



FOR LEASE



**Grow Your Business on E Highway 90A—With the Flexibility
to Build Around Your Operation**

E Highway 90A | Richmond, TX 77406 | ±1.69 acres | Ground lease

AJ JANDALI — Commercial Real Estate Specialist | (832) 936-5880 | aj.hou.commercial@gmail.com | 1220 Augusta Dr., Ste. 300,
Houston, TX 77057 | www.cma-commercial.com



GROUND LEASE — \$4,000/MONTH

Best suited for:

- Automotive Services
- Medical Offices
- Contractor Showroom/Office
- Childcare/Education
- Coffee/QSR Drive-Through
- Fitness/Training Studio
- Vehicle/Equipment Storage

Nearest Address
701 E Hwy 90A, Richmond,
TX 77406

Sample graphics only. Not actual building.

Aj Jandali

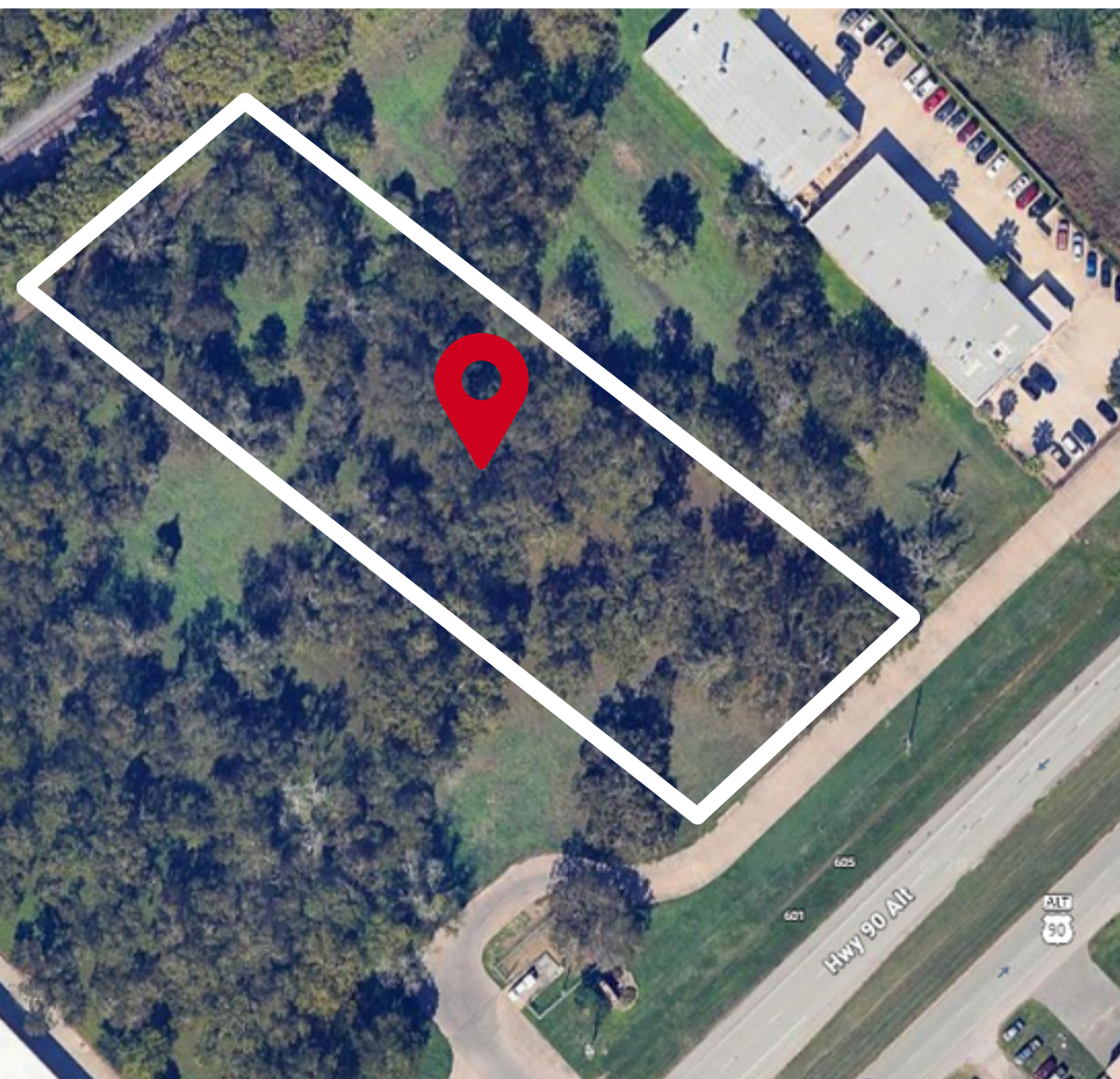
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PROPERTY HIGHLIGHT

