

FOR LEASE

11143 HARLEM RD STE#490 RICHMOND, TX 77406



kw SOUTHWEST
KELLER WILLIAMS REALTY

**CONTACT
EXCLUSIVE AGENTS:**

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INVESTMENT OPPORTUNITY

11143 HARLEM RD STE#490
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PROPERTY DESCRIPTION



- Approximately 1400 sqft
- 6 rooms with visitors area
- Fully built bathroom
- Luxury Vinyl flooring
- Back door with back parking spaces

Prime Retail Opportunity in a High-Traffic Location!!!

If you're looking for the perfect spot for your retail business, don't miss this opportunity! This prime location offers exceptional visibility and steady foot traffic, making it an ideal choice for your future business.

Strategic Location – Situated directly across from the entrance of Harvest Green, a thriving master-planned community with 3,500 homeowners, ensuring a continuous flow of potential customers.

High Foot Traffic – Just a short walk from Travis High School, home to over 1,200 students, bringing consistent daily activity to the area.

Endless Potential – A fully demanded retail center positioned for long-term success in a growing community.

Don't miss out on this golden opportunity to position your business for success!

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PROPERTY SUMMARY



ADDRESS	11143 Harlem Road Richmond, TX 77406
ASKING PRICE	?
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
YEAR BUILT	2022
BUILDING AREA	15,750 SF
LOT AREA	1.65 AC
BUILDING HEIGHT	1 Story
Frontage	237 FT on Harlem Road
TENANCY	Multiple
BUILDING CLASS	B
BUILDING FAR	0.22
FRONTAGE	237 FT on Harlem Road
PARKING	95 Spaces

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AERIAL VIEW



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AERIAL MAP



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PROPERTY PHOTOS



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LOCATION HIGHLIGHT

- Located at the retail hub of Grand Parkway and West Airport amidst multiple master-planned communities
- Explosive residential growth within Fort Bend County, which ranks 3rd for purchasing power within Texas
- Over 5,500 students attend William B Travis High, James Bowie Middle School and James C Neill Elementary School, which are among some of the best performing schools in the Houston area
- Nearby attractions: Messina Hof Harvest Green Winery & Kitchen is the Most Award Winning Winery in Texas Producing 100% Texas Wines & the abundant Harvest Green farmer's market at Village Farm
- Opportunity to work from home in one of the hottest suburbs of Houston



WITHIN 5 MILES
FROM 2020 TO 2023



WITHIN 2 MILES
FROM 2020 TO 2023



WITHIN 5 MILES
FROM 2020 TO 2023

MAJOR AREA RETAILERS

Burlington

Academy
SPORTS+OUTDOORS

COSTCO
WHOLESALE

CHI
St. Luke's
Health

five
BELOW

H-E-B

KUMON
MATH READING SUCCESS



Michaels

petco

ROSS
DRESS FOR LESS



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DEMOGRAPHIC



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,107	29,324	75,400
Current Population	7,211	93,711	245,496
2020 Census Population	7,121	87,833	226,119
Population Growth 2020 to 2023	1.25%	6.69%	8.57%
2023 Median Age	35.9	35.0	35.3
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	18.85%	31.39%	29.47%
Black or African American	17.37%	25.45%	23.51%
Asian or Pacific Islander	54.99%	27.95%	26.55%
Other Races	8.64%	14.84%	19.95%
Hispanic	8.75%	17.35%	23.88%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$145,527	\$137,938	\$127,757
Median Household Income	\$129,178	\$118,836	\$106,334
Per Capita Income	\$41,514	\$43,045	\$39,501
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	9.21%	12.60%	11.93%
2 Person Households	24.56%	27.18%	25.95%
3+ Person Households	66.23%	60.22%	62.12%
Owner-Occupied Housing Units	93.12%	79.22%	77.19%
Renter-Occupied Housing Units	6.79%	20.78%	22.81%



FOR MORE INFORMATION PLEASE CONTACT:



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THE B&P TEAM
COMMERCIAL REAL ESTATE

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Information About Brokerage Services

11-2-2015

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.

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.

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