

1.05 ACRES IN RAPIDLY EXPANDING TRADE AREA  
SURROUNDED BY NATIONALLY RANKED MASTER-PLANNED COMMUNITIES

G/F GALLERY FURNITURE

REGAL ENTERTAINMENT GROUP

SHOGUN Japanese Grill & Sushi Bar  
MATTRESS FIRM  
FORT BEND DENTAL

pet suites STAY + PLAY

(Future)  
VELENIUM

CAMDEN  
(Under Construction)  
180+ Units  
2-3 Bedrooms  
Starting at \$2,699/MTH

Fieldstone +  
Waterview Estates  
2,700 Homes

99 TEXAS

SPRING CREEK BARBEQUE

1.05 AC

LONG MEADOW FARMS PAD SITE

Long Meadow Farms  
2,800 Homes

50,890 cph '22

Berkeley Knoll Circle

INDIGO Orthodontics

PNC

(Future)  
58,000 SF MEDICAL

eye needs

EF EXCLUSIVE FURNITURE  
WHERE LOW PRICES LIVE

SunAuto Tire & Service

WHITEWATER EXPRESS CAR WASH

THE GODDARD SCHOOL

(Future)  
The TOASTED VOLK cafe

7 ELEVEN

# Long Meadow Farms Pad Site

edge

Richmond, Texas 77047

W Belfort St



# Long Meadow Farms Pad Site

NEQ Grand Parkway & Berkeley Knoll Circle  
Richmond, Texas 77047

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**LOCATION:** NEQ Grand Parkway & Berkeley Knoll Circle  
Richmond, TX 77047

**PRICE:**

**Market to Establish**  
(Call Broker for Pricing Guidance)

**LAND SIZE:** ±1.05 acres or ±45,892 sf

**TRAFFIC COUNTS:**

**Grand Parkway - 50,890 CPD**



## INVESTMENT HIGHLIGHTS



Turn-key, shovel ready site with utilities available and detention provided off-site



Significant population growth exceeding 20% over the next five years predicted within both a one and three mile radius



Exceptional demographics immediately surrounding the Property with a population of over 224,000 people and average household incomes exceeding \$112,000 within a five-mile radius



Exposure to the Grand Parkway, west Houston's primary suburban north-south thoroughfare with traffic counts exceeding 50,890 cars per day

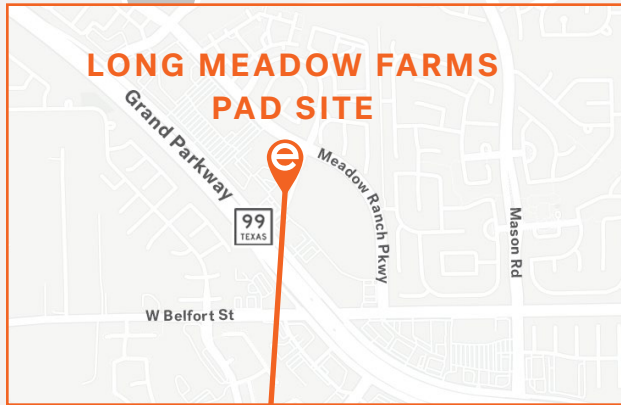



Adjacent and easily accessible to some of Houston's leading master-planned communities, including Long Meadow Farms and Aliana, which had been ranked in the Top 35 in sales nationally for nearly a decade




Multiple development possibilities within a rapidly expanding intersection fueled by medical and service-driven retailers as well as new luxury townhome rentals to be delivered in 2024 (180+ units starting at \$2,699/month)


# The Property


Immediate Area Supported by ±12,800 Acres of Master-Planned Communities Comprised of Over 23,000 New and Future Homes




