

Demographic & Trade-Area Report

19830 FM 1093
Richmond, Texas 77407

287,475

2024 population
within 5 miles

20.3%

Projected 3-mile growth
2024-2029

3.2

Average household size
within 3 miles

Prepared for leasing and tenant marketing | August 2026

Exceptional Growth Along the FM 1093 / Westpark Corridor

Cinco Ranch Crossing serves one of Fort Bend County's fastest-growing suburban trade areas, combining family households, strong residential development and office/flex accessibility.

13,545	100,603	287,475	333,038
2024 population - 1 mile	2024 population - 3 miles	2024 population - 5 miles	2029 projected population - 5 miles
21.5%	20.3%	15.9%	3.2
1-mile population growth	3-mile population growth	5-mile population growth	Avg. household size - 3 miles

Why this matters for tenants

- The five-mile trade area already approaches 290,000 residents and is projected to add more than 45,000 people by 2029.
- Population growth exceeds 20% within both one and three miles - unusually strong expansion for an established Houston suburban corridor.
- Household growth closely tracks population growth, indicating substantial new rooftop formation rather than population growth alone.
- ZIP 77407 is highly family-oriented, with 3.38 persons per household and nearly 80% single-family housing.
- More than 54% of adults age 25+ hold a bachelor's degree or higher, and 57% of employed residents work in management, business, science or arts occupations.
- The property sits directly on FM 1093 / Westpark Tollway between Grand Mission and Mason Road, with office, flex and light-industrial functionality.

Marketing headline

“Nearly 290,000 residents within five miles, projected double-digit growth across every trade-area ring, and a highly educated, family-oriented Fort Bend County customer base.”

Source: LoopNet exact-property demographics for 19830 FM 1093 (2024/2029); U.S. Census Bureau ACS 2020-2024 for ZIP 77407.

PROPERTY

FM 1093 / Westpark Tollway Office & Flex Position

Cinco Ranch Crossing combines professional office, flex and light-industrial capabilities in a rapidly expanding residential corridor.

Address	19830 FM 1093, Richmond, TX 77407
Property	Cinco Ranch Crossing
Building size	Approximately 31,000 SF
Lot size	Approximately 3.0 acres
Year built	2013
Clear height	16 feet
Drive-in bays	26
Surface parking	Approximately 50 spaces

