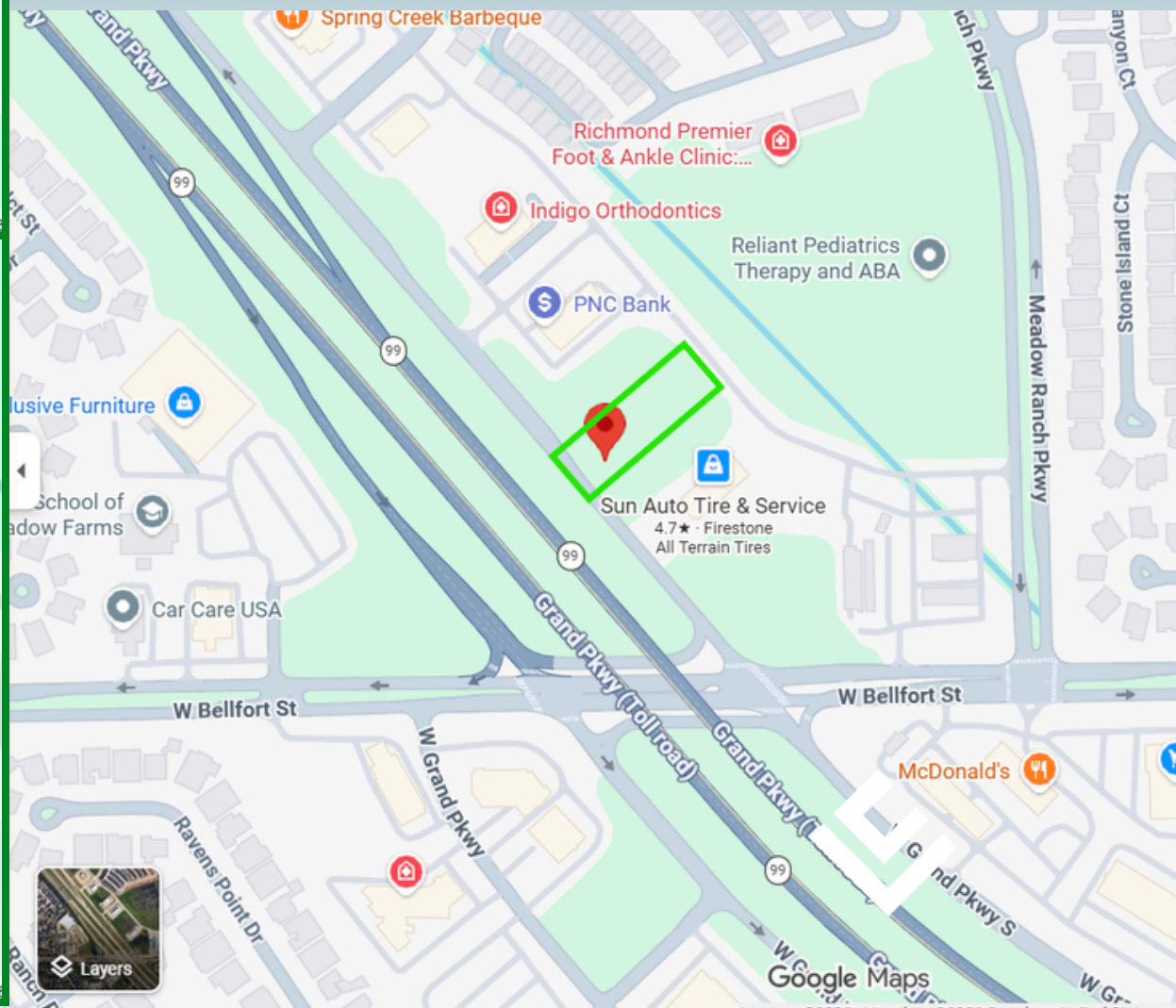
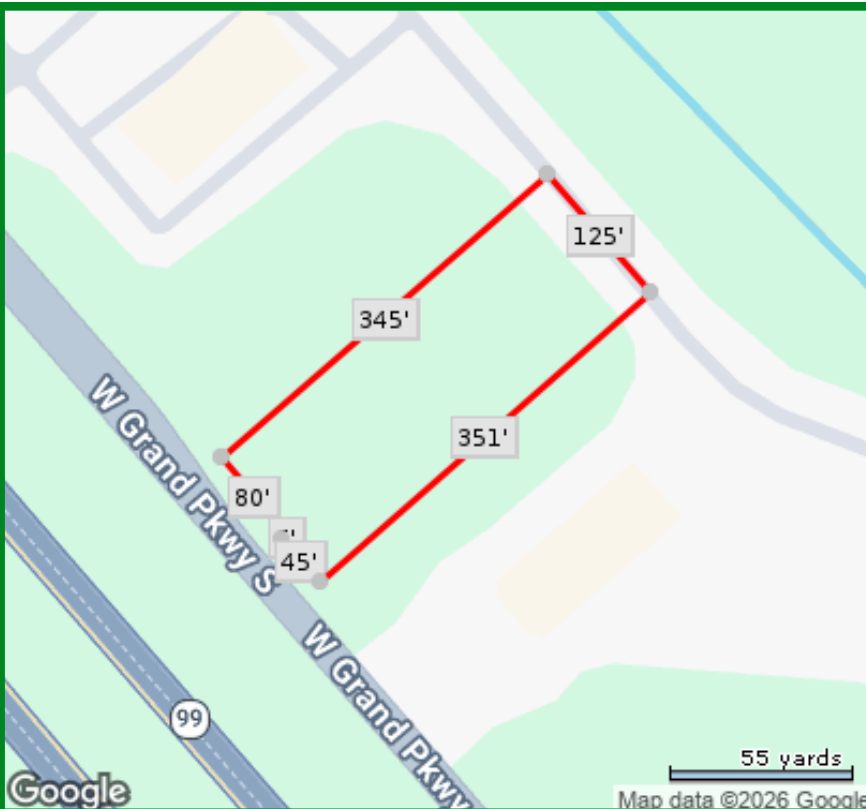


7707 W Grand Parkway S Richmond, TX 77407

CHERIN SELLS HOUSTON TEAM



This Marketing Brochure has been prepared solely to provide prospective purchasers with summary, unverified information regarding the subject property and to establish a preliminary level of interest. The information contained herein is not intended to replace a comprehensive due diligence investigation.

