




Marcel Harvest Green For Lease

Various Square Feet Available
18802 - 18822 W Airport Rd / Harlem Rd
Richmond, TX 77406

 **JLL** SEE A BRIGHTER WAY


MARCEL

Property Overview & Demographics

Location 18822 W Airport Blvd (Bldg D)
18802 W Airport Blvd (Bldg E)
18806 W Airport Blvd (Bldg F)
Richmond, TX 77406

Size 82,605 SF GLA
6 Buildings Total

Details Shell Space: 76" depths (bldg F 88")
All Spaces have rear access to access to common courtyard
Shared grease traps
3 multi-tenant signs
+/- 500 parks

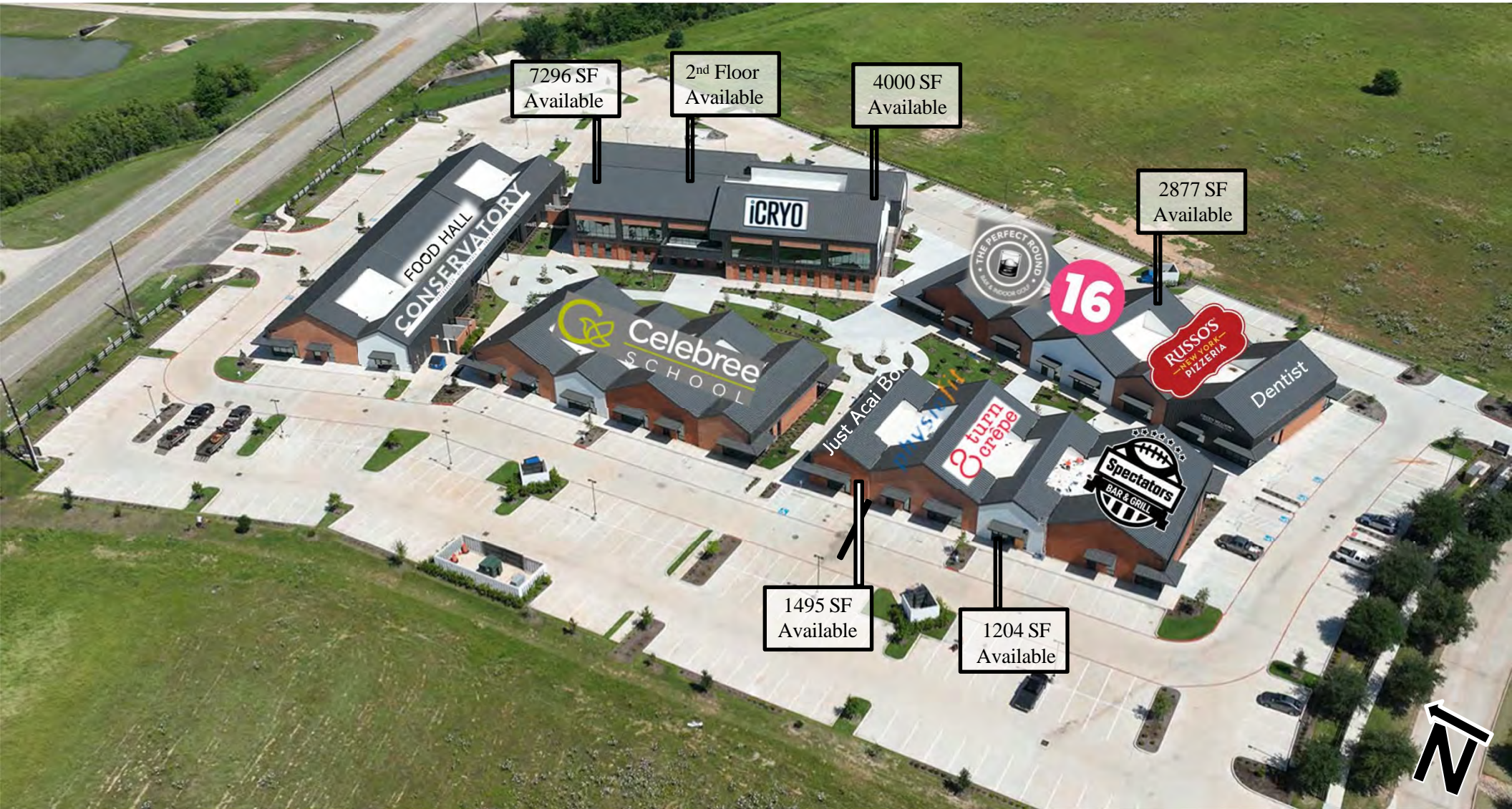
Availabilities Building D: 1495 SF & 1204 SF
Building E: 2877 SF
Building F: 4000 SF, 7296 SF & 2nd Floor