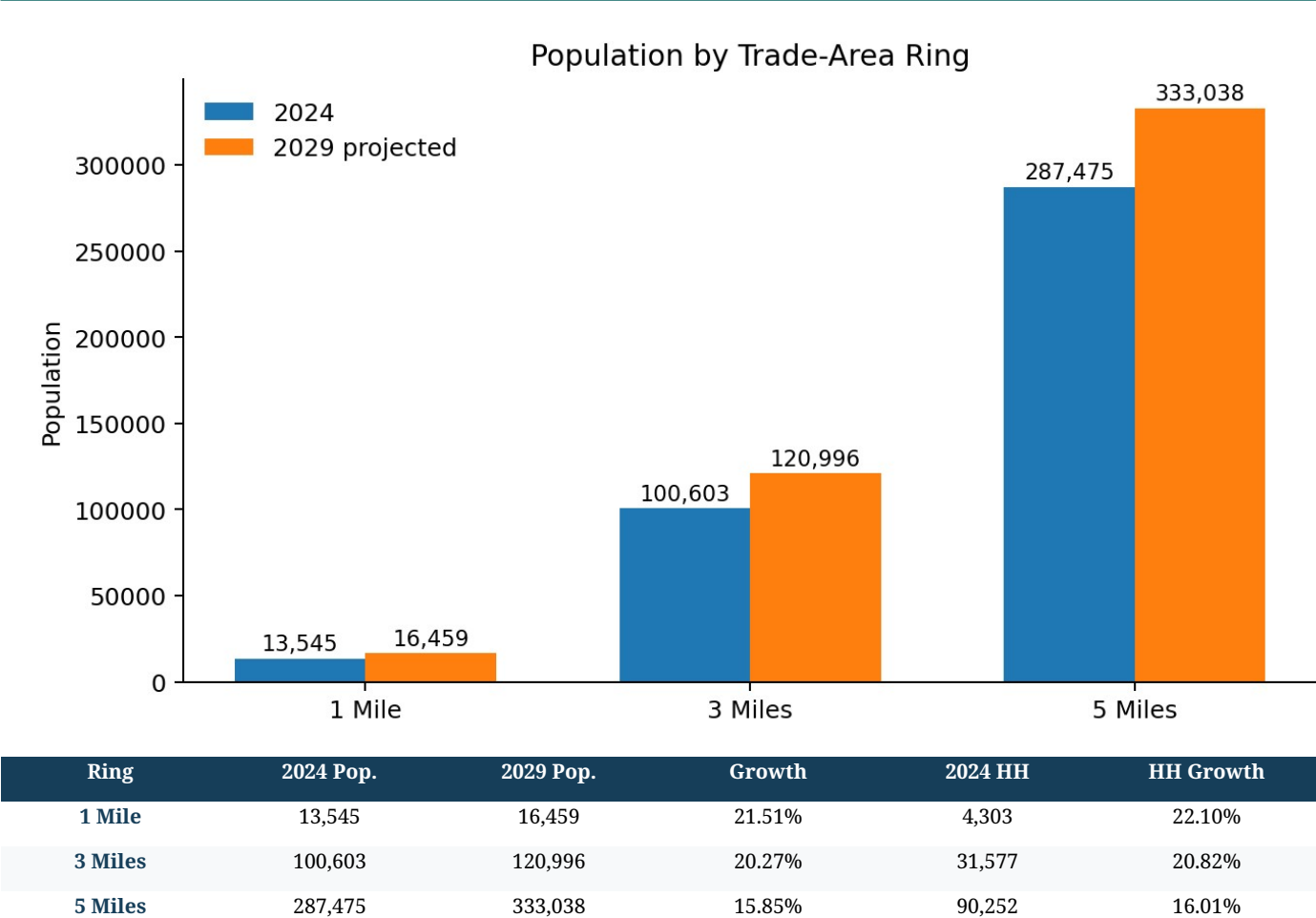
Location strengths

- Located on the outbound FM 1093 / Westpark Tollway corridor between Grand Mission and Mason Road.
- Excellent visibility and access, with current marketing highlighting a prime end-cap position at the entry.
- Flexible suite types include standard office, flex and industrial space.
- Existing buildouts include offices, conference rooms, reception areas, kitchens and warehouse/loading configurations.
- A former medical-manufacturing suite adds potential for medical, laboratory, assembly or specialized flex users.

Source: LoopNet current leasing listing and property record for 19830 FM 1093.

Population Scale & Rapid Growth

Population and household formation are the defining advantages of the Cinco Ranch Crossing trade area.