Prospective purchasers are strongly encouraged to conduct all necessary due diligence and independent investigations to make an informed decision regarding the property, including an evaluation of market conditions, the surrounding competitive environment, and any other factors relevant to the acquisition.

Broker Company does not intend for prospective purchasers to rely solely on the information contained in this Marketing Brochure when making a purchase decision.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, Broker Company makes no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of the information provided. Prospective purchasers should independently verify all information and satisfy themselves as to its accuracy and completeness.

7707 W Grand Pkwy S Richmond, TX 77407

Longmeadow Town Center PAD 10

Prime 1.47-acre commercial development opportunity located on the Grand Parkway (SH 99) frontage road in the heart of the rapidly growing Long Meadow Farms and Aliana trade area.

The site offers excellent visibility, frontage road access, strong demographics, and multiple development possibilities including medical, retail, restaurant, and mixed-use commercial projects.

- Location has great viability from SH-99 / Grand Parkway
- Situated between Sun Auto Service & PNC Bank
- Co-tenants include:
 - Gallery Furniture,
 - Spring Creek Barbeque,
 - Whitewater Car Wash,
 - PNC Bank,
 - Lopez Mexican Restaurant
 - Sun Auto

CHERIN SELLS HOUSTON TEAM

EXCLUSIVELY
LISTED BY

**CHERIN COX, REALTOR
CB&A, REALTORS**

832.678.4770 OFFICE

832.607.3430 DIRECT MOBILE

CHERIN@CHERINSELLSHOUSTON.COM

WWW.CHERINSELLSHOUSTON.COM

LIC N° 0478221



Development

Based on the survey provided by Seller:

- The property is approximately 1.47 acres (64,622 SF) and is restricted to commercial use.
- Multiple easements exist along the frontage area, including utility, access, and related easements, as shown on the survey.
- The survey confirms existing access to the property from the frontage road.
- Utilities are not onsite but are available
- Setbacks are not identified on the survey
- Detention requirements have not been determined and should be confirmed by a civil engineer.

Based on the deed restrictions:

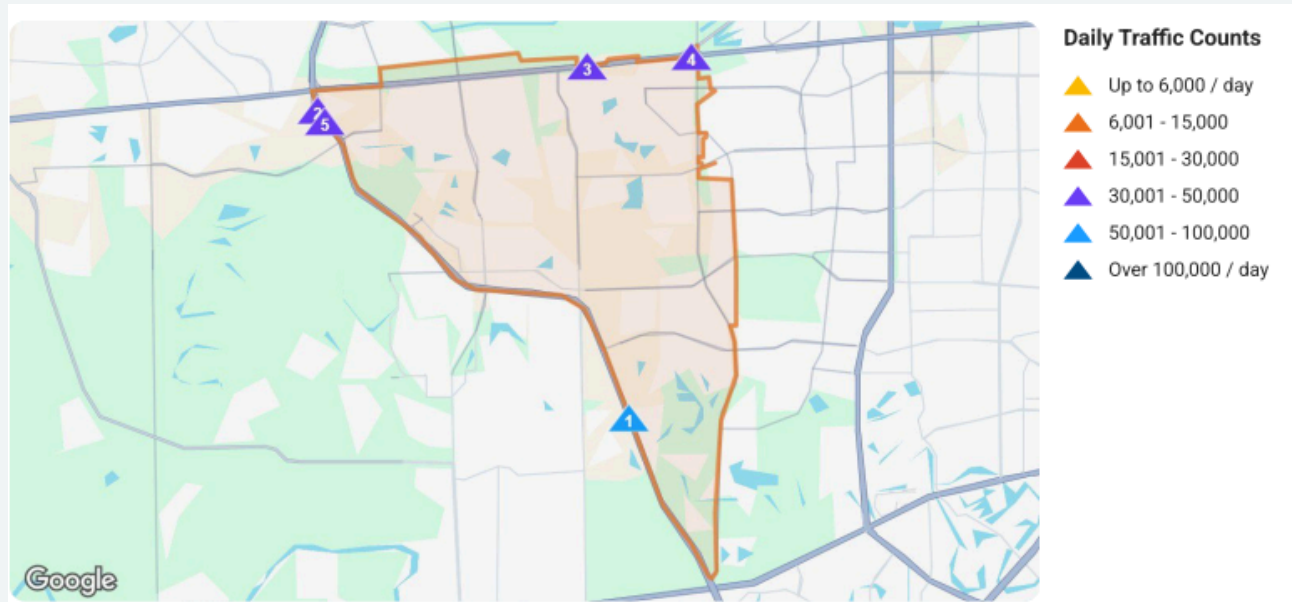
- The property appears suitable for retail, restaurant, and medical uses, with a maximum of 12,100 SF of leasable area.
- Seller has not identified any restriction limiting the site to single-tenant use, and the deed language appears consistent with either single-tenant or multi-tenant commercial development.
- Additional review of the recorded restrictions, title commitment, and development standards is recommended to identify any prohibited uses or additional development requirements.

A copy of the survey is available upon request to interested parties only.



