

FOR SALE

SITE

Proposed
2,500 Lots

Waterview Estates
1,171 Homes

Madden P

Madden Rd

Harlem Rd

amazon
Distribution Center

Future
Mixed-Use
Development

Bellfort Ave

12,831 VPD (22)

CVS

Aliana
3,758 Existing Homes

18,186 VPD (21)

21,625 VPD (21)

21,051 VPD (21)

57,705 VPD (24)

99
TOLL

Future
MEMORIAL
Future
SHAKE
SHACK

Harvest Green
2,000 Homes

William B. Travis
High School

PETSMART
Cane's
ME
MOD
brudell
COCO CANTINA
carter's
REGIONS
STRETCH LAB
DAILY HOUSE

ULTA
URBAN BIRD
menchie's
SKECHERS
OUTLET
salata
FIRST WATCH
HAND-STONE
Jack

Marshall's
TARGET
OLD NAVY
HOBBY LOBBY

Michael's
ROSS
FIVE BELOW
Burlington
petco

HAVERTY'S
E66 FITNESS
DICK'S
SPORTS GOODS

12,382 VPD (24)

Airport Blvd

SHOVEL-READY C-STORE SITE | ±5.92 ACRES

NWQ of Madden Rd & Bellfort Ave | Richmond, Texas

XAG
PROPERTIES

Contact:

NEHA ABASSI *VP of Sales & Leasing*
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Shovel-Ready C-Store Site | ±5.92 Acres

NWQ of Madden Rd & Belfort Ave | Richmond, Texas

Property Highlights

FOR SALE



Location

18110 Madden Road,
NWQ of Madden Rd &
Belfort Ave,
Richmond, TX 77407



Available

±5.92 Acres
(±257,844 SF)



Frontage

Madden Rd: ±735' (2-Lane)



Total Leaseable

±8,235 SF



Rate

Call for Pricing

Property Features

- » C-store approved site
- » Approved building plans & fuel contract included with sale
- » Existing NNN tenant (Concrete by Demand) on ~4.42 AC — tenant covers all property taxes and expenses on leased portion
- » Collect rent while you build — no disruption to development timeline
- » Water well, detention, septic, and drainage on site
- » IMST available to qualified buyers upon request



2025 Demographics

	1 Mile	3 Mile	5 Mile
Population	13,675	129,068	281,594
Proj. 2030 Population	15,287	145,566	308,750
Total Households	3,565	38,204	88,301
Median HH Income	\$121,078	\$101,829	\$96,525

Site Breakdown

- » ~1.5 AC — C-store development corner (cleared & ready)
- » ~4.42 AC — Existing NNN tenant in place

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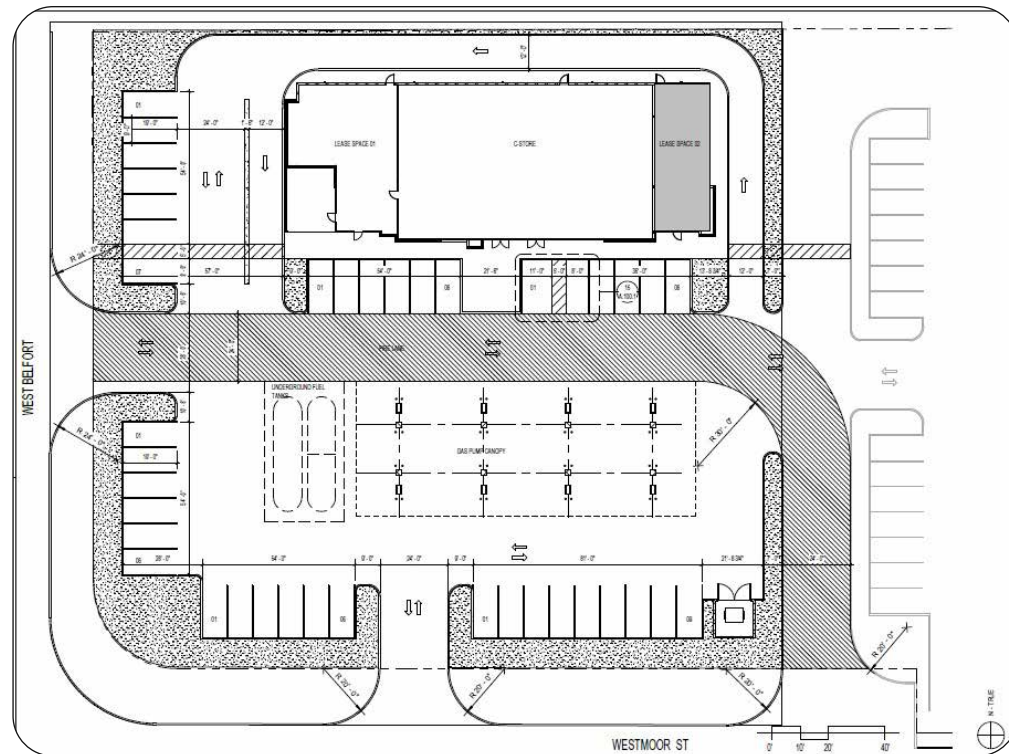
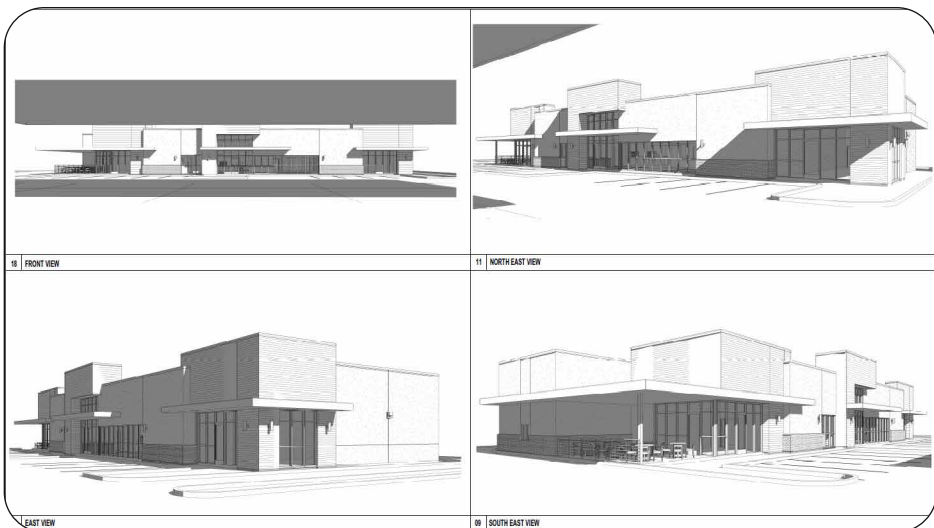