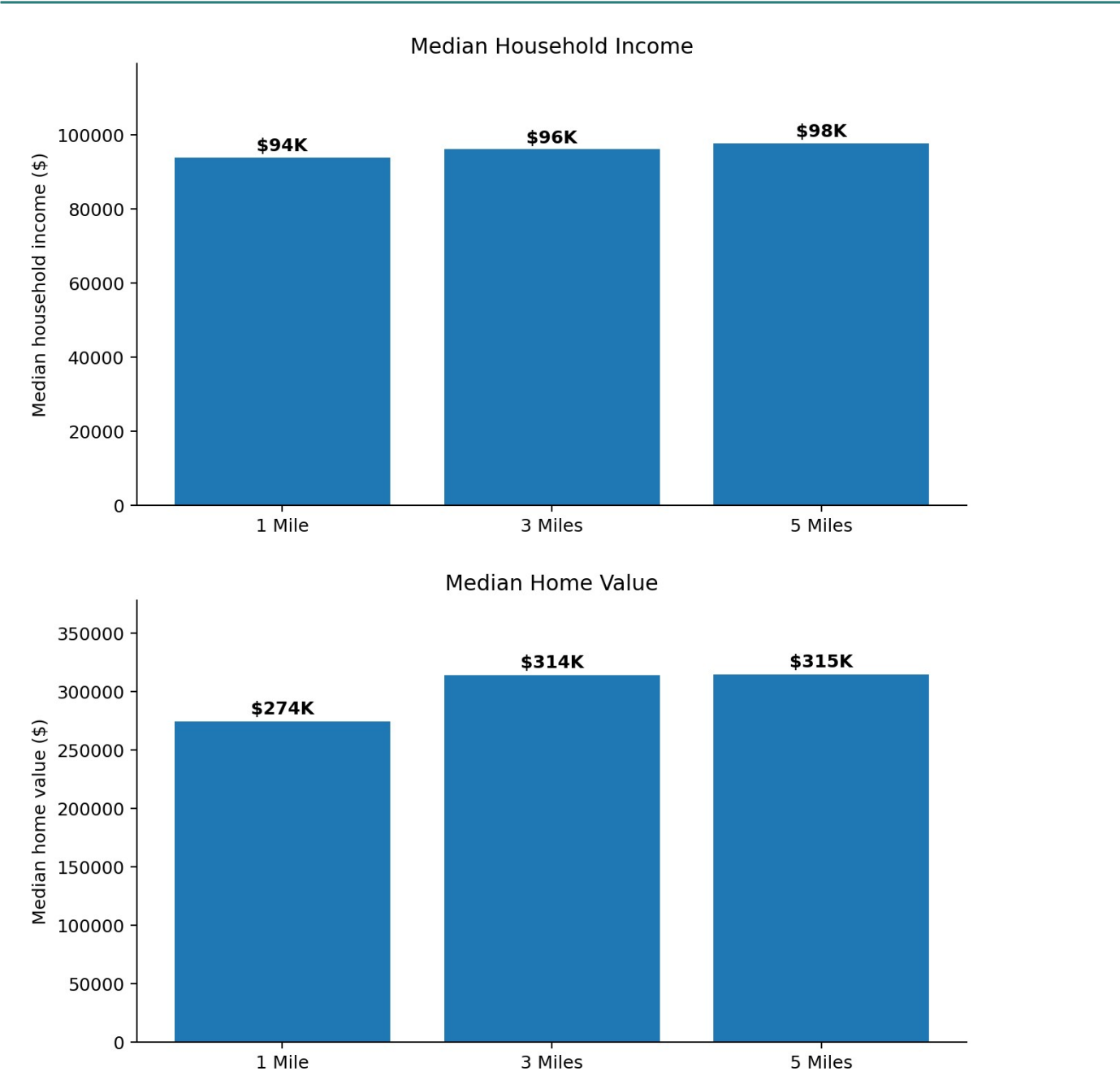
Leasing interpretation

- The one-mile ring is projected to add nearly 3,000 residents and almost 1,000 households in only five years.
- The three-mile trade area is projected to grow from roughly 100,600 to 121,000 residents by 2029.
- The five-mile ring is projected to surpass 333,000 residents, supporting both neighborhood services and destination-oriented professional/flex users.

Source: LoopNet exact-property demographics for 19830 FM 1093. 2029 values are vendor projections.

Solid Household Income With Strong Residential Stability

The radius-ring profile is complemented by a broader 77407 market with high homeownership, rising home values and professional employment.