CHERIN SELLS HOUSTON TEAM

Daily Traffic Counts



Traffic Counts by Highest Traffic Count

1	2	3	4	5
55,898	46,020	44,214	40,286	35,674
West Grand Parkway South	West Grand Parkway South	Fort Bend Westpark Tollway	WPT	West Grand Parkway South
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts
Cross: Owens Rd Cross Dir: SE Distance: 0.84 miles	Cross: Parkwater Bridge Ln Cross Dir: NE Distance: 0.09 miles	Cross: FM 1093 Cross Dir: SW Distance: 0.14 miles	Cross: Holloway Square Ln Cross Dir: SW Distance: 0.08 miles	Cross: Bellaire Blvd Cross Dir: SE Distance: 0.39 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2019 ▲ 53,311 AADT	2020 ▲ 38,813 AADT 2019 ▲ 44,736 AADT 2018 ▲ 56,742 AADT	2022 ▲ 44,546 AADT 2021 ▲ 33,075 AADT 2020 ▲ 53,031 AADT 2019 ▲ 42,595 AADT 2018 ▲ 40,181 AADT	2022 ▲ 40,242 AADT	2022 ▲ 37,722 AADT 2021 ▲ 48,781 AADT 2013 ▲ 285,173 ADT 2011 ▲ 30,000 AADT 2010 ▲ 22,000 AADT

AAADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDWT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

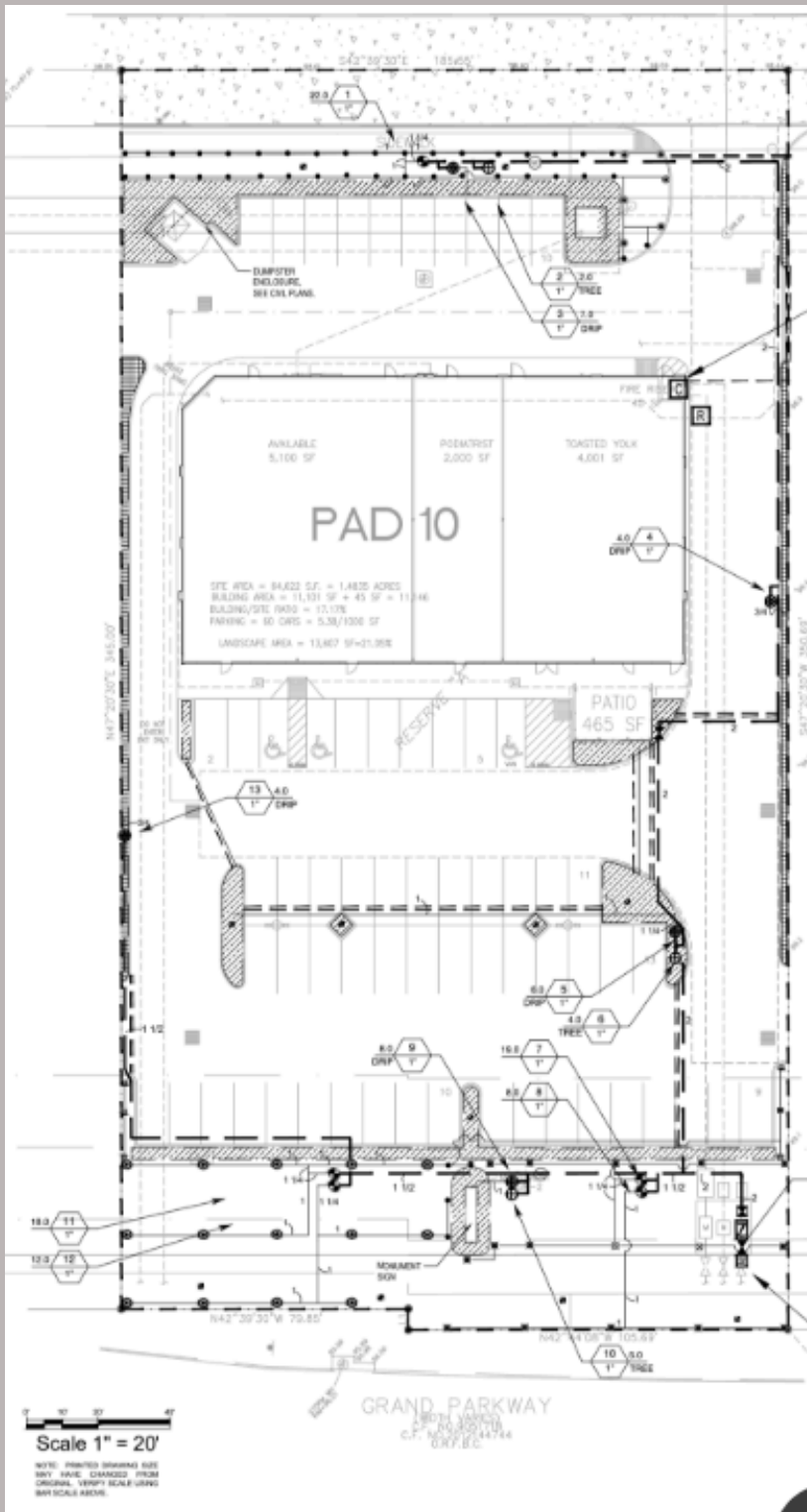
Largest Subdivisions 77407, 77406 & 77494 (near Westpark Toll & Grand Pkwy)

Community Estimated Homes

<p>Cinco Ranch (77494 portion) ~8,000–10,000</p> <p>Seven Meadows ~2,000–2,500</p> <p>Grand Lakes ~1,900–2,200</p> <p>Kelliwood ~1,500–2,000</p> <p>Westheimer Lakes North & South ~2,500–3,000</p> <p>Canyon Gate at Westheimer Lakes ~700–900</p>	<p>Aliana ~4,000–4,500</p> <p>Long Meadow Farms ~2,700–3,000</p> <p>Lakes of Bella Terra ~1,800–2,000</p> <p>Bella Terra ~700–900</p> <p>Grand Mission ~2,000–2,500</p> <p>Grand Mission Estates ~800–1,000</p>	<p>Lakemont ~2,000–2,500</p> <p>Lakemont Grove ~500–700</p> <p>Fieldstone ~1,500–1,800</p> <p>Grand Vista ~1,200–1,500</p> <p>Harvest Green ~projected 2600+</p>
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CONCEPT

