

21617 FM 1093

Richmond, TX 77407

 **ASPIRE CRE**



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99
TEXAS

LightHaven
at District West

Allora District
West

Star Cinema Grill

Kelsey
Seybold

District West

Westpark Tollway

48,734 VPD

Whiskey
River West

The Oaks

Cyan Cinco
Ranch Apartments

The Picklr

**SUBJECT
SITE**

Driveway/
Shared Access

Office Condos
Coming Soon

\$2,232,000
PRICE



2.05 Acres



\$25.00/SF



48,734 VPD
Westpark Tollway



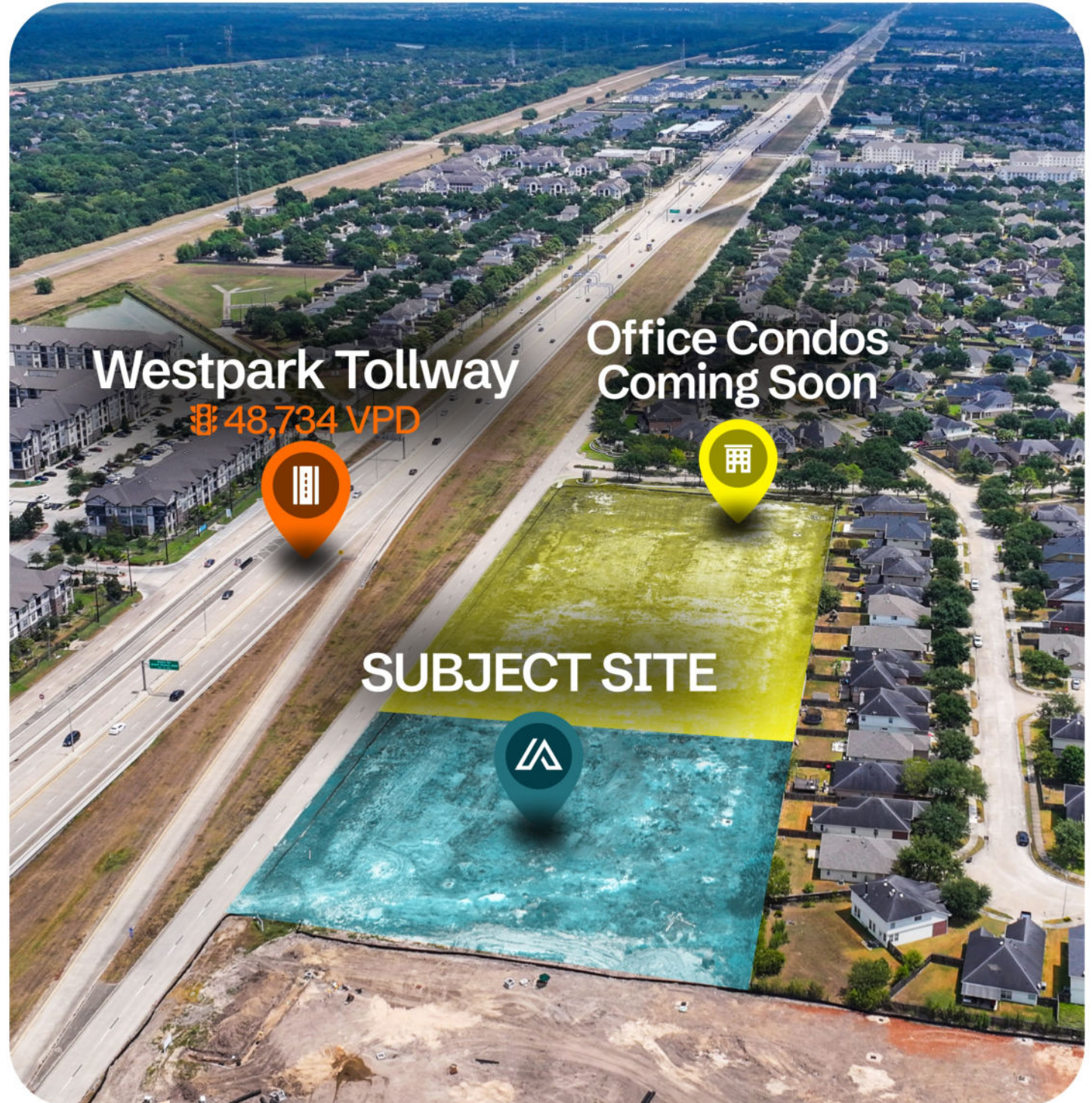
All Utilities
Available



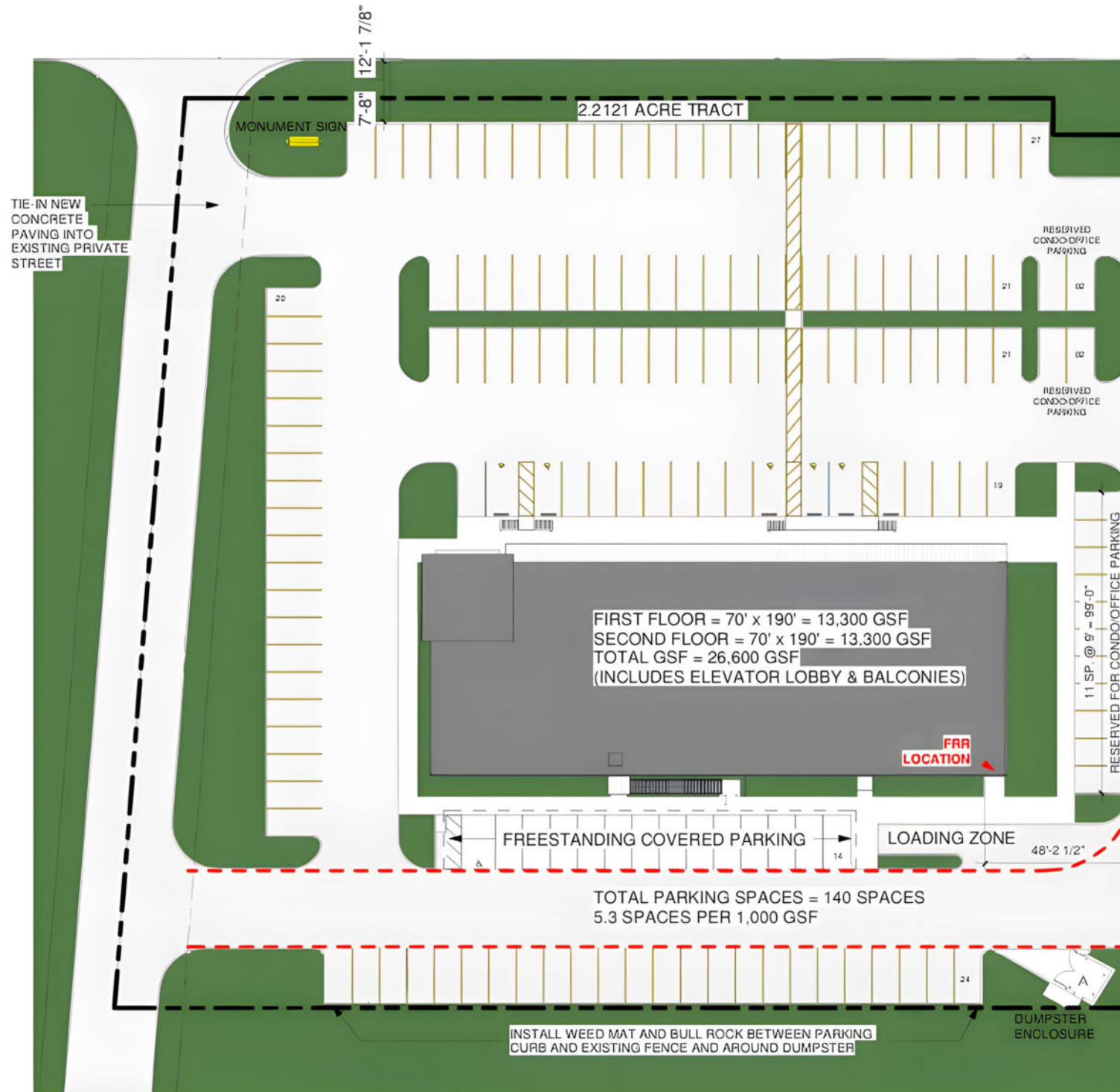
Infrastructure
Completed



Off-Site
Detention



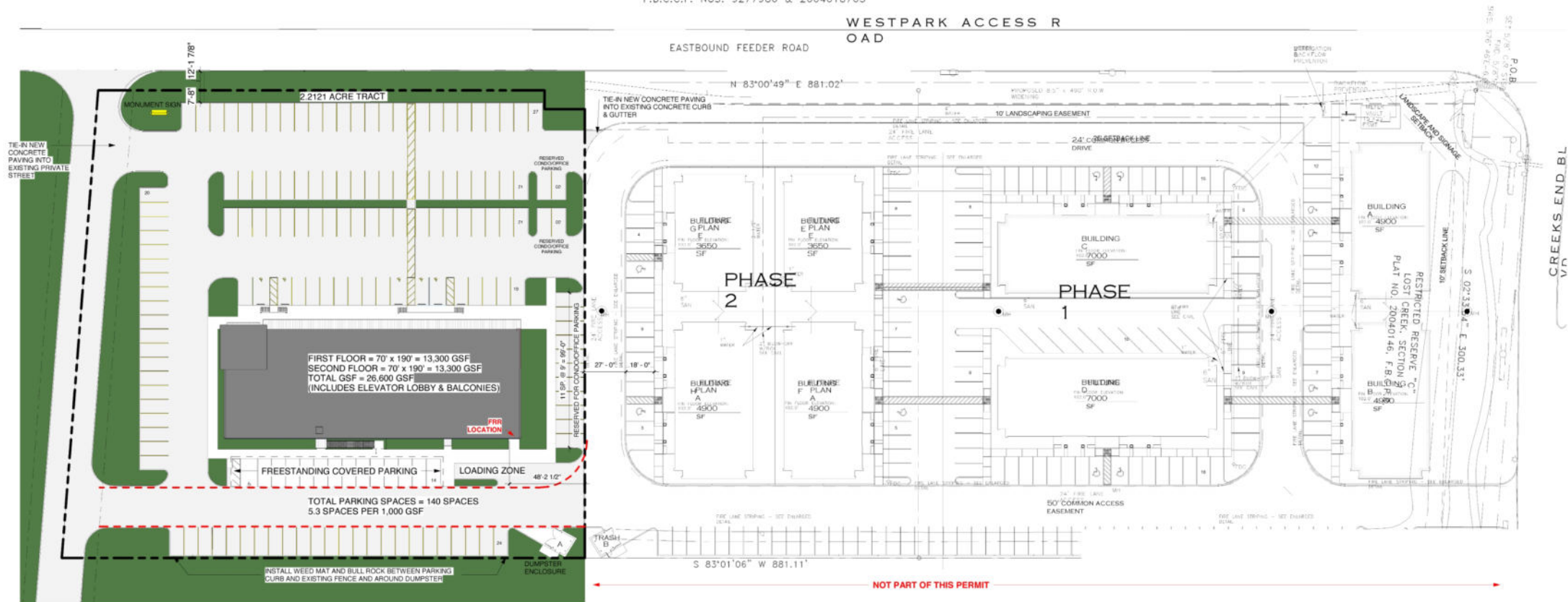




WESTPARK TOLLWAY (F.M. 1093)

PUBLIC R.O.W. WIDTH VARIES
F.B.C.C.F. NOS. 9277986 & 2004018705

WESTPARK ACCESS ROAD



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Surrounded by established and expanding master-planned communities including:



Grand Mission



Grand Mission Estates



Aliana



New residential development surrounding the District West corridor



Lakemont



Cinco Ranch / West Katy



Parkway Lakes

Multiple newer apartment communities, including:

