

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

VELENTIUM

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

Fieldstone +
Waterview Estates
2,700 Homes

SPRING CREEK
BARBECUE

1.05 AC

LONG MEADOW FARMS
PAD SITE

Long Meadow Farms
2,800 Homes

INDIGO
Orthodontics

PNC

(Future)
MEDICAL

(Future)
OFFICE CONDO

eye needs

EF
EXCLUSIVE FURNITURE
THREE LOW PRICES LIVE

SunAuto
Tire & Service

WHITEWATER
EXPRESS
CAR WASH

THE
GODDARD
SCHOOL

(Future)
TOASTED
YOLK
cafe

7
ELEVEN

Long Meadow Farms Pad Site

edge

Richmond, Texas 77047

W Bellfort 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 - 53,520 cpd



INVESTMENT HIGHLIGHTS



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



Exceptional demographics immediately surrounding the Property with a population of over 230,000 people and average household incomes exceeding \$118,000 within a five-mile radius



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



Significant population growth exceeding 19% over the next five years predicted within both a one and three mile radius

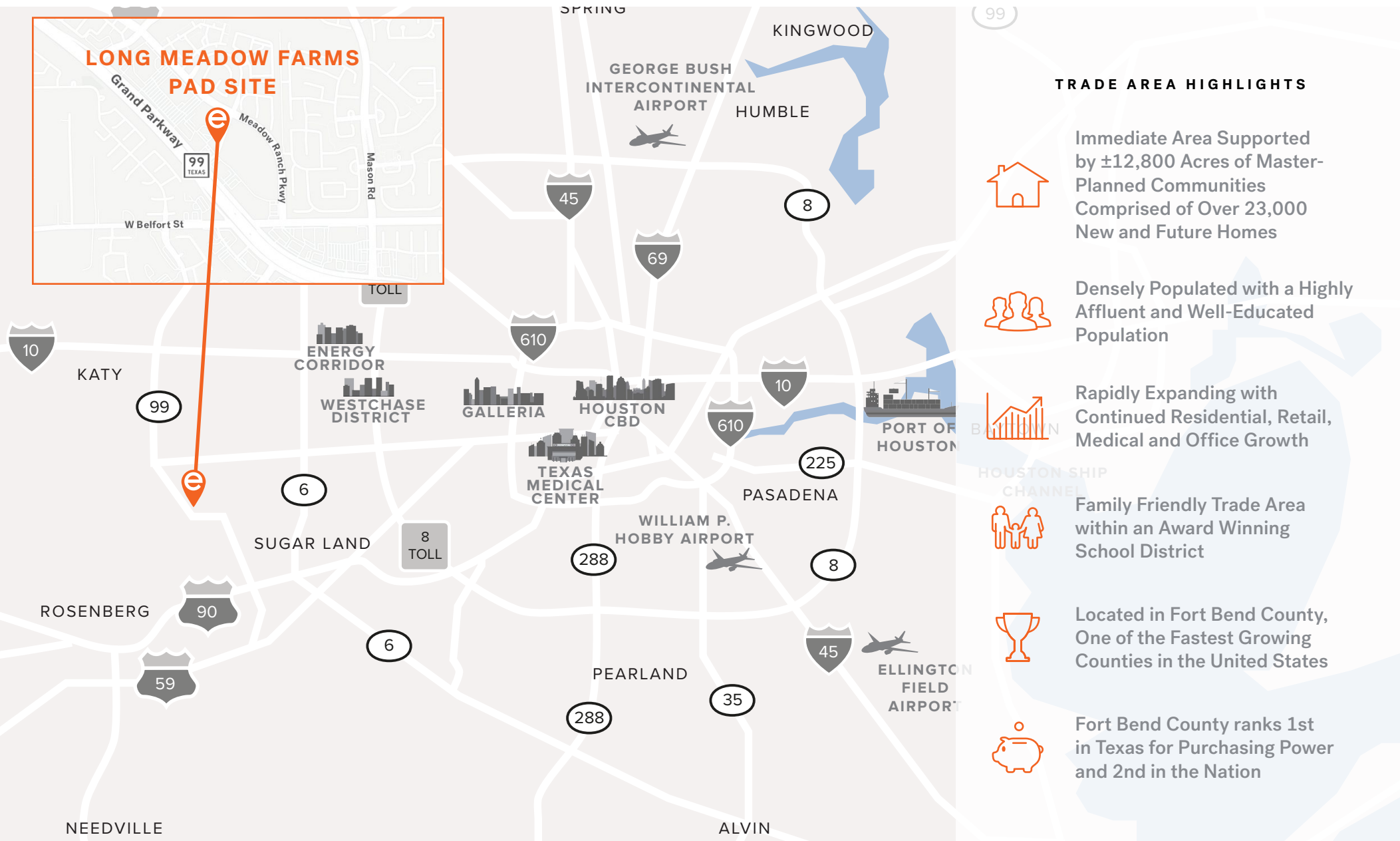


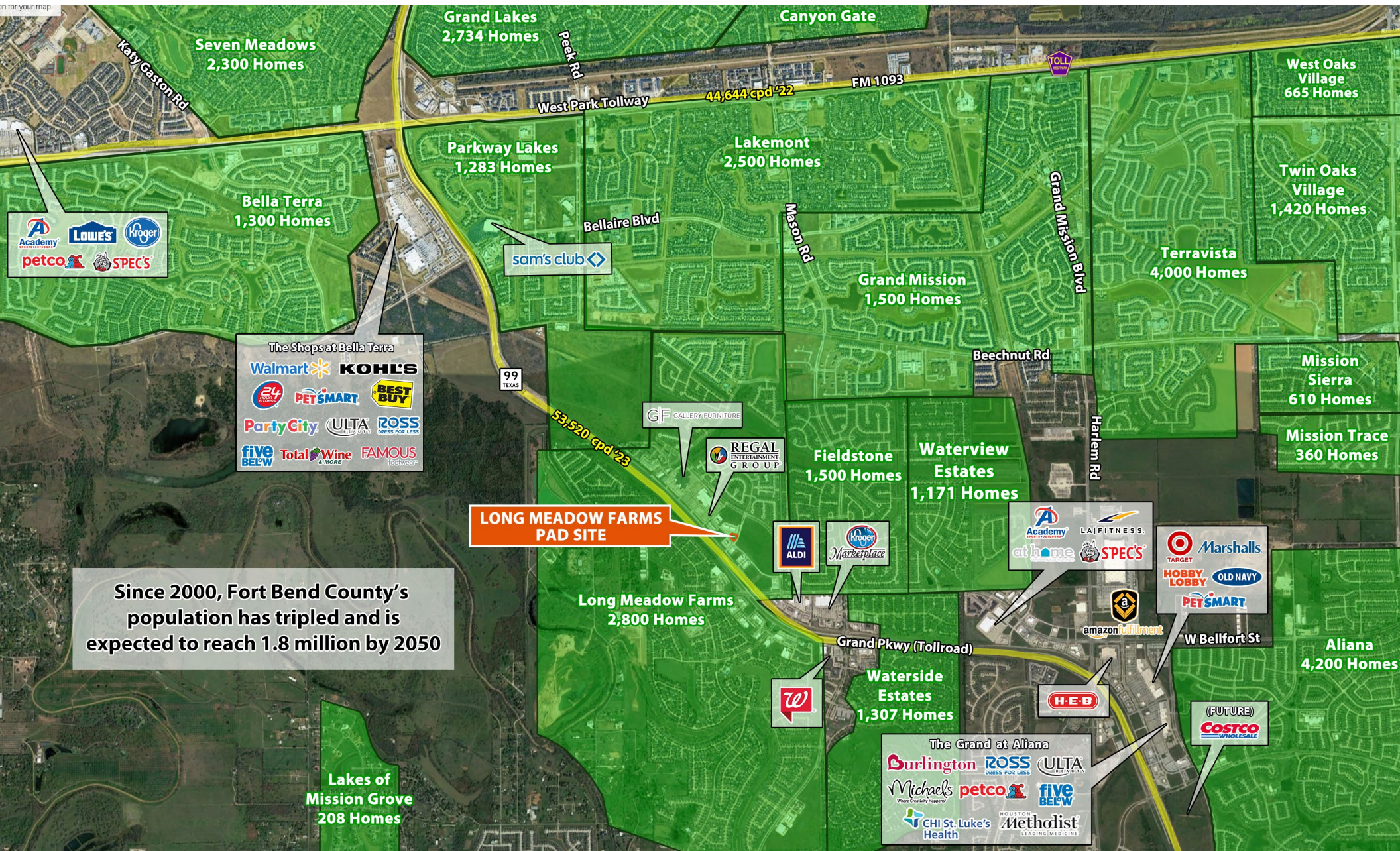
Exposure to the Grand Parkway, west Houston's primary suburban north-south thoroughfare with traffic counts exceeding 53,520 cars per day



