



PECAN GROVE CROSSING

2ND GEN. RETAIL & OFFICE SPACE AVAILABLE FOR LEASE

NWQ FM 359 & Plantation Dr | Richmond, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2035 FM 359
Richmond, TX 77406

Availability:

- 905 SF - 2nd Gen. Office
- 1,000 SF - 2nd Gen. Office
- 1,195 SF - 2nd Gen. Nail Salon
- 1,736 SF - 2nd Gen. Office

Price: Retail: \$25.00 PSF + \$9.96 NNN
Office: \$16.00 PSF + \$9.96 NNN

HIGHLIGHTS:

- 2nd generation retail & office spaces available for lease
- Easy access to Alt 90 and The Grand Parkway (SH-99)
- Located just off the signalized intersection of FM 359 and Plantation Dr
- Excellent visibility and access along FM 359
- Ideally positioned within an established residential node with over 61,000 housing units within 5 miles
- Located at the entrance to Pecan Lakes neighborhood and directly across from Pecan Grove Plantation neighborhood as well as The Club at Pecan Grove golf course

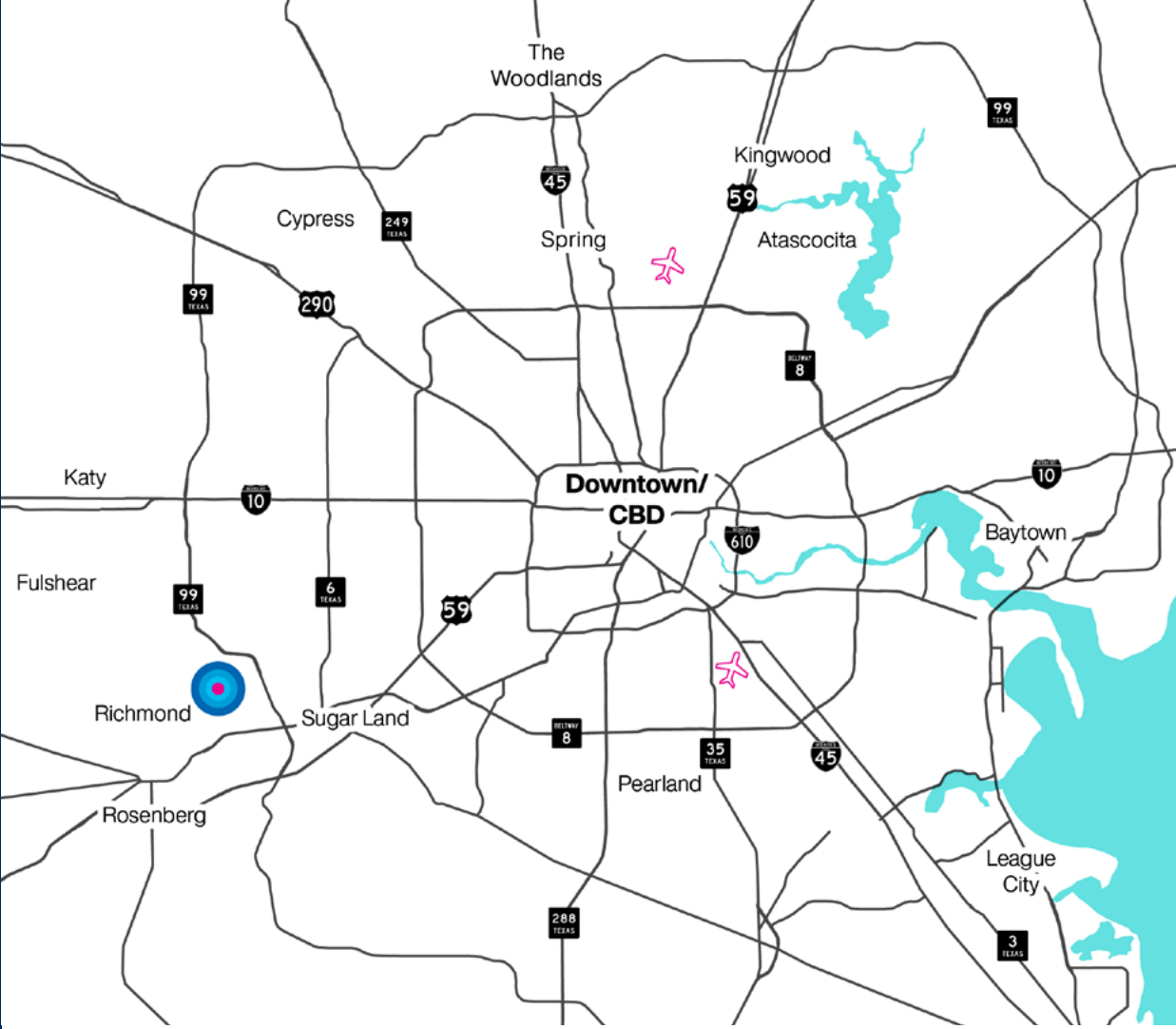
TRAFFIC COUNTS:

