

# **RICHMOND TX FOR LEASE**

**ASSISTED LIVING FACILITY  
6 LICENSED BEDS - TYPE B**

Presented By:

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## THE OFFERING

Discover an incredible opportunity to enter the Assisted living market with this spacious 6-bed, Type B assisted living facility, conveniently located off West Park Tollway in Richmond, TX. This property is ideal for entrepreneurs looking to make a meaningful impact in the senior care industry. The facility is thoughtfully designed to accommodate the needs of residents while providing a comfortable and home-like environment. With the potential to expand further by converting the garage into three additional beds, this lease offers a fantastic chance to grow your business and meet the rising demand for quality senior care. Don't miss out on this exceptional leasing opportunity!

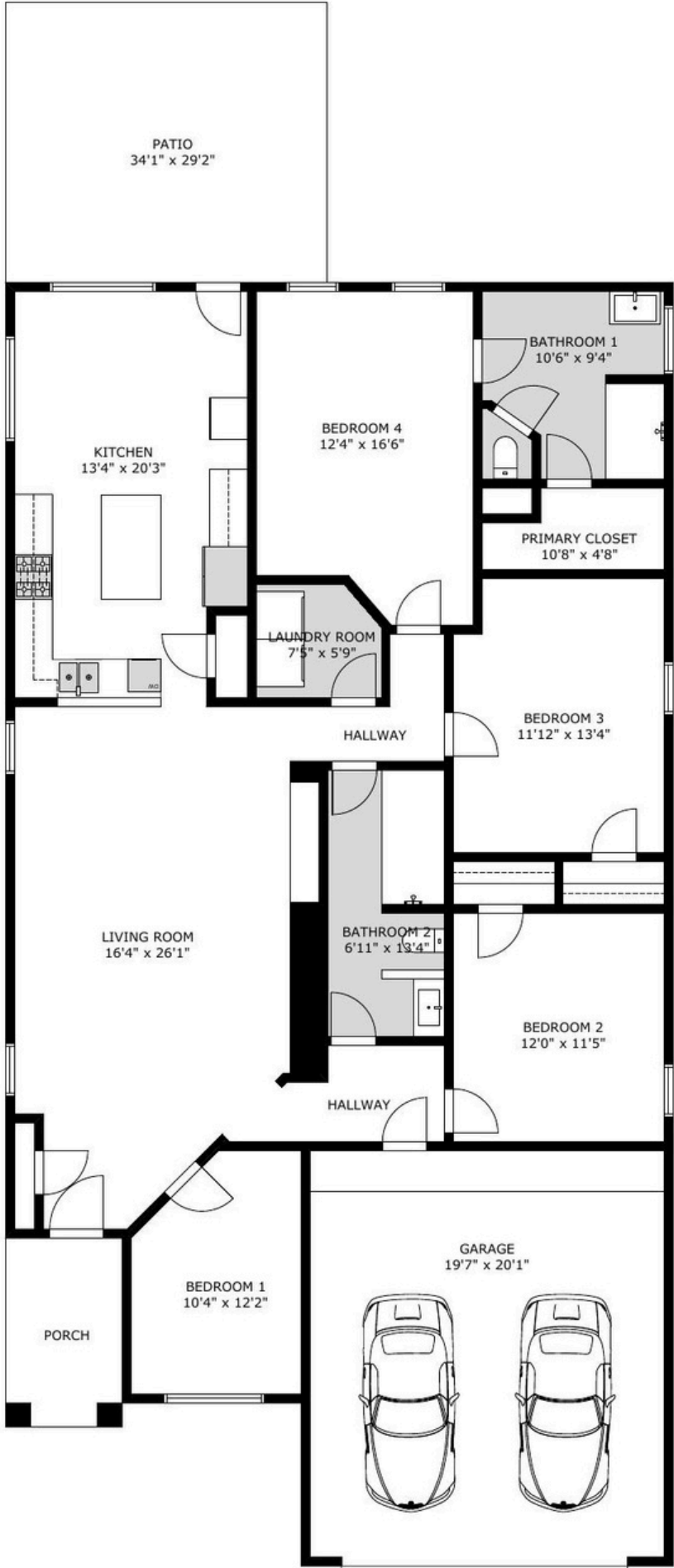
# OVERVIEW

- ✓ **18143 Brightwood Park Ln.  
Richmond TX 77407**
- ✓ Approx. **1,920** SF of Building  
(tenant to verify)
- ✓ **6 Bed Type B** Assisted Living  
Facility- **License Active**
- ✓ Easy access to **West Park  
Tollway, 99 and Highway 6**
- ✓ Option to convert garage  
into **additional 3 beds**
- ✓ ALF includes **Fire Sprinkler** System,  
**restricted** access control and **fire  
monitoring.**
- ✓ Located in a quite and peaceful  
neighbor with **convivences** of  
**shopping** and **hospitals** nearby.



# LAYOUT/FLOORPLAN

Not to scale - tenant should  
verify all room measurements





# LOCATION/DEMOGRAPHICS

According to the U.S. census, Fort Bend County gained 27,000 residents in one year, and projections show the county could double in size by 2050, reaching nearly 2 million people. The county is preparing for this growth by focusing on economic development, infrastructure, mobility, and affordable housing. Fort Bend County is also seeing growth in advanced manufacturing, corporate headquarters, innovation, biotech, health care, and logistics and warehousing.

Richmond's population grew from 11,768 to 11,931 between 2021 and 2022, a 1.39% increase. Richmond's location, 30 miles southwest of downtown Houston, provides a combination of big city access with small town culture. The county is also home to master-planned communities like Austin Point, which plans to build over 14,000 homes and have a population of nearly 50,000 people.

