

RICHMOND STATION



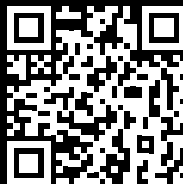
A LANDMARK RE:BORN IN THE HEART OF RICHMOND

FOR LEASE

112 JACKSON ST
RICHMOND, TX 77469

RE:VIVE
DEVELOPMENT
SUPPLYING DEMAND

SCAN W CAMERA



RE:VIVE DEVELOPMENT • 1044 OXFORD STREET, HOUSTON, TEXAS 77008 • 713.357.5800 • LEASING@REVIVECO.COM

FOR LEASE

112 JACKSON ST
RICHMOND, TX 77469



HIGHLIGHTS

- Prime riverfront location at the gateway to Historic Downtown Richmond.
- Adaptive reuse of the former Richmond Fire Station building.
- Excellent visibility on U.S. 90 with nearly 30,000 cars per day.
- Huge outdoor patio and backyard gathering space.
- Rare backyard views of both the Historic Rail Bridge and the Brazos River
- Explosive population growth and strong household incomes within surrounding 5-mile area



REVIVE
DEVELOPMENT
SUPPLYING DEMAND

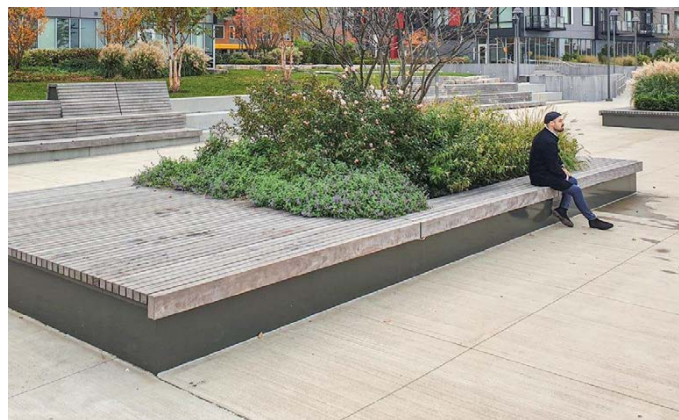
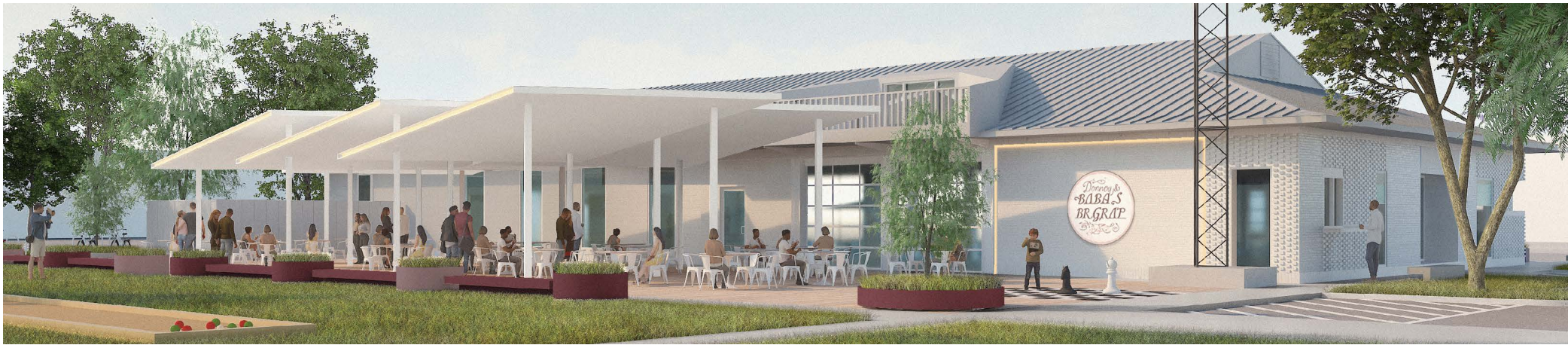
CONCEPTUAL RENDERING