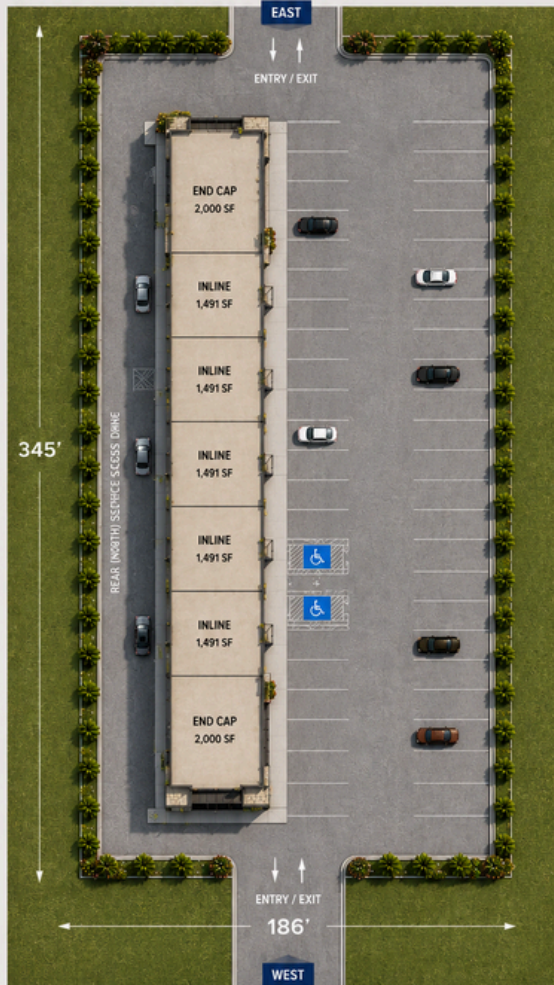
MULTI-TENANT



DESIGN SUBJECT TO FINAL DESIGN, ENGINEERING, GOVERNMENTAL APPROVALS, BUILDING CODES, SITE CONDITIONS, AND CONSTRUCTION REQUIREMENTS. NOT INTENDED FOR CONSTRUCTION OR PERMITTING PURPOSES.

MULTI-TENANT MEDICAL & DENTAL FACILITY

LONG MEADOW FARMS – RICHMOND, TEXAS



PROJECT SUMMARY

PARCEL SIZE:
345' x 186'
(64,170 SQ FT / 1.47 AC)

BUILDING SIZE:
11,458 SQ FT

BUILDING DIMENSIONS:
345' (L) x 33'-2" (D)

BUILDING TYPE:
ONE STORY
STEEL FRAME
CONCRETE TILT-UP WALL
STEEL JOIST / TPO ROOF

TENANT SPACES:

- 7 TOTAL
- 2 END CAPS: 2,000 SF EACH
- 5 INLINE SPACES: 1,491 SF EACH

PARKING PROVIDED:

- 53 SPACES
- INCLUDING 2 ADA SPACES

ZONING: COMMERCIAL

JURISDICTION: FORT BEND COUNTY
CITY OF RICHMOND

PARKING COMPLIANCE

Per City of Richmond Code of Ordinances
(and consistent with Fort Bend County requirements)

- Retail/Shopping Center: 1 space per 200 SF of gross floor area
 - Building SF: 11,458 SF
 - Required: 11,458 ÷ 200 = 57.29
 - 58 spaces required (rounded up)
 - Provided: 53 spaces (including 2 ADA)
- ✓ COMPLIES

SITE FEATURES

- Ingress / Egress at East and West
- Rear Service Drive for Tenant Deliveries (North Side at Rear Only)
- Tenant Only Paved Drive at Rear
- Ample Parking In Line with Fort Bend County Requirements
- Landscaped Perimeter and Greenery
- Compliant with Fort Bend County and City of Richmond Codes

FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION – TENANT SERVICE ACCESS



THIS CONCEPTUAL PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
ALL INTERESTED PARTIES NEED TO MEET WITH THEIR DESIGN TEAM TO DETERMINE EXACT LOT FITS,
PARKING SPACE REQUIREMENTS AND EXTERIOR DESIGN AESTHETIC APPROVALS.

CONCEPT

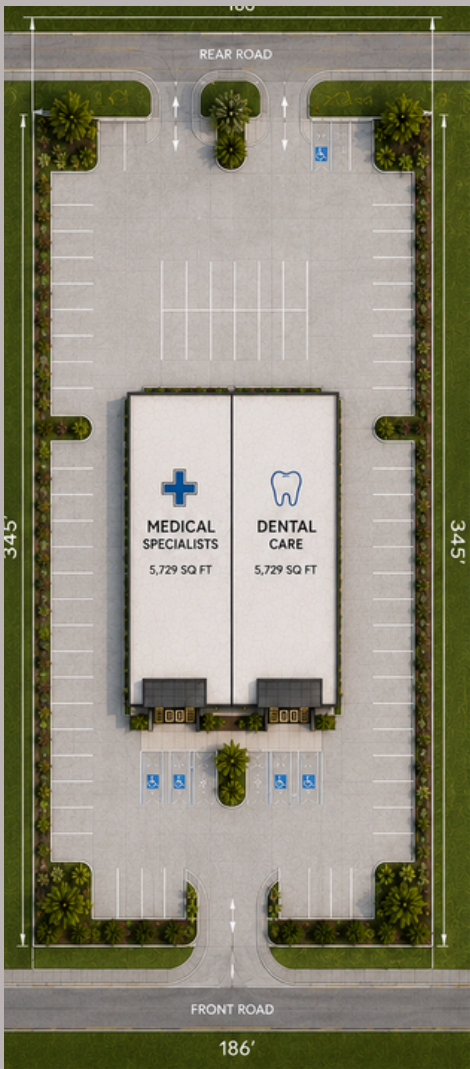
MULTI-TENANT

FOR ILLUSTRATIVE PURPOSES ONLY. CONCEPTUAL RENDERING SUBJECT TO FINAL DESIGN, ENGINEERING, GOVERNMENTAL APPROVALS, BUILDING CODES, SITE CONDITIONS, AND CONSTRUCTION REQUIREMENTS. NOT INTENDED FOR CONSTRUCTION OR PERMITTING PURPOSES.

CHERIN SELLS HOUSTON TEAM

CONCEPT

MEDICAL



FOR ILLUSTRATIVE PURPOSES ONLY.
 CONCEPTUAL RENDERING SUBJECT TO
 FINAL DESIGN, ENGINEERING,
 GOVERNMENTAL APPROVALS,
 BUILDING CODES, SITE CONDITIONS,
 AND CONSTRUCTION REQUIREMENTS.
 NOT INTENDED FOR CONSTRUCTION OR
 PERMITTING PURPOSES.

