

Daytime Employment Report

1 Mile Radius

7810 W Grand Pky S, Richmond, TX 77406

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **7,125 SF**
 Year Built: **2016**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	316	1,726	5
Retail & Wholesale Trade	48	227	5
Hospitality & Food Service	32	388	12
Real Estate, Renting, Leasing	20	62	3
Finance & Insurance	19	85	4
Information	4	39	10
Scientific & Technology Services	30	113	4
Management of Companies	0	0	0
Health Care & Social Assistance	97	411	4
Educational Services	9	178	20
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	3	9	3
Utilities & Waste Management	5	15	3
Construction	14	61	4
Manufacturing	2	15	8
Agriculture, Mining, Fishing	0	0	0
Other Services	33	123	4

Demographic Detail Report

7810 W Grand Pky S, Richmond, TX 77406

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **7,125 SF** Rent/SF/Yr: **-**
 Year Built: **2016**



Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	15,095		37,535		75,636	
2023 Estimate	13,615		33,996		68,821	
2010 Census	5,779		15,729		34,787	
Growth 2023 - 2028	10.87%		10.41%		9.90%	
Growth 2010 - 2023	135.59%		116.14%		97.84%	
2023 Population by Age	13,615		33,996		68,821	
Age 0 - 4	860	6.32%	2,123	6.24%	4,290	6.23%
Age 5 - 9	1,056	7.76%	2,596	7.64%	5,241	7.62%
Age 10 - 14	1,155	8.48%	2,854	8.40%	5,767	8.38%
Age 15 - 19	1,035	7.60%	2,593	7.63%	5,250	7.63%
Age 20 - 24	795	5.84%	2,020	5.94%	4,098	5.95%
Age 25 - 29	683	5.02%	1,731	5.09%	3,526	5.12%
Age 30 - 34	794	5.83%	1,970	5.79%	4,009	5.83%
Age 35 - 39	1,068	7.84%	2,605	7.66%	5,278	7.67%
Age 40 - 44	1,207	8.87%	2,942	8.65%	5,944	8.64%
Age 45 - 49	1,123	8.25%	2,765	8.13%	5,594	8.13%
Age 50 - 54	941	6.91%	2,359	6.94%	4,785	6.95%
Age 55 - 59	764	5.61%	1,948	5.73%	3,953	5.74%
Age 60 - 64	656	4.82%	1,690	4.97%	3,424	4.98%
Age 65 - 69	553	4.06%	1,426	4.19%	2,880	4.18%
Age 70 - 74	424	3.11%	1,091	3.21%	2,197	3.19%
Age 75 - 79	263	1.93%	674	1.98%	1,356	1.97%
Age 80 - 84	139	1.02%	355	1.04%	716	1.04%
Age 85+	99	0.73%	252	0.74%	514	0.75%
Age 65+	1,478	10.86%	3,798	11.17%	7,663	11.13%
Median Age	37.00		37.10		37.10	
Average Age	35.80		36.00		36.00	