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

The Property



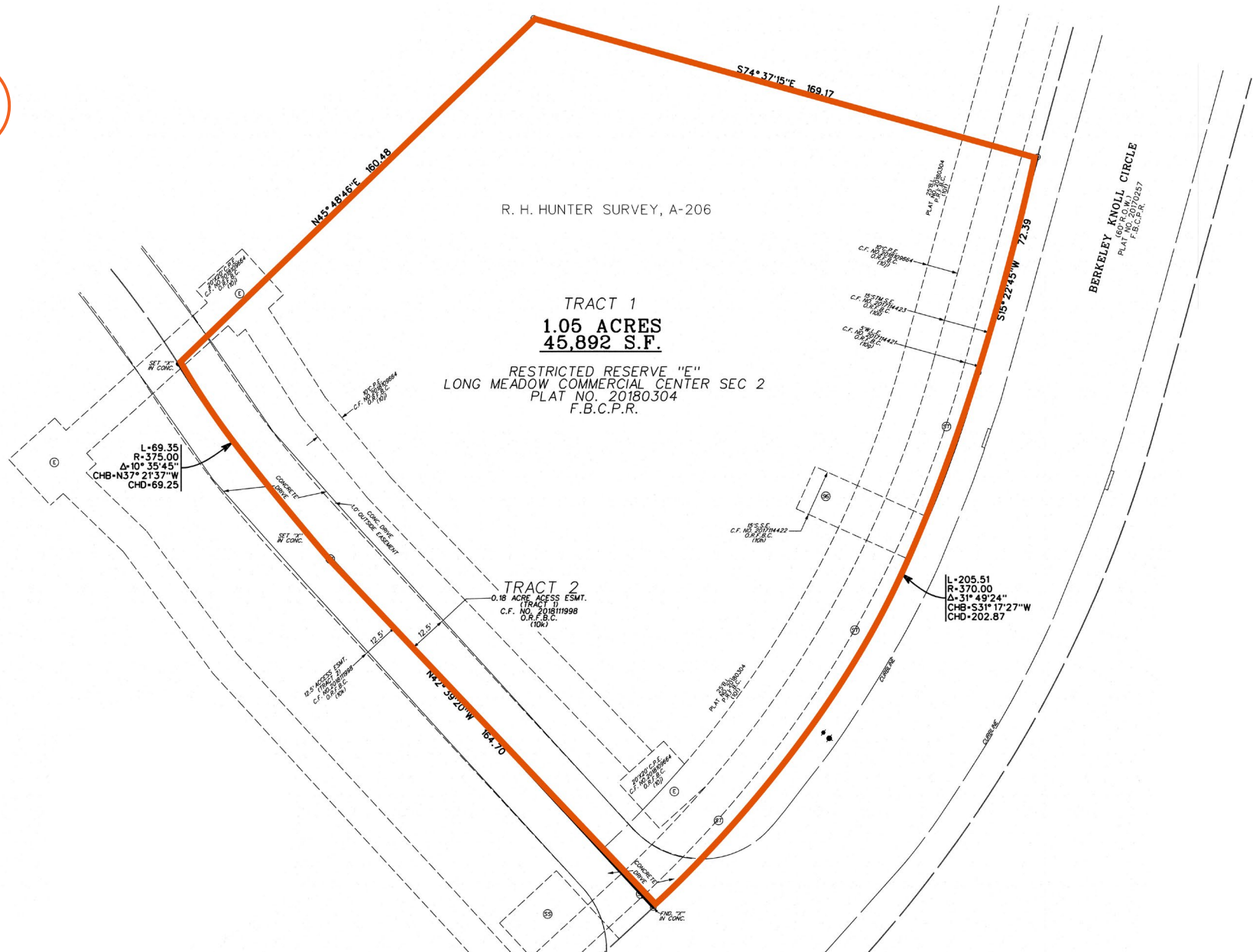


Since 2000, Fort Bend County's population has tripled and is expected to reach 1.8 million by 2050









