

**Build
to Suit**

**Ground
Lease**



W WALZEL
PROPERTIES

Medical office Ground Lease/BTS opportunity in Richmond, TX

6608 Rohan Rd | Richmond, Texas
2.2 Acre Medical Ground lease/BTS opportunity

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Ground Lease or Build-to-Suit Medical Office Opportunity – Richmond, TX

Rare Ground Lease or Build-to-Suit medical office opportunity in Richmond, TX, offering exceptional flexibility for medical practices, private clinics, and satellite hospital locations. Fast-track completion available, with the majority of permitting and site work already completed.

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Property Details

- ~2.2 Acres of land
- Current plan designed for ~3,200 to 14,000 SF rentable area
- Ideal for hospitals, medical practices, clinics, health services, dentists, physical therapy, pharmacy, and similar uses



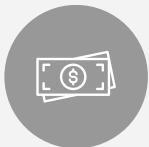
+21%

POPULATION GROWTH
WITHIN 5 MILES
FROM 2024 TO 2029



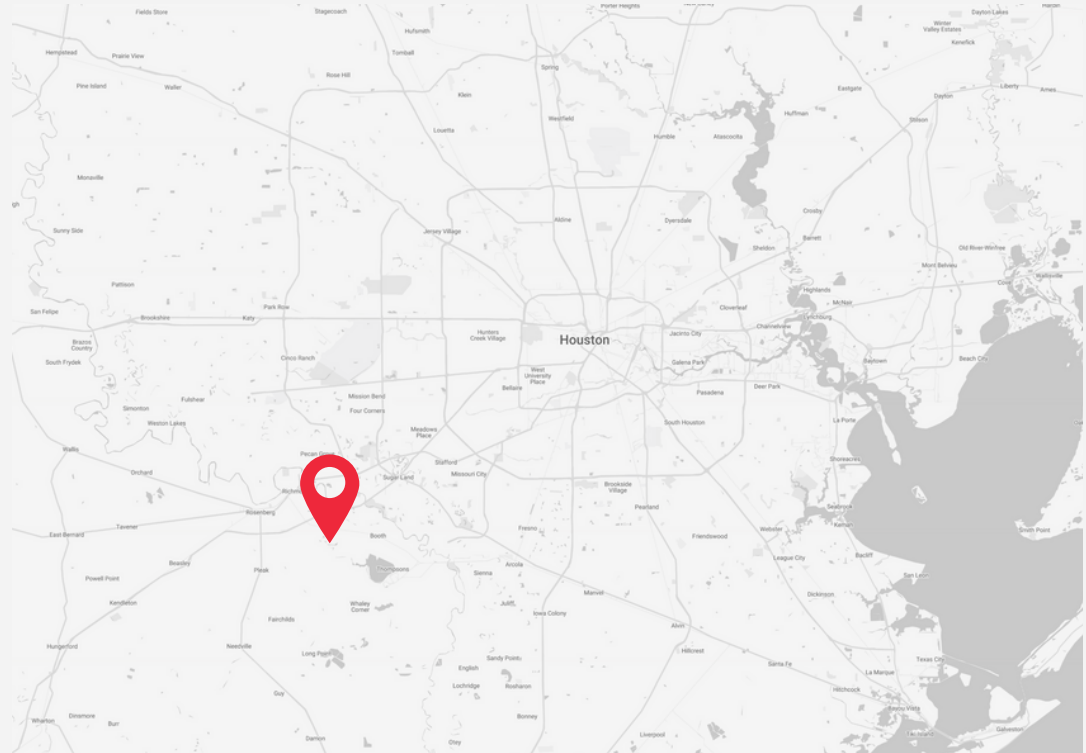
125,705

CURRENT POPULATION
WITHIN 5 MILES



\$74,656

AVERAGE HHI
WITHIN 5 MILES



Property Description

This property offers a rare opportunity to establish a medical facility in one of the fastest-growing regions of Texas. Strategically located with immediate access to Highway 59 and FM 762, the site sits at the gateway to Richmond and Rosenberg—two markets undergoing rapid population and healthcare-driven development. The area is anchored by major projects such as the new MD Anderson facility and numerous large-scale residential communities, which are fueling long-term demand for quality medical services. With site work and core infrastructure already completed, the property is primed for accelerated development—saving valuable time and resources. It's a highly visible, development-ready location tailored for medical office use.