✓ Mio District West Apartments

✓ Allora District West

✓ Cendana District West

✓ Prose District West



Mio District West Apartments



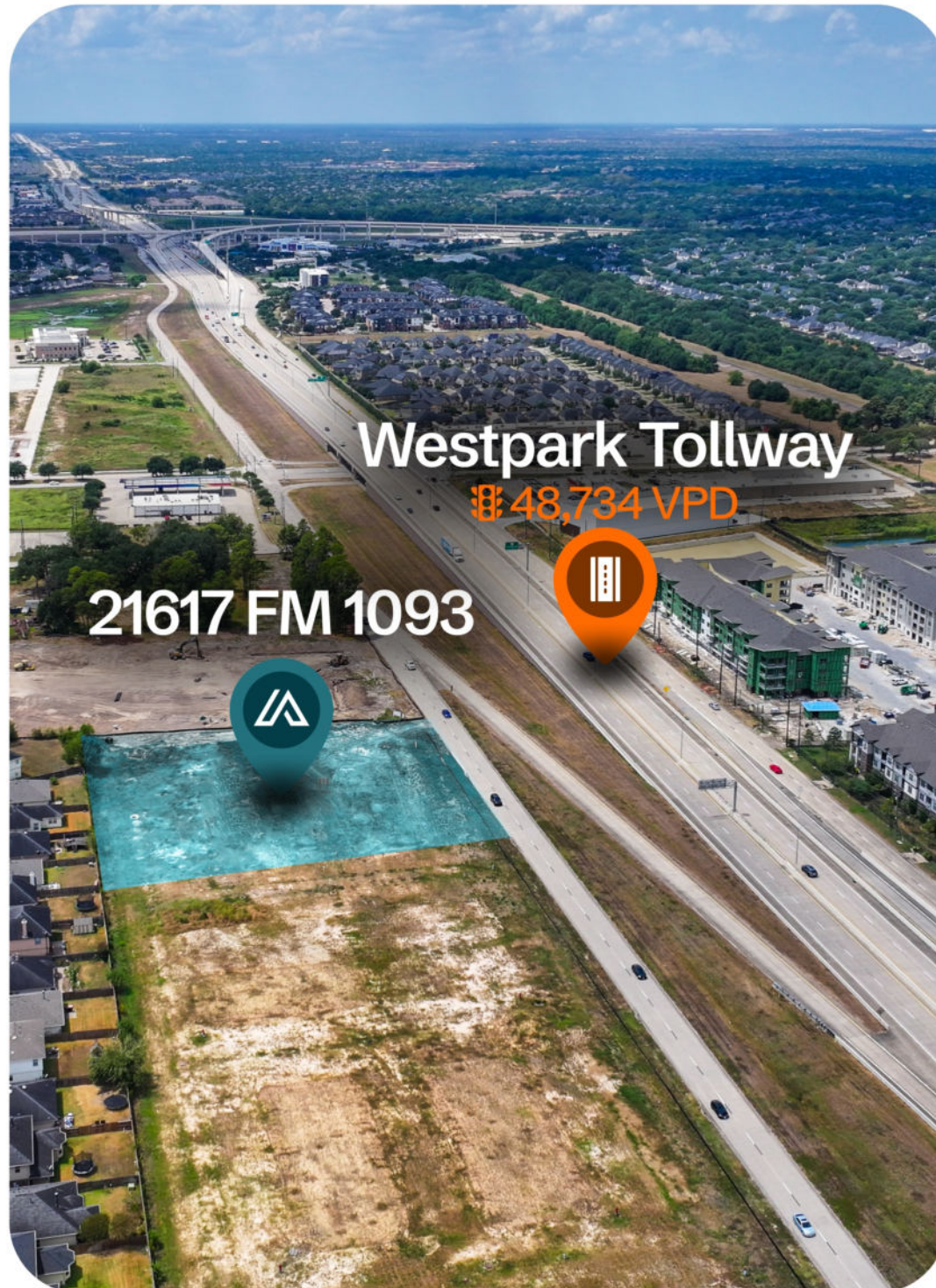
Cendana District West



Allora District West



Prose District West



Prime West Fort Bend County Location

- ☒ 2.21-acre commercial tract strategically positioned along the **FM 1093 / Westpark Tollway corridor** in Richmond, Texas.
- ☒ Excellent positioning **between Grand Parkway (SH 99) and the growing communities** of Richmond, Katy, Fulshear and West Houston.
- ☒ Provides **convenient access to major regional employment**, residential and retail destinations throughout the Katy/Richmond trade area.
- ☒ Westpark Tollway frontage **provides strong regional visibility** and connectivity to the broader Houston metro.
- ☒ Within a Three-Mile Radius: **Population is 93,483 and AHHI is \$147,801.**

