

THE GRAND AT ALIANA

Join the Largest and Fastest-Growing
Retail Corridor in Texas

W. Grand Parkway S. and W. Airport Boulevard
Richmond, Texas

COMING SOON:



Frost

ROSS
DRESS FOR LESS

ULTA
BEAUTY

FIVE BELOW

Burlington

NewQuest

Now Open

COSTCO
WHOLESALE

Portillo's

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Project Highlights



36%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25



\$217K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE

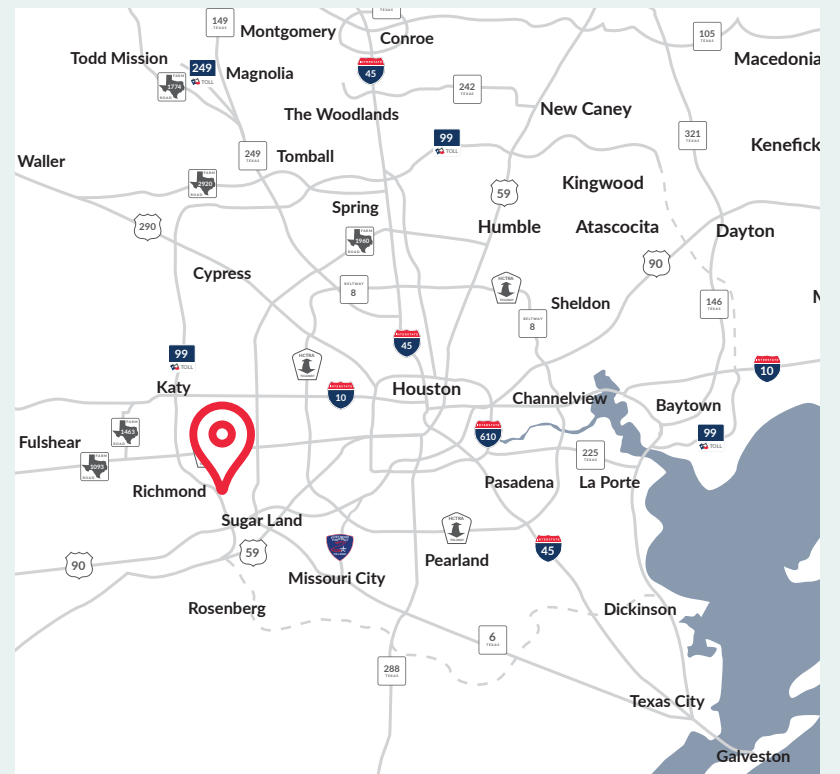


257K
CURRENT
POPULATION
WITHIN 5 MILES

FLOURISHING RESIDENTIAL GROWTH

3,600 FUTURE HOMES WITH 1,280 UNITS IN INVENTORY
OVER 20 ACTIVE SUBDIVISIONS | 5 MILES
928 ANNUAL STARTS & 661 ANNUAL CLOSINGS
42% HOUSING GROWTH 2020 - 2024 | 1 MILE