The Market

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

53%
population growth
since 2010 (WPR, 2022)

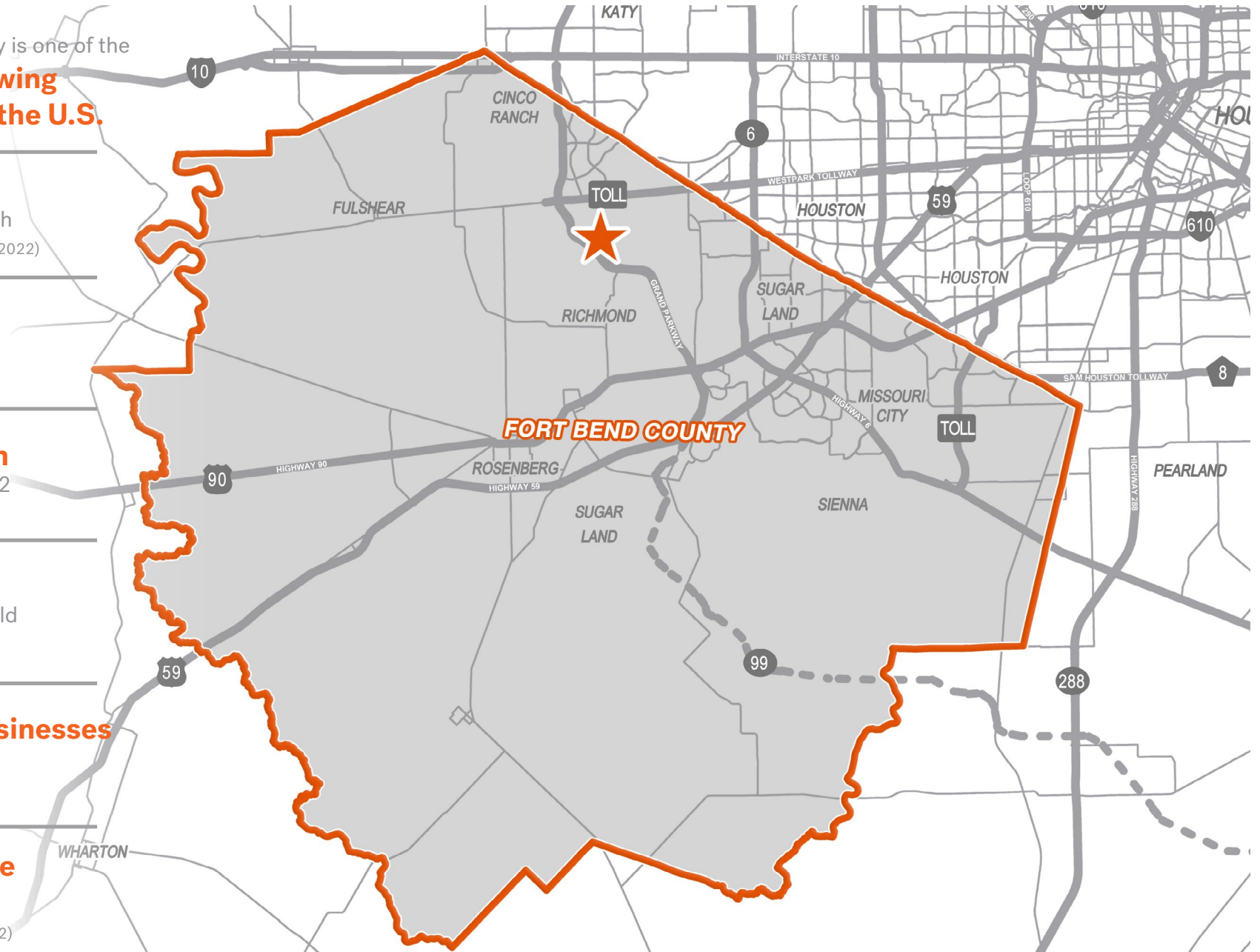
881,760
2022 population

\$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)