PROJECT SUMMARY

- Total Building Size: 11,458 SQ FT
- Two Tenant Spaces: 5,729 SQ FT Each
- One Story Medical & Dental Facility
- Steel Frame, Tilt-Up Concrete Walls
- Steel Joist Roof with TPO Membrane
- Ample Parking (In Line with Fort Bend County Requirements)
- Front & Rear Access for Efficient Circulation
- Rear Road Connection for Easy Egress
- Modern Texas Architecture with White Limestone, Metal Accents, and Extensive Glass

SITE DATA

- Lot Size: 186' (W) x 345' (D) (1.47 Acres)
- Lot Area: 64,170 SQ FT (1.47 Acres)
- Building Coverage: 11,458 SQ FT (17.9%)
- Parking Required (Fort Bend County): 1 space per 200 SF = 58 Spaces
- Parking Provided: 80 Spaces (Including 4 ADA Spaces)
- Drives: Concrete Paving
- Parking: Concrete Paving

BUILDING FEATURES

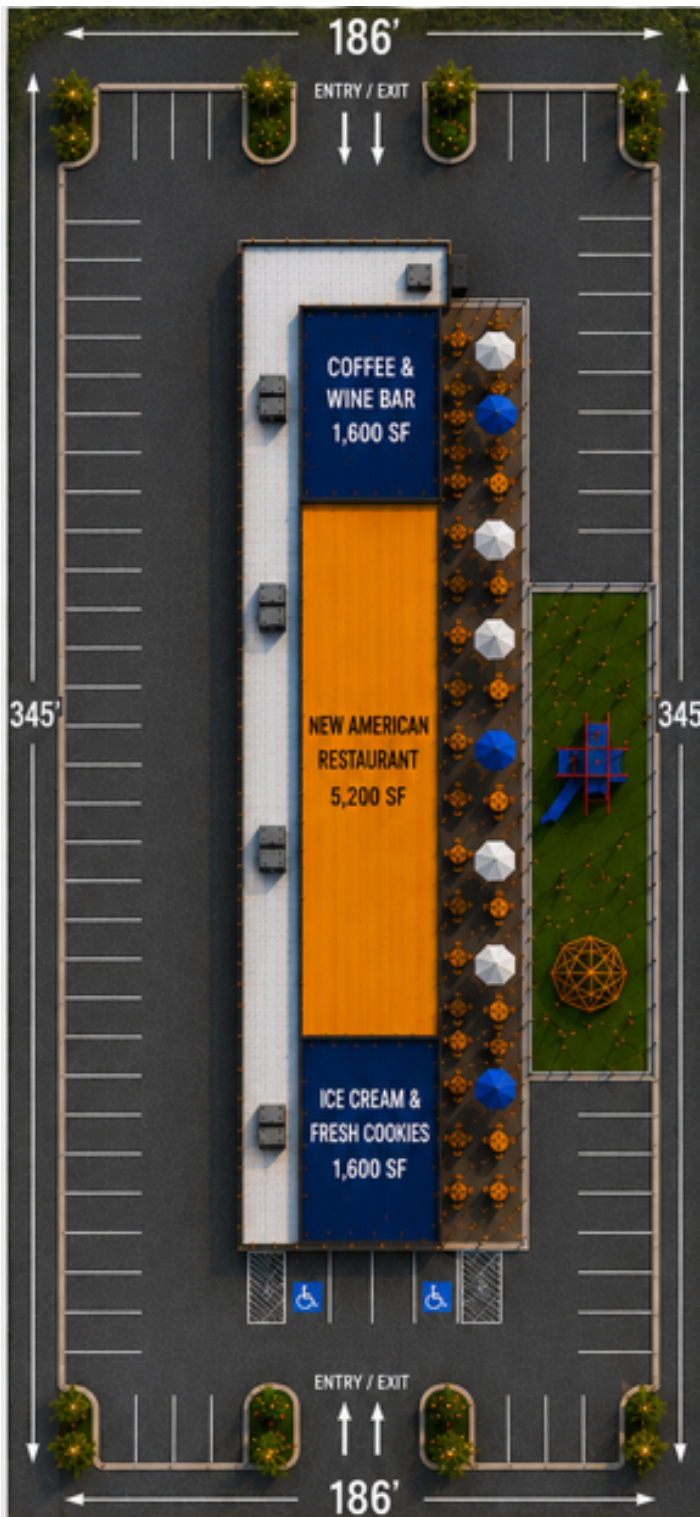
- Floor to Ceiling Glass
- Texas White Limestone
- Steel Canopies
- Modern Exterior Lighting
- Landscaped for Beauty
- Energy Efficient Design

PARKING COMPLIANCE

Per City of Richmond Code of Ordinances (and consistent with Fort Bend County requirements):

- Retail/Shopping Center: 1 space per 200 SF of gross floor area
- Building SF: 11,458 SF
- Required: $11,458 \div 200 = 57.29$
– 58 spaces required (rounded up)
- Provided: 63 spaces (including 6 ADA)

✓ COMPLIES



CONCEPT

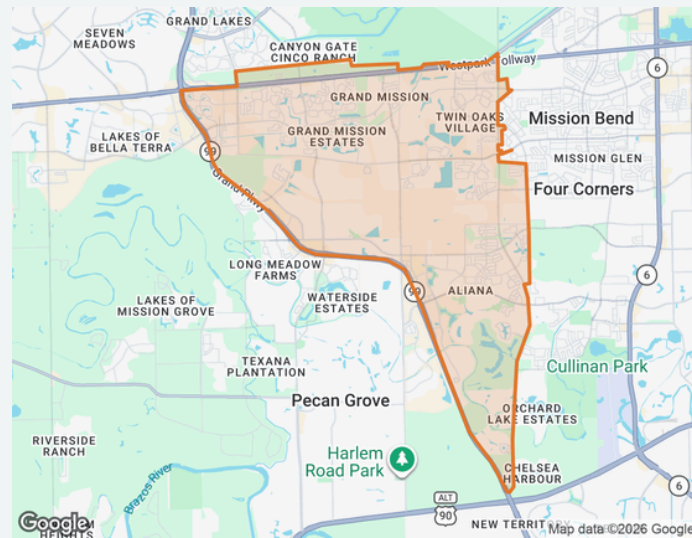
MULTI-TENANT RESTAURANT

FOR ILLUSTRATIVE PURPOSES ONLY.
 CONCEPTUAL RENDERING SUBJECT TO
 FINAL DESIGN, ENGINEERING,
 GOVERNMENTAL APPROVALS,
 BUILDING CODES, SITE CONDITIONS,
 AND CONSTRUCTION REQUIREMENTS.
 NOT INTENDED FOR CONSTRUCTION OR
 PERMITTING PURPOSES.