SITE PLAN



FOR LEASE

112 JACKSON ST
RICHMOND, TX 77469



FOR LEASE

112 JACKSON ST
RICHMOND, TX 77469

SOLDIER BRICK PATTERN,
INSPIRED BY HISTORIC
BRICK WORKS

DOUBLE BASKETWEAVE
BRICK PATTERN, INSPIRED
BY HISTORIC BRICK WORKS

HISTORIC HORSE TROUGH
AS A SITE FEATURE

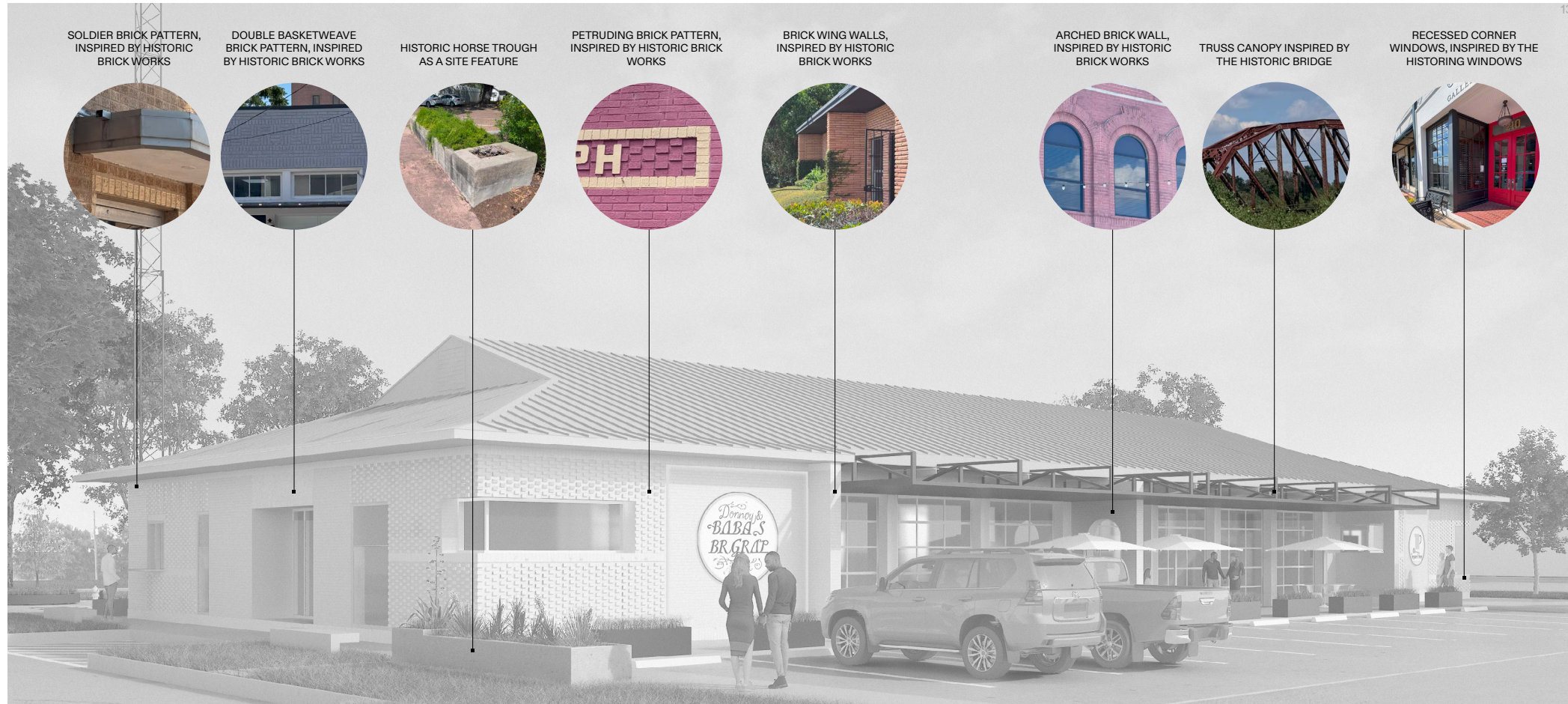
PETRUDING BRICK PATTERN,
INSPIRED BY HISTORIC BRICK
WORKS

