

NEC BEECHNUT ST & GRAND MISSION GRND LEASE BLVD

GROUND LEASE OPPORTUNITY BEECHNUT RD & GRAND M
RICHMOND, TX 77407

THE SPACE

Location	Richmond, TX 77407
County	Fort Bend
APN	0367-00-000-0500-907
Cross Street	Grand Mission Blvd

HIGHLIGHTS

- ±0.699-acre commercial tract
- Ground lease opportunity
- Strong visibility from Beechnut Rd
- Convenient access near Grand Mission Blvd
- Drive-thru potential, subject to approval
- Ideal for QSR, coffee, retail, medical, or service users



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,933	129,352	285,359

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$127,726	\$139,999	\$143,253

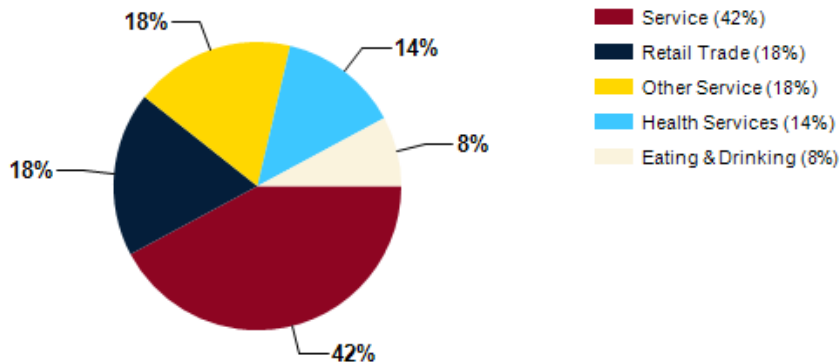
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,429	39,676	90,646

LOCATION HIGHLIGHTS

- Strategically located along Beechnut St near Grand Mission Blvd in a rapidly growing Richmond trade area
- Surrounded by established residential communities and continued new development
- Strong access to Grand Mission Blvd, Westpark Tollway, SH 99 / Grand Parkway, and FM 1093
- Approximately 8,710 ADT on Beechnut St with additional traffic along Grand Mission Blvd
- Excellent visibility and access for retail, restaurant, service, medical, or neighborhood-oriented users
- Dense nearby rooftops provide a strong built-in customer base
- Conveniently positioned near major employment centers, schools, retail, and daily-needs destinations
- Drive-thru potential, subject to site plan and governmental approvals