Shovel-Ready C-Store Site | ±5.92 Acres

NWQ of Madden Rd & Belfort Ave | Richmond, Texas

Images

FOR SALE



C-Store 5,056 SF

Lease Space 01: 2,090 SF | Lease Space 02: 1,089 SF

Total Leasable: ±8,235 SF

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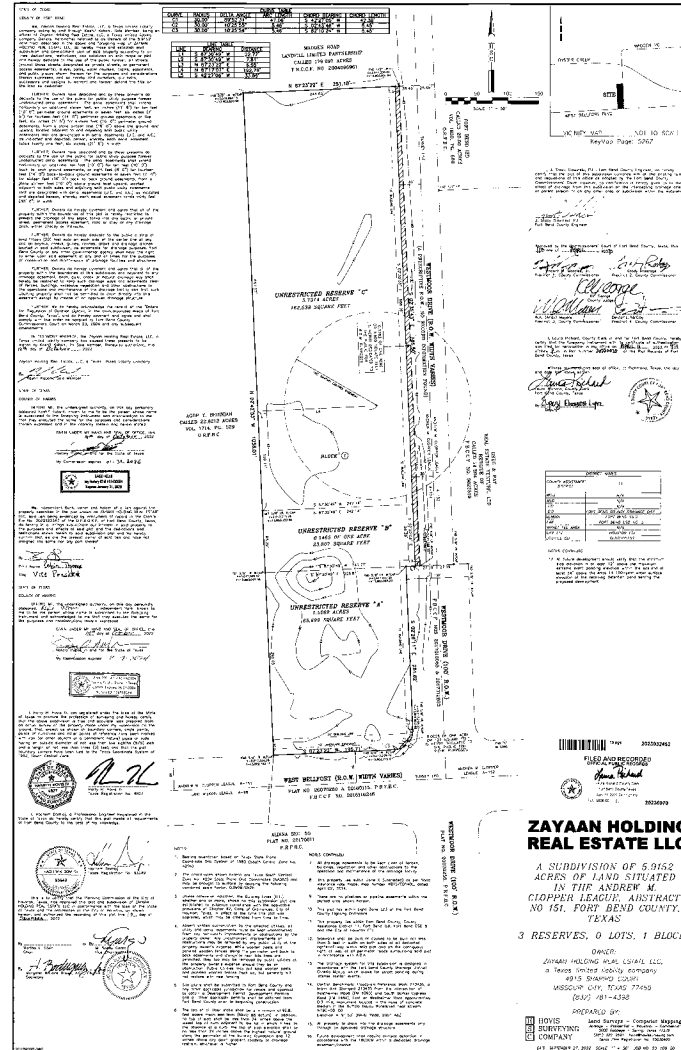


Shovel-Ready C-Store Site | ±5.92 Acres

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Recorded Plat

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~1.5 AC corner designated for c-store development — cleared & ready.

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Shovel-Ready C-Store Site | ±5.92 Acres

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Site Aerial

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Wide Aerial

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Market Aerial

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CRE BROKERAGE FIRM

6115 FM-359, Richmond, TX 77406

(346) 843-1281

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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.



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