Area Information

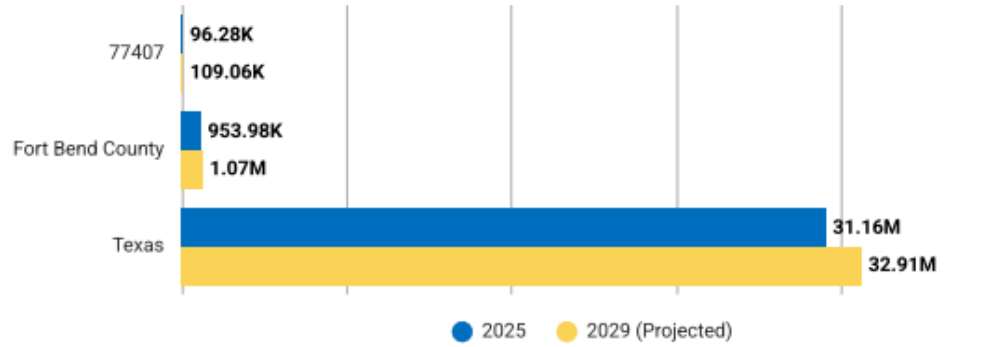
77407

7707 W Grand Pkwy S, Richmond TX 77407



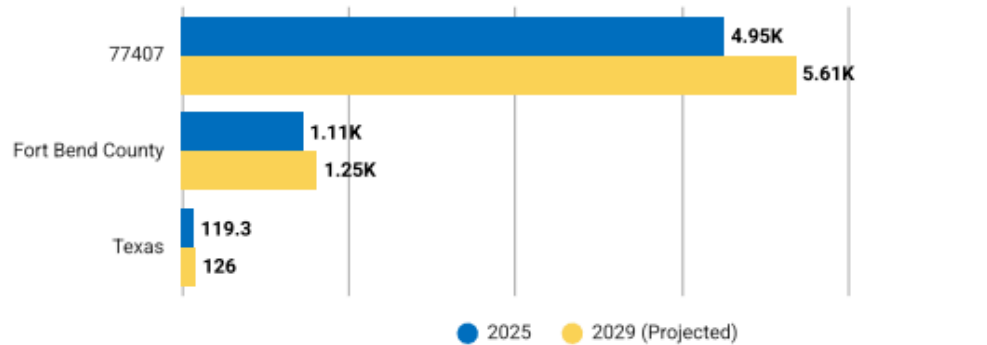
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Source: U.S. Census American Community Survey via Esri, 2025 Update Frequency: Annually

1st Dominant Segment Urbanicity Type for **77407**



BOOMBURG

68.8% of households fall into this segment
Suburb Median home value: \$462,376
Homeownership rate: 82.9%
Labor force participation rate: 71.8%
Unemployment rate: 3.0%

KEY STATISTICS

Median age: 34.5
Median household size: 3.12
Predominant household structure:
Married couples
Median household income: \$131,202
Median net worth: \$539,415
Percentage of individuals with completion of a
bachelor's degree or higher: 49.2%

WHO ARE THE BOOMBURGS?

Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18.

Married couples with or without children are prevalent in this segment.

Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance.

They reside in newer singlefamily homes, typically constructed in 2000 or later.

More than half of the homes are valued between \$300,000 and \$500,000.

Nearly a third of households own three or more vehicles.

Spending centers around children, including clothing, medicine, toys, and entertainment.

1st Dominant Segment Boomburbs Source: 2025 Tapestry Market Segmentation
(Households)

Population **77407**

CHERIN SELLS HOUSTON TEAM

Total Population 96,277 (2025) 109,060 (Projected 2029)

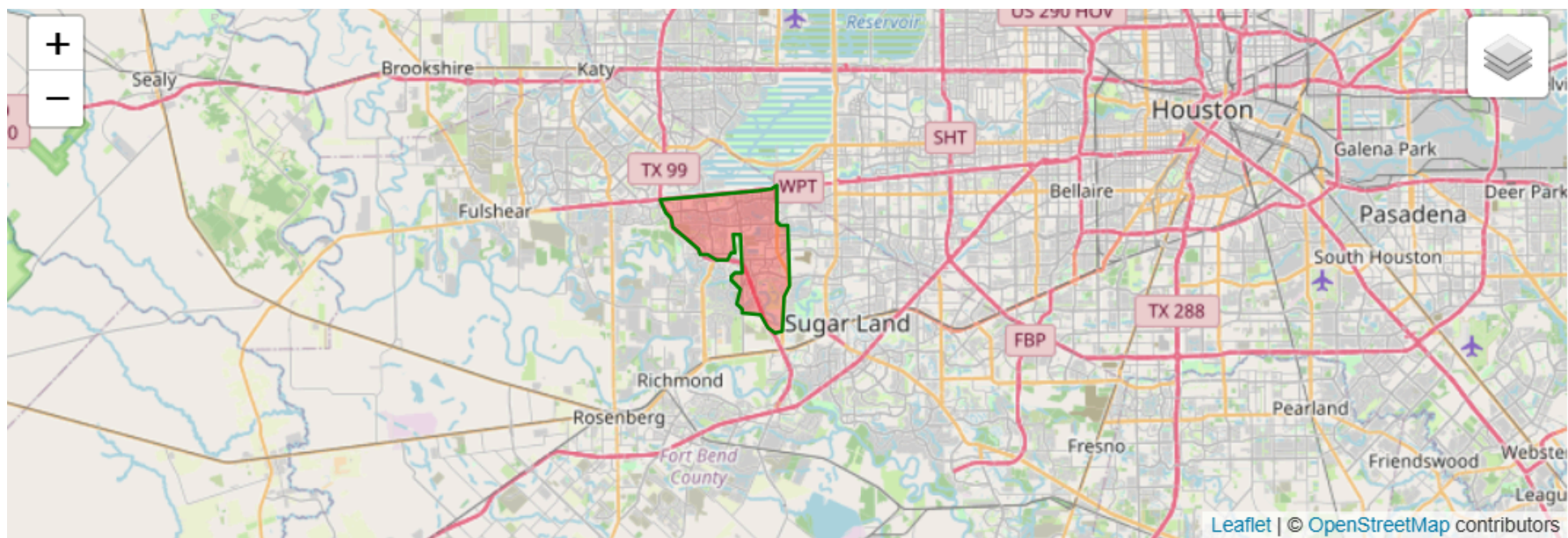
Source: 2025 Age: 1 Year Increments (Esri)

