



COMING SOON:   

# THE GRAND AT ALIANA

Join the Largest and Fastest-Growing Retail Corridor in Texas

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

**David Meyers | Josh Friedlander | 281.477.4300**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

# THE GRAND AT ALIANA

RICHMOND, TEXAS

## PROJECT HIGHLIGHTS



**103%**  
POPULATION  
GROWTH  
2010 TO 2021  
WITHIN 3 MILES

2010 Census, 2021 Estimates with  
Delivery Statistics as of 12/21



**\$107K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES



MORE THAN  
**46K**  
VPD ON  
GRAND  
PARKWAY

### EXPLOSIVE RESIDENTIAL GROWTH

**74,717** TOTAL HOUSEHOLDS & **4,476** FUTURE HOMES

**1,601** ANNUAL STARTS & **1,926** ANNUAL CLOSINGS

**50%** HOUSING GROWTH 2010 - 2021

METROSTUDY & REGIS ESTIMATES AS OF 4Q 2021

**CURRENT  
TENANTS**



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241K  
CURRENT  
POPULATION  
WITHIN 5 MILES



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 COMING SOON**



**MAJOR POPULATION: 4,423 ALIANA HOMES, 2,626 HARVEST GREEN HOMES, AND HIGH SCHOOLS RATE WITHIN BEST PERFORMING IN HOUSTON AREA**



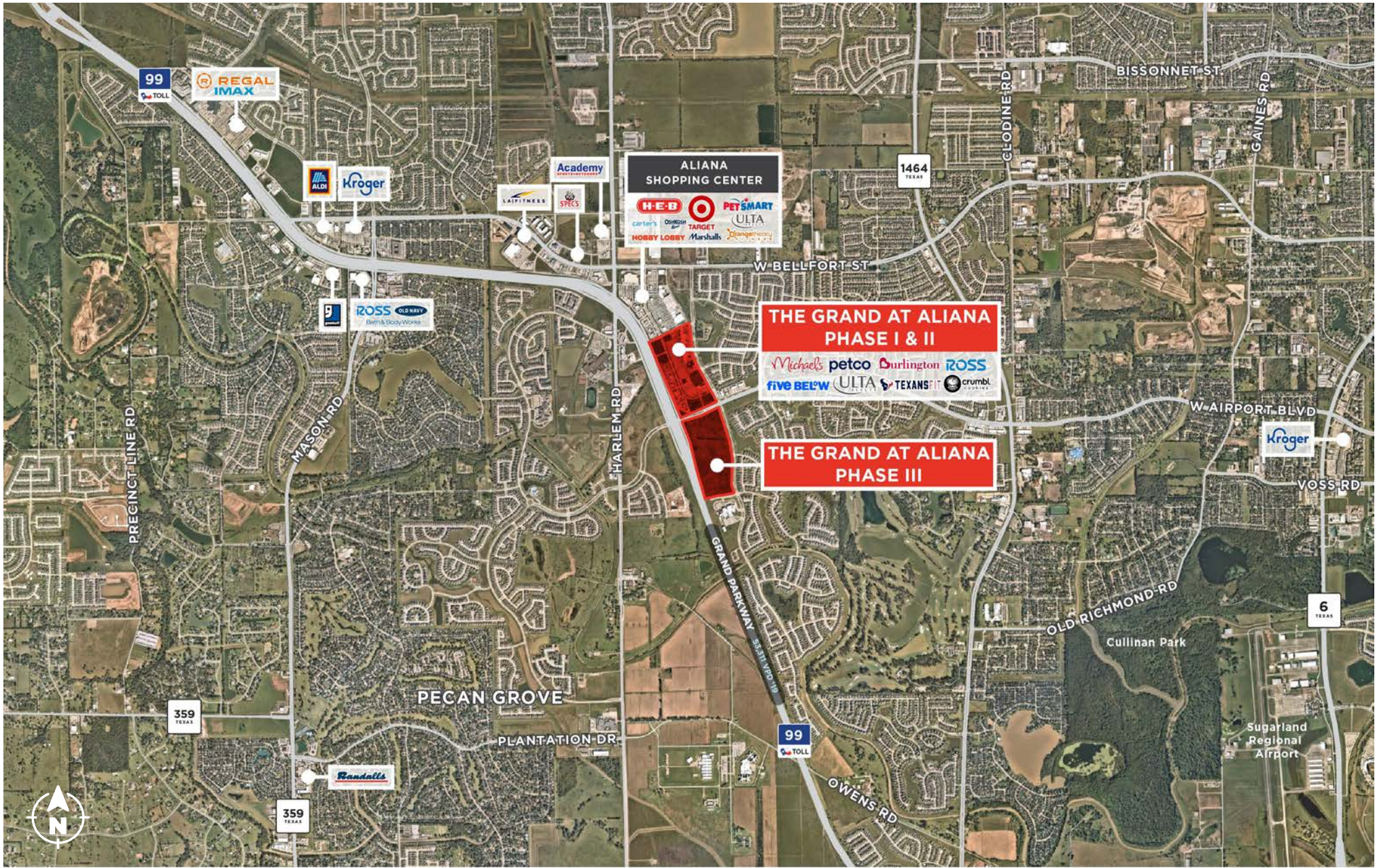
FORT BEND COUNTY RANKS **3RD FOR PURCHASING POWER IN TEXAS**, AND 2ND ON "TEXAS COUNTIES WHERE WEALTHY PEOPLE ARE MOVING" LIST