Pricing \$low-mid 30's (1st floor)
\$mid-high 20's (2nd floor)
*wiggler room on rents
2024 NNN: \$8.86 psf/yr
TIA: \$50 - \$60 psf

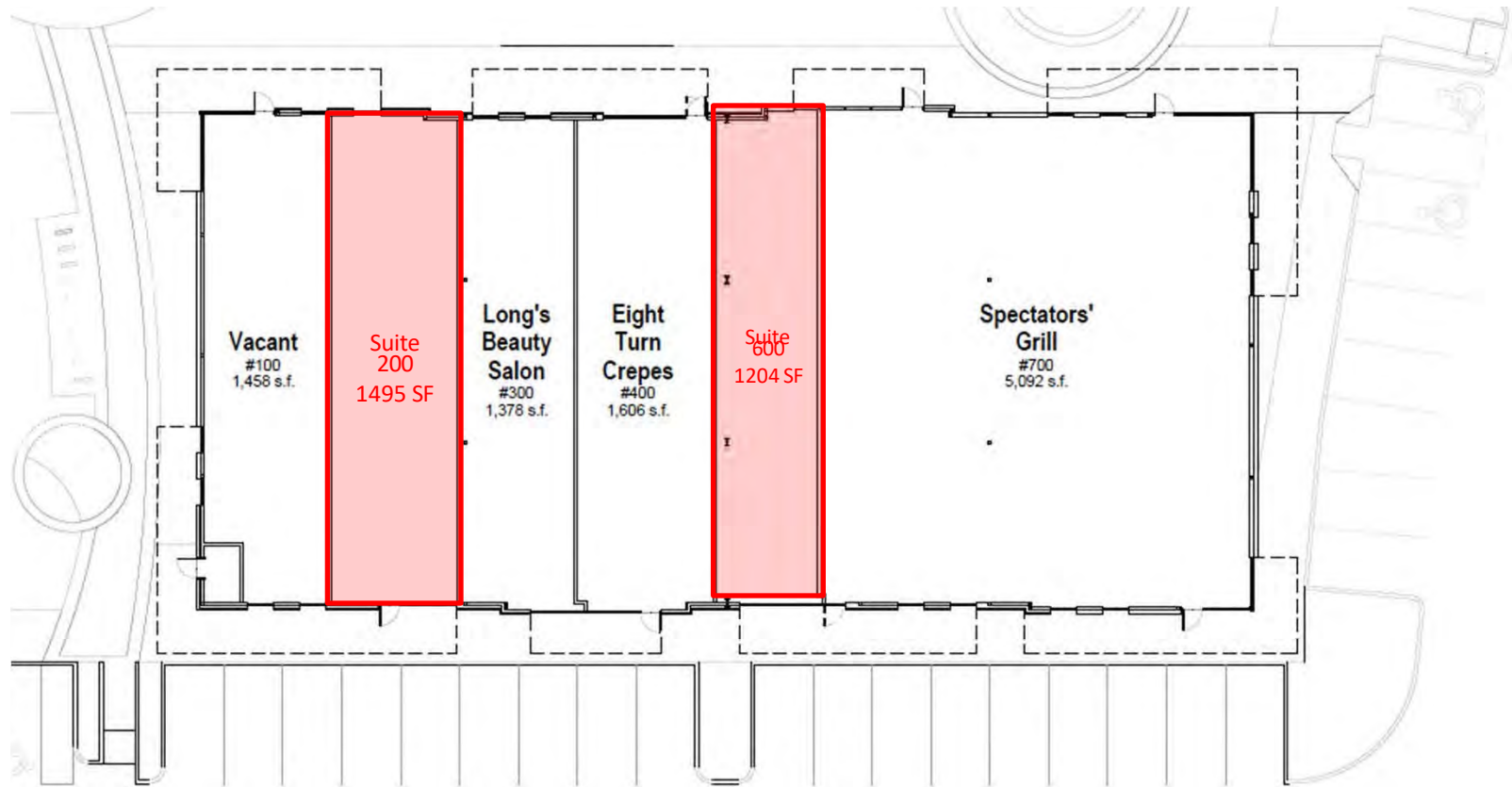


	1 mile	3 miles	5 miles
Estimated daytime population	8,594	74,220	160,786
Estimated population growth % (2028)	4.60%	2.52%	1.64%
Estimated households	3,046	33,190	74,391
Estimated median household income	\$99,533	\$101,917	\$93,574

