

Retail & Restaurant Development For Lease

405 Richmond Pkwy, Richmond, TX 77469



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LEASING SUMMARY



LOCATION

405 RICHMOND PKWY, RICHMOND, TX 77469

SPACES AVAILABLE

RETAIL: 6,510 SF - CAN BE DIVIDED

RESTAURANT: 4,000 SF

- FOR SALE
- GROUND LEASE
- BUILD TO SUIT

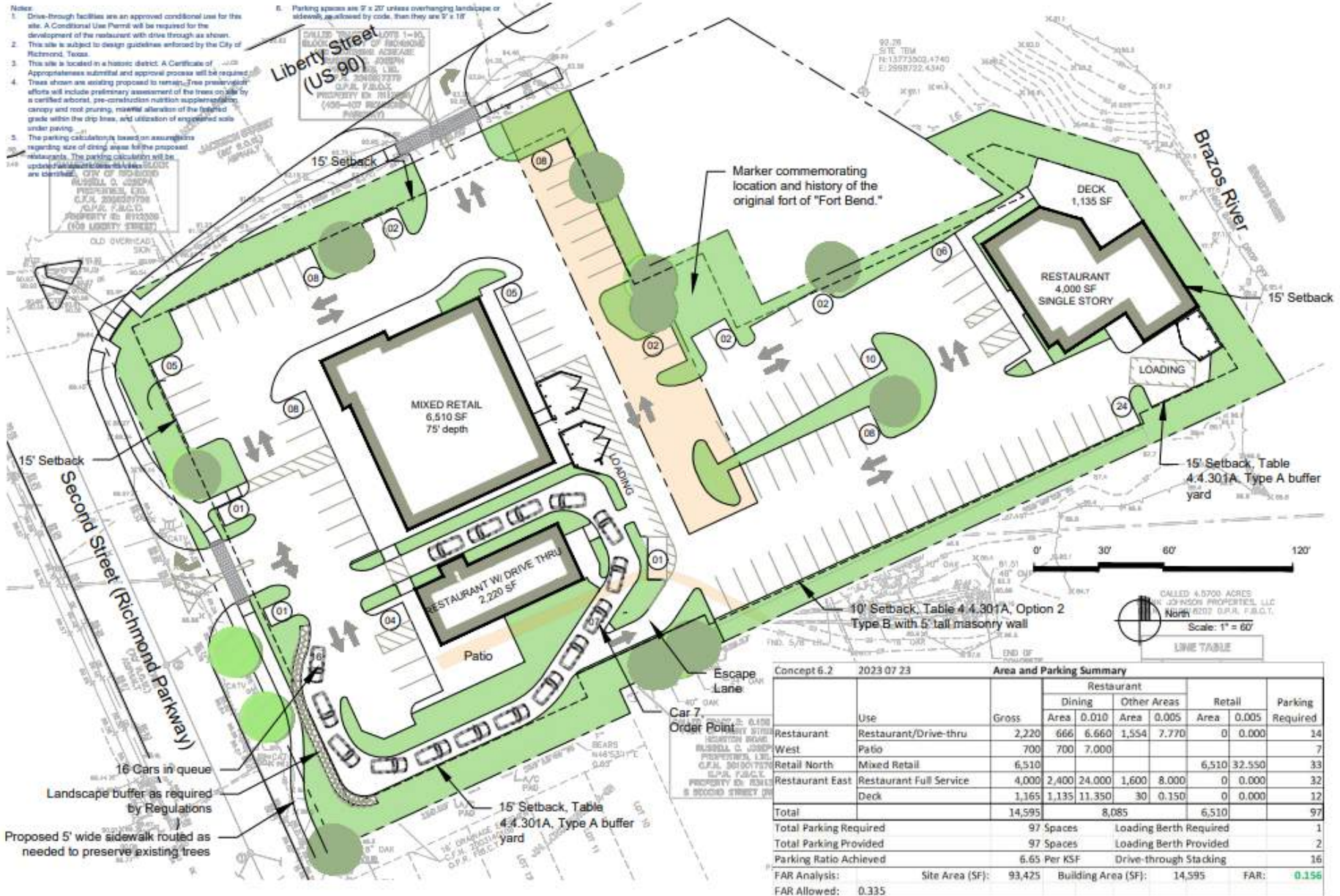
RATES (NNN LEASE)

\$40/SF + NNN

PROPERTY INFORMATION/HIGHLIGHTS

- High-exposure site across from the Fort Bend County Courthouse at the main gateway to Downtown Richmond, capturing consistent daytime and commuter traffic
- Brand New Retail & Restaurant Development delivering modern design and strong tenant visibility
- 6,510 SF of Retail Space Available with flexible configurations to accommodate a variety of users
- 4,000 SF Restaurant Opportunity featuring a premium waterfront view, ideal for experiential dining concepts
- Prime Frontage on Richmond Pkwy with exposure to 12,000+ vehicles per day (VPD)
- Strong Co-Tenancy with Eliano's Coffee, driving consistent daily traffic and repeat customer visits
- Ideal for Retail, QSR, and Full-Service Restaurant Concepts seeking a high-traffic suburban location

SITE PLAN









69,826
PEOPLE IN 77469



\$102,125
MEDIAN HHI

AREA

AREA DESCRIPTION

Located in the heart of Richmond, the subject property benefits from strong population growth and expanding residential development within Fort Bend County, one of the fastest-growing counties in the Houston MSA. Richmond serves as a key suburban node southwest of Houston, experiencing rapid transformation from its agricultural roots into a thriving residential and commercial hub.