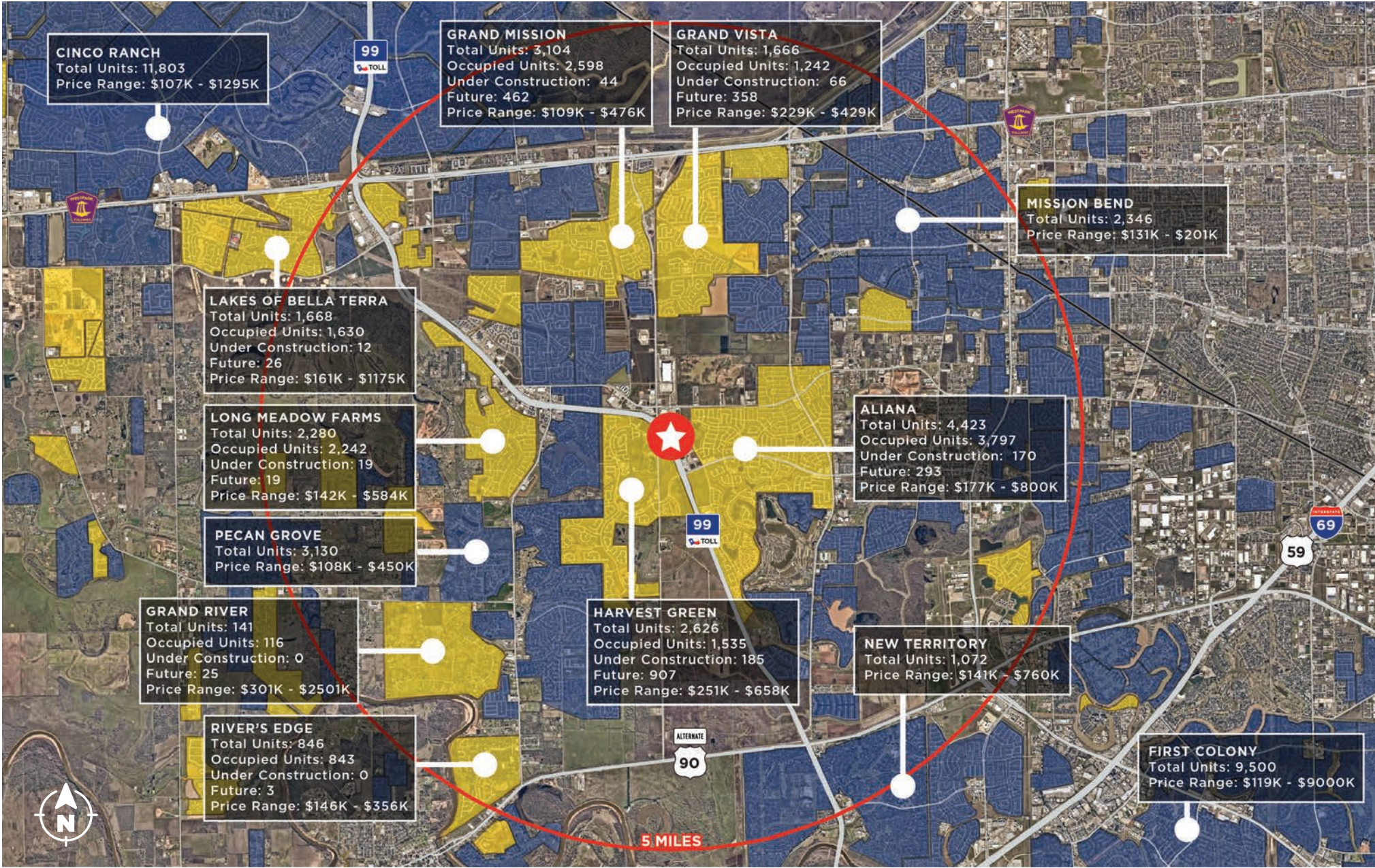
**AVAILABLE:**  
PHASE I & II  
1,050-35,042 SF RETAIL  
33,711 & 54,327 SF PADS  
  