Demographic Detail Report

7810 W Grand Pky S, Richmond, TX 77406					
Radius	1 Mile		2 Mile		3 Mile
2023 Population By Race	13,615		33,996		68,821
White	7,025	51.60%	17,869	52.56%	36,483 53.01%
Black	3,519	25.85%	8,576	25.23%	16,669 24.22%
Am. Indian & Alaskan	90	0.66%	219	0.64%	439 0.64%
Asian	2,633	19.34%	6,459	19.00%	13,481 19.59%
Hawaiian & Pacific Island	10	0.07%	21	0.06%	42 0.06%
Other	338	2.48%	850	2.50%	1,707 2.48%
Population by Hispanic Origin	13,615		33,996		68,821
Non-Hispanic Origin	10,219	75.06%	25,695	75.58%	51,892 75.40%
Hispanic Origin	3,396	24.94%	8,300	24.41%	16,929 24.60%
2023 Median Age, Male	36.30		36.40		36.40
2023 Average Age, Male	35.10		35.30		35.30
2023 Median Age, Female	37.60		37.70		37.70
2023 Average Age, Female	36.40		36.60		36.60
2023 Population by Occupation Classification	10,337		25,904		52,474
Civilian Employed	7,137	69.04%	17,712	68.38%	35,715 68.06%
Civilian Unemployed	279	2.70%	697	2.69%	1,416 2.70%
Civilian Non-Labor Force	2,892	27.98%	7,423	28.66%	15,205 28.98%
Armed Forces	29	0.28%	72	0.28%	138 0.26%
Households by Marital Status					
Married	3,085		7,735		15,420
Married No Children	1,358		3,387		6,666
Married w/Children	1,727		4,348		8,755
2023 Population by Education	9,223		23,079		46,723
Some High School, No Diploma	399	4.33%	968	4.19%	2,078 4.45%
High School Grad (Incl Equivalency)	1,371	14.87%	3,412	14.78%	6,868 14.70%
Some College, No Degree	2,520	27.32%	6,604	28.61%	13,089 28.01%
Associate Degree	511	5.54%	1,270	5.50%	2,548 5.45%
Bachelor Degree	2,745	29.76%	6,936	30.05%	13,922 29.80%
Advanced Degree	1,677	18.18%	3,889	16.85%	8,218 17.59%

Demographic Detail Report

7810 W Grand Pky S, Richmond, TX 77406						
Radius	1 Mile		2 Mile		3 Mile	
2023 Population by Occupation	13,505		33,495		67,586	
Real Estate & Finance	552	4.09%	1,307	3.90%	2,731	4.04%
Professional & Management	4,956	36.70%	12,087	36.09%	24,457	36.19%
Public Administration	186	1.38%	530	1.58%	989	1.46%
Education & Health	1,762	13.05%	4,359	13.01%	8,747	12.94%
Services	709	5.25%	1,810	5.40%	3,662	5.42%
Information	79	0.58%	221	0.66%	455	0.67%
Sales	1,678	12.43%	4,241	12.66%	8,646	12.79%
Transportation	71	0.53%	200	0.60%	397	0.59%
Retail	981	7.26%	2,444	7.30%	4,938	7.31%
Wholesale	291	2.15%	674	2.01%	1,364	2.02%
Manufacturing	536	3.97%	1,328	3.96%	2,619	3.88%
Production	458	3.39%	1,195	3.57%	2,432	3.60%
Construction	273	2.02%	717	2.14%	1,396	2.07%
Utilities	352	2.61%	868	2.59%	1,764	2.61%
Agriculture & Mining	340	2.52%	815	2.43%	1,659	2.45%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	0	0.00%
Other Services	281	2.08%	699	2.09%	1,330	1.97%
2023 Worker Travel Time to Job	6,789		16,854		33,847	
<30 Minutes	2,244	33.05%	5,537	32.85%	11,173	33.01%
30-60 Minutes	3,354	49.40%	8,263	49.03%	16,564	48.94%
60+ Minutes	1,191	17.54%	3,054	18.12%	6,110	18.05%
2010 Households by HH Size	1,871		5,071		11,378	
1-Person Households	235	12.56%	610	12.03%	1,542	13.55%
2-Person Households	553	29.56%	1,490	29.38%	3,372	29.64%
3-Person Households	397	21.22%	1,078	21.26%	2,376	20.88%
4-Person Households	378	20.20%	1,066	21.02%	2,334	20.51%
5-Person Households	190	10.15%	523	10.31%	1,117	9.82%
6-Person Households	73	3.90%	187	3.69%	401	3.52%
7 or more Person Households	45	2.41%	117	2.31%	236	2.07%
2023 Average Household Size	3.00		3.10		3.00	
Households						
2028 Projection	5,009		12,386		25,061	
2023 Estimate	4,512		11,203		22,783	
2010 Census	1,871		5,070		11,378	
Growth 2023 - 2028	11.02%		10.56%		10.00%	
Growth 2010 - 2023	141.15%		120.97%		100.24%	