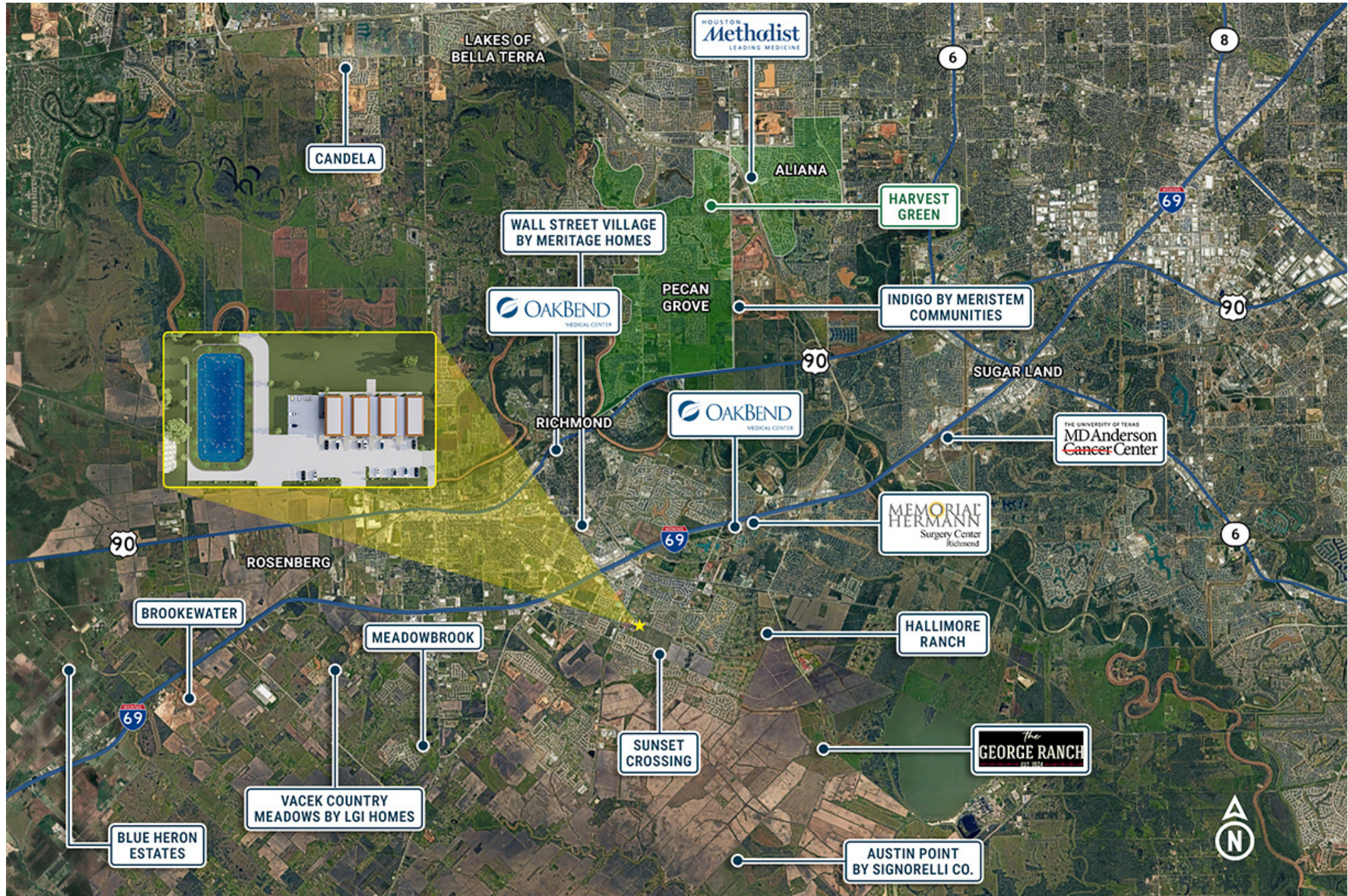
Property Photos



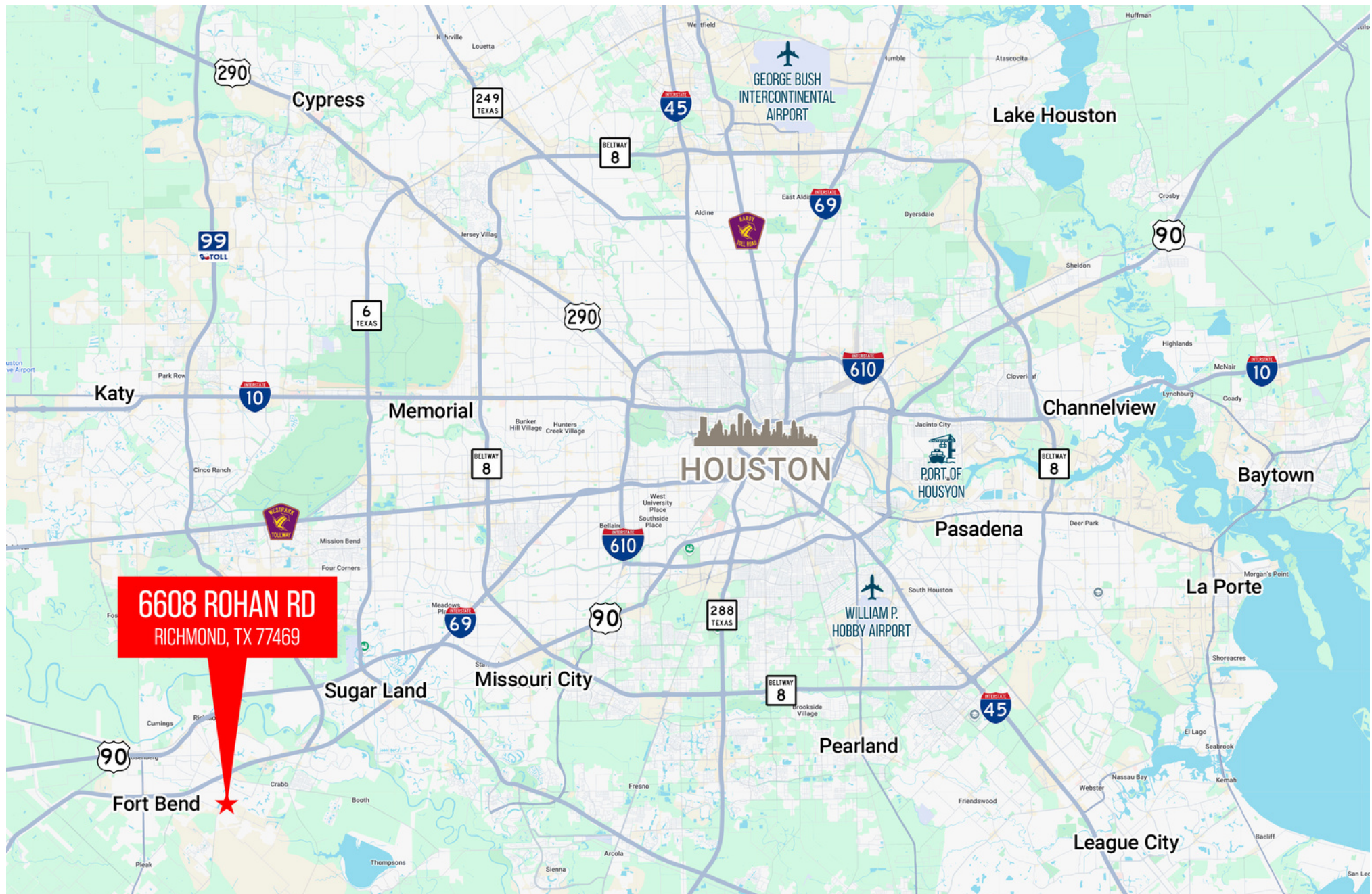
Property Photos



Aerial Map



Regional Map



6608 ROHAN RD
RICHMOND, TX 77469

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2021)	~11,148	~59,931	~133,533
Households	~3,610	~18,987	~42,237
Avg. Household Size	3.1	3.1	3.1
Owner-Occupied Housing	~87.4%	~85.0%	~82.7%
Renter-Occupied Housing	~12.6%	~15.0%	~17.3%

