

FOR SALE

SWC Grand Parkway & Harlem Rd. at Harvest Green

Retail Development

SWC - Grand Parkway & Harlem Rd.

Richmond, TX 77406

AVAILABLE PAD SITES

Pad Site 1 – 1.068 Acres

Pad Site 3 – 0.616 Acres

Pad Site 4 – 3.387 Acres

SITE INFRASTRUCTURE

- ▶ Pad-ready sites with shared access drives
- ▶ Utilities available to site
- ▶ Planned internal circulation and cross-access
- ▶ Detention (off-site)
- ▶ Drainage infrastructure in place

Pad 1 Site
1.068 AC

Future Site
First Community
Credit Union

Pad 3 Site
0.616 AC

Retail Site
3.387 AC

Harlem Corner

Grand Parkway (Tollroad)

Harlem Road

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Principal

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Anchor Hard Corner
SWC - Grand Parkway & Harlem Rd.

First Community Credit Union



AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

Site Plan | Conceptual Design

FOR SALE



AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

Pad Sites

FOR SALE



AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

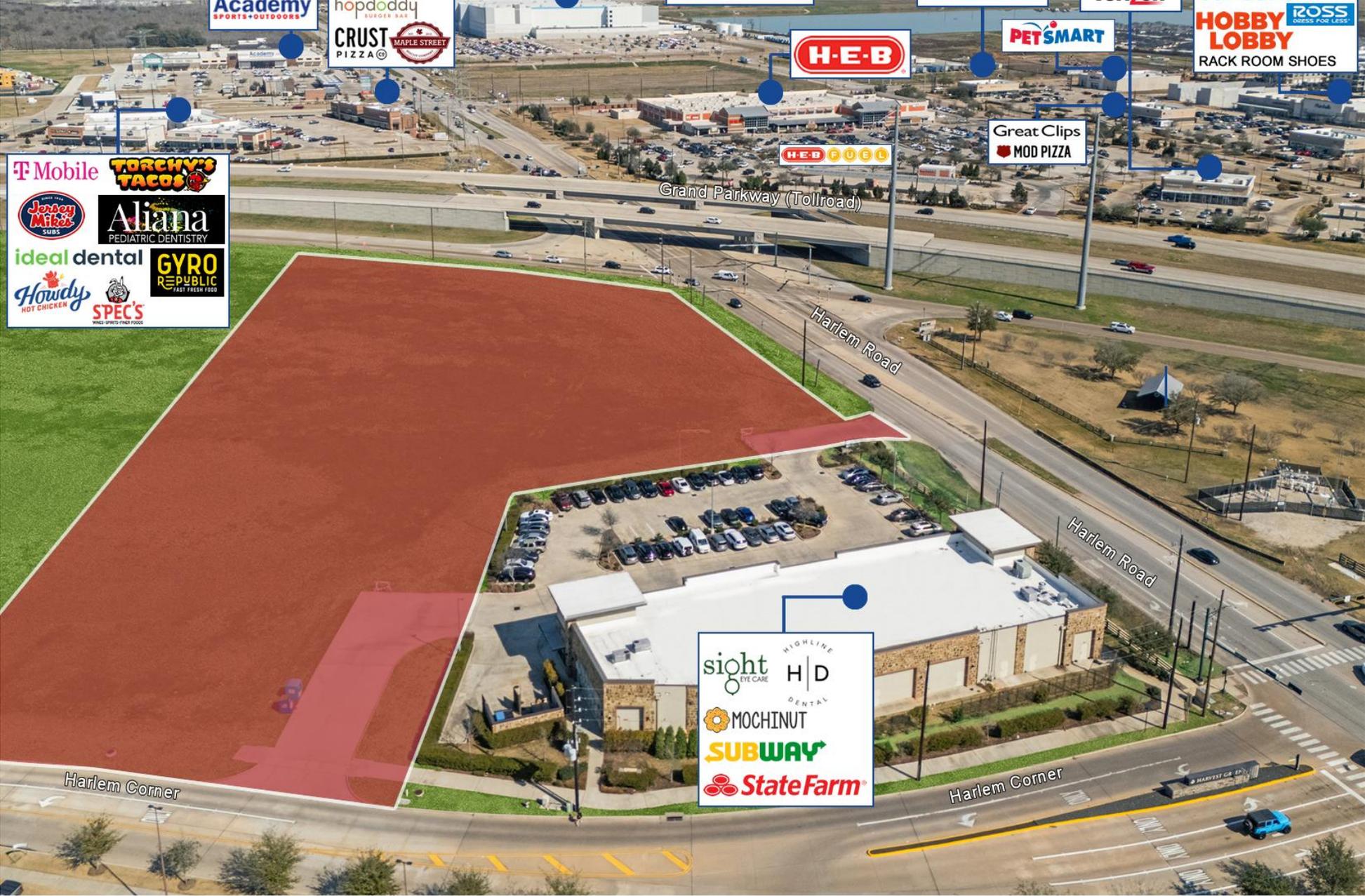
Site Plan | Conceptual Design

FOR SALE



AERIAL MAP

SWC - Grand Parkway & Harlem Rd.



Academy
SPORTS+OUTDOORS

hopdoddy
CRUST PIZZA
MAPLE STREET

amazon fulfillment

Jamba Juice
Orangetheory FITNESS

SportClips
Starbucks
verizon

Marshalls
Massage Envy SPA
OLD NAVY
carter's
TARGET
HOBBY LOBBY
ROSS
RACK ROOM SHOES

H-E-B

PETSMART

Great Clips
MOD PIZZA

H-E-B FUEL

T Mobile
TORCHY'S TACOS
Jersey Mike's SUBS
Aliana PEDIATRIC DENTISTRY
ideal dental
Howdy HOT CHICKEN
GYRO REPUBLIC
SPEC'S

Grand Parkway (Tollroad)

