

# FORMER KFC/TACO BELL

RICHMOND RD B/W FM 102 & BOLING HWY  
1406 N RICHMOND RD | WHARTON, TEXAS 77488

FOR LEASE  
**\$6,000 PSF NNN**

FOR SALE  
**\$900,000**

AVAILABLE SPACE  
**2,966 SF Building  
on 1.060 Acres  
2nd Gen Restaurant**

## PROPERTY HIGHLIGHTS

- 2nd generation, former KFC / Taco Bell restaurant space with "equipment" for sale or lease
- Turn key operation
- Move-in ready
- Excellent visibility & easy access

## TRAFFIC COUNTS

Richmond Rd: 12,518 VPD  
Boling Hwy: 11,473 VPD  
FM 102: 13,321 VPD  
(TXDOT 2013)

## AREA RETAILERS



## CALL TODAY FOR MORE INFORMATION



## DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2015 Population	4,196	10,056	12,032
Daytime Population	5,419	11,371	12,750
Average HH Income	\$47,403	\$48,148	\$48,709

**CONTACT (832)493-8696**