E HIGHWAY 90A, RICHMOND,
TX 77406



Core Narrative

- Highway-oriented Richmond location
- Ability to design around business needs
- Long-term control without purchasing the underlying land
- Suitable for multiple commercial and service-oriented concepts
- Competitive monthly ground-lease structure

Facts Box

- **Location:** E Highway 90A, Richmond, TX 77406
- **Nearest Address:** 701 E Hwy 90A, Richmond, TX 77406
- **Ground Lease Rate:** \$4,000/month
- **Lease Type:** Net ground lease
- **Lease Term:** 36–180 months
- **Annual Escalations:** 3%
- **TI Allowance:** TBD
- **Site Area:** ±1.69 acres
- **Land Area:** ±73,573 SF
- **County:** Fort Bend County
- **Property Type:** Vacant, undeveloped land

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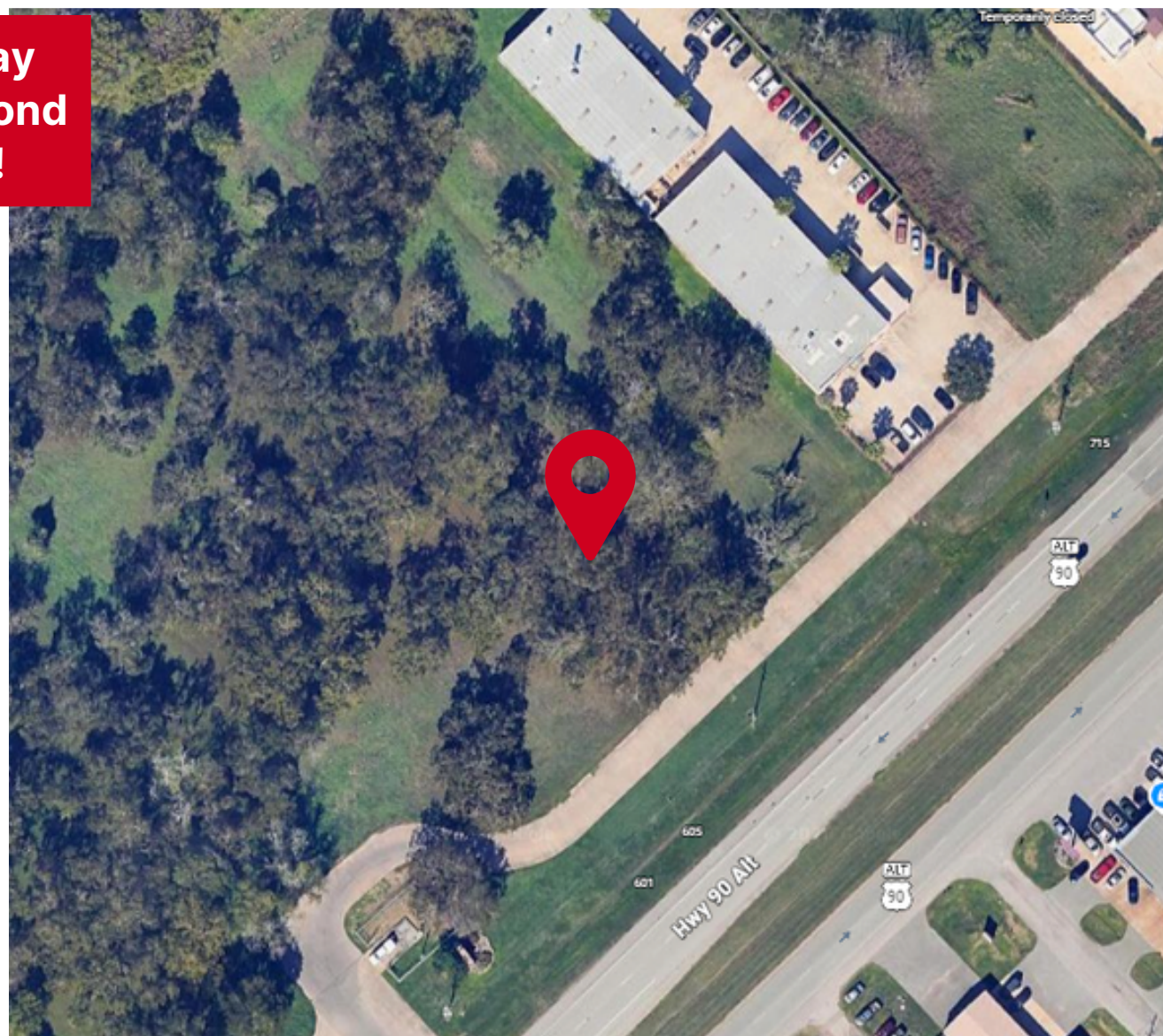
LOCATION SUMMARY