Harlem Road

Harlem Road

sight HD
HIGHLINE EYE CARE
MOCHINUT DENTAL
SUBWAY
State Farm

Harlem Corner

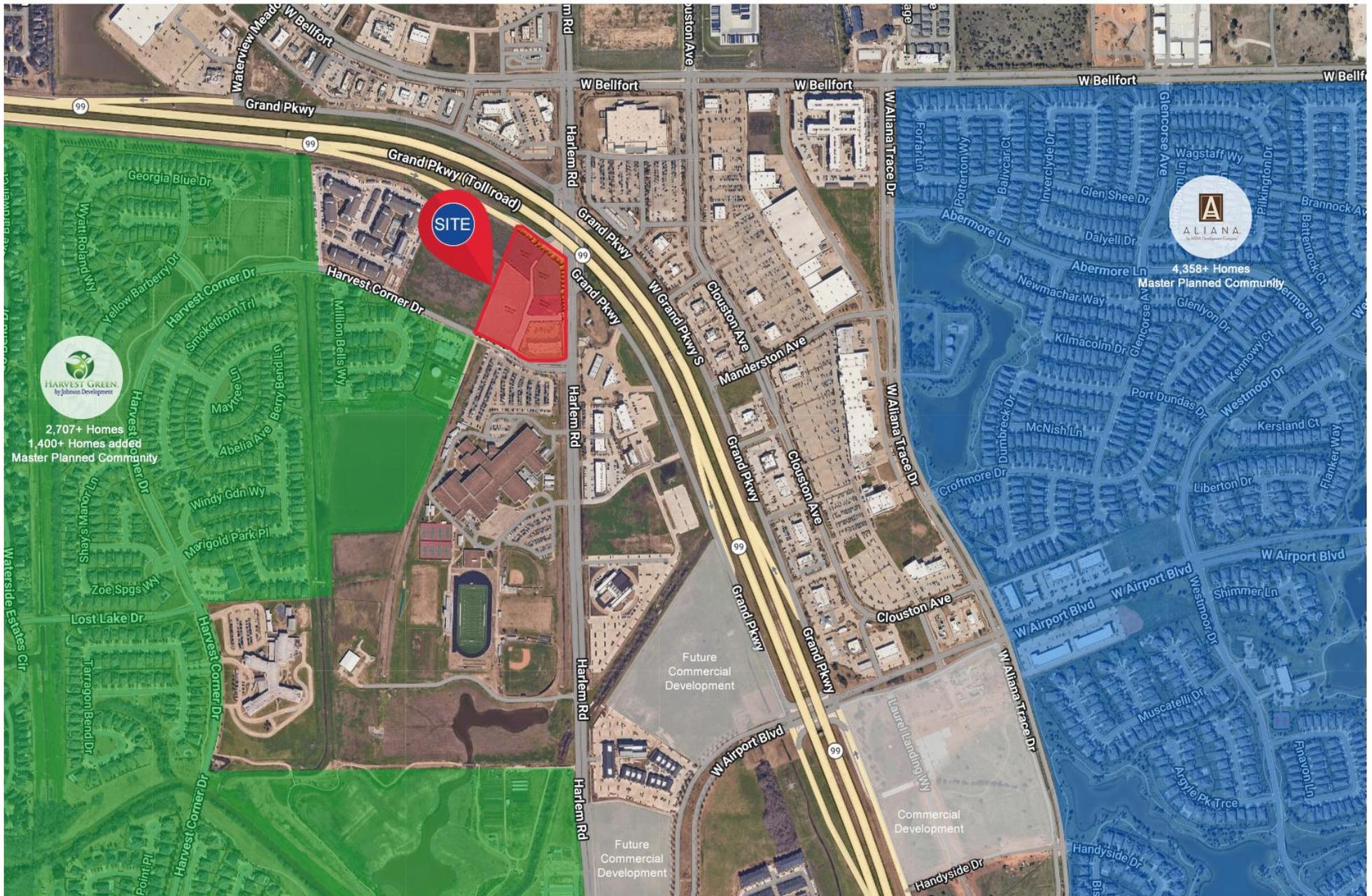
Harlem Corner

AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

Development Site | Surrounding Area

FOR SALE

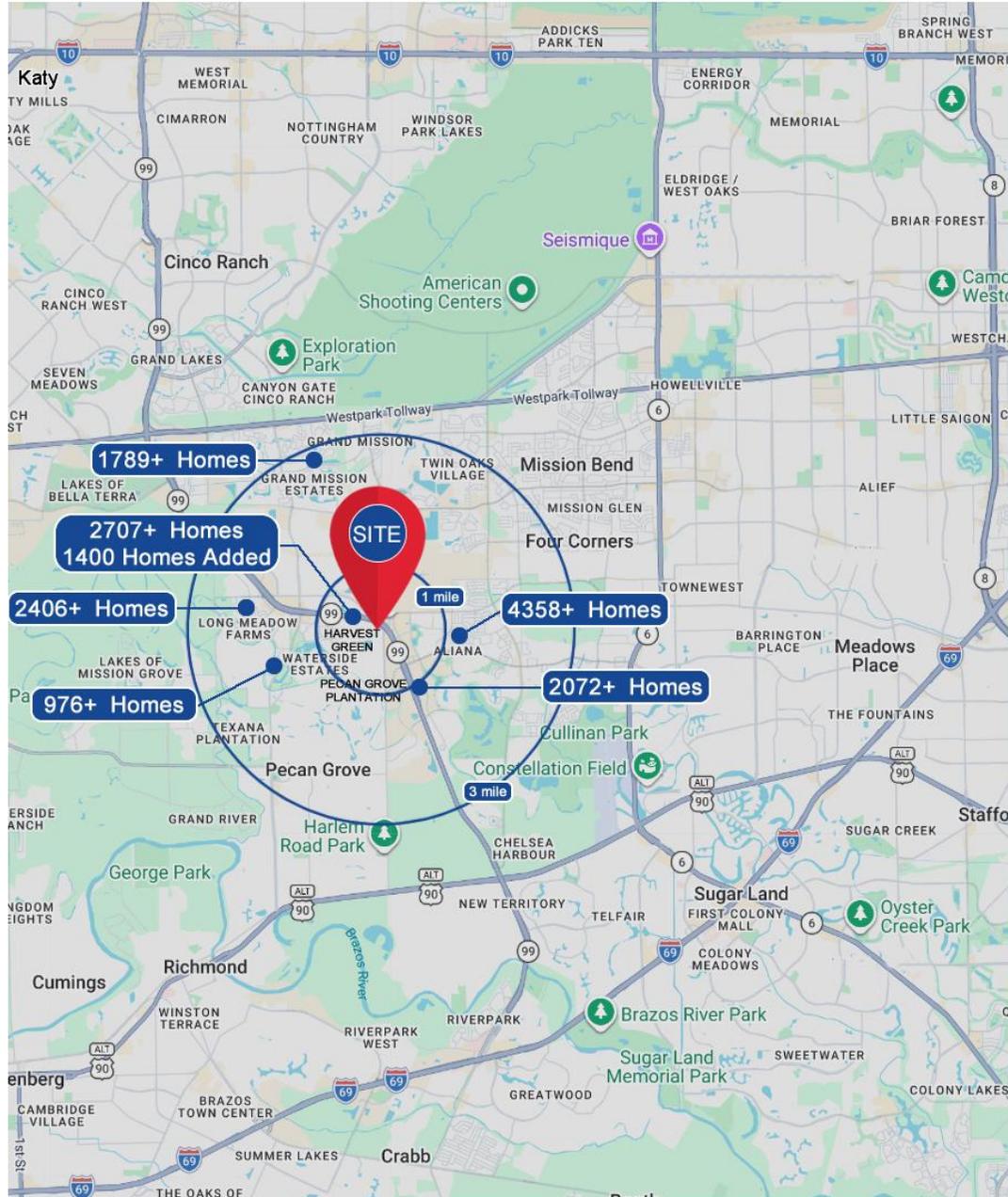


AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

Traffic & Demographics

FOR SALE



Traffic Counts & Demographics

SWC Grand Parkway (SH-99) & Harlem Road | Richmond, Texas

Traffic Counts

The project benefits from excellent visibility and accessibility along Grand Parkway (SH-99), a major regional transportation corridor connecting Sugar Land, Katy, and the western Houston suburbs.

Approximate Traffic Counts

ROADWAY	VEHICLES PER DAY
Grand Parkway (SH-99)	~70,000 – 85,000 VPD
Harlem Road	~18,000 – 22,000 VPD

Grand Parkway is a key regional mobility corridor serving Fort Bend County's rapidly expanding residential communities and connecting to I-10, US-59/I-69, and the Westpark Tollway.

Strong commuter traffic along SH-99 provides excellent exposure for retail, restaurant, and service users.

Area Demographics

The Harvest Green area benefits from rapid population growth and high household incomes, driven by nearby master-planned communities including: Fort Bend County is consistently ranked among the fastest-growing counties in the United States, strong population and income growth.

POPULATION	1 Mile	3 Mile	5 Mile
2026-2031: Population: Growth Rate	28.75%	13.85%	10.60%
2026 HOUSEHOLD INCOME			
Average HH Income	\$141,029	\$140,101	\$134,062

PROPERTY HIGHLIGHTS

Located at the main entrance to Harvest Green, a 4,000+ home master planned community off Grand Parkway and Harlem Rd. The Harvest Green community is a 1,700-acre master-planned community centered around a 12-acre working farm. The mixed-use development features homes, schools, retail, parks, amenities, and churches that are all easily accessible via walking paths throughout the community. The site plans for additional retail, restaurant, and entertainment spaces, as well as schools and churches.