BRICK WING WALLS,
INSPIRED BY HISTORIC
BRICK WORKS

ARCHED BRICK WALL,
INSPIRED BY HISTORIC
BRICK WORKS

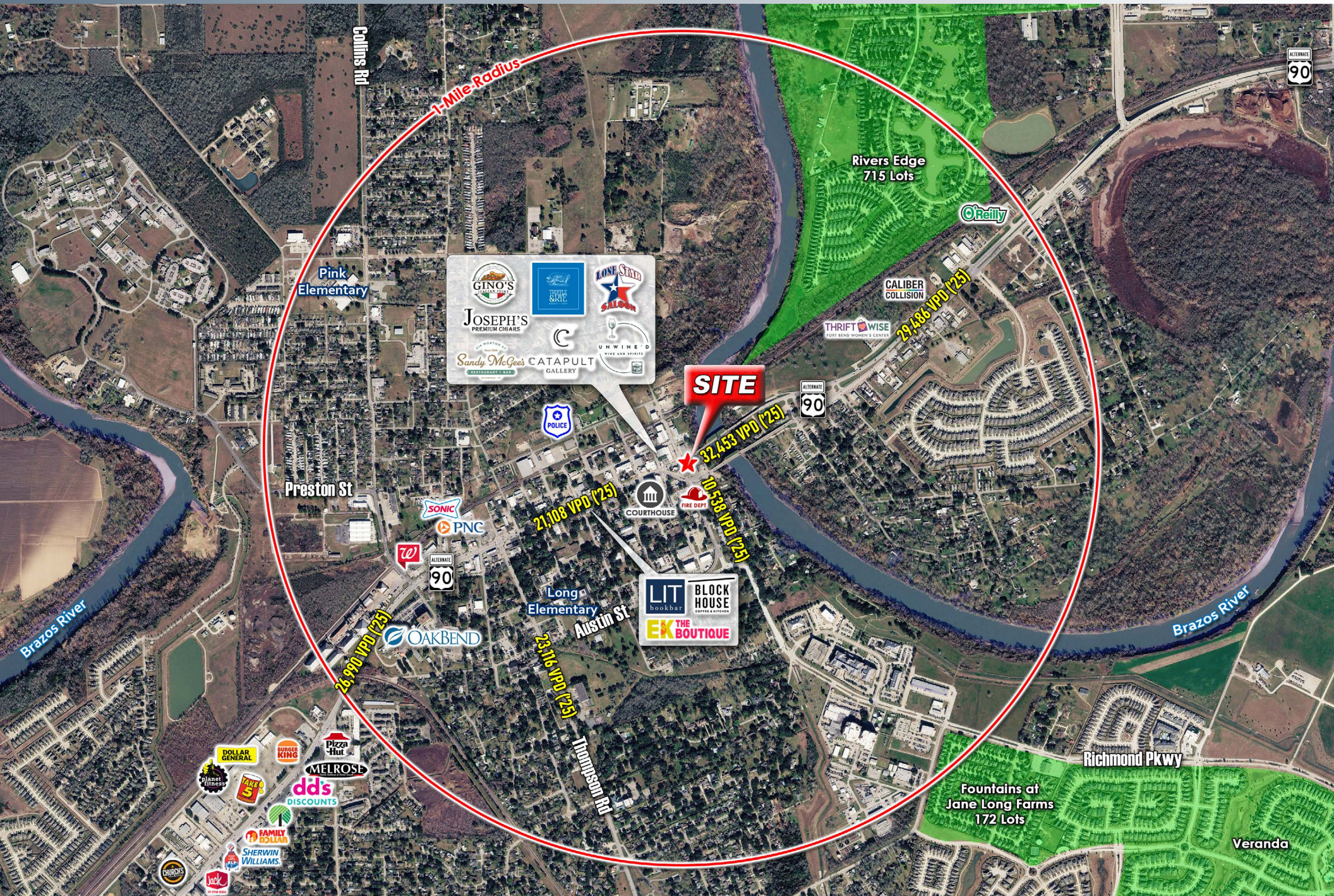
TRUSS CANOPY INSPIRED BY
THE HISTORIC BRIDGE