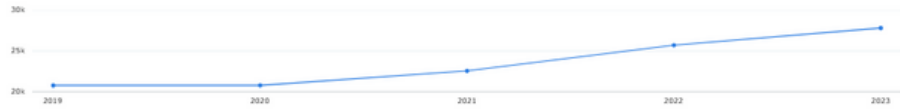
Demographics

Population

27.8k

1 Mile Radius

↑ 33% Compared to 20.9k in 2019
↑ 8% Compared to 25.7k in 2022



Household Income

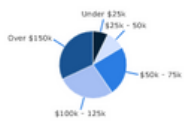
\$118.9k

Median Income

\$120.8k

2028 Estimate

↑ 2% Growth Rate



Age Demographics

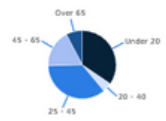
34

Median Age

35

2028 Estimate

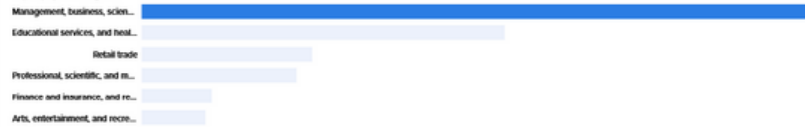
↑ 3% Growth Rate



Number of Employees

19.4k

Top Employment Categories

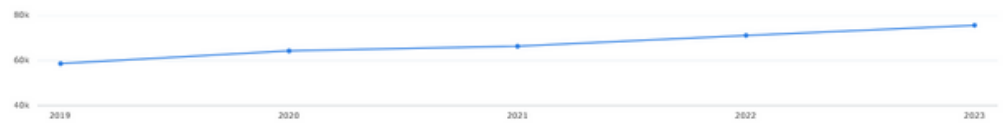


Population

75.6k

3 Mile Radius

↑ 28% Compared to 58.6k in 2019
↑ 6% Compared to 71.5k in 2022



Household Income

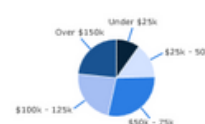
\$94.6k

Median Income

\$108.8k

2028 Estimate

↑ 15% Growth Rate



Age Demographics

35

Median Age

38

2028 Estimate

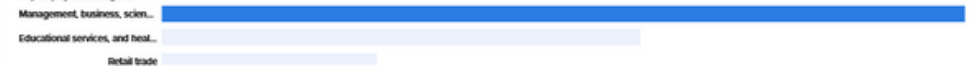
↑ 9% Growth Rate



Number of Employees

58.5k

Top Employment Categories

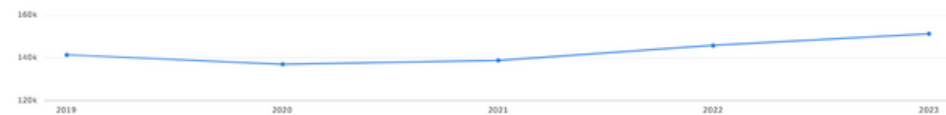


Population

151.2k

5 Mile Radius

↑ 6% Compared to 141.4k in 2019
↑ 3% Compared to 145.8k in 2022



Household Income

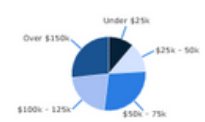
\$96.6k

Median Income

\$102.4k

2028 Estimate

↑ 6% Growth Rate



Age Demographics

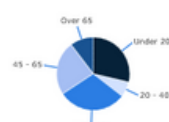
36

Median Age

38

2028 Estimate

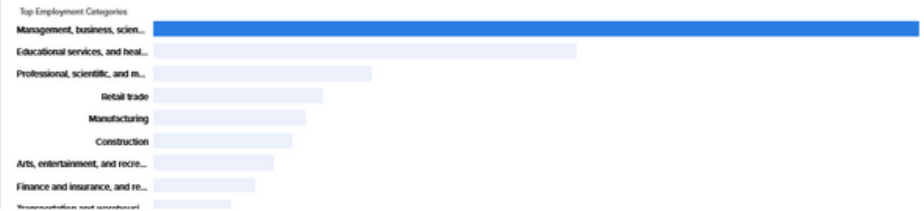
↑ 6% Growth Rate



Number of Employees

116.7k

5 Mile Radius



Site Plan



Development Description

The Southwest Houston corridor, particularly the Richmond and Rosenberg areas, is experiencing rapid population growth and a surge in residential development, driven by strong demand and strategic location. Richmond's population has grown by over 18% since 2020, while Rosenberg has seen an increase of more than 11%, reflecting a regional trend of sustained expansion. This momentum is further supported by major new master-planned communities near 6608 Rohan Road—including Austin Point, Indigo, Brookewater, Ryehill, Del Webb at Ryehill, and Emberly—which collectively plan to deliver thousands of new homes in the coming years. These projects, along with many more in the pipeline, are transforming the area into a major residential hub. With Fort Bend County expected to add over 2 million residents in the next 30 years, the region presents a compelling opportunity for long-term growth and investment.

