Coffee
- Bite Pizza Co.
- Burger King
- Cheesy Bite
- Chick-fil-A
- Chili's
- Cup N' Char Buffalo
- Elite Restaurant
- Empire Pizza
- Jack in the Box
- Mission Cafe
- Panda Express
- Rizwan Biryani
- Sandra's Restaurant
- Shipley Donuts
- Smash It Up
- Smoothie King
- Starbucks
- Taco Bell
- Titas Cafecito
- Vishala Restaurant
- Waffle House
- Wendy's
- Whataburger
- Wingstop
- Many More

SHOPPING

- Academy Sports + Outdoors
- Advance Auto Parts
- At Home
- AutoZone Auto Parts
- Beechnut Plaza
- Burlington
- CVS Pharmacy
- Discount Tire
- Dollar General
- Dollar Tree
- Family Thrift Store
- Hobby Lobby
- Marshalls
- Petco
- PetSmart
- Providence Plaza
- Rainbow Shops
- Ross Dress for Less
- Spec's
- Target
- The Home Depot
- Ulta Beauty
- Walgreens
- West Oaks Mall
- Woodbridge Shopping
- Many More



ABOUT US

Aspire CRE is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.