Zonda Estimates as of 4Q 2024 and Regis Estimates as of 1Q 2025



MAJOR TENANTS



Project Highlights



FORT BEND COUNTY IS HOME TO 7 OUT OF 10 COMMUNITIES WITH THE MOST NEW HOME CONSTRUCTION



NEW ON/OFF RAMP & UNDERPASS U-TURN ACCESS FROM GRAND PARKWAY NOW OPEN



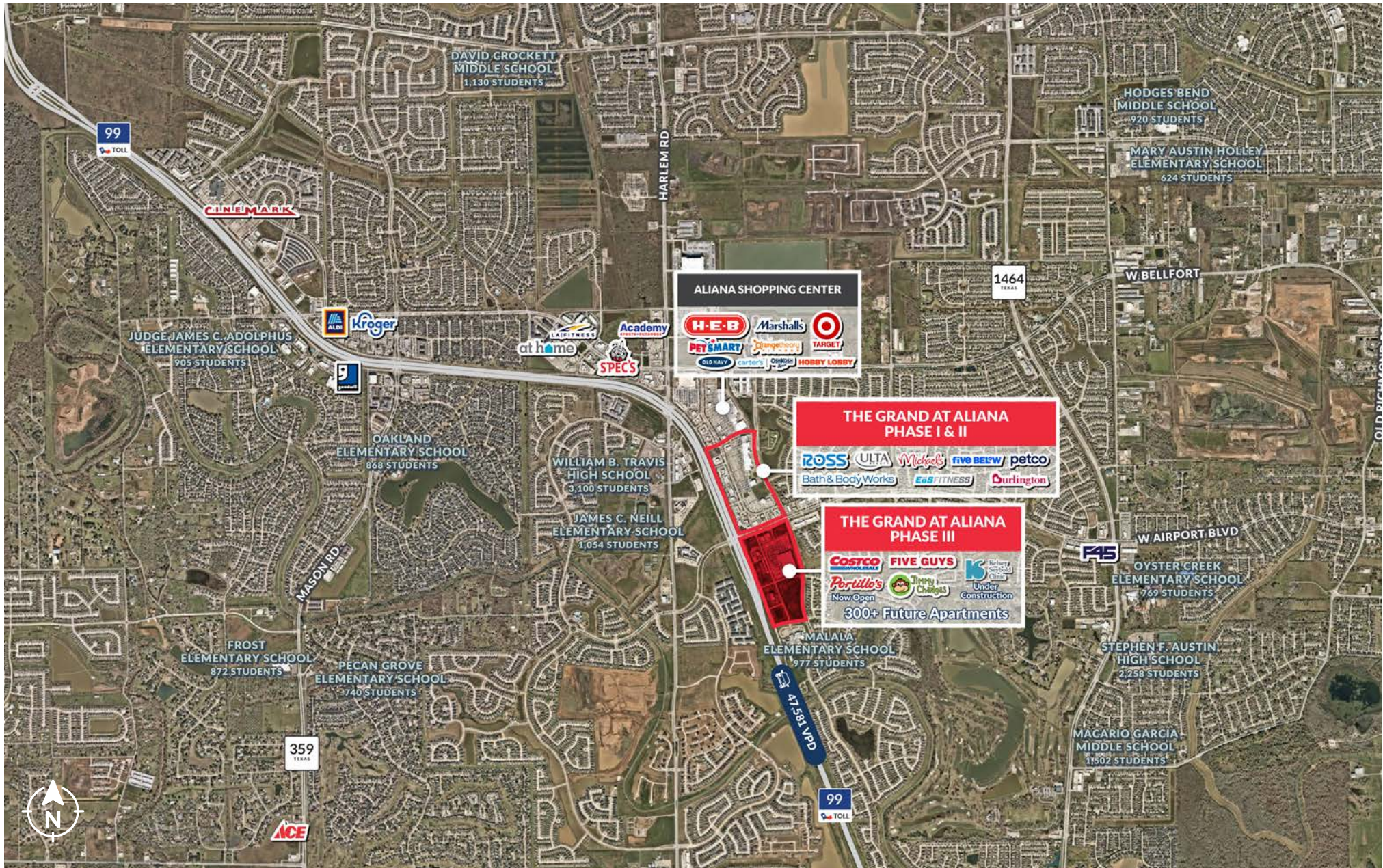
MAJOR POPULATION: 4,200 ALIANA HOMES, 2,600 HARVEST GREEN HOMES, AND HIGH SCHOOLS RATE WITHIN BEST PERFORMING IN HOUSTON AREA FORT BEND COUNTY