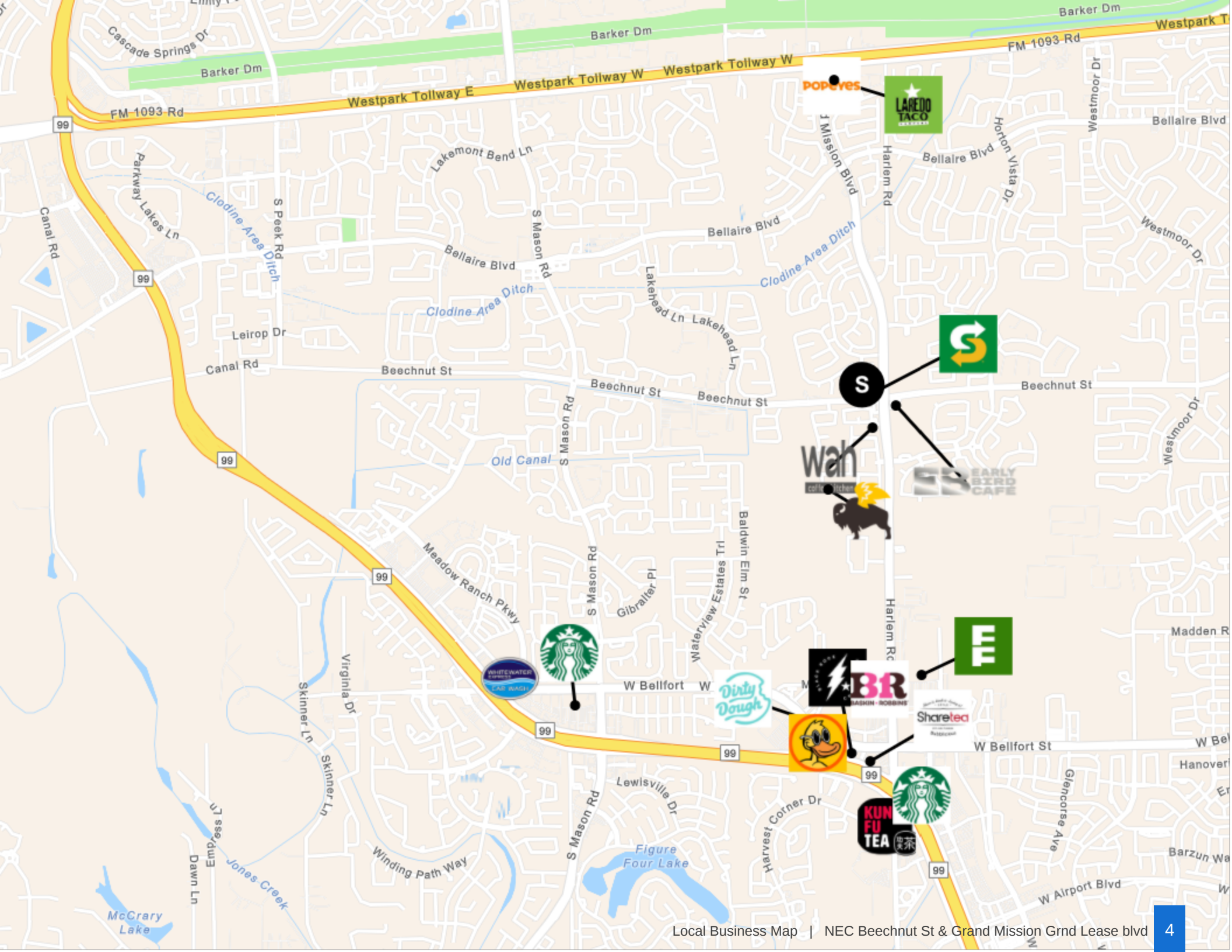
Major Industries by Employee Count



Largest Employers

Lamar Consolidated Independent School District	5,359
Fort Bend County	~3,300
Richmond State School	1,300
OakBend Medical Center	~750
HEB Grocery Company	650
Wharton County Junior College	339
NRG WA Parish Power Plant	250
Access Health	249





