



ECHOLON
ON 99

SPROUTS
FARMERS MARKET

Academy
SPORTS+OUTDOORS

amazon
Distribution Center

VERBANA
Luxury Multi-Family
Opening Fall 2026
368 Units

WATERVIEW TOWN CENTER

21,051 VPD ('21)

21,626 VPD ('21)

57,705 VPD ('24)

99
TOLL

Grand Pkwy

Bellfort Blvd

H-E-B

GRANARY
FLATS

WATERVIEW TOWN CENTER

GRAND PKWY & HARLEM RD | RICHMOND, TEXAS

MAIN STREET
COMMERCIAL PARTNERS

> RICHMOND DEMOGRAPHICS

TOTAL POPULATION

YEAR	1 MILE	3 MILE	5 MILE
2025	8,593	119,368	248,432

FUTURE TOTAL POPULATION

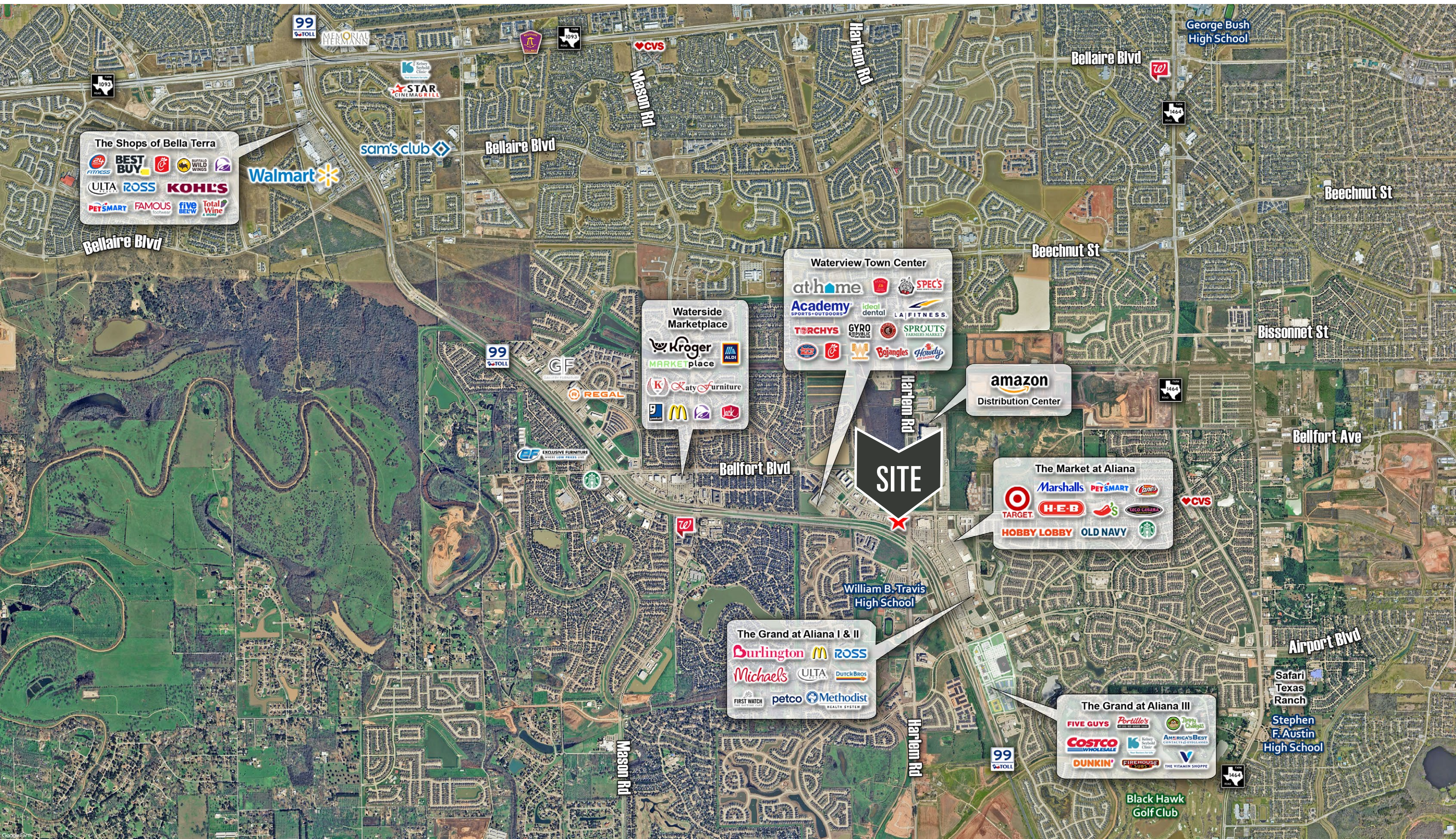
2030 TOTAL	1 MILE	3 MILE	5 MILE
POPULATION	9,738	136,814	275,507