Demographic Detail Report

7810 W Grand Pky S, Richmond, TX 77406									
Radius	1 Mile		2 Mile		3 Mile				
2023 Households by HH Income	4,512		11,203		22,783				
<\$25,000	220	4.88%	573	5.11%	1,192	5.23%			
\$25,000 - \$50,000	380	8.42%	946	8.44%	2,095	9.20%			
\$50,000 - \$75,000	517	11.46%	1,308	11.68%	2,704	11.87%			
\$75,000 - \$100,000	541	11.99%	1,420	12.68%	2,915	12.79%			
\$100,000 - \$125,000	821	18.20%	2,013	17.97%	3,979	17.46%			
\$125,000 - \$150,000	439	9.73%	1,092	9.75%	2,334	10.24%			
\$150,000 - \$200,000	816	18.09%	2,006	17.91%	3,805	16.70%			
\$200,000+	778	17.24%	1,845	16.47%	3,759	16.50%			
2023 Avg Household Income	\$140,343		\$138,170		\$136,769				
2023 Med Household Income	\$118,209		\$116,821		\$115,616				
2023 Occupied Housing	4,512		11,203		22,783				
Owner Occupied	4,036	89.45%	10,054	89.74%	19,898	87.34%			
Renter Occupied	476	10.55%	1,149	10.26%	2,885	12.66%			
2010 Housing Units	4,799		11,890		24,224				
1 Unit	4,498	93.73%	11,097	93.33%	22,052	91.03%			
2 - 4 Units	27	0.56%	63	0.53%	230	0.95%			
5 - 19 Units	121	2.52%	263	2.21%	926	3.82%			
20+ Units	153	3.19%	467	3.93%	1,016	4.19%			
2023 Housing Value	4,036		10,054		19,896				
<\$100,000	12	0.30%	37	0.37%	80	0.40%			
\$100,000 - \$200,000	485	12.02%	1,303	12.96%	2,523	12.68%			
\$200,000 - \$300,000	1,526	37.81%	3,996	39.75%	7,919	39.80%			
\$300,000 - \$400,000	1,132	28.05%	2,736	27.21%	5,500	27.64%			
\$400,000 - \$500,000	556	13.78%	1,368	13.61%	2,731	13.73%			
\$500,000 - \$1,000,000	310	7.68%	590	5.87%	1,077	5.41%			
\$1,000,000+	15	0.37%	24	0.24%	66	0.33%			
2023 Median Home Value	\$299,671		\$292,266		\$292,751				
2023 Housing Units by Yr Built	4,812		11,933		24,306				
Built 2010+	2,857	59.37%	6,665	55.85%	12,473	51.32%			
Built 2000 - 2010	1,660	34.50%	4,120	34.53%	8,366	34.42%			
Built 1990 - 1999	176	3.66%	603	5.05%	1,827	7.52%			
Built 1980 - 1989	80	1.66%	457	3.83%	1,374	5.65%			
Built 1970 - 1979	25	0.52%	61	0.51%	200	0.82%			
Built 1960 - 1969	4	0.08%	8	0.07%	25	0.10%			
Built 1950 - 1959	2	0.04%	5	0.04%	11	0.05%			
Built <1949	8	0.17%	14	0.12%	30	0.12%			
2023 Median Year Built	2010		2010		2010				