Fort Bend Independent School District

Approx. 10,600 Employees

Approx. 5 mile

Houston Methodist Sugar Land Hospital

Approx. 2,200 Employees

Approx. 2 mile

Lamar Consolidated Independent School District <

Approx. 6,500 Employees

Approx. 6 mile

Memorial Hermann Sugar Land Hospital

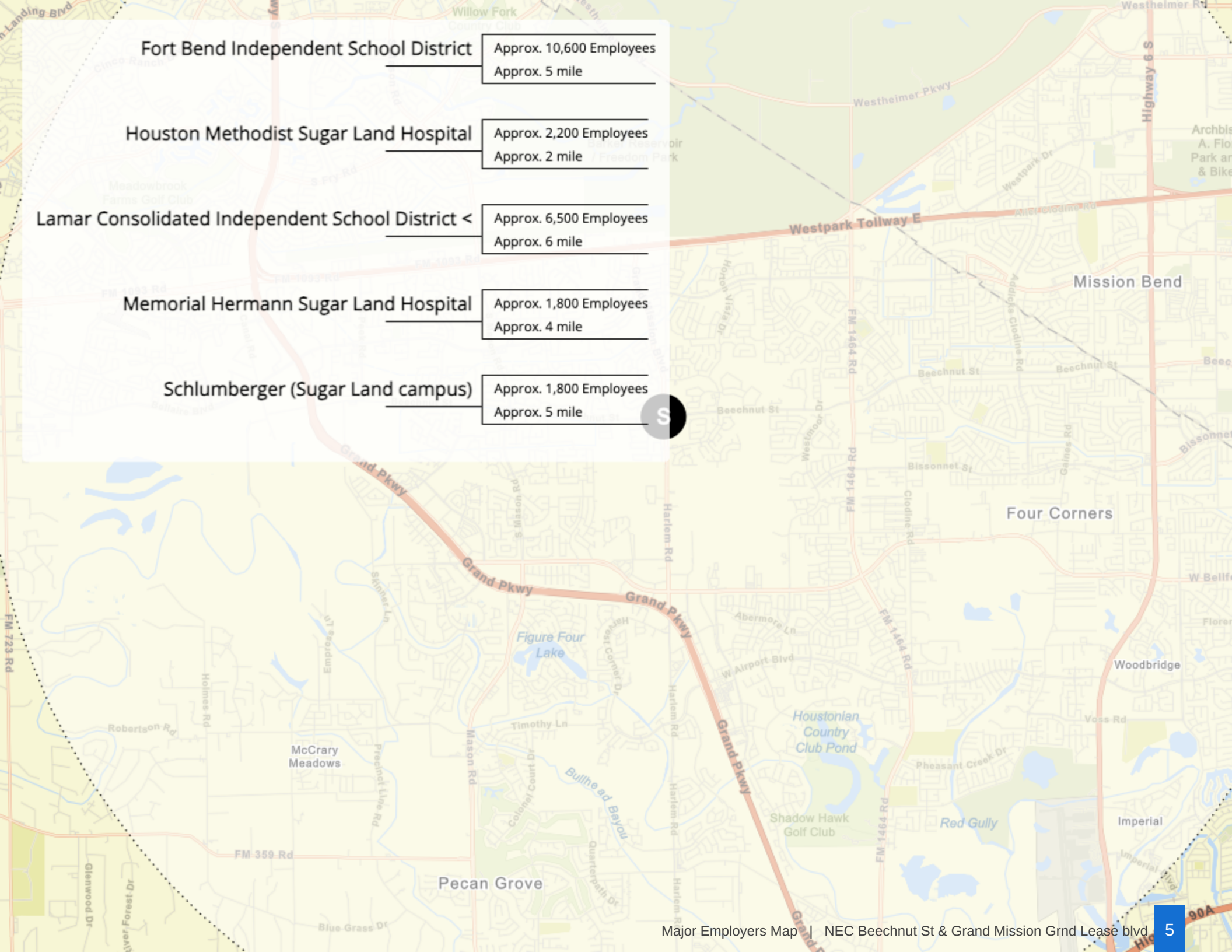
Approx. 1,800 Employees

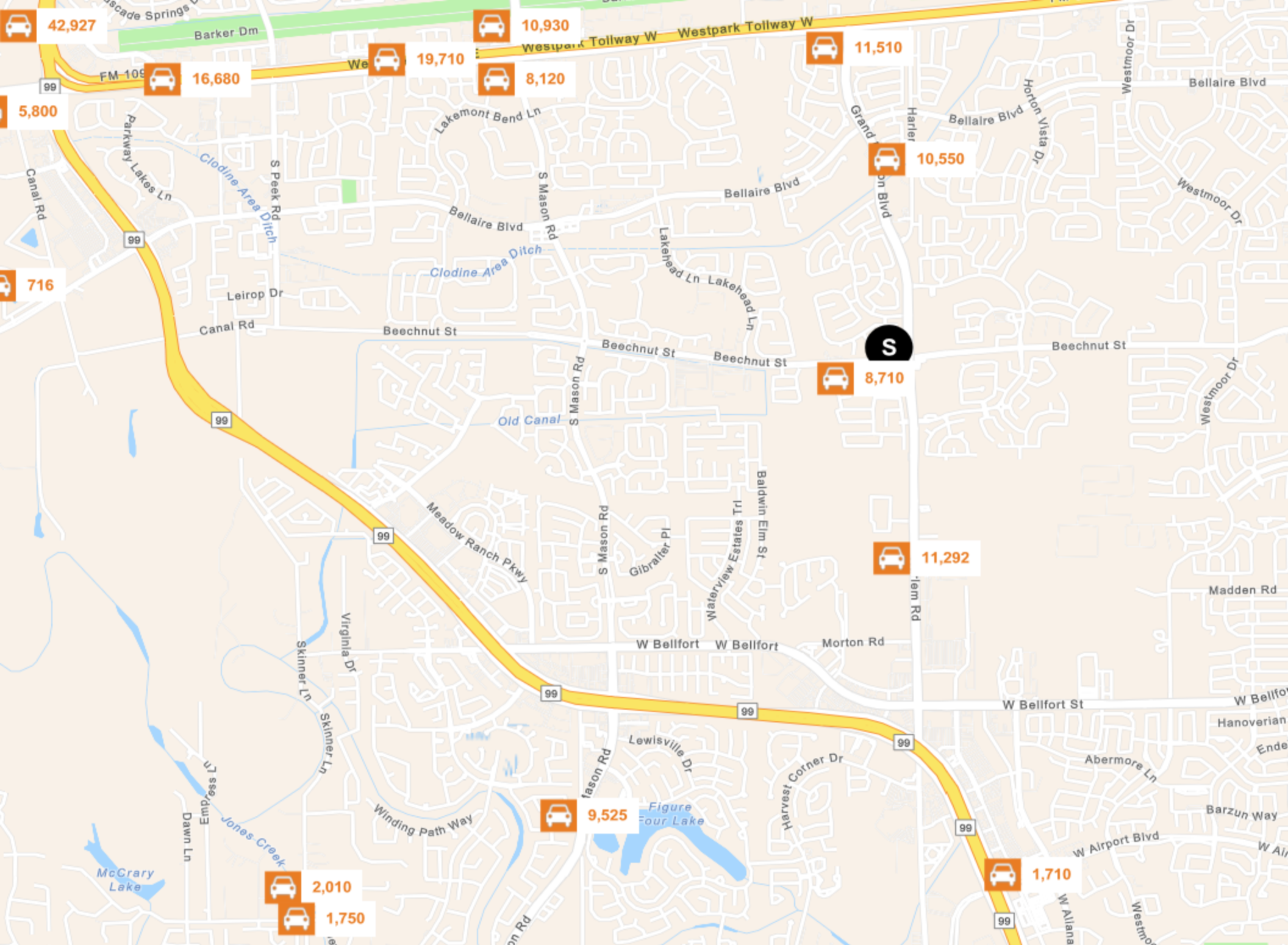
Approx. 4 mile

Schlumberger (Sugar Land campus)