PHASE III  
3,555-27,577 SF RETAIL  
6,000-7,000 SF PADS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21





# RESIDENTIAL AERIAL





**99**  
TOLL

**NEW ON/OFF RAMP & UNDERPASS U-TURN ACCESS COMING SOON**

**Aliana**  
4,423 Homes

**The Grand at Aliana Phase I & II**

TEXANSFIT   Burlington  
 ROSS   petco   ULTA  
 Michaels   CHI St Luke's Health  
 Methodist   five BELOW  
 crumbl   Jack in the box   DUTCHBROS  
 Olive Garden   SMOOTHIE KING

**PROPOSED**

JOJO'S  
 Target  
 HOBBY LOBBY  
 Marshalls  
 OLD NAVY

**The Grand at Aliana Phase III - COMING SOON**

**MALALA ELEMENTARY**  
564 STUDENTS

**Grand Mission**  
3,106 Homes

**UNDER CONSTRUCTION UNDERPASS U-TURN ACCESS**

**UNDER CONSTRUCTION ON RAMP**

**UNDER CONSTRUCTION OFF RAMP**

**COMING SOON**  
amazon  
WAREHOUSE & DISTRIBUTION

TEXAS  
 Chick-fil-A  
 WALKER'S  
 LAIFITNESS

**99**  
TOLL





**The Grand at Aliana Phase I & II**

TEXANSFIT   Burlington  
 ROSS   petco   ULTA  
 Michaels   CHI St Luke's Health  
 Methodist   five BELOW  
 crumbl cookies   Jack in the Box   DUTCHBROS  
 OliveGarden   SMOOTHIE KING

**PROPOSED**

JOYRAYS  
 THE JOINT chiropractic   Akashi  
 Visionworks   FIRST WATCH ATHNASIUM   AT&T   Citibank Kitchen

TARGET  
 HOBBY LOBBY  
 Marshalls  
 OLD NAVY

Grand Mission  
3,106 Homes

Aliana  
4,423 Homes

GRAND PARKWAY 53,311 VPD '19

COMING SOON  
The Grand at Aliana  
Phase III

UNDER CONSTRUCTION  
OFF RAMP

UNDER CONSTRUCTION  
ON RAMP

UNDER CONSTRUCTION  
UNDERPASS  
U-TURN ACCESS

99  
TOLL

TRAVIS HIGH SCHOOL  
2,614 STUDENTS







**The Grand at Aliana Phase I**

TEXANSFIT	Burlington
ROSS	petco
ULTA	
Michaels	CHI St Luke's Health
Methodist	five BELOW
crumbl cookies	Jack in the box
DUTCHBROS	
Olive Garden	SMOOTHIE KING
<b>PROPOSED</b>	
JOURNEYS	

TARGET  
HOBBY LOBBY  
Marshalls  
OLD NAVY

Aliana  
4,423 Homes

W AIRPORT BLVD

WEST ALIANA TRACE

Methodist  
DUTCHBROS  
TEXANSFIT  
CHI St Luke's Health  
timewise  
EXPRESS OIL CHANGE  
McDonald's  
AT&T  
Chicken Kitchen  
FIRST WATCH ATHNASIUM  
Akashi  
The JOINT chiropractic  
Visionworks  
Freebirds TEXAS NO.1 BURRITO  
OUTBACK STEAKHOUSE  
Olive Garden