The surrounding area is characterized by a surge in master-planned communities, driving increased demand for retail, dining, and experiential concepts. Continued population growth — now exceeding 14,000 residents with steady annual increases — supports long-term retail sustainability and customer base expansion.

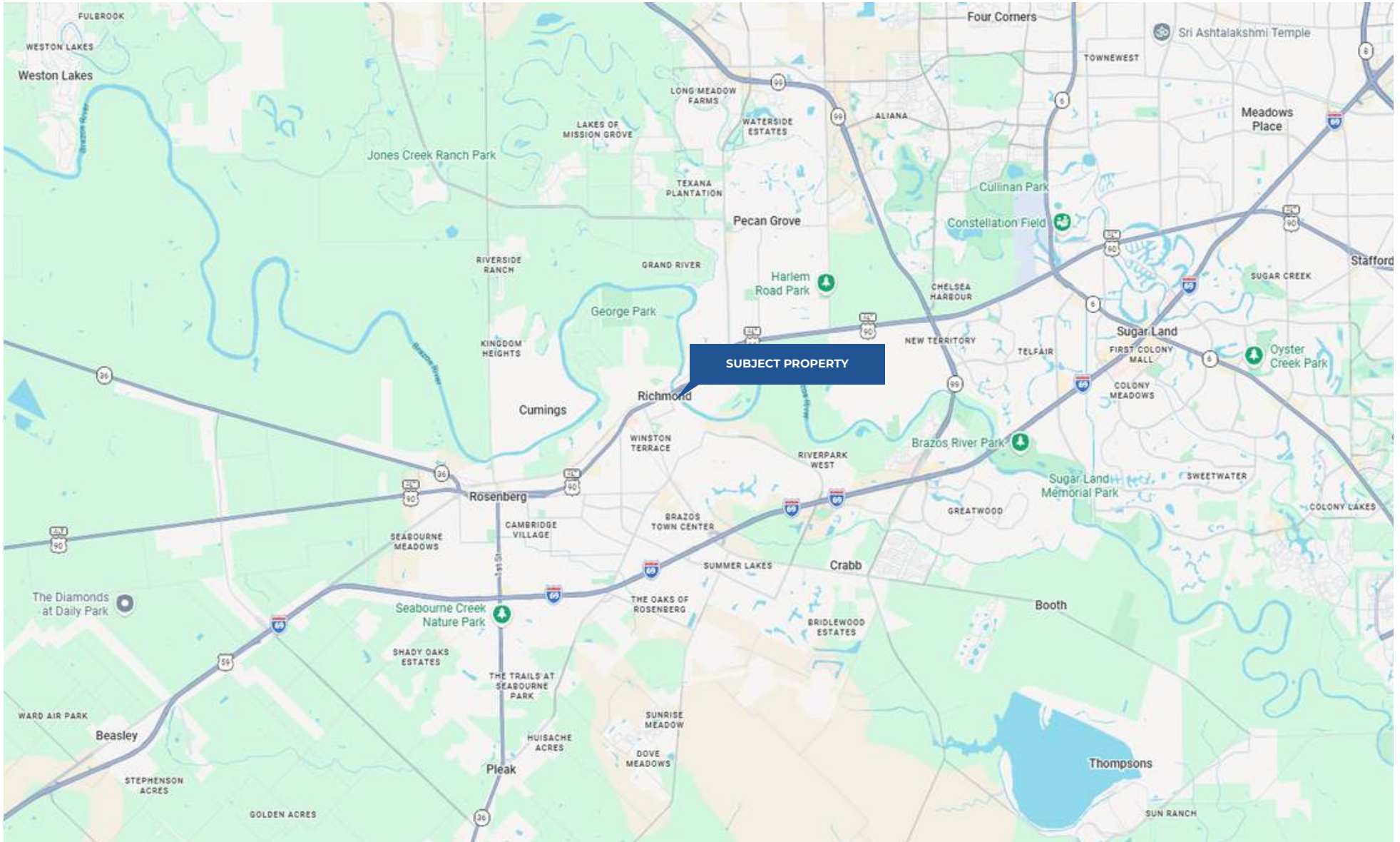
Strategically positioned within the Greater Houston metropolitan area, the site benefits from proximity to major commuter corridors and a strong daytime population driven by nearby residential neighborhoods, healthcare, construction, and service industries.

The Richmond trade area continues to see significant retail and mixed-use development activity, as demand for modern retail and restaurant space has outpaced supply — creating a prime opportunity for new tenants to establish early presence in a high-growth submarket.