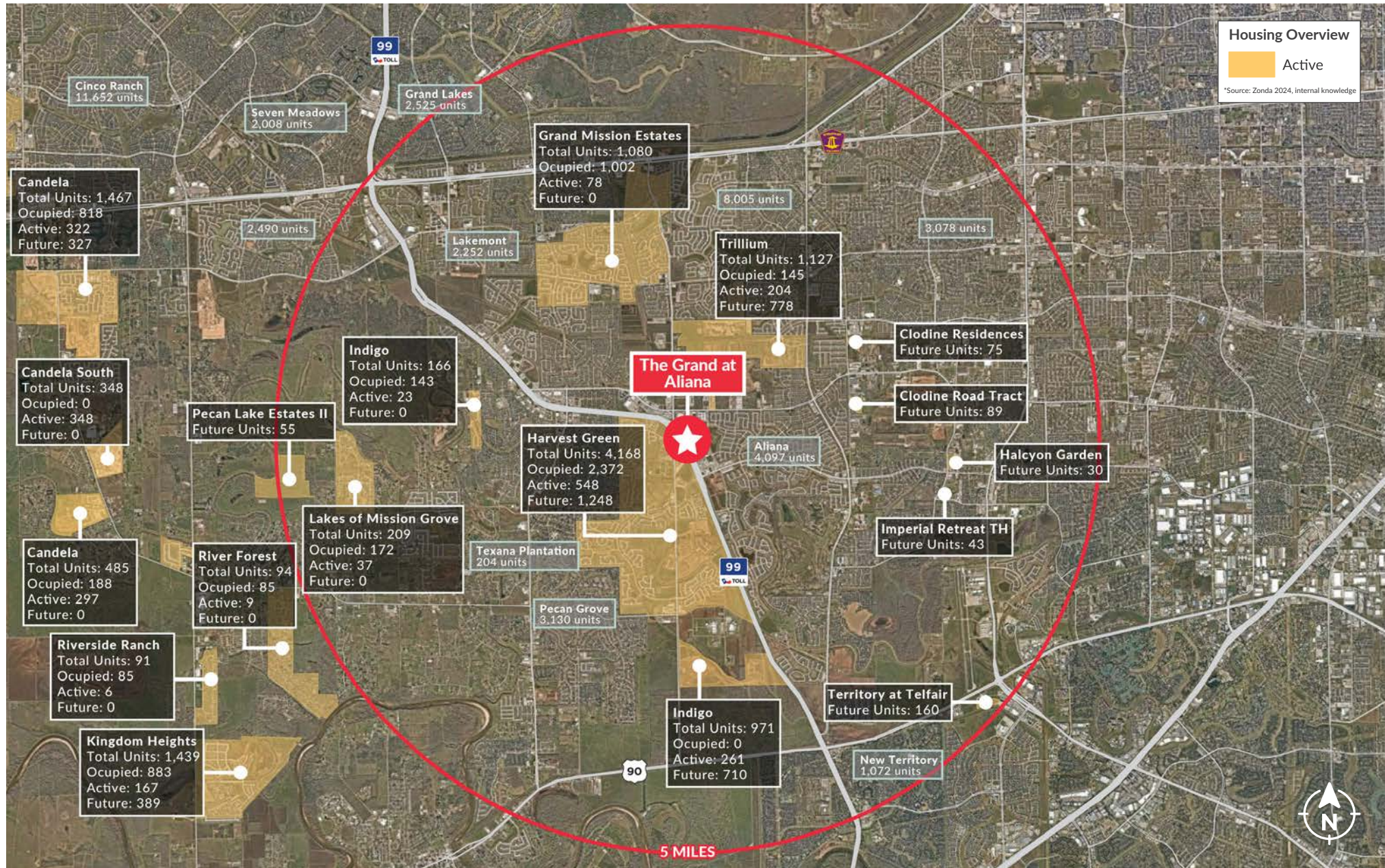
RANKS 3RD FOR PURCHASING POWER IN TEXAS, AND 2ND ON "TEXAS COUNTIES WHERE WEALTHY PEOPLE ARE MOVING" LIST



AVAILABLE:
PHASE I & II:
16,500 SF OF RETAIL
4,814 SF 2ND-GEN RESTAURANT
0.86 AC PAD SITE
PHASE III:
2,100 SF OF RETAIL
1-3 ACRE PAD SITE



Residential Aerial



04.25 | 01.25



07.25 | 07.25

AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan - Phase I & II

KEY	BUSINESS	AREAS
1	Skechers	8,012 SF
2	Deluxe Nails	4,500 SF
3	Journeys	2,500 SF
4	Bath & Body Works	4,000 SF
5	Michaels	21,705 SF
6	Ross	22,000 SF
7	ULTA	10,029 SF
8	Five Below	8,218 SF
9	Burlington	35,396 SF
10	Petco	14,000 SF
11	Proposed Sugaring NYC	1,665 SF
12	Kumon	1,200 SF
13	Crumbl Cookies	1,572 SF
14	2nd-Gen Restaurant	4,814 SF