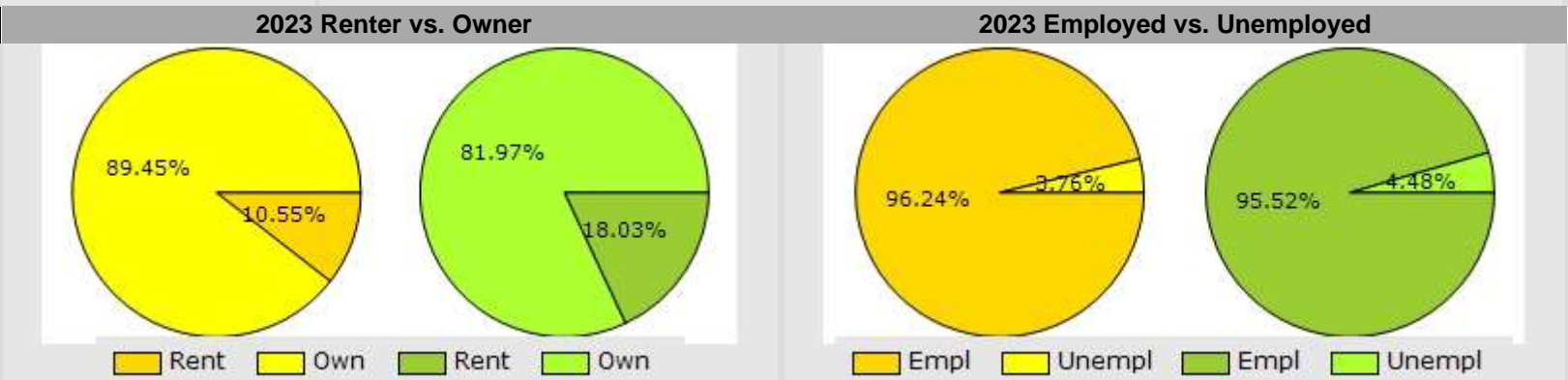
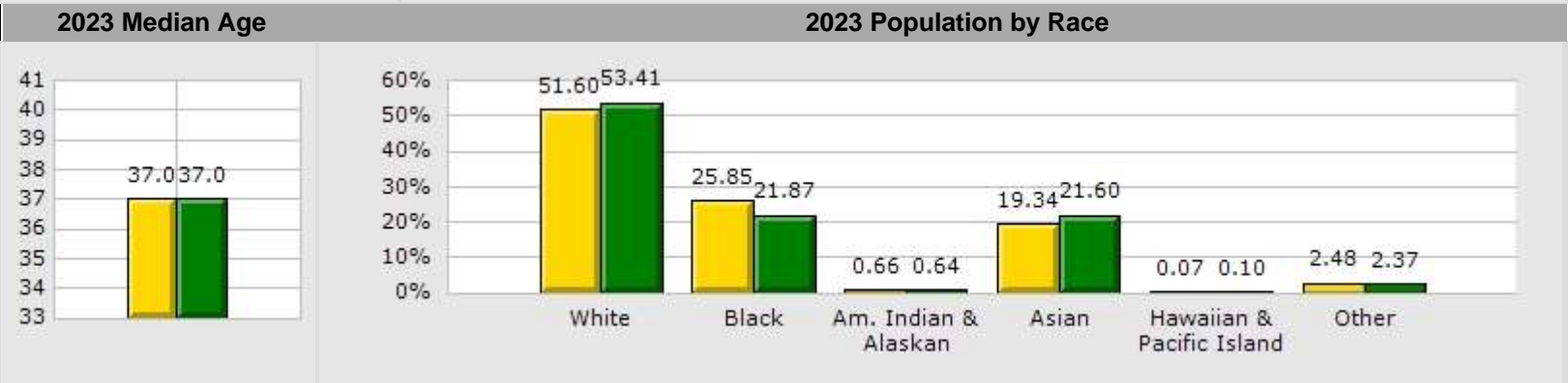