Approx. 1,800 Employees

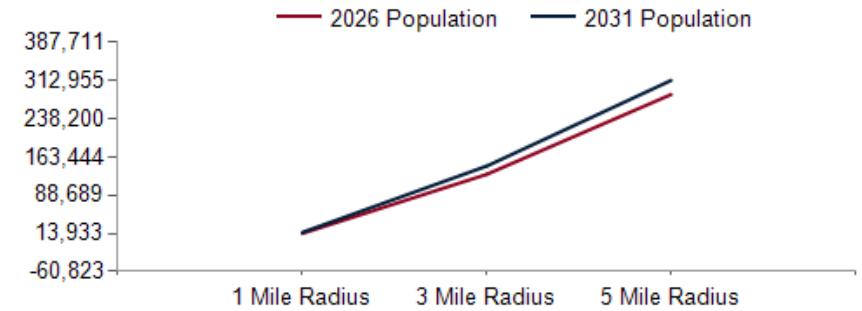
Approx. 5 mile



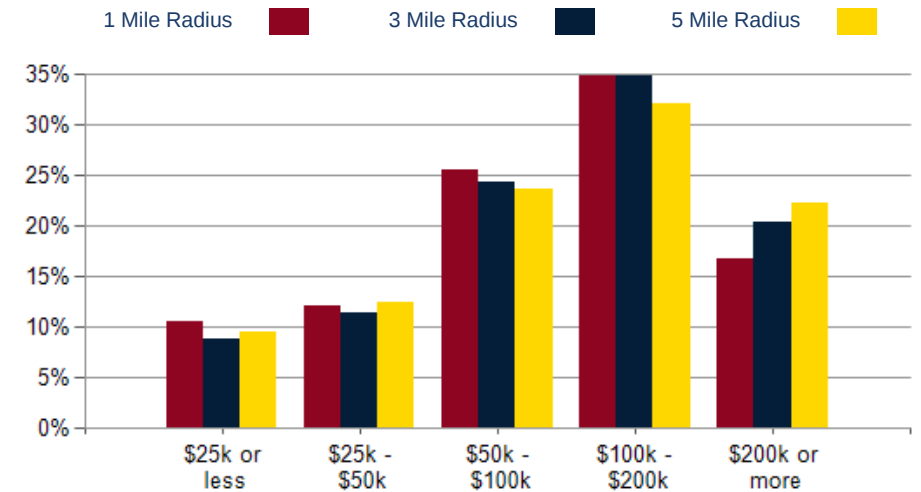


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8	16,431	93,143
2010 Population	3,440	57,390	184,883
2026 Population	13,933	129,352	285,359
2031 Population	15,901	145,580	312,955
2026 African American	5,139	37,008	68,915
2026 American Indian	84	694	1,677
2026 Asian	4,116	37,611	77,260
2026 Hispanic	2,678	29,432	69,762
2026 Other Race	999	11,842	28,121
2026 White	2,154	26,672	72,522
2026 Multiracial	1,433	15,463	36,732
2026-2031: Population: Growth Rate	13.40%	11.95%	9.30%

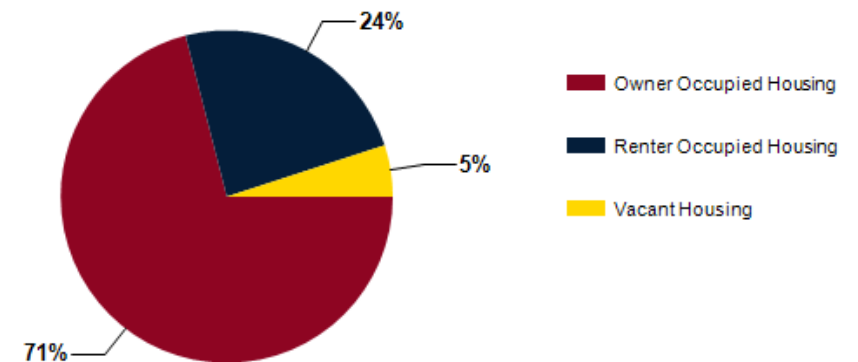
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	414	2,246	5,348
\$15,000-\$24,999	52	1,247	3,234
\$25,000-\$34,999	40	1,022	3,237
\$35,000-\$49,999	501	3,534	8,136
\$50,000-\$74,999	589	5,204	11,792
\$75,000-\$99,999	547	4,460	9,651
\$100,000-\$149,999	933	7,835	16,593
\$150,000-\$199,999	612	6,034	12,476
\$200,000 or greater	741	8,094	20,180
Median HH Income	\$102,054	\$110,419	\$109,088
Average HH Income	\$127,726	\$139,999	\$143,253