KEY	BUSINESS	AREAS
15	Available 2-Story	16,500 SF
16	Leased	1,950 SF
17	Menchie's	1,100 SF
18	EoS Fitness	38,330 SF
19	Proposed Furniture	27,253 SF
20	Proposed Sporting Goods	60,469 SF
21	Houston Methodist Hospital	20,000 SF
22	Telfair Spices	6,650 SF
23	Meta RX Pharmacy	1,050 SF
24	Kravin' Fruit Bar	1,400 SF
25	Hand & Stone	2,800 SF
26	Pediatricz Now	3,849 SF

KEY	BUSINESS	AREAS
27	Smoothie King	1,401 SF
28	Available Pad	0.86 AC
29	P. Terry's Burger stand	54,097 SF
30	Outback Steakhouse	4,992 SF
31	Olive Garden	7,916 SF
32	Visionworks	3,150 SF
33	The Joint	1,050 SF
34	Akashi Asian Bistro	5,250 SF
35	First Watch	4,060 SF
36	Chicken Kitchen	1,540 SF
37	Mathnasium	1,750 SF
38	AT&T	1,400 SF
39	Dr. Maredia, DDS	2,100 SF
40	McDonald's	4,456 SF

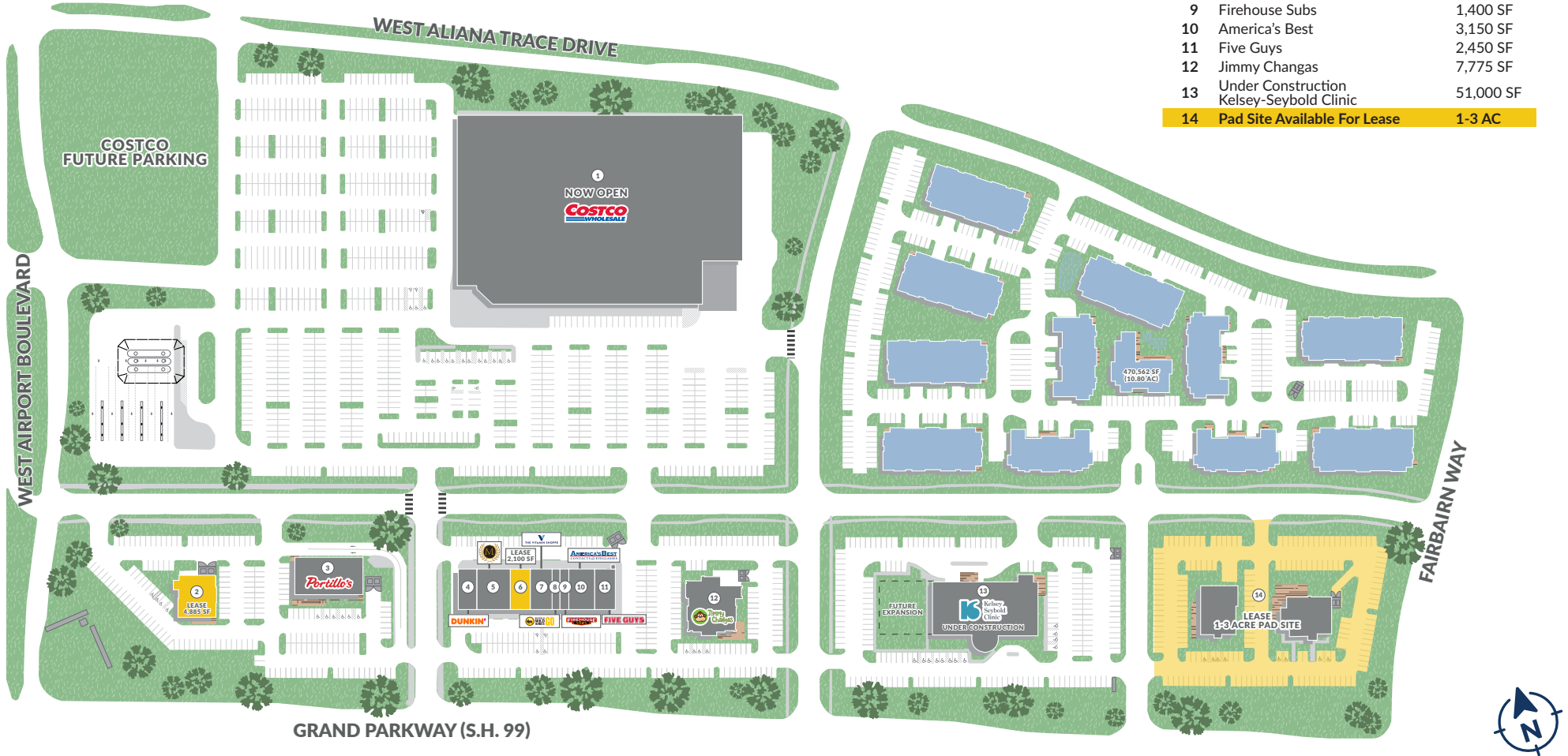
KEY	BUSINESS	AREAS
41	Chi St. Luke's Health	10,454 SF
42	Express Oil Change	4,800 SF
43	Timewise	5,338 SF
44	Swig	19,161 SF
45	Shipley Donuts	2,100 SF
46	7Spice	1,540 SF
47	Alpha Desserts Juice Cafe	1,400 SF
48	Romalls Studio	1,750 SF
49	Salata	3,150 SF
50	Frost Bank	5,256 SF
51	Dutch Bros Coffee	918 SF
52	Jack in the Box	2,765 SF
53	Einstein Bros. Bagels	2,460 SF