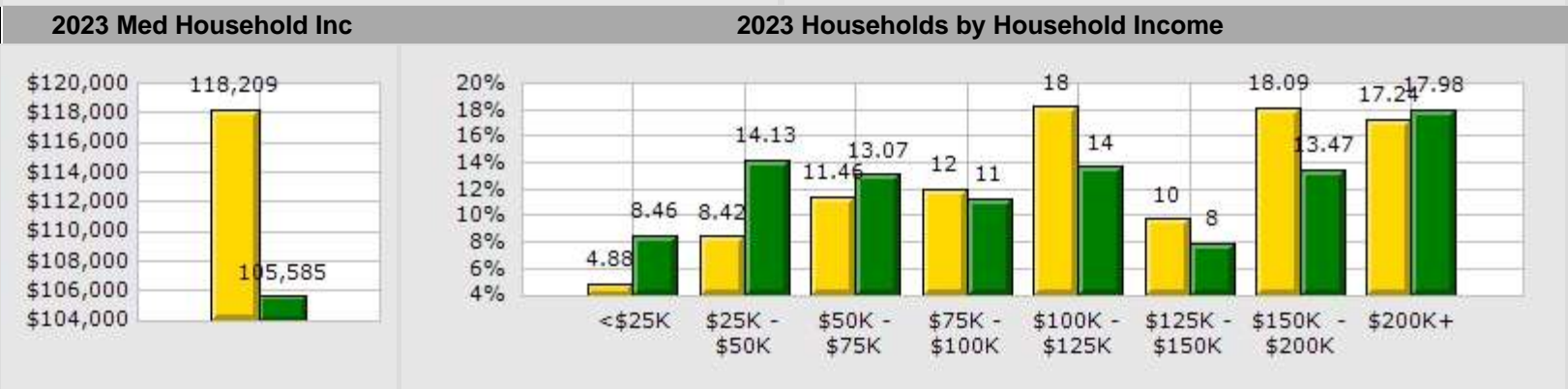
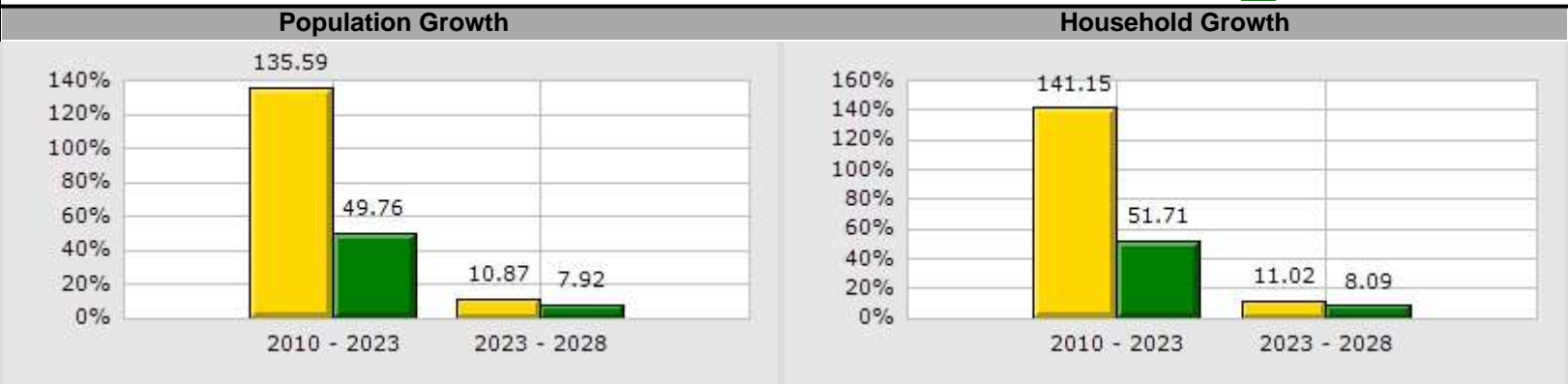
7810 W Grand Pky S, Richmond, TX 77406

