

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

Harvest Green

18822 W Airport Blvd
Richmond, TX 77406

For Lease



RICHMOND, TX

Richmond, Texas, is a growing suburban community in Fort Bend County, located southwest of Houston. The city combines a historic community feel with expanding residential neighborhoods, master-planned developments, and a growing mix of retail and commercial businesses. Richmond continues to attract new residents and investment, supported by strong demographics, convenient regional access, and its position within one of the Houston area's most active growth markets.

MARKET OVERVIEW

31,223 VPD

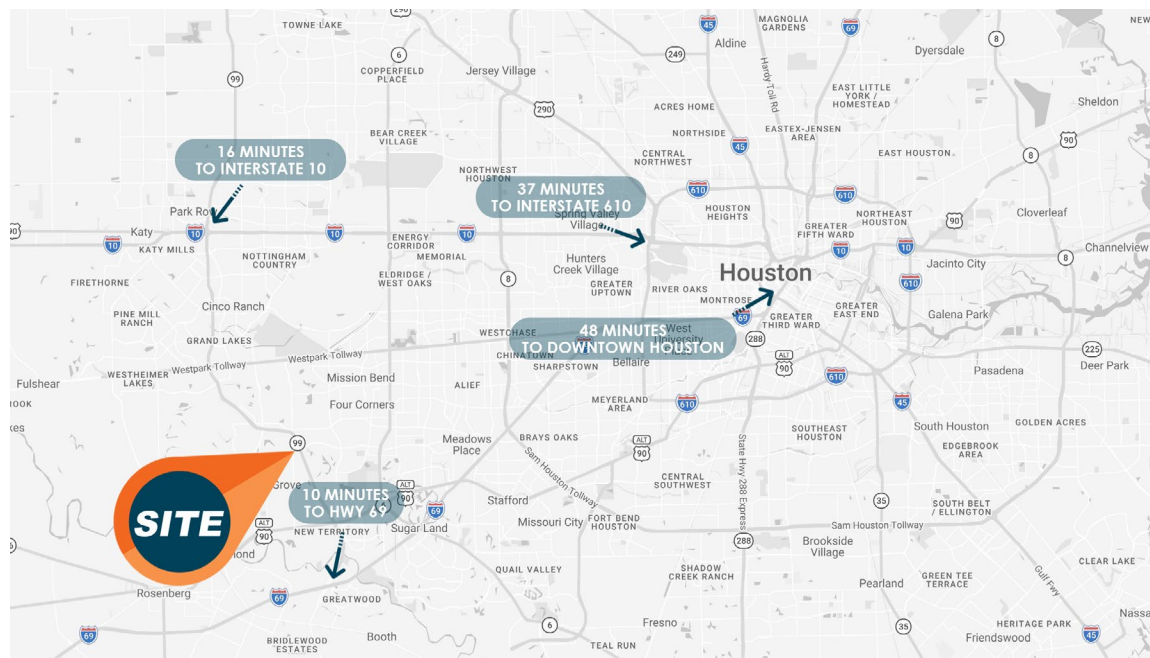
Immediate proximity to Grand Parkway (Toll 99), providing regional connectivity and access to the greater Houston market.

7,000+

Nearby homes – Situated between established master-planned communities.

\$190,240

Average Household Income within 1 mile.



HARVEST GREEN

18822 W Airport Blvd, Richmond, TX 77406

Property Information

Space For Lease	1,512 SF
	4,200 SF
	5,850 SF
	6,211 SF
	11,992 SF
	15,240 SF
Rental Rate	\$34.00 PSF
NNN	\$10.00 PSF
Building Size	14,372 SF
Year Built	2023

Property Highlights

- Prime Location between Harvest Green and Aliana, serving over 7,000 nearby homes.
- Excellent Access & Visibility from Grand Parkway (Hwy 99) with direct access to W. Airport Blvd and Harlem Rd.
- Strong Demographics with \$117,421 median household income and a robust local workforce.
- Courtyard & Patio Space ideal for outdoor seating.