RECESSED CORNER
WINDOWS, INSPIRED BY THE
HISTORIC WINDOWS



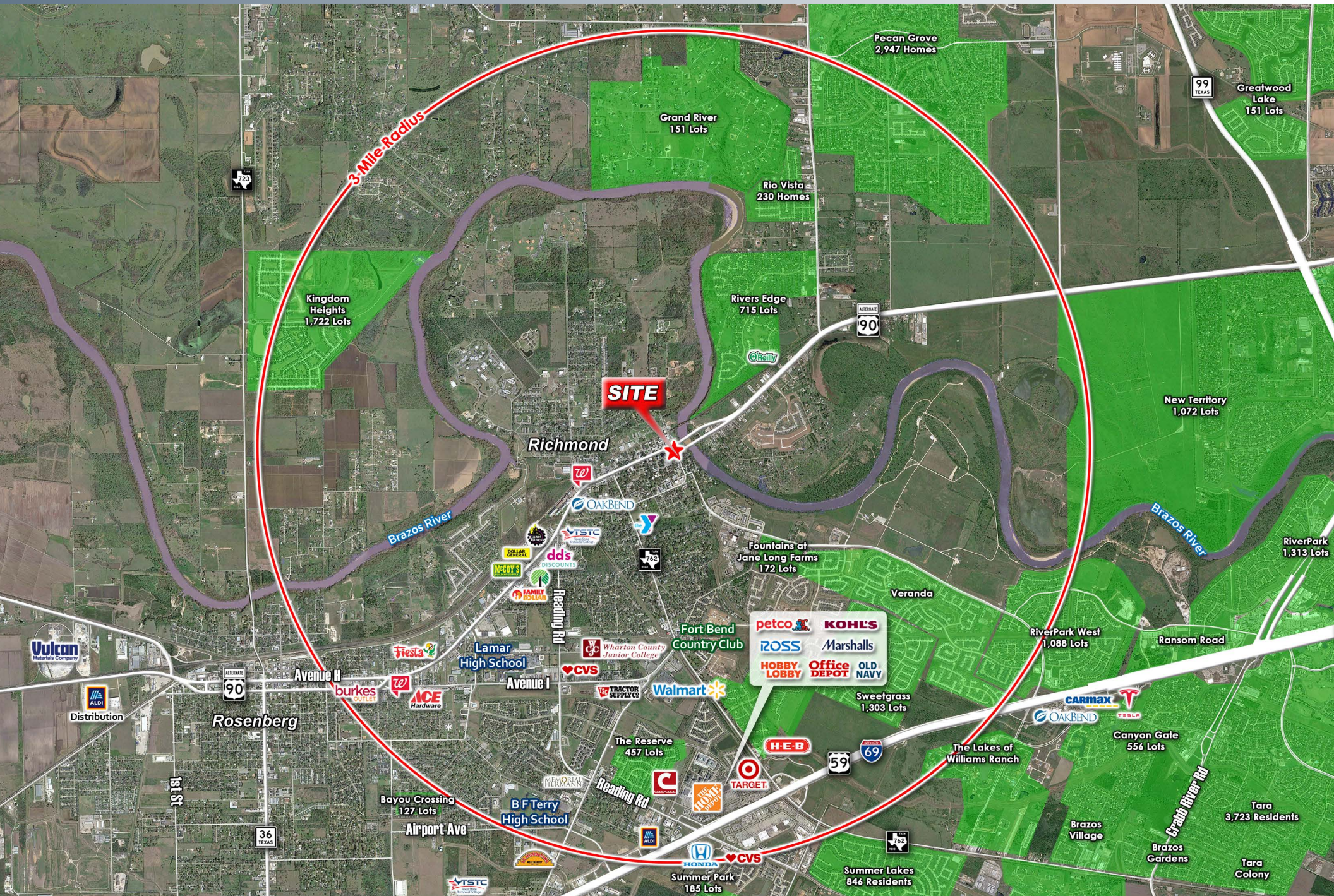
FOR LEASE

112 JACKSON ST
RICHMOND, TX 77469



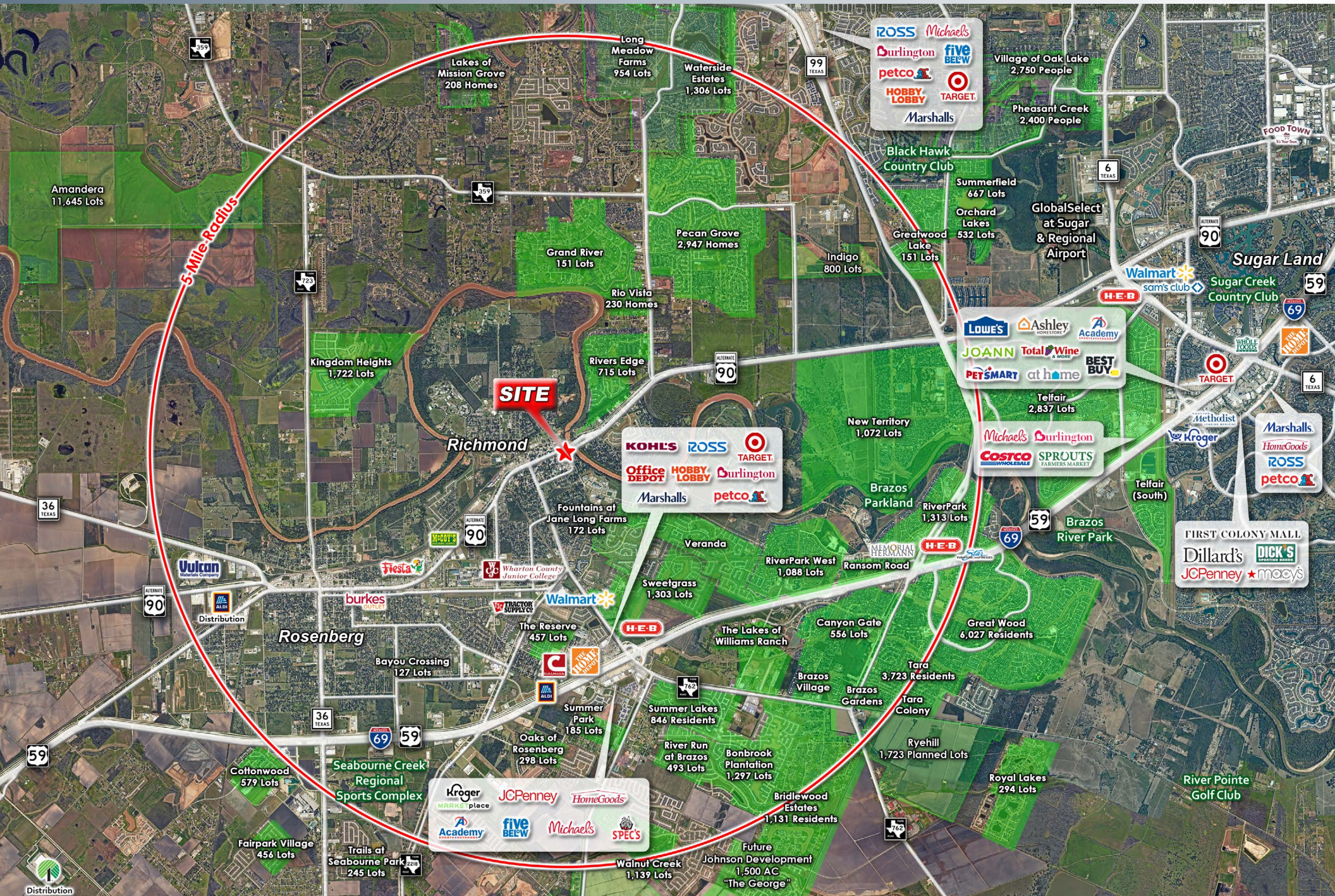
FOR LEASE

112 JACKSON ST
RICHMOND, TX 77469



RE:VIVE DEVELOPMENT • 1044 OXFORD STREET, HOUSTON, TEXAS 77008 • 713.357.5800 • LEASING@REVIVECO.COM