SP.292 | 05.25 | 12.24

Site Plan - Phase III

KEY	BUSINESS	AREAS
1	Costco: Now Open	154,648 SF
2	Available For Lease	4,885 SF
3	Portillo's: Now Open	7,880 SF
4	Dunkin'	2,100 SF
5	Milano Nails	3,850 SF
6	Available For Lease	2,100 SF
7	Vitamin Shoppe	2,800 SF
8	Buffalo Wild Wings Go	1,050 SF
9	Firehouse Subs	1,400 SF
10	America's Best	3,150 SF
11	Five Guys	2,450 SF
12	Jimmy Changas	7,775 SF
13	Under Construction Kelsey-Seybold Clinic	51,000 SF
14	Pad Site Available For Lease	1-3 AC



SP.59 | 011.24 | 06.24





Demographics



POPULATION	1 MILE	3 MILES	5 MILES	TRADE AREA
Current Households	2,821	32,362	79,092	50,670
Current Population	9,655	103,421	257,516	163,850
2020 Census Population	7,121	87,833	226,119	139,299
Population Growth 2020 to 2024	35.58%	17.75%	13.88%	17.62%
2024 Median Age	35.3	35.6	36.2	35.5

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	TRADE AREA
White	20.60%	30.20%	28.78%	29.44%
Black or African American	15.29%	24.32%	23.34%	25.33%
Asian or Pacific Islander	53.90%	30.43%	28.15%	26.58%
Other Races	10.05%	14.71%	19.24%	18.20%
Hispanic	10.61%	17.21%	22.92%	21.82%

INCOME	1 MILE	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$216,857	\$154,740	\$139,317	\$142,685
Median Household Income	\$140,112	\$120,504	\$110,735	\$112,735
Per Capita Income	\$59,659	\$47,896	\$43,752	\$44,259

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	TRADE AREA
1 Person Households	12.26%	15.44%	12.99%	13.26%
2 Person Households	21.54%	26.46%	29.04%	28.52%
3+ Person Households	66.20%	58.10%	57.97%	58.22%
Owner-Occupied Housing Units	92.56%	79.27%	76.14%	79.49%
Renter-Occupied Housing Units	7.44%	20.73%	23.86%	20.51%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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