

**FOR
SALE**

SITE

PROPOSED

Andy's
Frozen Custard

PROPOSED

Tim Hortons

PROPOSED

DICK'S
HOUSE OF SPORT

HOTWORX

Urgent Care

SERVICE
TIRE & AUTO REPAIR

PIZZA & SUBS

jiffylube

12,139 VPD

W AIRPORT BLVD

W ALIANA TRACE DR

WESTMOOR DR

NewQuest

±0.88 ACRE PRIME RETAIL PAD AT ALIANA

NEQ of W. Airport Blvd. & W. Aliana Trace Dr. | Richmond, Texas

±0.8825 Acres Available for Sale

Shireen Owlia

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Diandra Breen

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Project Highlights

- ±0.8825 acres (38,441 SF) at NEQ W. Airport & W. Aliana Trace, Richmond, Fort Bend County, Texas
- Costco recently opened nearby at the area's main retail hub, which also features Target, H-E-B and major soft goods retailers
- Located at the main entrance to Aliana, a 2,300-acre master-planned community with over 4,000 residences
- Four public schools ranked top ten schools in Fort Bend ISD within 3 miles of site - Niche, 2025
- Final tract of land in Aliana approved for auto-related and other uses

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32%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024



\$220K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



271K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

MAJOR AREA TENANTS

COSTCO
WHOLESALE

H-E-B



TARGET

FUTURE
SPROUTS
FARMERS MARKET

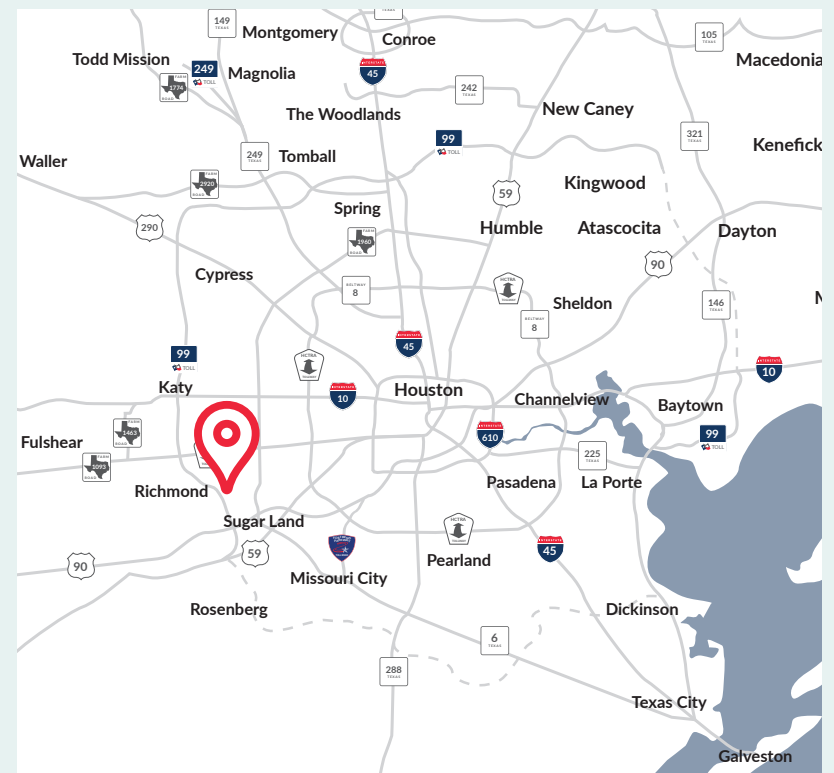
CHI St Luke's
Health