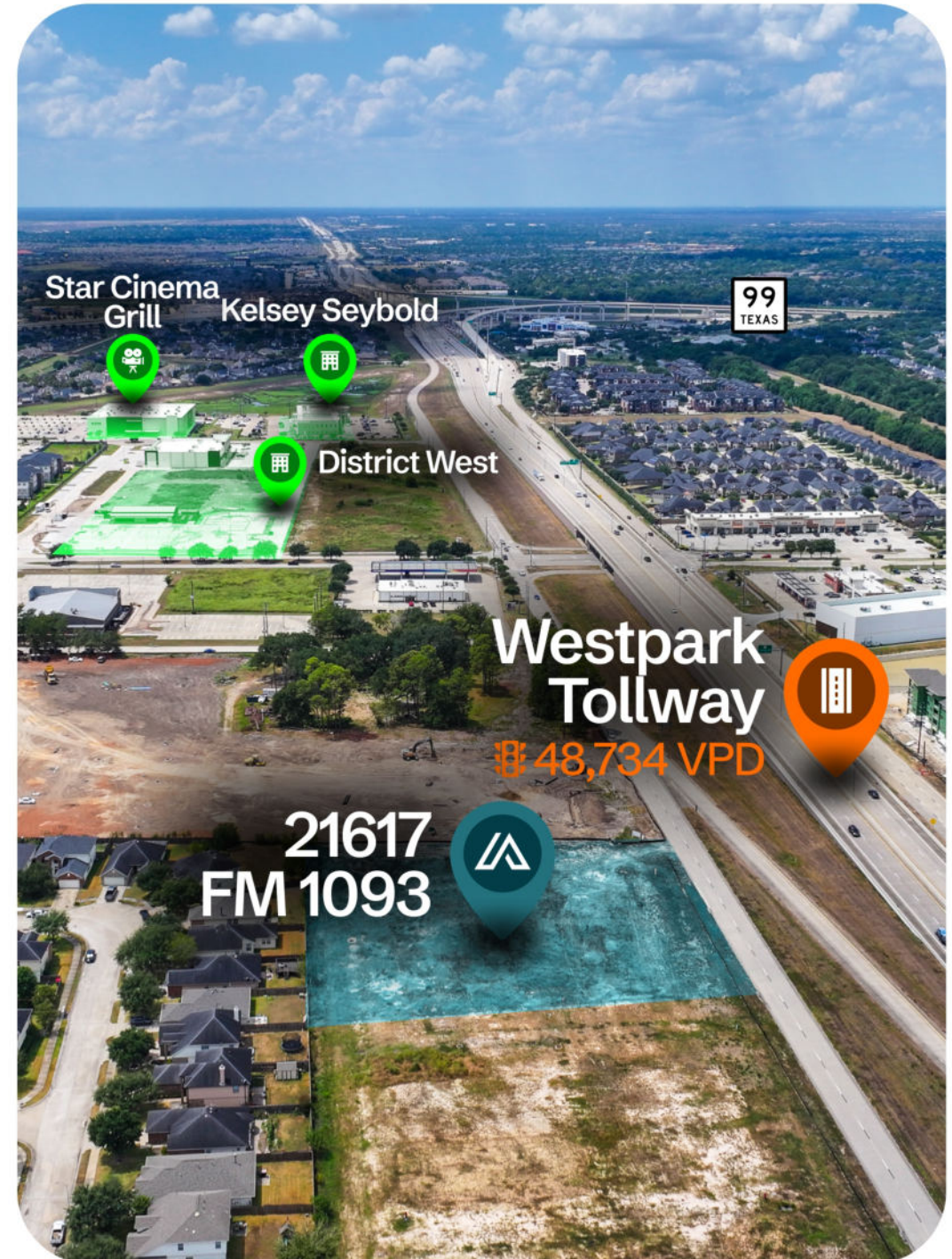
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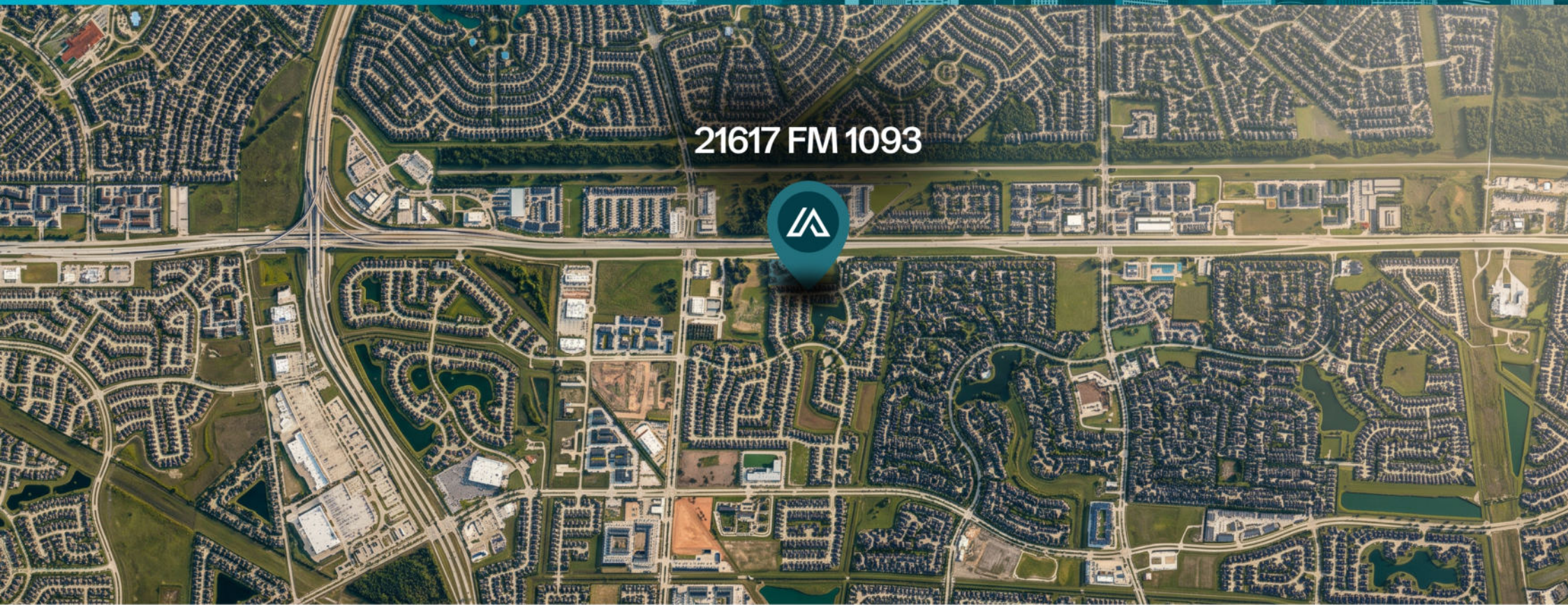
District West is planned as an approximately **420,000-square-foot mixed-use destination, including roughly 310,000 square feet** of new retail and restaurant space, along with entertainment and office uses. The development is expected to continue expanding through 2027.
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Immediate proximity to a major new retail, restaurant, entertainment and office destination.
- 