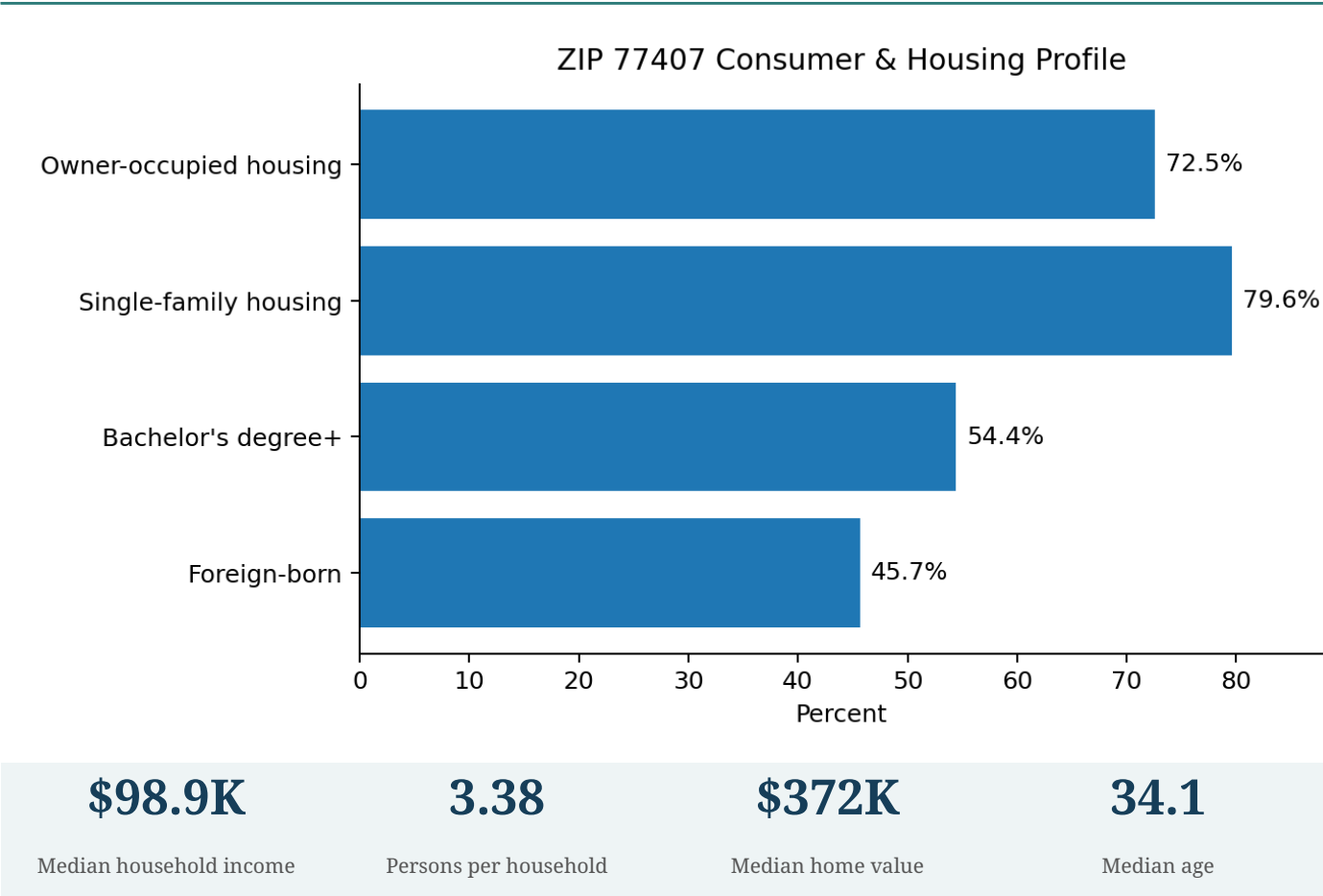


Positioning takeaway

The immediate radius data supports value-oriented professional and service concepts, while the broader ZIP 77407 profile shows stronger housing values, high homeownership and a highly educated workforce.

Young, Diverse and Professionally Employed

ZIP 77407 provides broader context for the households surrounding the property.



Tenant implications

- More than 54% of adults age 25+ have a bachelor's degree or higher, supporting professional, medical, financial and technical-service demand.
- Approximately 73% of occupied housing is owner-occupied, supporting neighborhood stability and repeat service relationships.
- Nearly 80% of housing units are single-family, reinforcing the family-oriented suburban character of the corridor.
- Approximately 46% of residents are foreign-born, creating a highly international consumer base.
- Labor-force participation is approximately 71.5%, and management/business/science/arts occupations account for roughly 57% of employed residents.