Demographics

Population (2026)	1 mi - 14,312
	3 mi - 105,415
	5 mi - 239,617
Average Household Income	1 mi - \$190,240
	3 mi - \$158,282
	5 mi - \$147,051

W Airport Blvd: 6,662 VPD
Harlem Rd: 8,456 VPD
Grand Pkwy (US 99): 31,223 VPD

Contact Information

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Site Plan



BUILDING A		
Action Behavior Center Academy	5,850 SF	-
BUILDING B		
Vacant	5,850 SF	Available
BUILDING C		
Vacant	11,992 SF	Available
BUILDING D		
Jus+Bol Superfood Bar	1,458 SF	-
Vacant	1,512 SF	Available
PhysioFit	1,378 SF	-
Eight Turn Crepes	1,606 SF	-
Sharkey's Cuts for Kids	1,204 SF	-
Spectator's Sports Bar & Grill	5,092 SF	-
BUILDING E		
Green Meadows Dental	2,749 SF	-
Islamic Society	4,916 SF	-
16 Handles Frozen Yogurt	1,625 SF	-
Vacant	6,211 SF	Available
BUILDING F - 1ST FLOOR		
Action Behavior Center	7,420 SF	-
iCRYO	3,480 SF	-
Vacant	4,200 SF	Available
BUILDING F - 2ND FLOOR		
Vacant	15,240 SF	Available

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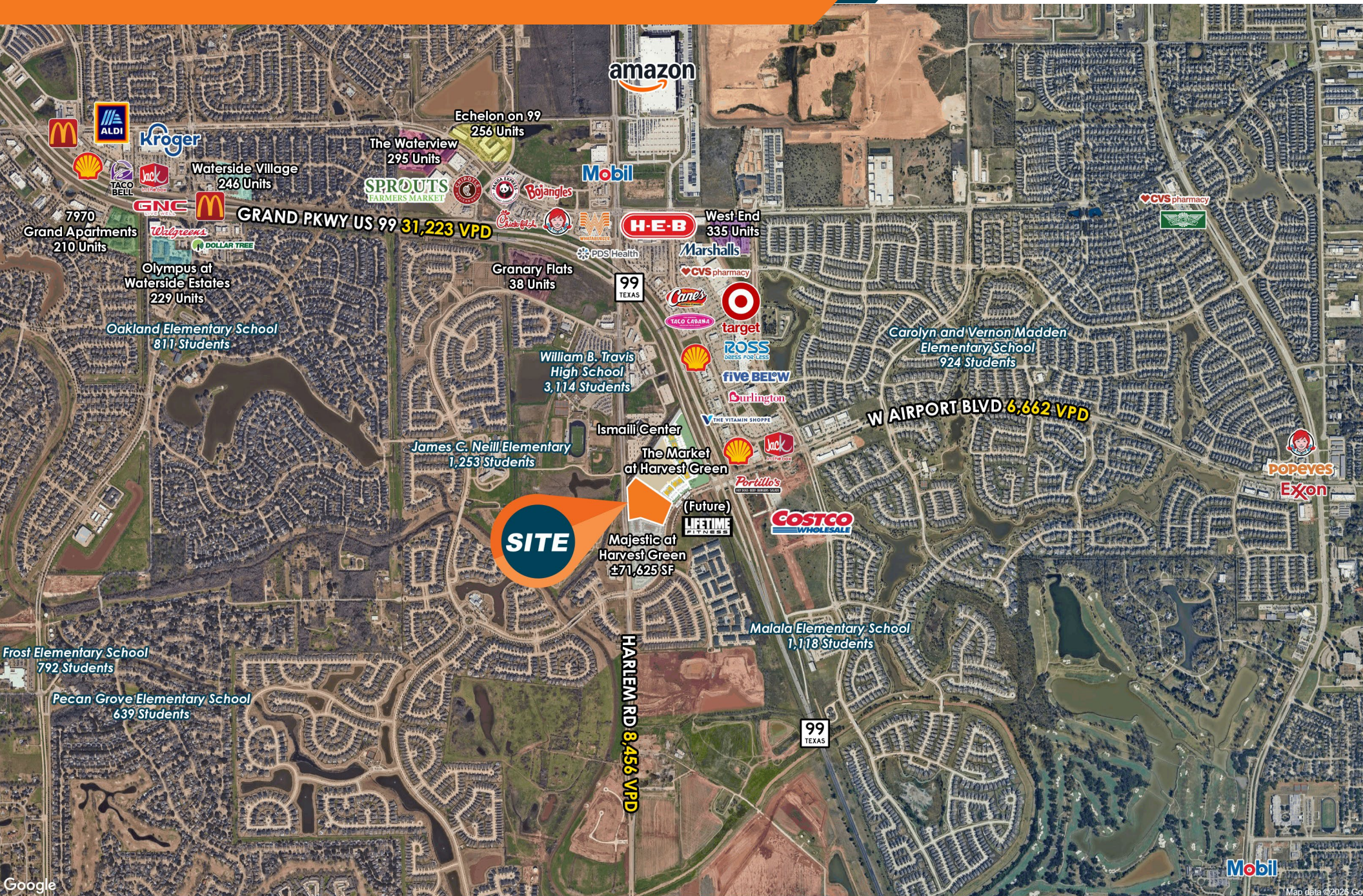


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Information About Brokerage Services

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date