Densely Populated with a Highly Affluent and Well-Educated Population




Rapidly Expanding with Continued Residential, Retail, Medical and Office Growth



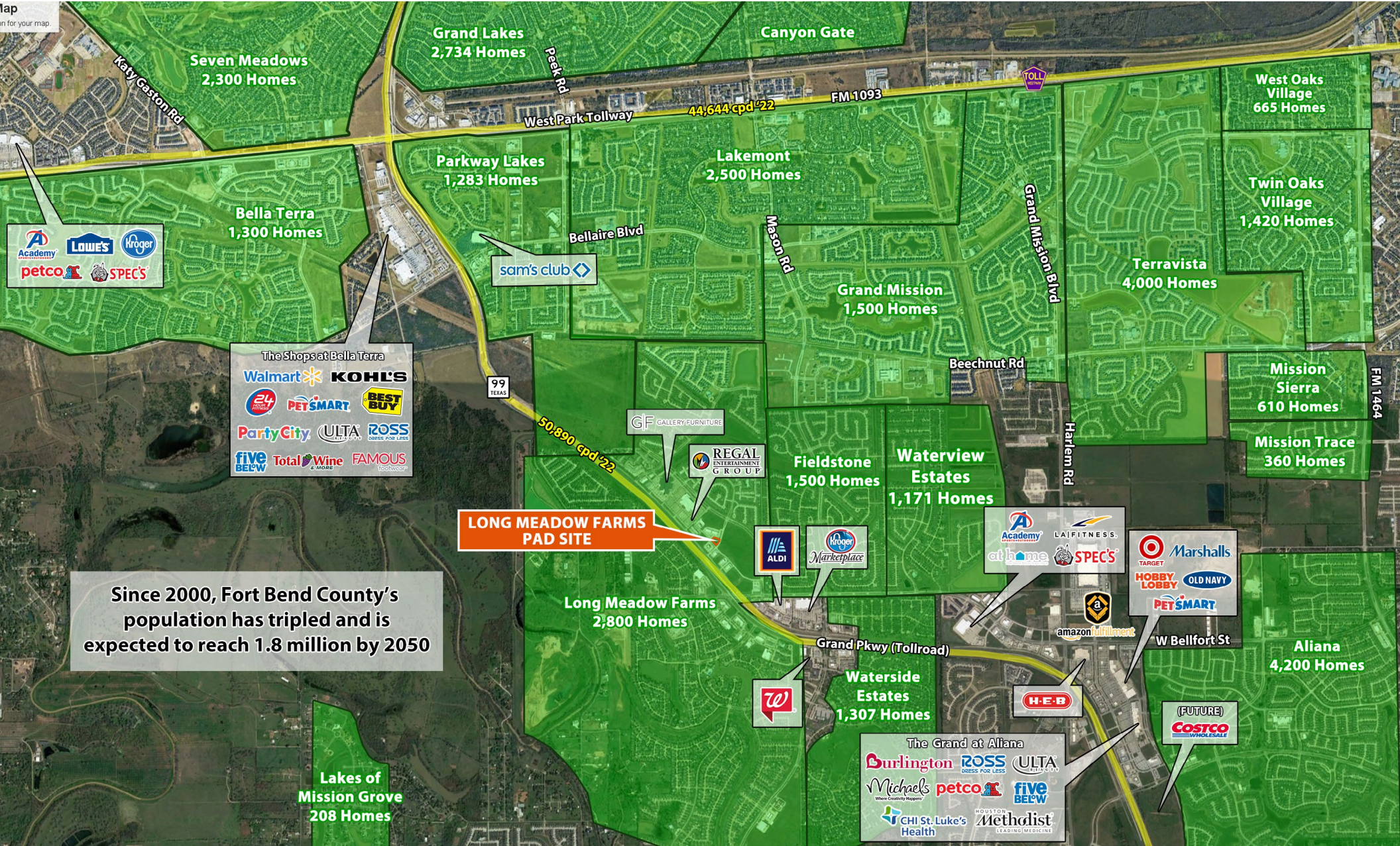
Family Friendly Trade Area within an Award Winning School District



Located in Fort Bend County, One of the Fastest Growing Counties in the United States



Fort Bend County ranks 1st in Texas for Purchasing Power and 2nd in the Nation



Since 2000, Fort Bend County's population has tripled and is expected to reach 1.8 million by 2050