99  
TOLL

GRAND PARKWAY 53,311 VPD '19

UNDER CONSTRUCTION ON RAMP

UNDER CONSTRUCTION OFF RAMP

TRAVIS HIGH SCHOOL  
2,614 STUDENTS



# SITE PLAN - PHASE I & II

KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS
1	Skechers	8,012 SF	15	Available 2-Story	16,500 SF	29	Smoothie King	1,401 SF
2	Deluxe Nails	4,500 SF	16	CoCo Ichibanya	1,950 SF	30	Available Pad	33,711 SF
3	Proposed Journeys	2,500 SF	17	Menchie's	1,100 SF	31	Freebirds World Burrito	4,875 SF
4	Bath & Body Works	4,000 SF	18	Texans Fit	38,330 SF	32	Outback Steakhouse	4,992 SF
5	Michaels	21,705 SF	19	Available For Lease	8,173 SF	33	Olive Garden	7,916 SF
6	Ross	22,000 SF	20	Available For Lease	3,200 SF	34	Visionworks	3,150 SF
7	ULTA	10,029 SF	21	Available For Lease	12,750 SF	35	The Joint	1,050 SF
8	Five Below	8,218 SF	22	Available For Lease	35,042 SF	36	Akashi Asian Bistro	5,250 SF
9	Burlington	35,396 SF	23	Houston Methodist Hospital	20,000 SF	37	First Watch	4,060 SF
10	Petco	14,000 SF	24	Telfair Spices	6,650 SF	38	Chicken Kitchen	1,540 SF
11	Available For Lease	1,665 SF	25	Available For Lease	1,050 SF	39	Mathnasium	1,750 SF
12	Kumon	1,200 SF	26	Kravin' Fruit Bar	1,400 SF	40	AT&T	1,400 SF
13	Crumbl Cookies	1,572 SF	27	Hand & Stone	2,800 SF	41	Dr. Maredia, DDS	2,100 SF
14	Fat Boy's Pizza	4,814 SF	28	Proposed Medical	3,849 SF	42	McDonald's	4,456 SF
						43	Chi St. Luke's Health	10,454 SF
						44	Express Oil Change	4,800 SF
						45	Timewise	5,338 SF
						46	Proposed Swig	19,161 SF
						47	Shipley Donuts	2,100 SF
						48	Wingology	1,400 SF
						49	Available For Lease	3,850 SF
						50	Available For Lease	2,100 SF
						51	Available Pad	54,327 SF
						52	Dutch Bros Coffee	918 SF
						53	Jack in the Box	2,765 SF
						54	Einstein Bros. Bagels	2,460 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



