

FOR SALE

**117 Hwy 90A
Richmond, TX 77406**



PROPERTY HIGHLIGHTS

117 HWY 90A is a versatile commercial property with a two-story building spanning 1,488 SF on a 5,829 SF lot. It can be used as an office, residential, or retail space. With ample parking and close proximity to a Circle K gas station, this property is highly visible and perfect for various businesses.

BUILDING SF	1,488 SF	1-MILE (POP.)	5,571
LAND SF	5,829 SF	3-MILE (POP.)	50,017
YEAR BUILT	2002	MED. INCOME	\$57,971
PARKING	7.00/1,000 SF	TRAFFIC COUNTS	24,348 VPD



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117 HWY 90A is a versatile commercial property spanning over 1,488 SF on a 5,829 SF lot. It can be used as an office, residential, or retail space and comes with ample parking. It features multiple offices, a reception area, and a kitchenette. Situated across the street from Larry's Original Mexican Restaurant and near OakBend Medical Center and Fort Bend County Courthouse, it's an ideal location for starting or relocating a business.



LEGAL INFORMATION

TAX PARCEL ID	0062-00-000-0370-901
2023 RE TAXES	\$4,152.12
ZONING	Y



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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