# The Market

Fort Bend County is one of the **Fastest Growing Counties in the U.S.**

**53%**  
population growth  
since 2010 (WPR, 2022)

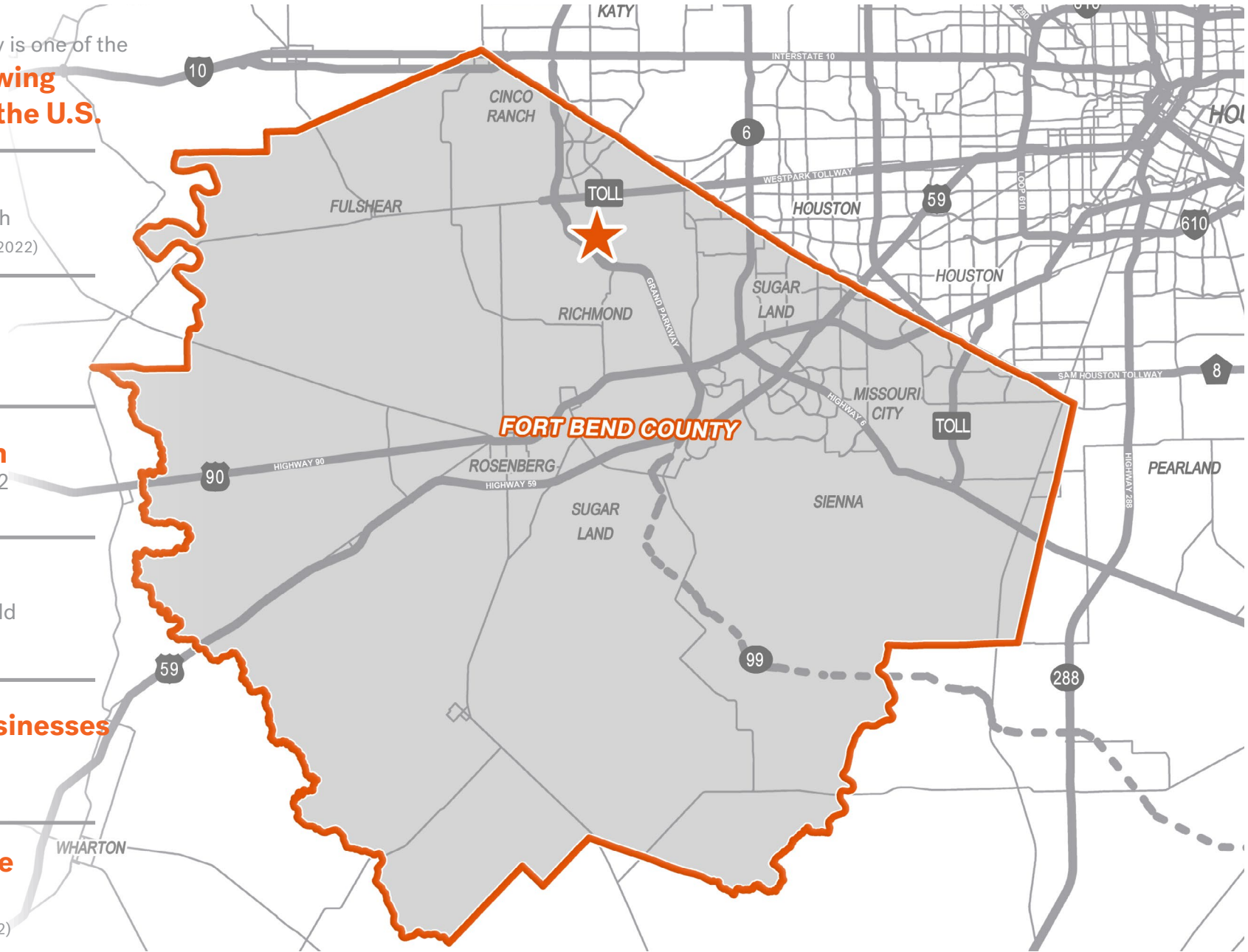
**881,760**  
2022 population

**\$29.1 Billion**  
total GDP in 2022  
(FRED, 2023)

**\$106,230**  
average household  
income

**15,000+ Businesses**  
70% growth in  
last 10 years

**Most Diverse  
County**  
in Texas (Niche, 2022)





POPULATION  
**7,340,000**

**4<sup>th</sup>** LARGEST  
CITY IN THE  
UNITED STATES

**26**

FORTUNE 500  
COMPANIES  
BASED IN HOUSTON

**\$490 BILLION**  
REGIONAL GDP



RECORD 2023 HOME SALE  
CLOSINGS ON **117,500+** PROPERTIES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX IN THE WORLD



**ENERGY CAPITAL OF THE WORLD**  
HOME TO 38 OF THE NATION'S LARGEST PUBLICLY TRADED  
OIL AND GAS EXPLORATION & PRODUCTION FIRMS



**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF  
& 2ND LARGEST IN THE U.S.  
GENERATES \$439 BILLION IN STATE  
AND LOCAL ECONOMIC IMPACT

