



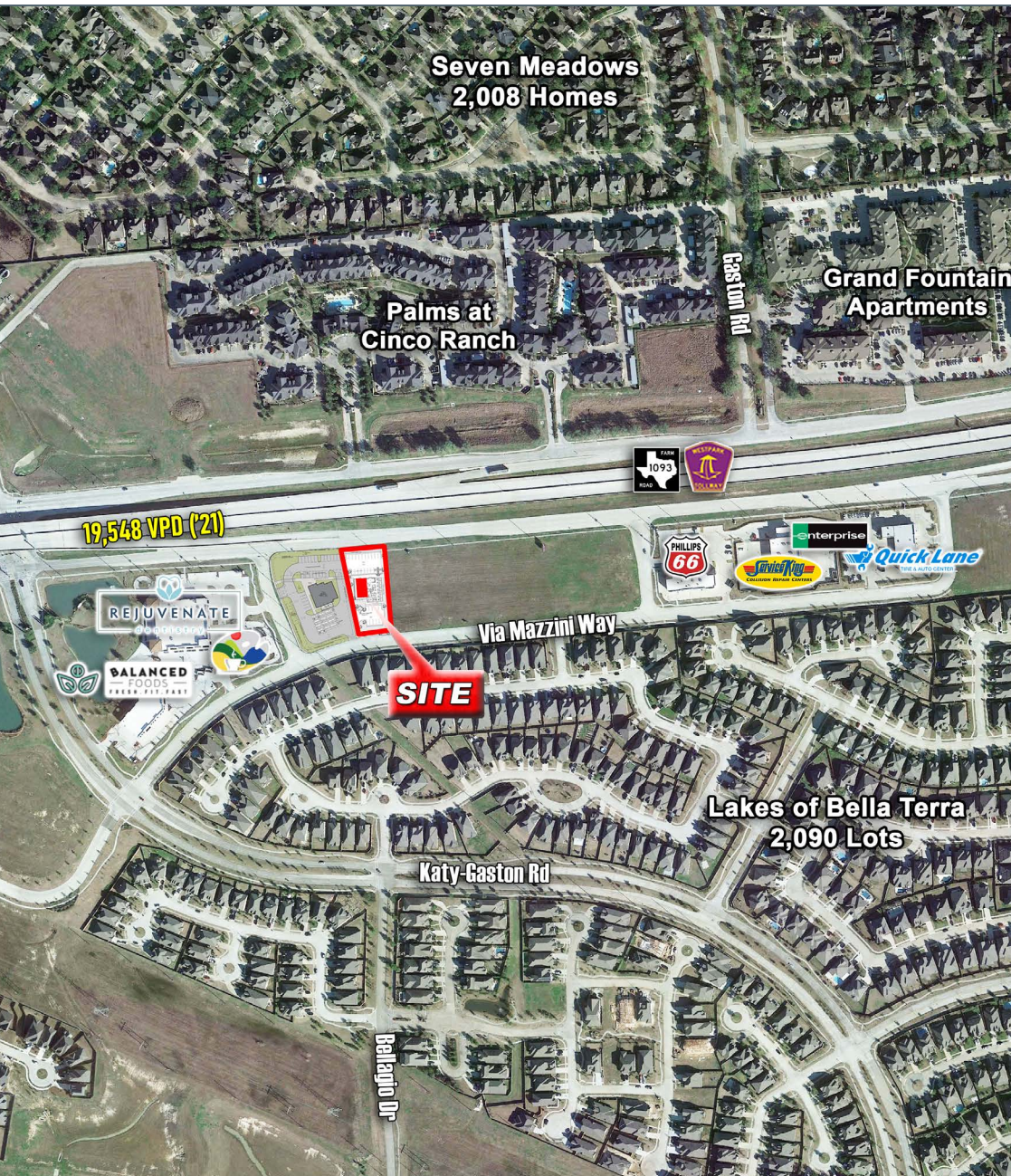
## Proposed Office/Medical Building

SEC of Westpark Tollway and Katy-Gaston Rd | Richmond, Texas 77406



# Proposed Office/Medical Building

SEQ of Westpark Tollway and Katy-Gaston Rd, Richmond, Texas 77406



## Property Highlights:

- ±1,980 SF Available
- Estimated Delivery Date: Quarter 1, 2022
- Delivers in Shell Condition
- Great visibility and location
- Ample Parking
- Excellent opportunity for General Office and Medical/ Optical/Specialty Dental Office (Neighboring Tenant: General Dentist)

## Traffic Counts:

Westpark Tollway / FM 1093: 19,548 VPD

Grand Parkway: 285,173 VPD

(Kalibrate 2021)

## Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2021 Total Population	15,922	89,992	218,110
2025 Projected Population	19,049	109,256	262,117
Average Household Income	\$159,367	\$168,032	\$156,811



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### Concrete Paving

