

DAVIS

HOLDINGS

BRAZOS SQUARE

5400 FM 1640, Richmond, TX 77469
Near the intersection of FM 1640 & FM 762

LEASING INFORMATION

Kate Davis

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☎ 713.659.3131, ext. 111

SINGLE TENANT RETAIL BUILDING FOR LEASE



AVAILABLE

21,932 SF

HIGHLIGHTS

- CROSS ACCESS WITH WALMART & WHATABURGER
- DIRECTLY ACROSS FROM WHARTON COUNTY JR. COLLEGE
- Easy access to FM 1640 and FM 762
- One truck well for deliveries
- Can be subdivided
- Adjacent to Walmart
- Veranda master planned community with 1,800 homes within 3 miles of site
- 132 parking spots

SIZE

- Building: 21,932 SF
- Land: 2.56 AC
- Frontage: 150 ft on FM 1640



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LAST UPDATED: SUMMER 2021

The information contained herein was obtained from sources deemed reliable and accurate. However, this map is provided without guarantees or warranties of the completeness or accuracy.

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HIGHLIGHTS

25 FOOT CEILINGS
PYLON SIGN AVAILABLE
DOUBLE WALK IN COOLER
TRUCK WELL WITH DOCK LEVELER
GREASE TRAP AND GAS
FULLY SPRINKLED
SINGLE OVERHEAD DOOR
TRASH COMPACTOR



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SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SQ FT

1. Available

TOTAL GLA

- Building: 21,932 SF
- Land: 2.56 AC
- Frontage: 150 ft on FM 1640

This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.

DEMOGRAPHICS

**TRADE AREA BY
BLOCK GROUPS**

RADIUS

1 MILE

3 MILE

5 MILE



Population

2026 Projection	13,295	68,828	135,400
2021 Estimate	11,848	61,342	121,501
2010 Census	8,260	42,788	95,835
Growth 2021 - 2026	12.21%	12.20%	11.44%
Growth 2010 - 2021	43.44%	43.36%	32.30%



2020 Population by Age

11,848

61,342

121,501

Median Age	34.10	34.70	35.80
Average Age	34.50	35.10	35.80



2021 Population by Occupation

8,917

46,238

92,325

Civilian Employed	5,334	59.82%	27,446	59.36%	55,868	60.51%
Civilian Unemployed	261	2.93%	1,588	3.43%	3,267	3.54%
Civilian Non-Labor Force	3,319	37.22%	17,186	37.17%	33,148	35.90%



2021 Population by Education

7,971

41,142

82,463

Some High School, No Diploma	1,235	15.49%	7,175	17.44%	11,949	14.49%
High School Grad (Incl Equivalency)	2,088	26.19%	10,611	25.79%	18,935	22.96%
Some College, No Degree	2,295	28.79%	11,285	27.43%	22,889	27.76%
Associate Degree	409	5.13%	1,867	4.54%	3,914	4.75%
Bachelor Degree	1,313	16.47%	6,889	16.74%	16,017	19.42%
Advanced Degree	631	7.92%	3,315	8.06%	8,759	10.62%



Households

2026 Projection	4,517	22,506	43,535
Growth 2021 - 2026	12.14%	12.18%	11.43%
Growth 2010 - 2021	43.70%	44.61%	33.40%



Income

2021 Avg Household Income	\$80,373	\$89,279	\$101,100
2021 Med Household Income	\$53,709	\$62,778	\$75,719