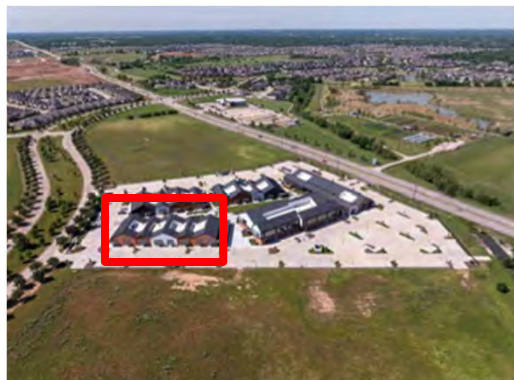
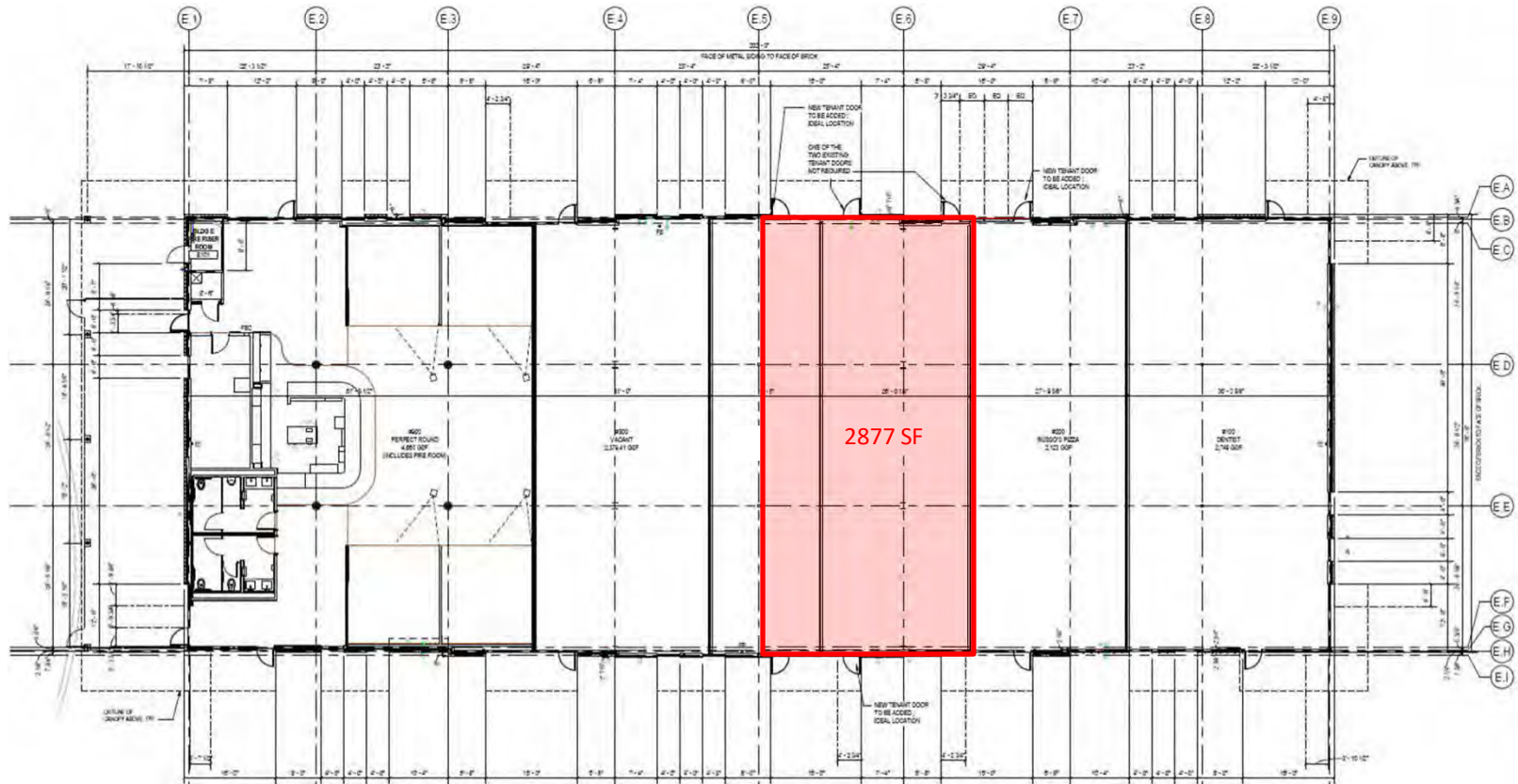
Site Plan