MEDIAN HOUSEHOLD INCOME

YEAR	1 MILE	3 MILE	5 MILE
2025	\$116,140	\$109,716	\$105,404



> MARKET AERIAL



The Shops of Bella Terra

Walmart

Best Buy **Ulta** **Ross** **Kohl's** **PetSmart** **Famous** **Five** **Total Wine**

Waterside Marketplace

Kroger **Marketplace** **ALDI** **Regal** **Starbucks** **McDonald's** **Jack-in-the-Box**

Waterview Town Center

at home **Academy** **ideal dental** **LA FITNESS** **Torchys** **Gyro Republic** **Bojangles** **Howdy** **SPROUTS**

amazon

Distribution Center

The Market at Aliana

Target **Marshall's** **PetSmart** **CVS** **Walmart** **Old Navy** **Starbucks** **Hobby Lobby**

The Grand at Aliana I & II

Burlington **McDonald's** **Ross** **Michaels** **Ulta** **Dutch Bros** **Petco** **Methodist** **First Watch**

The Grand at Aliana III

Costco **Dunkin'** **Portillo's** **Firehouse Subs** **Jersey Mike's** **America's Best** **The Vitamin Shoppe**

Safari Texas Ranch
Stephen F. Austin High School

George Bush High School

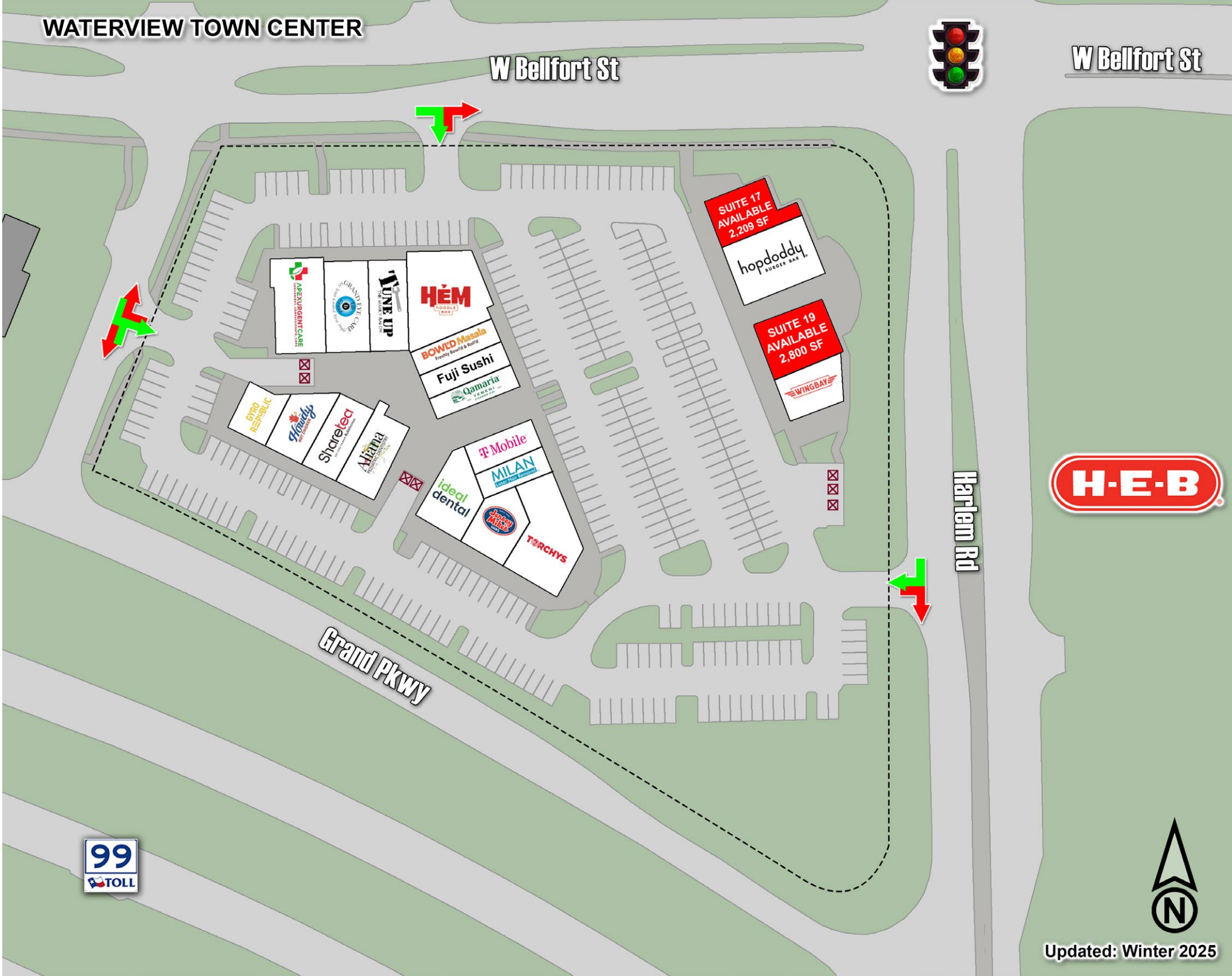
Black Hawk Golf Club

- › Waterview Town Center is positioned at the high-traffic intersection of Grand Parkway and Harlem Road, with more than 90,000 vehicles per day. The trade area ranks third in purchasing power across Texas.
- › The Grand at Aliana retail node ranks in the top-performing trade areas nationally, attracting over 20 million visits per year.