Day Time Population 77407: 63,130

Source: U.S. Census American Community Survey via Esri, 2025

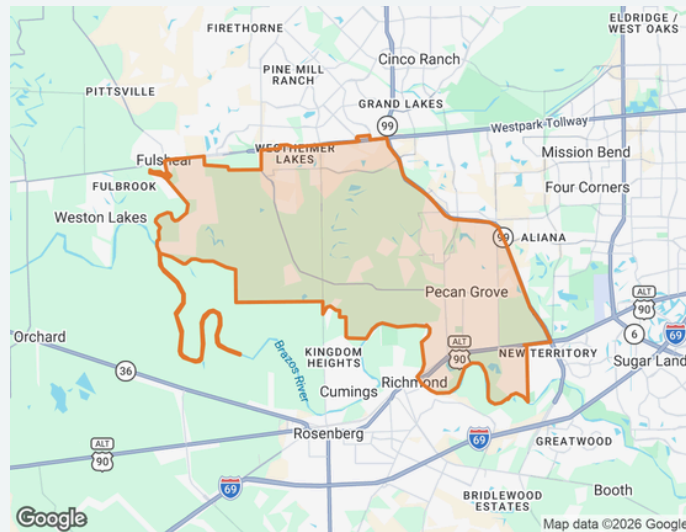
Ft. Bend County Population 953,980

Source: U.S. Census American Community Survey via Esri, 2025



77406

adjacent from property
across Grand Parkway

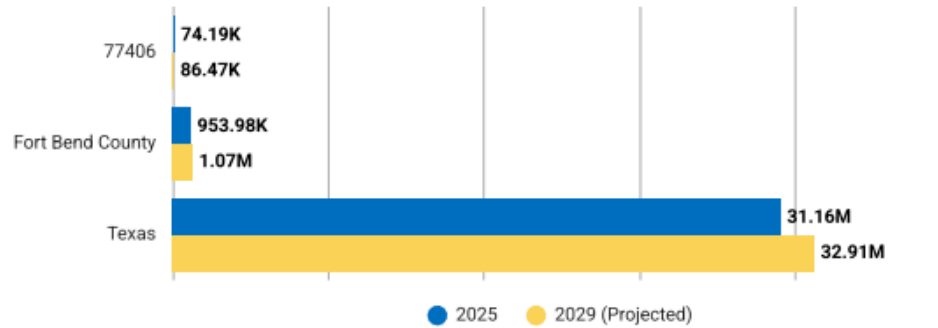


Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

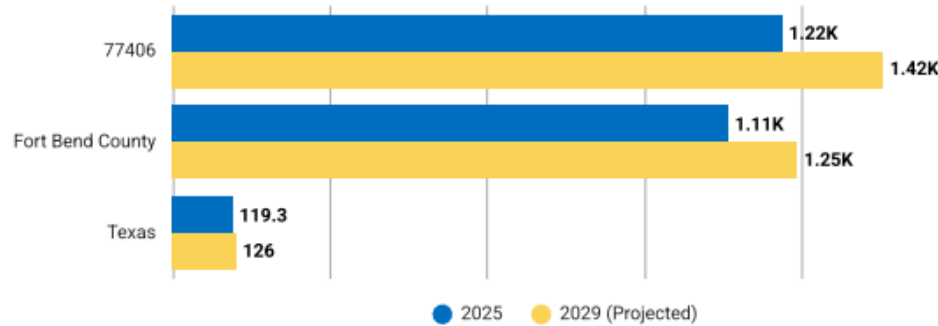
Total Population

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Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Source: U.S. Census American Community Survey via Esri, 2025 Update Frequency: Annually

Population **77406**

CHERIN SELLS HOUSTON TEAM

Total Population 133,530 (2025) 149,700 (Projected 2029)