112 JACKSON ST
RICHMOND, TX 77469



DEMOGRAPHICS

2026 Population



1 mile	7,491
3 mile	53,648
5 mile	143,955

Daytime Population



1 mile	10,649
3 mile	50,177
5 mile	119,767

Total Households



1 mile	2,330
3 mile	19,993
5 mile	49,793

Median Age



1 mile	37.5
3 mile	38.9
5 mile	37.6

Average Household Income



1 mile	\$86,156
3 mile	\$116,647
5 mile	\$132,151

Average Home Value

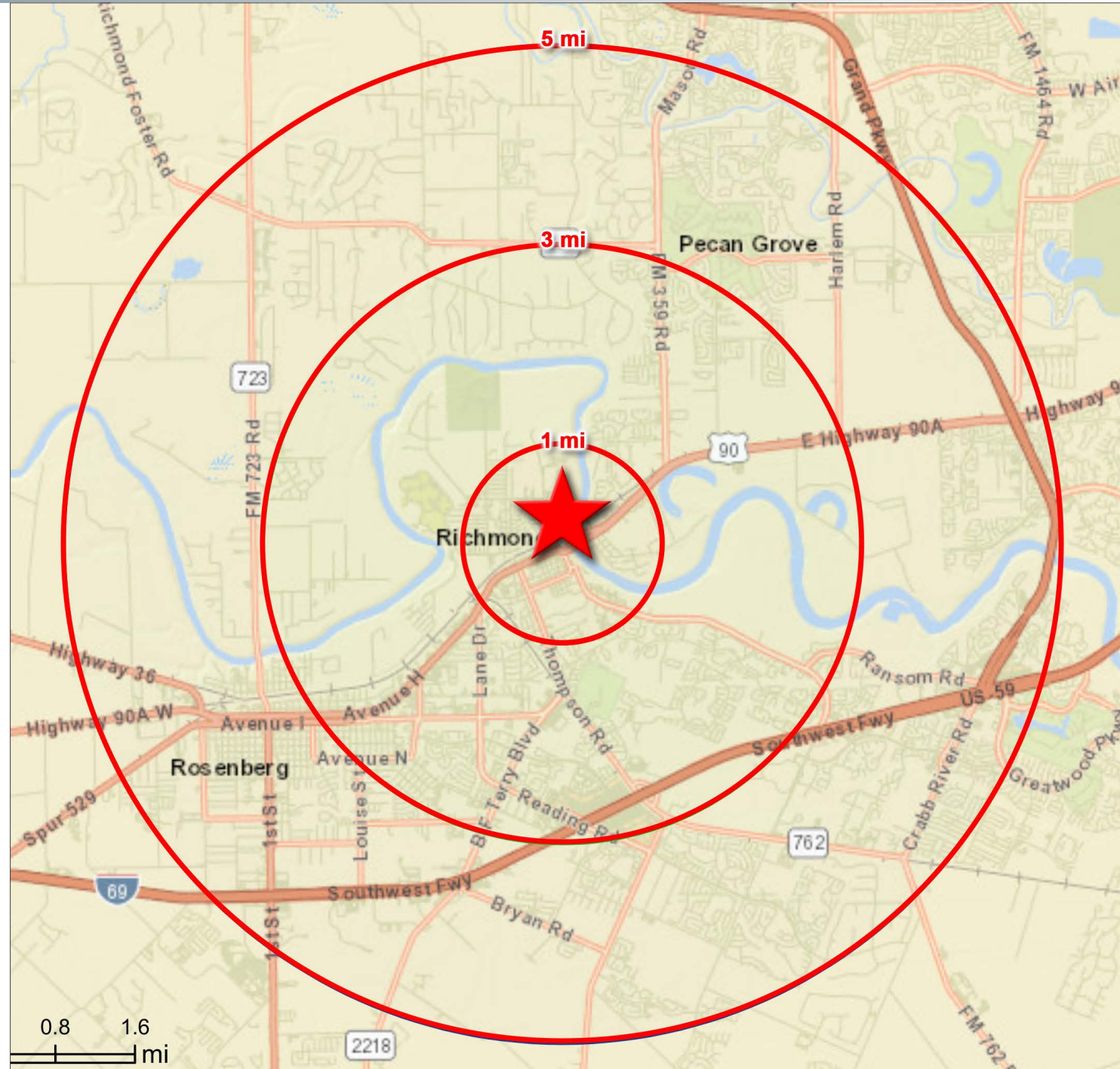


1 mile	\$269,707
3 mile	\$376,490
5 mile	\$412,503

Traffic Counts Nearby



32,453 VPD on Alt US-90
10,538 VPD on Richmond Pkwy
(TXDOT 2025)