**E HIGHWAY 90A, RICHMOND,
TX 77406**

Positioned on E Highway 90A in a Growing Richmond Commercial Corridor!

The property is positioned along E Highway 90A in Richmond, offering visibility within an established corridor serving automotive, contractor, retail, medical, and neighborhood-service businesses. A nearby CoStar traffic count reports approximately 28,516 vehicles per day, helping support customer-oriented and service-commercial users seeking a recognizable location in Fort Bend County.

The surrounding trade area continues to expand, with the population projected to reach approximately 59,312 within three miles and 193,511 within five miles by 2030. This combination of corridor traffic, residential growth, and flexible development potential positions the site for businesses looking to establish a long-term Richmond location.



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AT THE CENTER OF EVERYDAY DEMAND



Strategically Positioned Within Richmond's Growing Highway 90A Corridor

The property's flexible ground-lease format creates an opportunity for businesses to design a location around their operational needs while serving Richmond's expanding residential and commercial base. Surrounded by automotive, retail, medical, contractor, food-service, and neighborhood-oriented activity, the site is well positioned for users seeking visibility, adaptability, and long-term growth potential.

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Median Home Value

1 Mile **\$103,333.00**

3 Miles **\$88,355.00**

5 Miles **\$102,044.00**

Average Household Income

1 Mile **\$106,408.00**

3 Miles **\$108,385.00**

5 Miles **\$125,879.00**

Population Projection by 2029

1 Mile **6,237**

3 Miles **59,312**

5 Miles **193,511**

Traffic Count (VPD)

Highway 90A **28,516**

DEMOGRAPHICS

E HIGHWAY 90A, RICHMOND,
TX 77406



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ABOUT THE CMA TEAM



Melanne Carpenter is a seasoned commercial real estate specialist with a sharp focus on the retail sector. With over 30 years of experience in corporate retail, she has established herself as a recognized expert in retail-driven property solutions. Her deep industry knowledge, paired with extensive commercial real estate expertise, makes her an invaluable resource for clients seeking tailored retail strategies. As the owner of a successful retail business herself, Melanne brings firsthand insight into the challenges and opportunities of the market. Her passion for retail, combined with strategic real estate acumen, ensures clients receive comprehensive support—whether buying, selling, or leasing retail properties.

Melanne Carpenter | KW Commercial Managing Director

Steve Blair is a commercial real estate broker with more than 20 years of investment experience specializing in multifamily and medical properties. Throughout his career, Steve has worked with investors, property owners, and healthcare professionals to identify opportunities that align with their financial and operational goals. Before entering commercial real estate, Steve built a strong foundation as a CPA, developing deep expertise in financial analysis, tax considerations, and investment performance. This background allows him to guide clients through complex transactions with a focus on maximizing long-term value. Steve combines market knowledge, analytical insight, and practical experience to help clients make confident real estate decisions.



Steve Blair | Commercial Real Estate Specialist



AJ Jandali is a commercial real estate expert specializing in industrial and commercial assets. With over 20 years of global experience in supply chain leadership across the Oil & Gas, Energy, and Construction industries, AJ brings strategic insight to complex real estate deals. His operational background and MBA from Penn State equip him to guide corporate tenants, investors, and developers through transactions that prioritize risk mitigation, value creation, and long-term growth. Known for his sharp business sense and collaborative approach, AJ delivers solutions that align real estate with business strategy.

AJ Jandali | Commercial Real Estate Specialist



DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Aj Jandali	844465-SA	aj.hou.commercial@gmail.com	(832) 936-5880
Name of Sales Agent/Associate	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 1-2



Shape Your Next Location on E Highway 90A

*Bring Your Business Vision to Richmond's
Growing Commercial Corridor.*

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