Market Overview - Houston MSA



POPULATION
7,400,000

4th LARGEST
CITY IN THE
UNITED STATES

24

FORTUNE 500
COMPANIES
BASED IN HOUSTON

\$513+ BILLION
REGIONAL GDP



IMPRESSIVE 2024 HOME SALE
CLOSINGS ON **85,160+** 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

60.1 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:
SERVES OVER 180 DESTINATIONS WITH NONSTOP FLIGHTS
HOBBY AIRPORT:
NOW SERVES OVER 80 DESTINATIONS

RETAIL MARKET



OVER \$145 BILLION
GROSS ANNUAL RETAIL SALES

Texas Comptroller data, Q3 2024

94.8%

OCCUPANCY RATE

998,000 SF

12 MO. NET ABSORPTION

3,540,000 SF
UNDER CONSTRUCTION

447,700,000 SF
TOTAL INVENTORY

CoStar data, February 2025

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
30,500,000



**8TH LARGEST
ECONOMY
IN THE WORLD
AT \$2.6 TRILLION**



**TOP STATE FOR
JOB GROWTH**
426,000 JOBS CREATED IN 2023

2nd

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

52

**FORTUNE 500
COMPANIES
CALL TEXAS HOME**



#1 U.S. EXPORTER
FOR 20+ YEARS IN A ROW
\$486B IN 2023



#1 HIGH TECH EXPORTS
FOR 10 YEARS IN A ROW
\$53B IN 2023



THE LEADING DESTINATION
FOR COMPANIES RELOCATING
FROM OTHER STATES



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



**NO STATE
INCOME TAX**



FORT WORTH

#1 PRO-GROWTH CITY IN U.S. 2023

DALLAS

#1 HIGHEST RATE OF Y-O-Y JOB GROWTH 2023
#2 U.S. METRO FOR HOME STARTS

HOUSTON

#3 CITY IN THE NATION TO INVEST IN 2025
(URBAN LAND INSTITUTE)
#1 U.S. METRO FOR HOME STARTS 2024

AUSTIN

#1 HOTTEST JOB MARKET IN TEXAS 2024
#1 BEST PERFORMING CITY IN U.S.

SAN ANTONIO

TOP 10 U.S. HOUSING MARKET FOR GROWTH
AND STABILITY 2023

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	15,305	96,246	230,126
TOTAL DAYTIME POPULATION	12,087	65,908	161,699
PROJECTED ANNUAL GROWTH 2024 TO 2029	22.02%	19.72%	13.43%
2029 PROJECTED POPULATION	18,675	115,222	261,041
% FEMALE POPULATION	52%	52%	51%
% MALE POPULATION	48%	48%	49%
MEDIAN AGE	35.8	36.4	37.4
BUSINESS			
TOTAL EMPLOYEES	1,329	8,127	25,492
TOTAL BUSINESSES	174	989	2,916
WHITE COLLAR EMPLOYEES	29%	38%	36%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$114,525	\$116,413	\$118,441
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$119,183	\$116,680	\$119,422
ESTIMATED PER CAPITA INCOME	\$44,626	\$44,227	\$44,861
HOUSEHOLD			
TOTAL HOUSING UNITS	5,247	31,762	73,879
% HOUSING UNITS OWNER-OCCUPIED	70.00%	72.00%	76.00%
% HOUSING UNITS RENTER-OCCUPIED	24.00%	23.00%	20.00%
RACE & ETHNICITY			
% WHITE	36.92%	36.69%	37.68%
% BLACK OR AFRICAN AMERICAN	19.95%	23.60%	20.45%
% ASIAN	21.22%	21.98%	23.91%
% OTHER	21.91%	17.73%	17.96%
% HISPANIC POPULATION	23.96%	21.04%	21.65%
% NOT HISPANIC POPULATION	76.04%	78.96%	78.35%



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