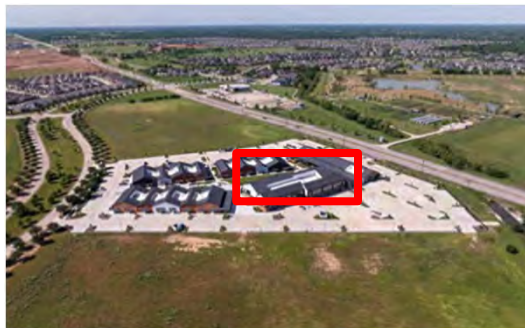
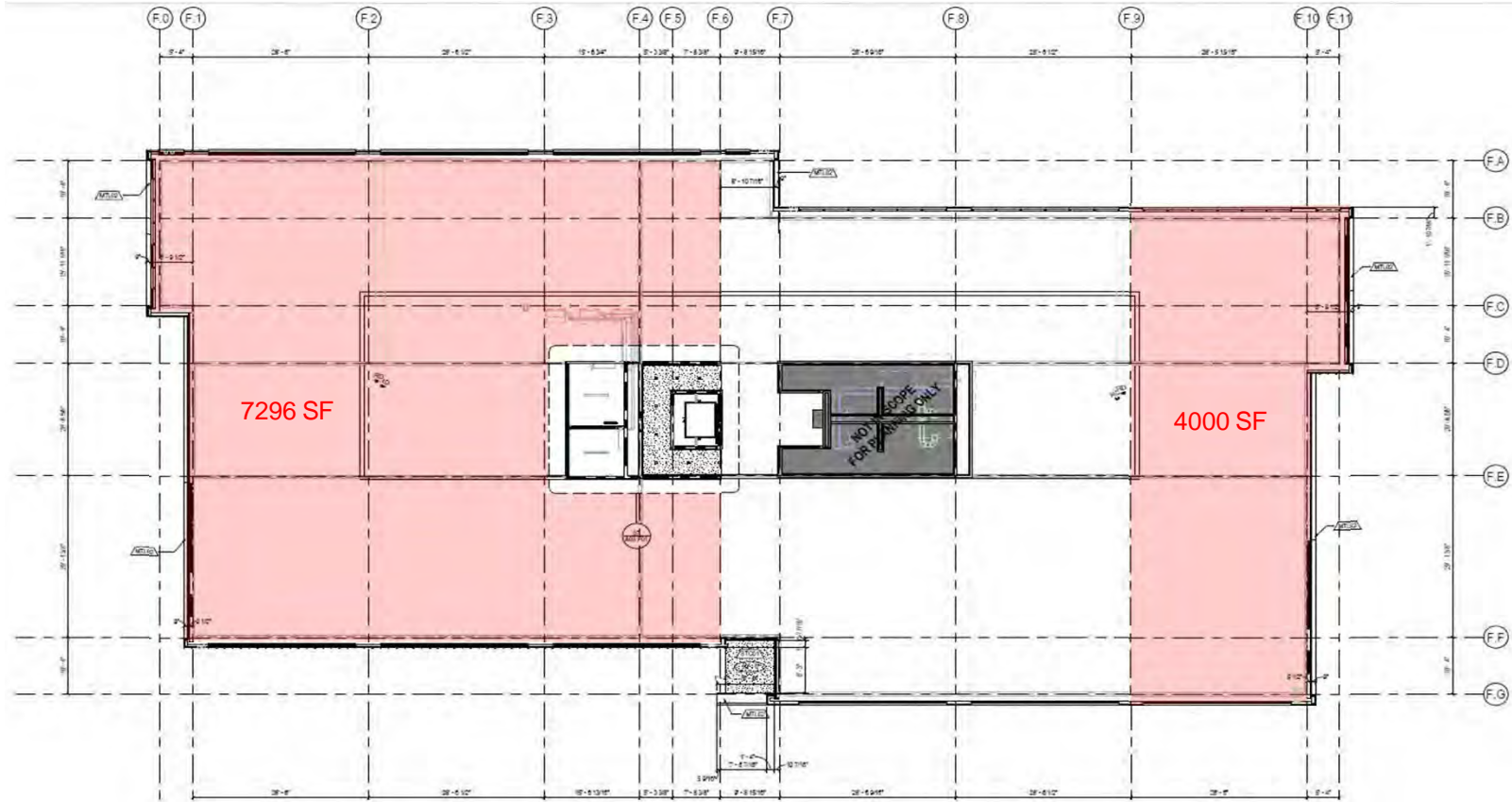
Building D



