

## Twin Oaks Retail Center - Direct Lease

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P R Associates Commercial



**7120 FM 1464**  
Richmond, TX 77469

<b>County:</b>	Fort Bend
<b>Suite/Floor:</b>	Space 1
<b>Space Type:</b>	Shopping Center Strip Center
<b>Lease Type:</b>	NNN
<b>Date Available:</b>	Immediate
<b>Space Available:</b>	13,650 SF
<b>Rental Rate:</b>	\$1.66/SF/Month
<b>Divisible To:</b>	1,200 SF
<b>Maximum Contiguous:</b>	5,000 SF
<b>GLA:</b>	13,650 SF
<b>Year Built:</b>	2007

### Space Description

#### Property Description

Twin Oaks Center is conveniently surrounded by many new residential subdivisions opening nearby with major retail developments within close proximity. This center offers great retail visibility from FM 1464, next to Walgreen, Future neighboring Tenants are McDonald, Sonics, Kroger, and Major Banking Institutions. Spaces great for national tenants such as Pizza Hut, Nationwide Insurance, Starbucks Coffee, Marble Slab Ice Cream, T-Mobile Wireless, Washington Mutual Bank, and restaurant.

#### Location Description

FM 1464/Bellaire



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