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

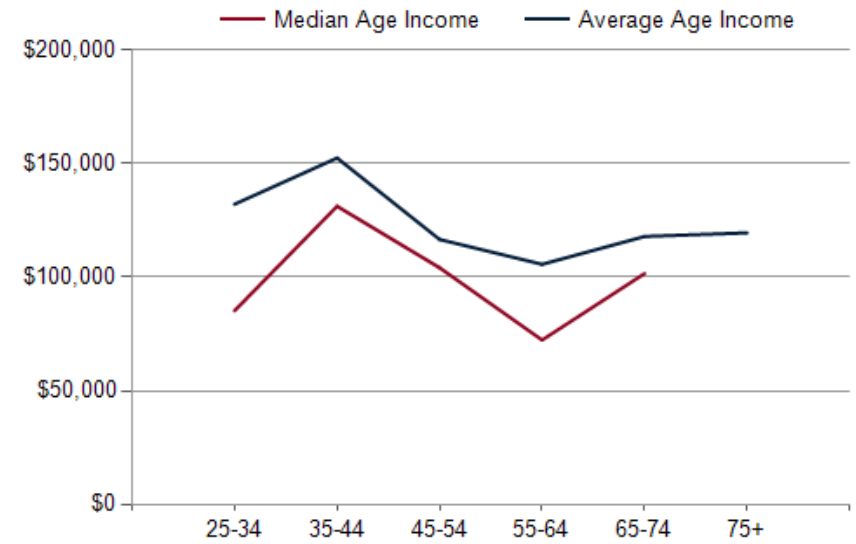
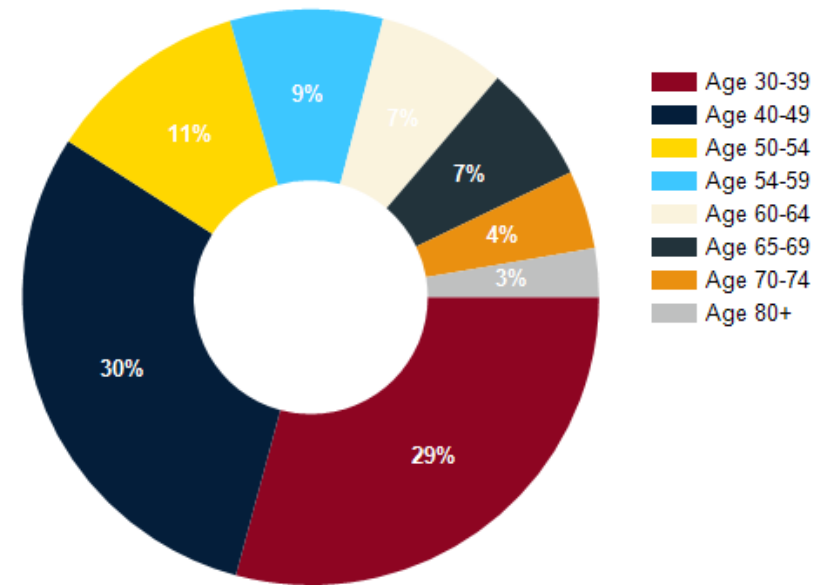


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,052	8,444	18,452
2026 Population Age 35-39	1,179	9,242	18,862
2026 Population Age 40-44	1,248	10,460	21,273
2026 Population Age 45-49	1,040	9,372	19,624
2026 Population Age 50-54	869	8,939	19,959
2026 Population Age 55-59	655	7,143	17,200
2026 Population Age 60-64	549	5,957	14,823
2026 Population Age 65-69	507	5,214	13,545
2026 Population Age 70-74	337	3,859	10,135
2026 Population Age 75-79	209	2,514	6,505
2026 Population Age 80-84	113	1,154	3,260
2026 Population Age 85+	67	796	2,071
2026 Population Age 18+	9,864	94,339	214,284
2026 Median Age	34	35	36
2031 Median Age	35	35	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,210	\$85,387	\$85,101
Average Household Income 25-34	\$132,124	\$121,143	\$118,462
Median Household Income 35-44	\$131,240	\$126,183	\$120,150
Average Household Income 35-44	\$152,472	\$149,093	\$152,571
Median Household Income 45-54	\$104,154	\$128,346	\$131,229
Average Household Income 45-54	\$116,596	\$151,193	\$158,234
Median Household Income 55-64	\$72,296	\$110,539	\$116,576
Average Household Income 55-64	\$105,653	\$145,076	\$153,205
Median Household Income 65-74	\$101,573	\$91,195	\$92,530
Average Household Income 65-74	\$117,921	\$133,165	\$136,061
Average Household Income 75+	\$119,535	\$115,078	\$120,513