Mason Rd/FM 359: 26,974 CPD '25

FM 359: 12,203 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,808	50,490	169,108
Daytime Pop.	3,369	23,749	74,558
Avg HH Income	\$206,222	\$167,989	\$152,260



SITE PLAN



FRONT OF BLDG

**AVAILABLE
1,195 SF
2ND GEN. NAIL SALON**



REAR OF BLDG

**AVAILABLE
905 SF**

**AVAILABLE
1,000 SF**

**AVAILABLE
1,736 SF**





SITE

THE CLUB
AT PECAN GROVE

Randalls
Ranked #4 in customer visits
amongst all Randalls locations

SONIC

SUBWAY



26,974 CPD '25



SITE

RICHMOND
FIRE DPT

ACE
Hardware

♥CVS

359

12,203 CPD '25

359

THE CLUB
AT PECAN GROVE

McDonald's

Shell

Pecan Lakes

Randalls

Ranked #4 in customer visits
amongst all Randalls locations

Mason Rd

26,974 CPD '25

Jones Creek

Grand River

SUBWAY

SONIC

Pepperoni's

THE LEARNING
EXPERIENCE

FOSSUM

TOKU

Domino's

JLB EATERY

NINJA

9ERS
BBQ

DENTAL CARE OF
PECAN GROVE

Doritos

Austin
Elementary School

Plantation Place

Westco Donuts

snap fitness

Fullbrook

ALE WORKS BREWERY

RICHMOND

SPEECH
THERAPY PLUS

International
Leadership of Texas,
Richmond K-8

Old Colony Dr

The Grove

Plantation
Meadows

Rio Vista



Long Meadow Farms (North)
973 Lots

Fieldstone
1,446 Lots

Grand Vista
1,639 Lots

Waterview Estates
1,171 Homes

Trillium
1,173 Lots

Bellfort Farms
137 Homes

Long Meadow Farms
1,695 Homes

Waterside Estates
1,307 Homes

amazon
Distribution Center

HOBBY LOBBY
OLD NAVY
Marshall's
PETSMART

ALLIANTIA
4,000 Homes

Durlington ROSS E&S
Michael's Methodist
five BEW petco

Lakes of Mission Grove
208 Lots

McCrary Meadows
923 Homes

Texana Plantation
204 Homes

HARVEST GREEN
JOHNSON DEVELOPMENT
4,169 Homes

COSTCO
WHOLESALE

Black Hawk Country Club

Stepjem F Austin High School

Grand River
146 Homes

Pecan Lakes
331 Homes

Pecan Grove
3,038 Homes

Old Orchard
617 Homes

Orchard Lake Estates
532 Homes

Indigo
971 Lots

Windsor Estates
370 Lots

Chelsea Harbour
352 Homes

SITE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC	9009549-BB	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255-B	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kellie Keller	711230-SA	kk@blueoxgroup.com	713.437.3979
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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Kellie Keller | 713.437.3979
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