Type: Retail/Restaurant

County: Fort Bend

1 Mile

County



Demographic Market Comparison Report

1 mile radius

7810 W Grand Pky S, Richmond, TX 77406				
Type:	Retail/Restaurant			
County:	Fort Bend			
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	135.59%		49.76%	
Growth 2023 - 2028	10.87%		7.92%	
Empl	7,137	96.24%	435,586	95.52%
Unempl	279	3.76%	20,426	4.48%
2023 Population by Race				
	13,615		876,674	
White	7,025	51.60%	468,255	53.41%
Black	3,519	25.85%	191,716	21.87%
Am. Indian & Alaskan	90	0.66%	5,614	0.64%
Asian	2,633	19.34%	189,400	21.60%
Hawaiian & Pacific Island	10	0.07%	902	0.10%
Other	338	2.48%	20,787	2.37%
Household Growth				
Growth 2010 - 2023	141.15%		51.71%	
Growth 2023 - 2028	11.02%		8.09%	
Renter Occupied	476	10.55%	51,246	18.03%
Owner Occupied	4,036	89.45%	233,037	81.97%
2023 Households by Household Income				
	4,512		284,283	
Income <\$25K	220	4.88%	24,064	8.46%
Income \$25K - \$50K	380	8.42%	40,175	14.13%
Income \$50K - \$75K	517	11.46%	37,153	13.07%
Income \$75K - \$100K	541	11.99%	32,070	11.28%
Income \$100K - \$125K	821	18.20%	38,851	13.67%
Income \$125K - \$150K	439	9.73%	22,570	7.94%
Income \$150K - \$200K	816	18.09%	38,290	13.47%
Income \$200K+	778	17.24%	51,110	17.98%
2023 Med Household Inc	\$118,209		\$105,585	
2023 Median Age	37.00		37.00	



Demographic Summary Report

7810 W Grand Pky S, Richmond, TX 77406

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **7,125 SF**
 Year Built: **2016**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	15,095	37,535	75,636
2023 Estimate	13,615	33,996	68,821
2010 Census	5,779	15,729	34,787
Growth 2023 - 2028	10.87%	10.41%	9.90%
Growth 2010 - 2023	135.59%	116.14%	97.84%
2023 Population by Hispanic Origin	3,395	8,299	16,928
2023 Population	13,615	33,996	68,821
White	7,025 51.60%	17,869 52.56%	36,483 53.01%
Black	3,519 25.85%	8,576 25.23%	16,669 24.22%
Am. Indian & Alaskan	90 0.66%	219 0.64%	439 0.64%
Asian	2,633 19.34%	6,459 19.00%	13,481 19.59%
Hawaiian & Pacific Island	10 0.07%	21 0.06%	42 0.06%
Other	338 2.48%	850 2.50%	1,707 2.48%
U.S. Armed Forces	33	83	159
Households			
2028 Projection	5,009	12,386	25,061
2023 Estimate	4,512	11,203	22,783
2010 Census	1,871	5,070	11,378
Growth 2023 - 2028	11.02%	10.56%	10.00%
Growth 2010 - 2023	141.15%	120.97%	100.24%
Owner Occupied	4,036 89.45%	10,054 89.74%	19,898 87.34%
Renter Occupied	476 10.55%	1,149 10.26%	2,885 12.66%
2023 Households by HH Income	4,512	11,203	22,783
Income: <\$25,000	220 4.88%	573 5.11%	1,192 5.23%
Income: \$25,000 - \$50,000	380 8.42%	946 8.44%	2,095 9.20%
Income: \$50,000 - \$75,000	517 11.46%	1,308 11.68%	2,704 11.87%
Income: \$75,000 - \$100,000	541 11.99%	1,420 12.68%	2,915 12.79%
Income: \$100,000 - \$125,000	821 18.20%	2,013 17.97%	3,979 17.46%
Income: \$125,000 - \$150,000	439 9.73%	1,092 9.75%	2,334 10.24%
Income: \$150,000 - \$200,000	816 18.09%	2,006 17.91%	3,805 16.70%
Income: \$200,000+	778 17.24%	1,845 16.47%	3,759 16.50%
2023 Avg Household Income	\$140,343	\$138,170	\$136,769
2023 Med Household Income	\$118,209	\$116,821	\$115,616

Demographic Trend Report

1 Mile Radius

7810 W Grand Pky S, Richmond, TX 77406

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 Secondary: **Restaurant**
 GLA: **7,125 SF**
 Year Built: **2016**

Total Available: **0 SF**
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 Rent/SF/Yr: **-**