Building E



Photos – Building F



Aerial



Market Demographics



LifeMode Group: Affluent Estates

Boomburbs

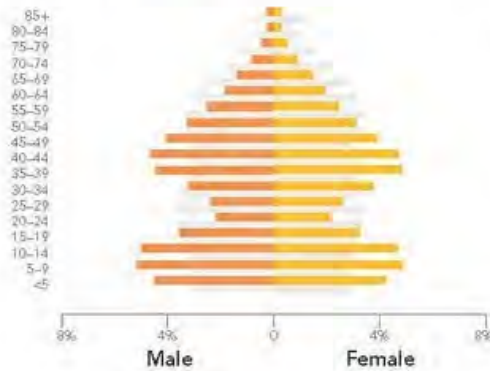


TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX (Est. data)

Median Age: **34.0** US: 38.2

■ Indicates US



RACE AND ETHNICITY (Est. data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **63.2** US: 64.0



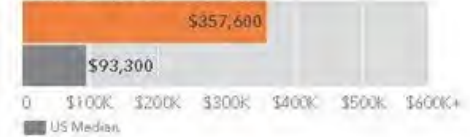
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

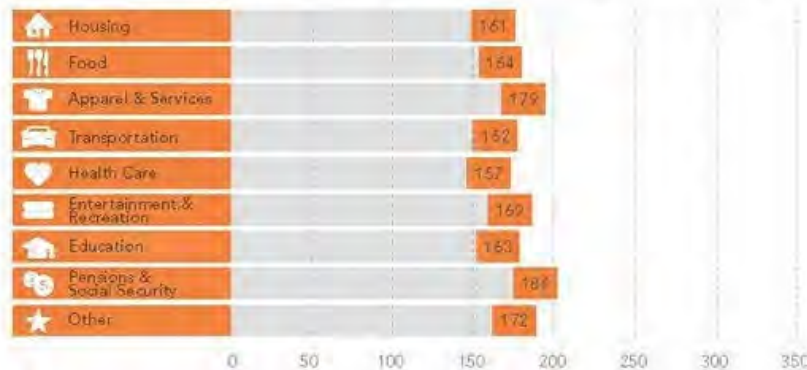


Median Net Worth



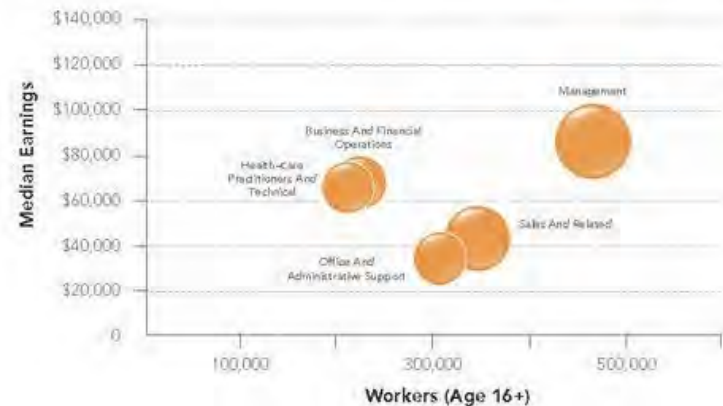
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





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