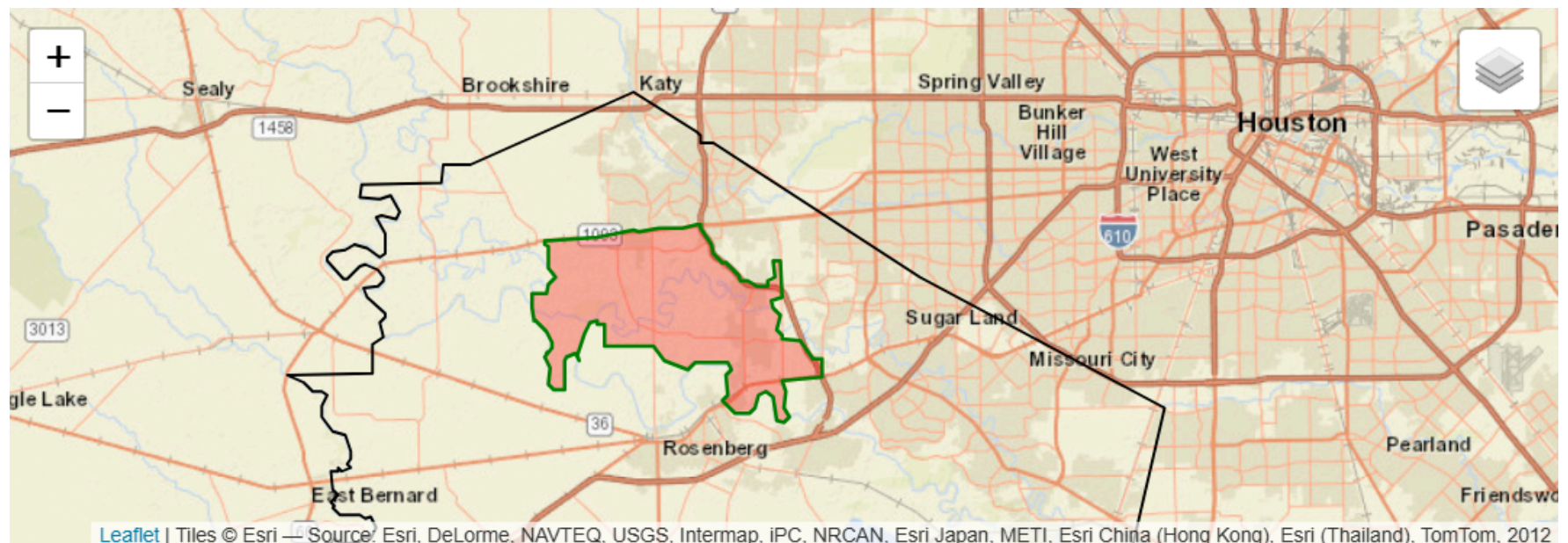
Source: 2025 Age: 1 Year Increments (Esri)

Day Time Population 77407: 63,130

Source: U.S. Census American Community Survey via Esri, 2025

Ft. Bend County Population 953,980

Source: U.S. Census American Community Survey via Esri, 2025



1st Dominant Segment Urbanicity Type for **77406**



BOOMBURG

53.1% of households fall into this segment
Suburb Median home value: \$462,376
Homeownership rate: 82.9%
Labor force participation rate: 71.8%
Unemployment rate: 3.0%

KEY STATISTICS

Median age: 37.3
Median household size: 3.12
Predominant household structure:
Married couples
Median household income: \$137,198
Median net worth: \$539,415
Percentage of individuals with completion of a bachelor's degree or higher: 49.2%

WHO ARE THE BOOMBURGS?

Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18.

Married couples with or without children are prevalent in this segment.

Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance.

They reside in newer singlefamily homes, typically constructed in 2000 or later.

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Nearly a third of households own three or more vehicles.

Spending centers around children, including clothing, medicine, toys, and entertainment.

1st Dominant Segment Boomburbs Source: 2025 Tapestry Market Segmentation
(Households)



Lamar CISD earned a **B (88) rating** from the Texas Education Agency for the 2024-2025 School Year.

www.lcisid.org

Texas Education Agency
performance reporting
website:

TXschools.gov



PHOTO CREDIT: LAMAR CONSOLIDATED ISD

CHERIN SELLS HOUSTON TEAM

If you are looking for a community that seeks excellence, values inclusion, encourages broad achievement, and focuses on innovation, you belong in Fort Bend County - so you can do business anywhere.

INVESTING IN OUR COMMUNITIES

Fort Bend County is one of the fastest growing counties in the nation. Since 2000, Fort Bend has almost tripled in population and is expected to reach **1 million people** in the next several years. Fort Bend has focused on supporting sustainable growth to ensure that the community has access to high quality programs and infrastructure. At nearly **900 square miles**, Fort Bend leads the region in the quality of our master planned communities, level of educational attainment, population diversity, median household income, and purchasing power.



PRIORITIZING INFRASTRUCTURE

Strategically positioned on the growing southwest side of Houston, Fort Bend boasts an integrated infrastructure that easily connects to the rest of Greater Houston. Due to the county's rapid growth, road construction and expansion have remained critical issues to ensure sufficient access to roads. The county also has three Class I railroads, two airports, and access to a foreign trade zone, two international airports, and two deep water ports. Abundant land and shovel-ready sites have caught the attention of the larger business community demonstrated in exponential commercial growth



NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the Fort Bend County Municipal Utility District No. 194 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$1.04 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

\$68,550,000 for water, sewer, drainage and flood control facilities;
\$44,000,000 for road facilities; and
\$7,000,000 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

\$51,015,000 for water, sewer, drainage and flood control facilities;
\$21,990,000 for road facilities; and
\$6,050,000 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a District that is annexed by the municipality is dissolved.

The District has entered into a strategic partnership agreement with the City of Houston. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of the District is to provide water, sewer, drainage, flood control, road, parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of real property or at closing of purchase of the real property.

PURCHASER:

(Date)

Signature of Purchaser

[APPROPRIATE ACKNOWLEDGEMENTS]

AFTER RECORDING, return to: _____.



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.

CB&A, Realtors	9001502-BB	chance@cbarealtors.com	(832) 678-4770
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Chance Brown	605395-B	chance@cbarealtors.com	(832) 678-4770
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Chance Brown	605395-B	chance@cbarealtors.com	(832) 678-4770
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cherin Cox	478221-SA	cherin@cherinselfshouston.com	(832) 607-3430
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



CHERIN COX, REALTOR, TEAM LEAD
Sales & Purchases

ESTABLISHED 2000

832.607.3430 **CHERIN**

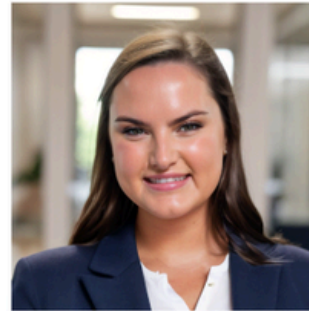
CHERIN@CHERINSELLSHOUSTON.COM

WWW.CHERINSELLSHOUSTON.COM

713.855.4443 **NICOLE**

NICOLE@NICOLEHEPNER.COM

BROKER: CB&A, REALTORS



NICOLE BLAKLEY HEPNER, REALTOR
Purchases & Leasing



CHRISTIAN TOMAS
Marketing & Social Media Coordinator