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	85	86
Diversity Index (current year)	82	85	86
Diversity Index (2020)	83	86	86
Diversity Index (2010)	81	82	80

POPULATION BY RACE



1 MILE



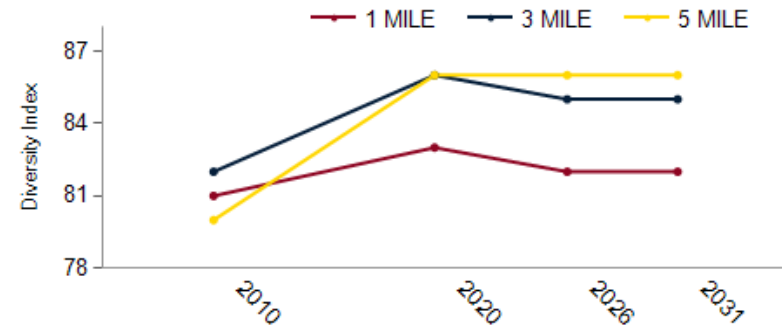
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	31%	23%	19%
American Indian	1%	0%	0%
Asian	25%	24%	22%
Hispanic	16%	19%	20%
Multiracial	9%	10%	10%
Other Race	6%	7%	8%
White	13%	17%	20%

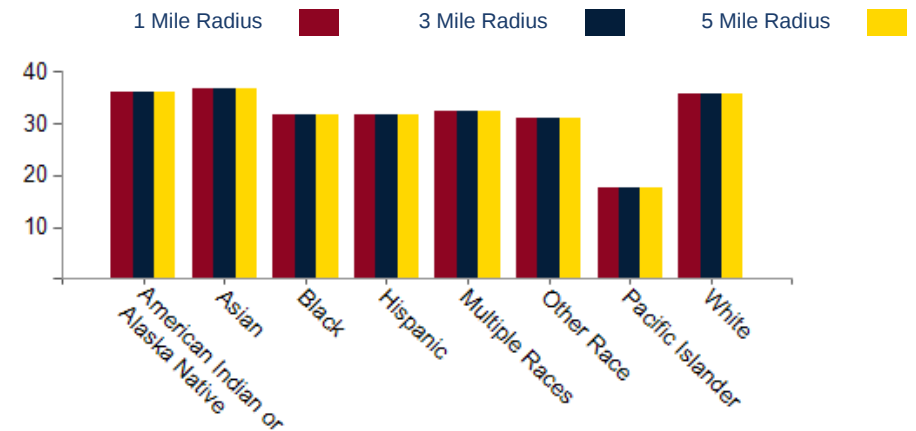
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	34	36
Median Asian Age	37	37	38
Median Black Age	32	33	34
Median Hispanic Age	32	32	32
Median Multiple Races Age	32	31	32
Median Other Race Age	31	33	33
Median Pacific Islander Age	18	28	33
Median White Age	36	37	40

2026 MEDIAN AGE BY RACE





Ram King
Broker Associate

Ram King is a Houston-based Commercial Real Estate Broker Associate with White House Global Properties, specializing in retail, restaurant, land, office, and industrial properties throughout the Greater Houston area. With more than 15 years of real estate experience and over 500 completed transactions, Ram brings a practical, market-focused approach to leasing, acquisitions, dispositions, and commercial development opportunities. He works closely with property owners, investors, tenants, and business operators to identify opportunities and create strategies that help clients achieve their real estate goals.

NEC Beechnut St & Grand Mission Grnd Lease blvd



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