Marshalls

Burlington

**HOBBY
LOBBY**

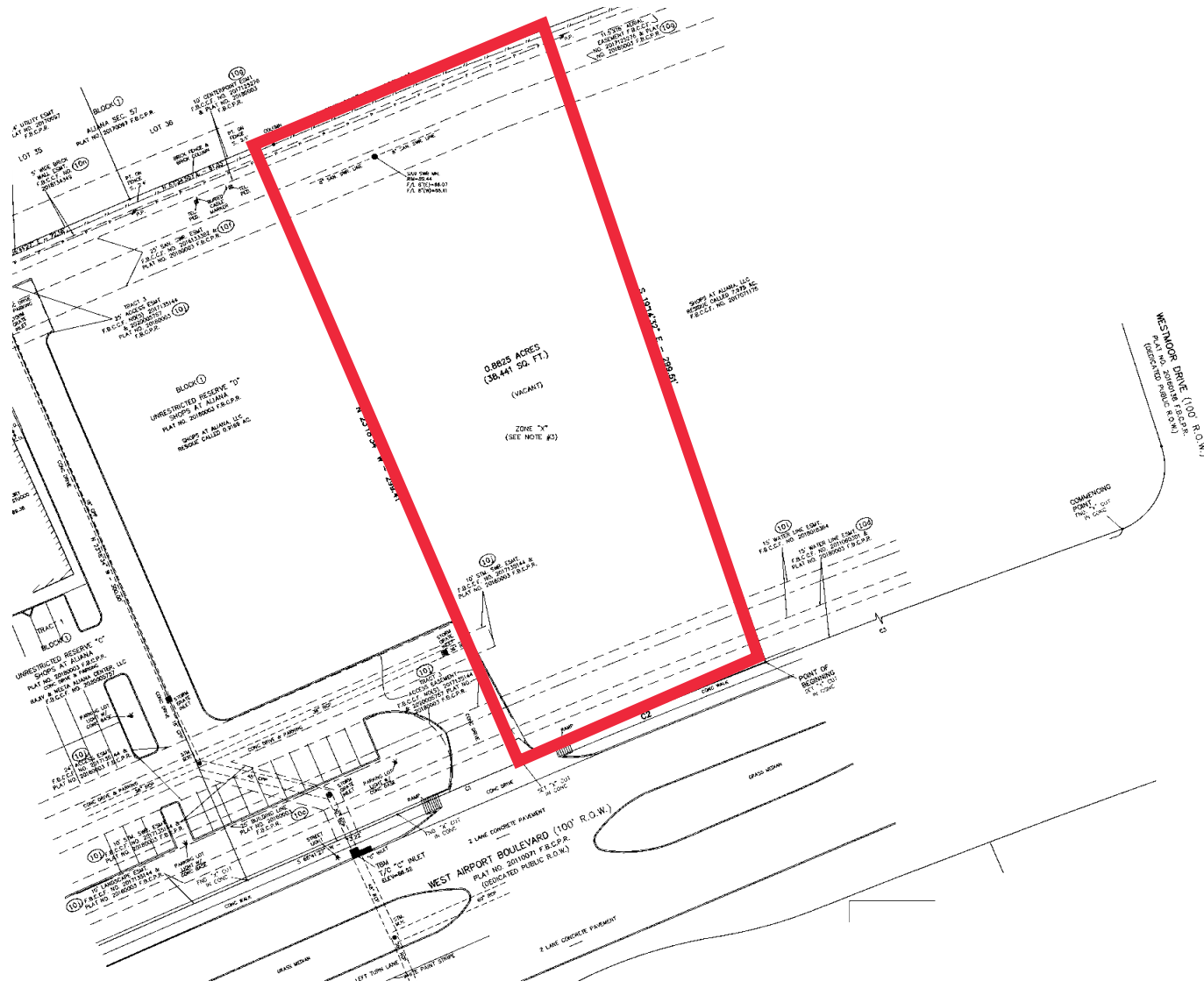
petco





TxDot Traffic Counts as of 2024

04.25 | 04.25



02.24 | 02.24

Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	2,606	32,575	83,648
Current Population	9,050	105,698	270,776
2020 Census Population	6,853	95,193	241,980
Population Growth 2020 to 2024	32.05%	11.04%	11.90%
2024 Median Age	35.1	35.3	36.3

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	16.55%	27.14%	28.41%
Black or African American	14.14%	25.61%	23.37%
Asian or Pacific Islander	61.37%	31.17%	28.05%
Other Races	7.78%	15.68%	19.66%
Hispanic	8.15%	18.34%	23.49%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$220,479	\$150,193	\$136,854
Median Household Income	\$141,401	\$116,108	\$108,563
Per Capita Income	\$60,361	\$45,951	\$43,155

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	13.69%	14.20%	13.53%
2 Person Households	17.10%	26.59%	28.91%
3+ Person Households	69.21%	59.21%	57.56%
Owner-Occupied Housing Units	92.68%	78.15%	75.25%
Renter-Occupied Housing Units	7.32%	21.85%	24.75%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

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.

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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
Shireen Owlia	640710	sowlia@newquest.com	281.640.7693
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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