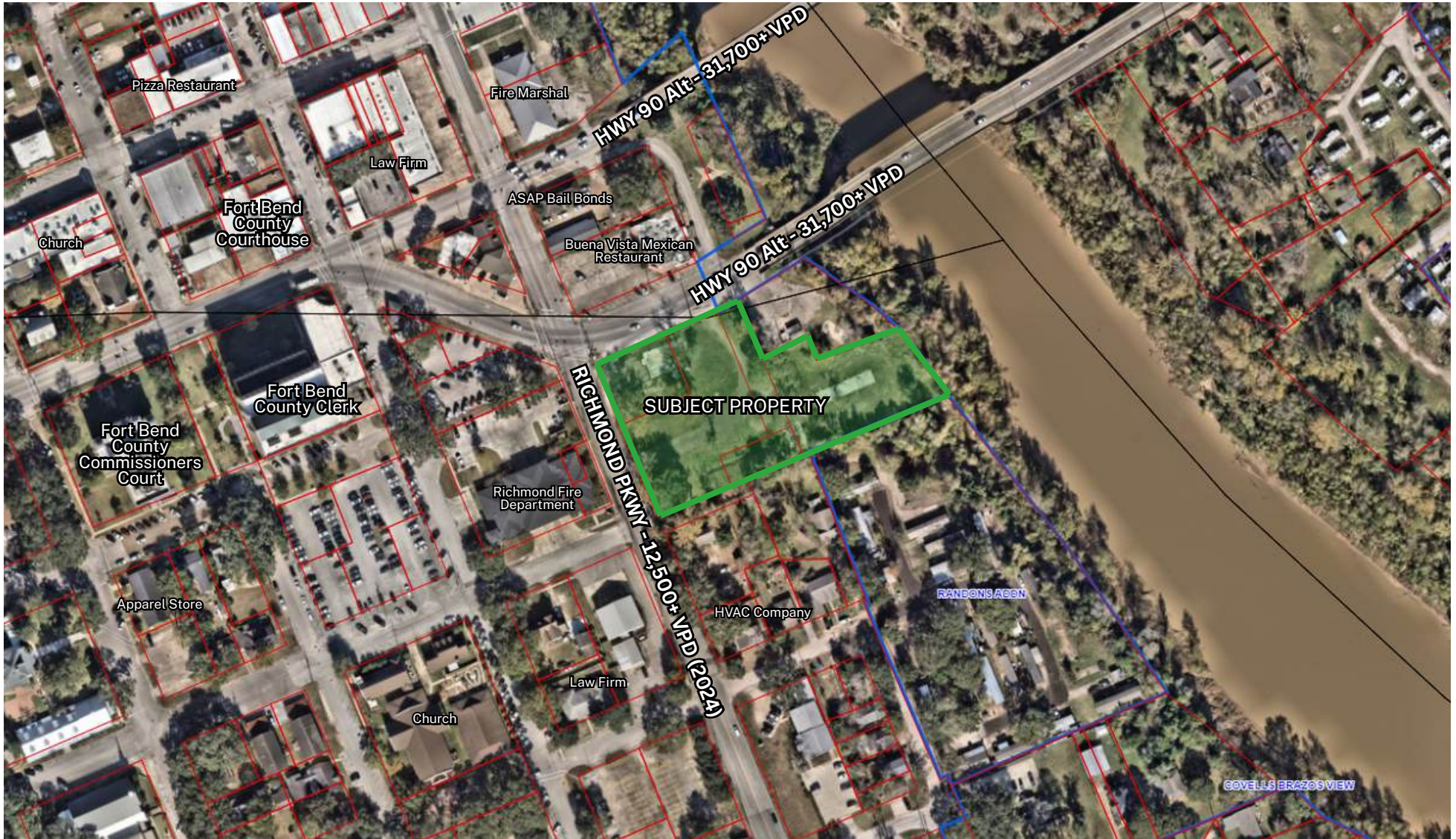
AREA HIGHLIGHTS

- Rapid population growth with strong residential expansion in Richmond and surrounding Fort Bend County
- Increasing demand for retail and restaurant space driven by underserved market conditions
- Surrounded by master-planned communities and new housing developments fueling consistent consumer traffic
- Diverse and expanding population base with strong workforce presence in healthcare, construction, and services sectors
- Ideal positioning for retail, restaurant, and experiential concepts seeking early entry into a high-growth submarket

REGIONAL MAP



AERIAL MAP



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CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Brokerage Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



MICHAEL SHANKS **MANAGING DIRECTOR, RETAIL ADVISORY**

Michael Shanks, CPM® is the Managing Director of the Retail Advisory division at Gatsby Advisory Group. With 10+ years of experience, he brings extensive expertise across finance, sales, and real estate operations. As a former Asset-Based Lending Agent, he managed complex multimillion-dollar financing deals, and as Vice President of Property & Asset Management for a real estate investment trust, he oversaw large-scale portfolios and strategic asset planning. Michael has worked with prominent firms such as Marcus & Millichap and Maz Real Estate, and holds the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management, reflecting his commitment to operational excellence and industry leadership.



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. **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.

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

Buyer/Tenant/Seller/Landlord Initials

Date