Development	Location	Size / Scope	Estimated Completion	Key Details
Austin Point	Richmond, TX	4,700 acres; 14,000+ homes; 15M sq ft mixed-use	Phased over 20–30 years; initial home sales projected for Spring 2025	Master-planned community with parks, trails, and "The 1824" social hub.
The George	Richmond, TX	1,500 acres; ~4,000 homes	Phased; construction began March 2025	Master-planned community honoring George Ranch legacy.
Indigo	Richmond, TX	235 acres; ~750 homes	Under development	Human-centered neighborhood with sustainable design and community engagement.
Candela	Richmond, TX	460 acres; 1,500+ homes	Ongoing	Master-planned community with amenities and retail center.
Brookewater	Rosenberg, TX	850 acres; 2,400 homes	First phase: 450 homes	Master-planned community with various lot sizes and floorplans.
Hallimore Ranch	Rosenberg, TX	518 lots	Sales began April 2025	Terrata Homes' largest development with modern-contemporary designs.
Blue Heron Estates	Near Rosenberg, TX	Not specified; ½-acre homesites	Opening Spring 2025	Community offering spacious homesites.
Meadowbrook	Rosenberg, TX	52.4 acres	Details emerging	New residential community announced March 2025.

Development Description

This area is also seeing major commercial investments that complement its rapid residential growth. Notably, MD Anderson is developing a 470,000-square-foot cancer treatment center in Sugar Land, set to open by 2029, along with a diagnostic imaging facility in Missouri City opening in 2026. These healthcare expansions are joined by projects like the Fort Bend Epicenter, an 8,600-seat arena in Rosenberg, and Circle Oak in Richmond, a mixed-use development featuring retail, medical offices, and a new H-E-B—signaling strong commercial momentum in the region.

Development	Location	Size / Scope	Estimated Completion	Key Details
MD Anderson Cancer Center	Sugar Land, TX	470,000 sq ft facility	Opening in 2029	Comprehensive cancer care center near Smart Financial Centre.
The Grand at Aliana – Phase III	Richmond, TX	19,000 sq ft retail building	Construction began August 2024	Multi-tenant retail with tenants like Five Guys and Dunkin’.
Sprouts Farmers Market	Richmond, TX	Grocery store	Opening August 2025	New location at 19160 W. Belfort St.
Candela Retail Center	Richmond, TX	62,000 sq ft retail space	Construction began February 2025; delivery December 2025	Retail center within Candela community.
37-Acre Mixed-Use Development	Rosenberg, TX	37 acres; apartments, retail, restaurants	Construction began Summer 2023	Development at Highways 36 and 59.

Houston Metro, Fort Bend County, Cities of Rosenberg & Richmond

The Houston metropolitan area stands as one of the most powerful economic and demographic engines in the United States. As the fourth-largest metro in the country, it boasts a diverse economy anchored by global leadership in energy, life sciences, aerospace, and international trade. The region is home to one of the world's largest port systems—the Houston/Galveston customs district—which moves over \$176 billion in goods annually. It also houses the Texas Medical Center, the largest medical complex in the world, encompassing 21 hospitals, 8 specialty institutions, and over 400 biotech and healthcare startups. In 2023, Houston's GDP reached approximately \$550 billion with a 5.4% annual growth rate, reflecting its resilience and dynamism. The metro's population continues to grow rapidly, with projections of 1.5% annual increases, driven largely by international immigration and a favorable business climate.

Within this powerful metro, the Southwest region—particularly Fort Bend County—has emerged as one of the fastest-growing and most desirable areas for both residents and investors. Fort Bend's population is nearing one million and is projected to more than double in the coming decades. Known for its high quality of life, excellent schools, and diverse communities, the county also benefits from major infrastructure upgrades and economic development initiatives that support business relocation and expansion. Its growth trajectory and proximity to Houston make it a magnet for investment in residential, commercial, and healthcare sectors.

At the heart of this regional expansion are the cities of Richmond and Rosenberg. These markets are undergoing a transformation fueled by strategic development, rising median incomes, and strong in-migration. Rosenberg has seen over 11% population growth since 2020, while Richmond's population has surged by nearly 19% in the same timeframe. Major commercial investments are accelerating the area's appeal—including the new 470,000-square-foot MD Anderson Cancer Center in Sugar Land, set to open by 2029, and a state-of-the-art diagnostic imaging facility in Missouri City, expected in 2026. These projects will further expand access to world-class healthcare across the region. Additionally, developments like the Fort Bend Epicenter arena and mixed-use projects such as Circle Oak (anchored by a 100,000-square-foot H-E-B) are fueling job creation, lifestyle enhancements, and long-term value. Together, Houston, Fort Bend County, and the Richmond-Rosenberg corridor form a robust, interconnected region with significant economic momentum and unmatched opportunity. For investors and businesses seeking growth, innovation, and long-term stability, this corridor offers a uniquely powerful combination of urban scale, suburban livability, and strategic infrastructure.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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