**#1**

IN FOREIGN  
WATERBORNE TONNAGE  
IMPORT AND EXPORT COMBINED

**59 MILLION AIRLINE PASSENGERS**

**GEORGE BUSH INTERCONTINENTAL AIRPORT:**  
SERVES OVER 180 DESTINATIONS WITH NONSTOP FLIGHTS

**HOBBY AIRPORT:**  
NOW SERVES OVER 80 DESTINATIONS

## RETAIL MARKET



**OVER \$162 BILLION**  
GROSS ANNUAL RETAIL SALES

Texas Comptroller data, Q1 2023

**95.1%**  
OCCUPANCY RATE

**3,619,000 SF**  
12 MO. NET ABSORPTION

**3,250,000 SF**  
UNDER CONSTRUCTION

**436,706,000 SF**  
TOTAL INVENTORY

CoStar data, January 2024

## LARGEST EMPLOYERS

MEMORIAL HERMANN HEALTH SYSTEM	27,000 Employees
HOUSTON METHODIST	25,000 Employees
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	21,700 Employees
HCA	15,000 Employees
UNITED AIRLINES	14,000 Employees
TEXAS CHILDREN'S HOSPITAL	13,000 Employees
SCHLUMBERGER	12,000 Employees
EXXONMOBIL	12,000 Employees
SHELL OIL CO	11,000 Employees



**POPULATION**  
**30,030,000**



**8<sup>TH</sup> LARGEST ECONOMY IN THE WORLD AT \$2.4 TRILLION**



**TOP STATE FOR JOB GROWTH**  
**728,000 JOBS CREATED IN 2022**

**2<sup>nd</sup>**

**LARGEST CIVILIAN LABOR WORKFORCE:**  
**15+ MILLION WORKERS**

**50**

**FORTUNE 500 COMPANIES CALL TEXAS HOME**



**#1 HIGH TECH EXPORTS**  
FOR 10 YEARS IN A ROW  
**\$50B IN 2022**



**LARGEST MEDICAL CENTER**  
Texas Medical Center, Houston  
**2<sup>ND</sup> LARGEST CANCER CENTER**  
MD Anderson, Houston



**#1 U.S. EXPORTER**  
FOR 20+ YEARS IN A ROW  
**\$240B IN 2022**



**THE LEADING DESTINATION**  
FOR COMPANIES RELOCATING FROM OTHER STATES



**NO STATE INCOME TAX**



**FORT WORTH**

TOP 20 LARGE U.S. CITIES TO START A BUSINESS 2018

**DALLAS**

#1 CITY FOR NEW HOME STARTS 2021  
#2 FASTEST GROWING ECONOMIES

**HOUSTON**

#1 TOP U.S. METROS FOR JOB GROWTH 2021  
#3 METROS WITH MOST FORTUNE 500 COMPANIES

**AUSTIN**

#1 BEST PLACE TO LIVE IN THE U.S. 2020  
#1 BEST CITY TO OPEN A BUSINESS IN

**SAN ANTONIO**

#1 BEST CITY FOR VETERANS 2019

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	15,168	92,570	224,515
TOTAL DAYTIME POPULATION	10,294	54,577	138,965
PROJECTED ANNUAL GROWTH 2023 TO 2028	26.62%	21.04%	14.27%
2028 PROJECTED POPULATION	19,206	112,050	256,549
% FEMALE POPULATION	52%	52%	51%
% MALE POPULATION	48%	48%	49%
MEDIAN AGE	35.3	35.9	36.9
<b>BUSINESS</b>			
TOTAL EMPLOYEES	1,244	7,215	23,308
TOTAL BUSINESSES	171	906	2,777
WHITE COLLAR EMPLOYEES	29%	38%	36%
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$114,391	\$109,151	\$112,092
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$123,273	\$107,809	\$109,744
ESTIMATED PER CAPITA INCOME	\$38,164	\$39,034	\$39,704
<b>HOUSEHOLD</b>			
TOTAL HOUSING UNITS	5,156	30,445	71,891
% HOUSING UNITS OWNER-OCCUPIED	70.00%	73.00%	76.00%
% HOUSING UNITS RENTER-OCCUPIED	25.00%	23.00%	20.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	38.13%	34.83%	34.56%
% BLACK OR AFRICAN AMERICAN	24.27%	24.25%	20.63%
% ASIAN	19.44%	22.10%	24.26%
% OTHER	18.17%	18.82%	20.55%
% HISPANIC POPULATION	18.19%	19.12%	20.91%
% NOT HISPANIC POPULATION	81.81%	80.88%	79.09%



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