Description	2010		2023		2028	
Population	5,779		13,615		15,095	
Age 0 - 4	574	9.93%	860	6.32%	871	5.77%
Age 5 - 9	489	8.46%	1,056	7.76%	974	6.45%
Age 10 - 14	440	7.61%	1,155	8.48%	1,115	7.39%
Age 15 - 19	381	6.59%	1,035	7.60%	1,163	7.70%
Age 20 - 24	252	4.36%	795	5.84%	1,057	7.00%
Age 25 - 29	458	7.93%	683	5.02%	891	5.90%
Age 30 - 34	544	9.41%	794	5.83%	822	5.45%
Age 35 - 39	568	9.83%	1,068	7.84%	927	6.14%
Age 40 - 44	466	8.06%	1,207	8.87%	1,109	7.35%
Age 45 - 49	402	6.96%	1,123	8.25%	1,201	7.96%
Age 50 - 54	387	6.70%	941	6.91%	1,139	7.55%
Age 55 - 59	304	5.26%	764	5.61%	981	6.50%
Age 60 - 64	222	3.84%	656	4.82%	814	5.39%
Age 65 - 69	129	2.23%	553	4.06%	674	4.47%
Age 70 - 74	77	1.33%	424	3.11%	540	3.58%
Age 75 - 79	38	0.66%	263	1.93%	389	2.58%
Age 80 - 84	30	0.52%	139	1.02%	239	1.58%
Age 85+	16	0.28%	99	0.73%	190	1.26%
Age 15+	4,274	73.96%	10,544	77.44%	12,136	80.40%
Age 20+	3,893	67.36%	9,509	69.84%	10,973	72.69%
Age 65+	290	5.02%	1,478	10.86%	2,032	13.46%
Median Age	33		37		39	
Average Age	31.80		35.80		37.70	
Population By Race	5,779		13,615		15,095	
White	3,383	58.54%	7,025	51.60%	7,773	51.49%
Black	1,362	23.57%	3,519	25.85%	3,921	25.98%
Am. Indian & Alaskan	33	0.57%	90	0.66%	100	0.66%
Asian	868	15.02%	2,633	19.34%	2,916	19.32%
Hawaiian & Pacific Islander	3	0.05%	10	0.07%	11	0.07%
Other	111	1.92%	338	2.48%	375	2.48%

Demographic Trend Report

1 Mile Radius

7810 W Grand Pky S, Richmond, TX 77406

Description	2010	2023	2028
Population by Race (Hispanic)	1,235	3,396	3,784
White	1,112 90.04%	3,008 88.57%	3,351 88.56%
Black	56 4.53%	177 5.21%	198 5.23%
Am. Indian & Alaskan	21 1.70%	62 1.83%	69 1.82%
Asian	19 1.54%	57 1.68%	63 1.66%
Hawaiian & Pacific Islander	2 0.16%	8 0.24%	9 0.24%
Other	25 2.02%	83 2.44%	93 2.46%
Household by Household Income	1,872	4,512	5,007
<\$25,000	154 8.23%	220 4.88%	240 4.79%
\$25,000 - \$50,000	278 14.85%	380 8.42%	410 8.19%
\$50,000 - \$75,000	349 18.64%	517 11.46%	560 11.18%
\$75,000 - \$100,000	344 18.38%	541 11.99%	589 11.76%
\$100,000 - \$125,000	238 12.71%	821 18.20%	920 18.37%
\$125,000 - \$150,000	171 9.13%	439 9.73%	488 9.75%
\$150,000 - \$200,000	170 9.08%	816 18.09%	922 18.41%
\$200,000+	168 8.97%	778 17.24%	878 17.54%
Average Household Income	\$104,689	\$140,343	\$141,593
Median Household Income	\$86,264	\$118,209	\$119,143