DRIVE-TIME DEMOGRAPHICS

2026 Population



5 minutes	14,533
10 minutes	70,483
15 minutes	201,312

Daytime Population



5 minutes	16,545
10 minutes	65,815
15 minutes	173,337

Total Households



5 minutes	5,068
10 minutes	25,876
15 minutes	67,777

Median Age



5 minutes	36.8
10 minutes	39.1
15 minutes	37.6

Average Household Income



5 minutes	\$93,687
10 minutes	\$118,264
15 minutes	\$143,604

Average Home Value

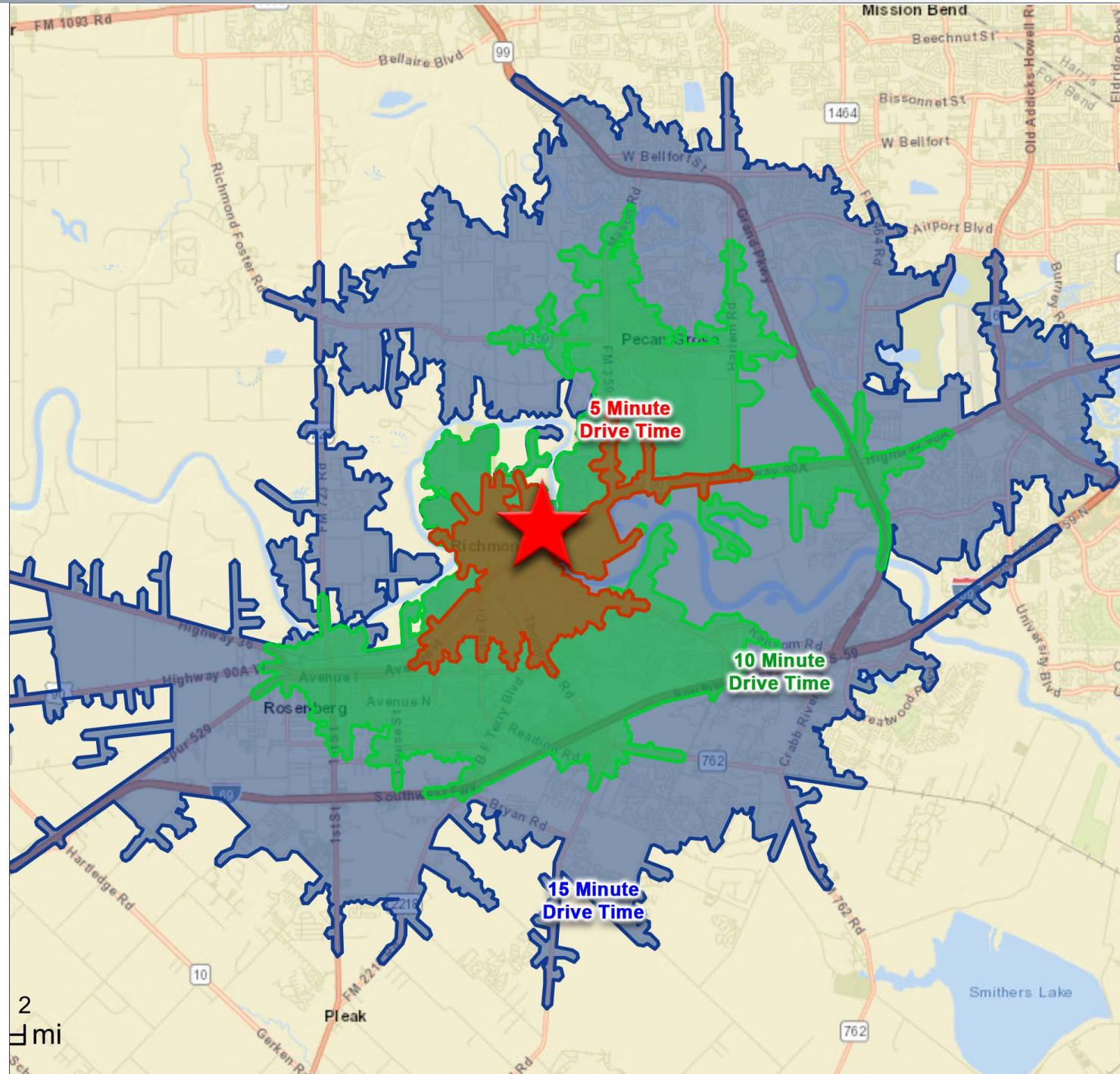


5 minutes	\$314,904
10 minutes	\$366,757
15 minutes	\$443,991

Traffic Counts Nearby



30,072 VPD on Alt US-90
22,951 VPD on Thompson Rd





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1