SP.245 | 07.22 | 05.22

# RENDERING - PHASE I & II

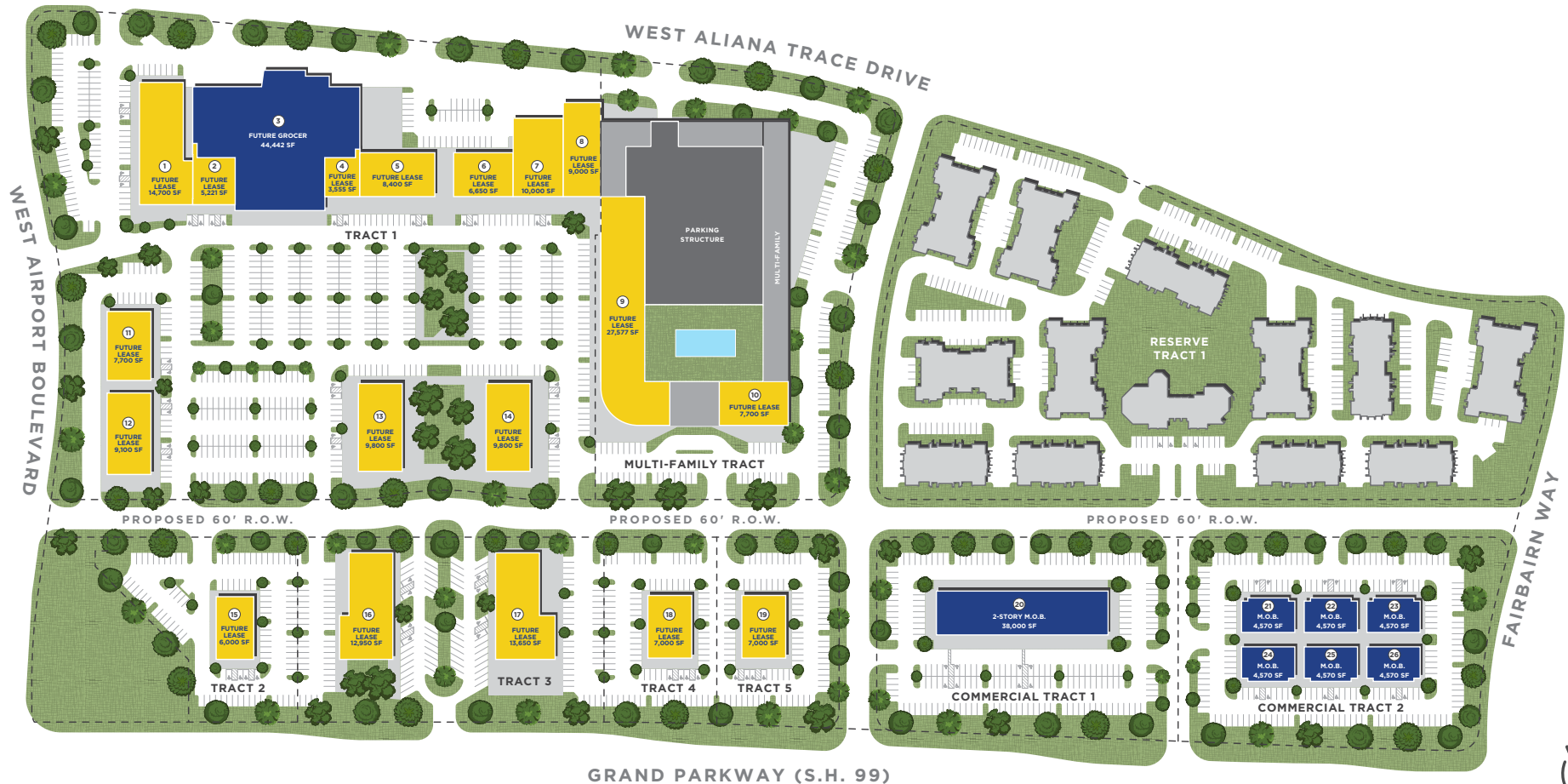


# SITE PLAN - PHASE III

KEY	BUSINESS	AREAS
1	Available For Lease	14,700 SF
2	Available For Lease	5,221 SF
3	Proposed Grocer	44,442 SF
4	Available For Lease	3,555 SF
5	Available For Lease	8,400 SF
6	Available For Lease	6,650 SF
7	Available For Lease	10,000 SF
8	Available For Lease	9,000 SF
9	Available For Lease	27,577 SF
10	Available For Lease	7,700 SF

KEY	BUSINESS	AREAS
11	Available For Lease	7,700 SF
12	Available For Lease	9,100 SF
13	Available For Lease	9,800 SF
14	Available For Lease	9,800 SF
15	Available Pad Site	6,000 SF
16	Available For Lease	12,950 SF
17	Available For Lease	13,650 SF
18	Available Pad Site	7,000 SF
19	Available Pad Site	7,000 SF
20	Proposed Medical Office Building	38,000 SF

KEY	BUSINESS	AREAS
21	Proposed Medical Office Building	4,570 SF
22	Proposed Medical Office Building	4,570 SF
23	Proposed Medical Office Building	4,570 SF
24	Proposed Medical Office Building	4,570 SF
25	Proposed Medical Office Building	4,570 SF
26	Proposed Medical Office Building	4,570 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

SP.05 | 05.22 | 09.21

# RENDERING - PHASE III



# RENDERING - PHASE III









# DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21



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POPULATION	1 MILE	3 MILES	5 MILES	TRADE AREA
Current Households	1,396	28,413	74,199	46,631
Current Population	2,505	85,471	241,835	149,119
2010 Census Population	6	42,113	165,367	87,290
Population Growth 2010 to 2021	41191.11%	102.95%	46.24%	70.83%
2021 Median Age	34.0	34.4	34.7	34.2

INCOME	1 MILE	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$91,770	\$102,220	\$107,122	\$100,285
Median Household Income	\$108,165	\$105,664	\$98,934	\$100,691
Per Capita Income	\$28,947	\$32,551	\$33,088	\$31,068

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	TRADE AREA
White	31.40%	33.45%	28.69%	29.94%
Black or African American	27.79%	24.64%	21.56%	24.56%
Asian or Pacific Islander	20.88%	21.29%	26.73%	22.47%
Other Races	19.49%	20.14%	22.44%	22.46%
Hispanic	21.26%	21.94%	24.55%	25.32%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	TRADE AREA
1 Person Household	19.73%	13.47%	12.37%	12.62%
2 Person Households	25.60%	29.53%	25.73%	26.83%
3+ Person Households	54.67%	57.01%	61.90%	60.55%
Owner-Occupied Housing Units	27.64%	84.95%	83.42%	84.41%
Renter-Occupied Housing Units	72.36%	15.05%	16.58%	15.59%

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>David K. Meyers</b>	<b>420076</b>	<b>dmeyers@newquest.com</b>	<b>(281)477-4300</b>
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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