Traffic Count Report

7810 W Grand Pky S, Richmond, TX 77406

Building Type: **General Retail**

Secondary: **Restaurant**

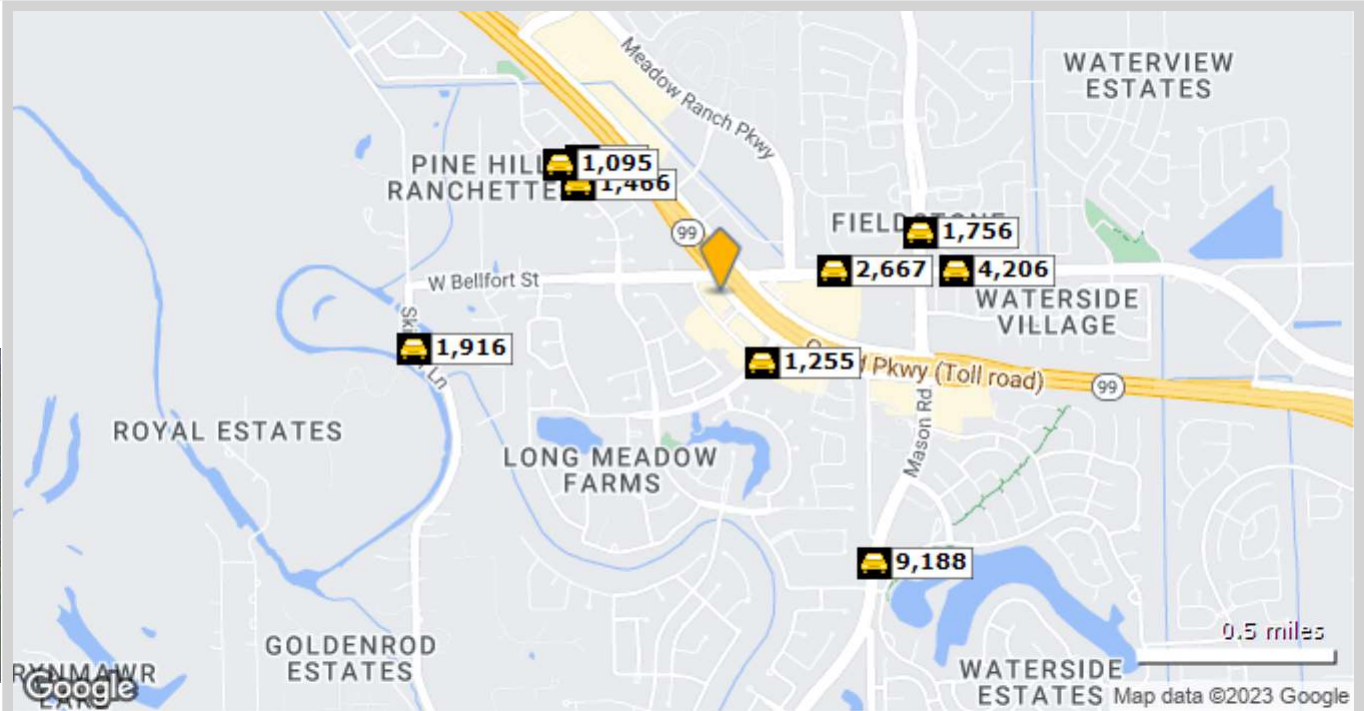
GLA: **7,125 SF**

Year Built: **2016**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Long Meadow Farms Pkwy		0.00	2022	1,255	MPSI	.20
2	Morton Rd	Farmer Rd	0.09 E	2022	2,667	MPSI	.31
3	Winston Ranch Pkwy		0.00	2022	1,466	MPSI	.46
4	Gladys Yoakum Dr		0.00	2022	289	MPSI	.50
5	Winston Ranch Pkwy		0.00	2022	1,095	MPSI	.53
6	Mason Rd	FM 1093 Rd	2.59 N	2022	1,756	MPSI	.55
7	Morton Rd	Farmer Rd	0.22 W	2022	4,206	MPSI	.61
8	Mason Rd	FM 1093 Rd	3.42 N	2022	9,188	MPSI	.79
9	Skinner Ln	Morton Rd	0.16 N	2022	1,916	MPSI	.80