AREA MAP

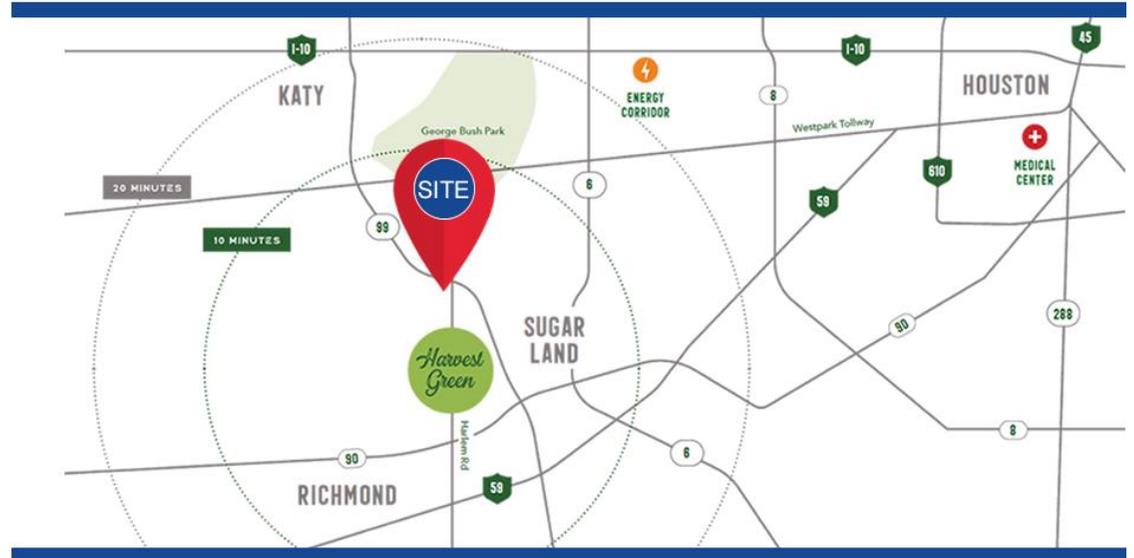
SWC - Grand Parkway & Harlem Rd.

Development Site | Surrounding Area

FOR SALE

POINTS OF INTEREST

-  Village Farm/Farmers Market
-  Messina Hof Winery
-  Park
-  The Slice Amenity Center
-  The Farmhouse
-  Dog Park
-  Shopping Center
-  Model Homes
-  Sports Fields
-  Harvest Yard
-  Daycare
-  Travis High School
-  James C. Neill Elementary
-  James Bowie Middle School



We are pleased to announce that commercial pad sites are now available for sale at Harvest Green, listed by Cross Capital Realty on behalf of First Community Land Ventures.

Strategically positioned at the southwest corner of Grand Parkway (SH-99) and Harlem Road in Richmond, Texas, these pad sites are positioned within one of the most dynamic and rapidly growing master-planned communities in the Houston market. The site offers excellent visibility, strong accessibility, and immediate proximity to a rapidly expanding residential population.

The development will be anchored by First Community Credit Union, which has secured the hard corner and plans to construct a prominent full-service branch location with anticipated completion in 2026. Their presence will serve as a strong traffic driver for the site and further solidify the intersection as a key commercial destination for the surrounding community.

Harvest Green is a nationally recognized master-planned community known for its innovative farm-centered lifestyle and strong residential growth. With thousands of existing and planned homes, highly rated schools, and a vibrant mix of amenities, the community continues to attract families and professionals seeking a unique living environment. The surrounding Richmond and Fort Bend County area is among the fastest-growing regions in Texas, providing a strong customer base and long-term economic momentum.

These pad sites represent a rare opportunity to establish a commercial presence at the entrance of a premier master-planned community while capturing traffic from both Grand Parkway and Harlem Road. Businesses locating here will benefit from the built-in demand of the Harvest Green community as well as the broader growth occurring throughout the Richmond and Fort Bend County market.