- › The surrounding high-growth area posted 6.3% year-over-year population growth, with the Aliana master-planned community adding 4,000 new homes.
- › Waterview Town Center is part of a Class-A retail destination featuring major demand drivers including H-E-B, Target, Marshalls, Academy Sports + Outdoors, and an Amazon distribution center.



> SITE PLAN

SUITES	TENANTS	SIZE
SUITE 1	APEX URGENT CARE	3,100 SF
SUITE 2	GRAND EYE CARE	2,474 SF
SUITE 3	TUNE UP	1,644 SF
SUITE 4	WATER'S EDGE	3,481 SF
SUITE 5	BOWL'D MASALA	1,387 SF
SUITE 6	FUJI SUSHI	2,011 SF
SUITE 7	QAMARIA YEMEN COFFEE	2,000 SF
SUITE 8	T-MOBILE	1,282 SF
SUITE 9	MILAN LASER	1,572 SF
SUITE 10	TORCHY'S TACOS	3,954 SF
SUITE 11	JERSEY MIKE'S	1,380 SF
SUITE 12	IDEAL DENTAL	2,264 SF
SUITE 13	ALIANA PEDIATRIC DENTISTRY	3,150 SF
SUITE 14	SHARETEA	1,211 SF
SUITE 15	HOWDY HOT CHICKEN	1,700 SF
SUITE 16	GYRO REPUBLIC	1,500 SF
SUITE 17	AVAILABLE	2,209 SF
SUITE 18	HOPDODDY	3,532 SF
SUITE 19	AVAILABLE	2,800 SF
SUITE 20	WINGBAY	1,866 SF



Opening Fall 2026
368 Units

Proposed
SHAKE SHACK

WATERVIEW TOWN CENTER

GRAND PKWY & HARLEM RD | RICHMOND, TEXAS

BRETT LEVINSON &
JOHN FELITTO

281.768.8000

WWW.MAINSTCP.COM

MAIN STREET
COMMERCIAL PARTNERS



INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT	DATE		