District West already includes **established traffic generators** such as Star Cinema Grill, Whiskey River West, The Picklr, 810 Billiards & Bowling, McIntyre's and Kelsey-Seybold.
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District West is actively marketing retail, restaurant, office and build-to-suit opportunities, reinforcing the area's transition into a **significant commercial node**.





RESTAURANTS

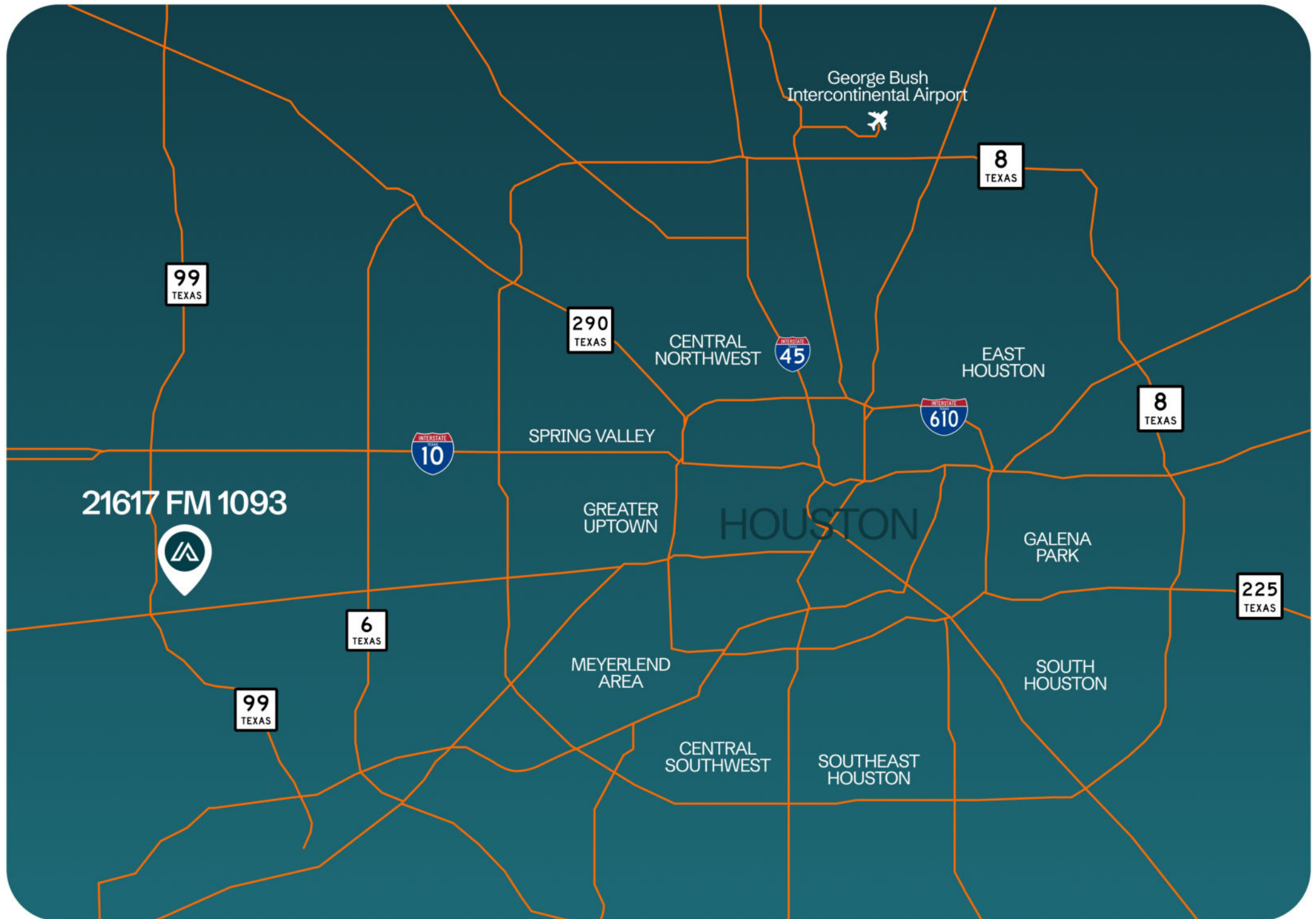
- ✓ Buffalo Wild Wings
- ✓ Chick-fil-A
- ✓ Lazy Dog Restaurant & Bar
- ✓ Starbucks
- ✓ Taco Bell
- ✓ The Toasted Yolk Café
- ✓ Whataburger
- ✓ Whiskey River West

GROCERY

- ✓ Costco
- ✓ H-E-B
- ✓ Kroger
- ✓ Sam's Club
- ✓ Target
- ✓ Trader Joe's
- ✓ Walmart Supercenter
- ✓ Whole Foods Market

SHOPPING

- ✓ Academy Sports + Outdoors
- ✓ Bath & Body Works
- ✓ Best Buy ✓ Five Below
- ✓ HomeGoods ✓ Kohl's
- ✓ PetSmart
- ✓ Ross Dress for Less
- ✓ Ulta Beauty





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ABOUT US

Aspire CRE is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.