Source: U.S. Census Bureau 2020-2024 ACS via ZIP-code demographic tables for 77407.

Grand Mission and Surrounding Master-Planned Communities

The property is embedded in a rapidly developed residential corridor rather than an isolated office/flex node.

Grand Mission

- Cinco Ranch Crossing is located immediately along the Grand Mission corridor, with the Grand Mission HOA centered at 7302 Grand Mission Blvd.
- Current HAR market data shows Grand Mission active listings averaging roughly \$424,000, with typical listings around four bedrooms and approximately 2,560 square feet.
- Grand Mission's established amenities and family-oriented housing support recurring neighborhood demand for services, healthcare, fitness and professional uses.

Broader Richmond / Fort Bend residential base

- Nearby west Fort Bend communities include Lakes of Bella Terra, Aliana and other large master-planned neighborhoods.
- Current Lakes of Bella Terra listings average roughly \$700,000, reflecting the presence of higher-value housing within the broader trade area.
- ZIP 77407's 2024 ACS population reached approximately 88,300, up sharply from about 61,400 in the 2020 ACS estimate - consistent with the corridor's rapid development.

Source: Grand Mission HOA; HAR.com current Grand Mission and Lakes of Bella Terra market listings; U.S. Census Bureau ACS.

Best-Fit Tenant Categories

The property's combination of office, flex and loading capability broadens the target tenant pool beyond conventional retail.

Tenant Category	Why the Location Fits
Medical / Medical Support	Professional buildouts, former medical-manufacturing space and a large family trade area.
Laboratory / Light Medical Manufacturing	Existing flex/industrial configurations, loading capability and former specialized use.
Professional Office	High educational attainment, strong management/professional employment and flexible office suites.
Home Services / Contractors	Drive-in bays, flex layouts, FM 1093 access and dense owner-occupied housing nearby.
Fitness / Therapy / Wellness	Young family demographics and rapidly expanding residential rooftops.
Education / Tutoring / Child Services	Large household sizes and family-oriented master-planned communities.
Showroom / Specialty Service	Office-plus-storage configurations and strong road visibility.
Small Distribution / Assembly	Flex and industrial configurations with loading access and regional corridor connectivity.

Recommended leasing pitch

Cinco Ranch Crossing offers flexible office, flex and light-industrial space directly on FM 1093 / Westpark Tollway, serving nearly 290,000 residents within five miles and one of Fort Bend County's fastest-growing family-oriented corridors.

How to Use This Report

This report combines exact property-centered radius data with broader ZIP-code and residential-market context.

Important methodology notes

- The exact LoopNet property record for 19830 FM 1093 currently publishes 2024 population and household estimates with 2029 projections. Those periods are preserved exactly in this report.
- The report does not convert the published 2024/2029 estimates into artificial 2025/2030 values.
- ZIP 77407 statistics are 2020-2024 American Community Survey estimates and describe a broader geography than the radius rings.
- Building area differs slightly between current public sources; this report uses 'approximately 31,000 SF' to avoid false precision.
- Current residential listing averages from HAR fluctuate with active inventory and should be treated as current-market indicators, not appraised values.
- For site selectors requiring parcel-centered drive-time, daytime-population, spending or mobile-location analytics, a current Esri/CoStar/Placer.ai study should be used as a supplemental appendix.

Primary sources

- LoopNet - Cinco Ranch Crossing leasing listing, 19830 FM 1093.
- LoopNet - Exact property record and 2024/2029 demographics for 19830 FM 1093.
- U.S. Census Bureau - 2020-2024 ACS profile for ZIP 77407.
- Grand Mission Homeowners Association - community context.
- HAR.com - current Grand Mission residential-market information.
- HAR.com - current Lakes of Bella Terra residential-market information.

Prepared: August 2026