FOR LEASE



THE TRILLIUM

8203 FM 1464 RICHMOMD TX, 77407

DEVELOPED BY:

NASSAR GROUP
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE

PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	Fully Occupied
Rental Rate	$21 PSF
NNN	$4.20 PSf
Building Size	37,400 sqft

PROPERTY HIGHLIGHTS

For Sale LOT A-0.80 AC

Ground Lease

Build to Suit

PROPERTY HIGHLIGHTS

- Large parking area for tenants and visitors
- High end mixed use development
- Easy access to Grand Parkway 99 and Westpark Tollway
- Immediate access to FM 1464
- Rapidly growing area with new residential communities delivering nearby

DEMOGRAPHICS

Population (2025)	2 mi. - 64,262 5 mi. -302,805
Average Household Income	2 mi. - $99,953 5 mi. - $107,577

Area Retailers H-E-B, Walgreens, HOBBY LOBBY, Walmart, Target, Kroger, at home, sam's club

CONTACT INFORMATION

IBRAHIM NASSAR

nassar@nassargroupllc.com

713-373-6243

NASSAR GROUP

THE TRILLIUM

Shops at The Trillium is strategically located along FM-1464 in Richmond.Texas. This vibrant retail center offers convenient east-side commutes and is surrounded by a wide variety of shopping, dining, and lifestyle amenities. Potioned at the entrance to The Trillium, a premier master-planned community encompassing approximately 3,016 residential lots across 1,270 acres, the center benefits from strong built-in consumer traffic. The location also enjoys proximity to the newly constructed Amazon Fulfillment Center-a 3.5-million-square-foot facility employing over 3,500 people-creating excellent visibility and steady daily traffic for local businesses.

Trillium brings over 3500 home development to be completed in 2025.

Prime location to capture "going to work" and "going home11 traffic.

Fort Bend County is the 4th wealthiest county in Texas in 2024



BUILDING A

SOCCER HUB

4,200 SQFT

PICKLE MOB

14,500 SQFT

18,700 SQFT TOTAL

BUILDING B

ACTIVE BODIES 4,000 SQFT

BABA'S BOBA 1,074 SQFT

MODERN LOOM Furniture Supplies 3,000 SQFT

DAWAE ISLAMI 4,155 SQ FT

tumbles the learning playground 5,074 SQFT

18,700 SQFT TOTAL



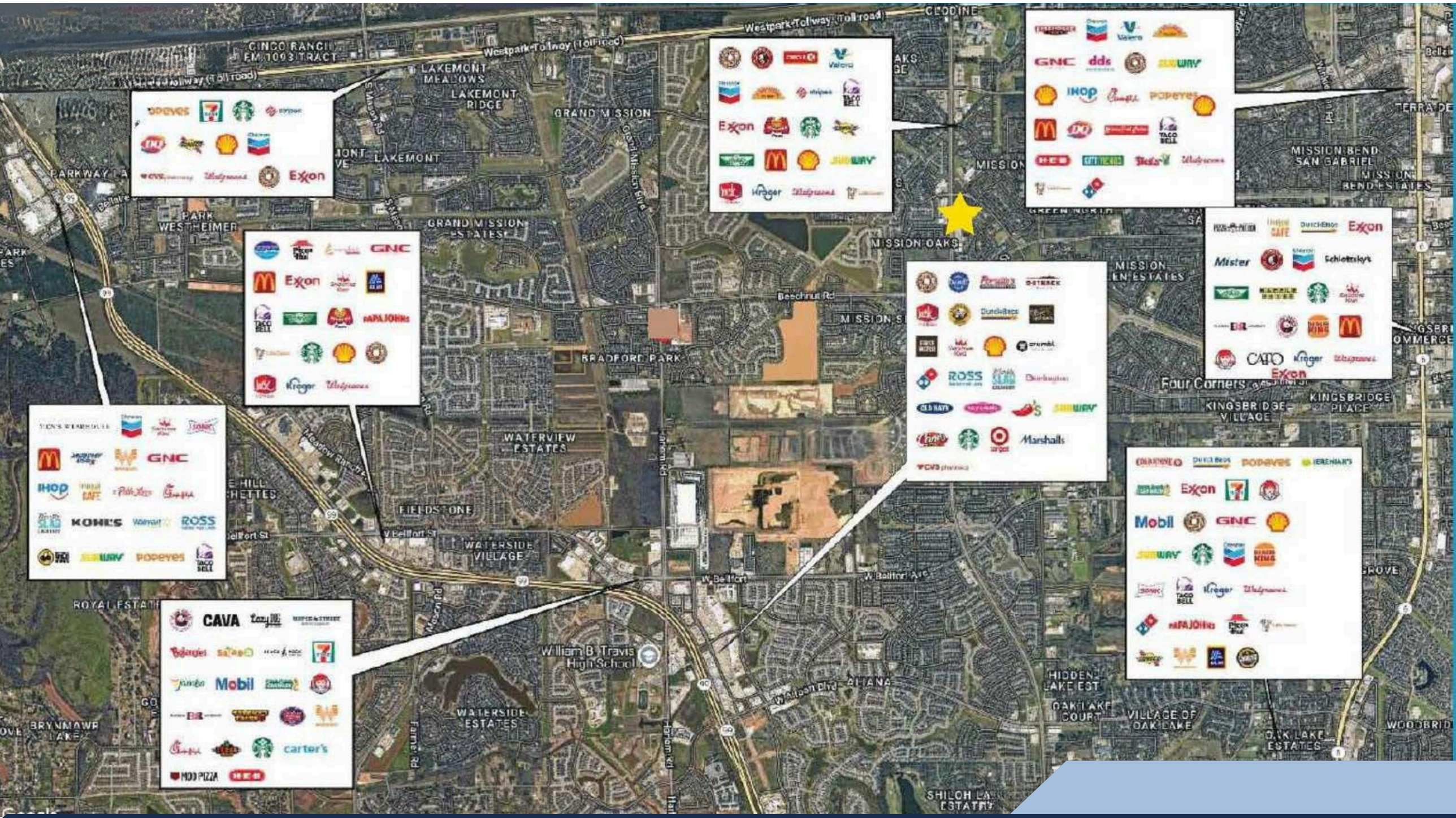
SITE PLAN

	SF/AC	STATUS
Retail	37400 sqft	Fully Occupied



Transforming the garage
Into a sleek glass facade.




CINCO RANCH / FM 1093 TRACT
Westpark Tollway (Toll road)
LAKEMONT MEADOWS
LAKEMONT RIDGE
LAKEMONT
GRAND MISSION
Grand Mission Blvd
GRAND MISSION ESTATES
PARK WESTHEIMER
PARKWAY LA
Beechnut Rd
MISSION OAKS
MISSION BEND SAN GABRIEL
MISSION BEND ESTATES
GREEN NORIA
MISSION
MISSION EN ESTATES
Four Corners
KINGSBRIDGE VILLAGE
KINGSBRIDGE PLACE
BRADFORD PARK
WATERVIEW ESTATES
FIELDSTONE
WATERSIDE VILLAGE
WATERSIDE ESTATES
William B. Travis High School
W Bellfort
W Bellfort Ave
W Airtex Blvd
ALIANA
HIDDEN LAKE EST
OAK LAKE COURT
VILLAGE OF OAK LAKE
OAK LAKE ESTATES
SHILOH LA ESTATES
ROYAL ESTATE
BRYNMAWR LAKE
Meadow Ranch Rd
Fannin Rd
Harlem Rd
Exxon
GNC
Kroger
Walgreens
Marshalls
ROSS
Mobil
CAVA
carter's
MOD PIZZA