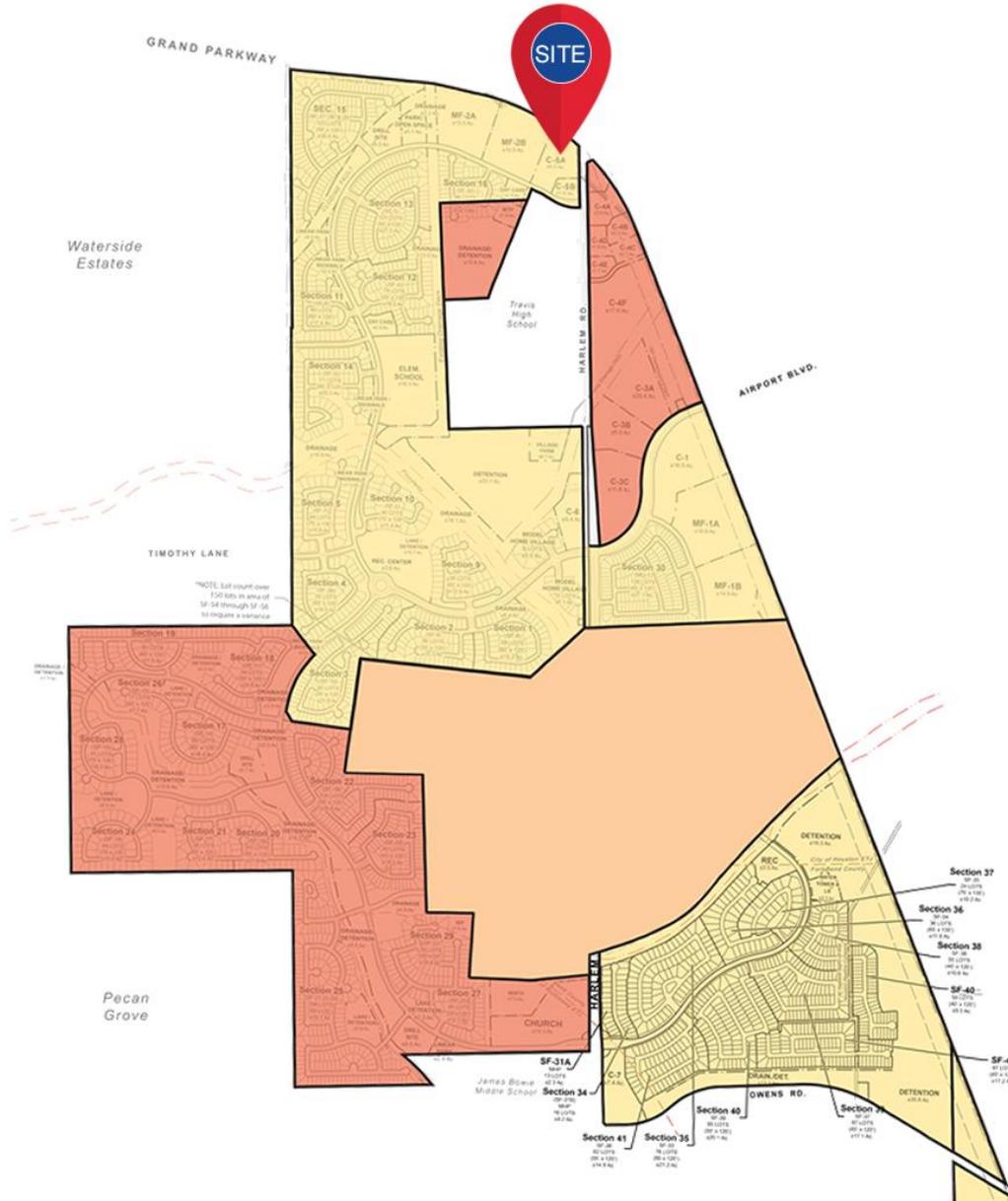
For developers, investors, and businesses seeking a high-visibility location within a rapidly expanding trade area, Harvest Green Retail Development offers an exceptional opportunity to be part of a thriving and forward-looking community.

AREA MAP

SWC - Grand Parkway & Harlem Rd.

Utilities & Municipal Utility District

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Utilities & Municipal Utility District

Harvest Green Commercial Retail Development

Water, sanitary sewer, and drainage infrastructure serving the Harvest Green commercial tracts are provided through Fort Bend County Municipal Utility District No. 134D ("MUD 134D").

The district was created to finance and construct water, sewer, and drainage facilities necessary to serve development within its boundaries.

Public utility infrastructure serving the commercial development includes:

- Public water system
- Public sanitary sewer system
- Storm drainage system
- Detention and drainage infrastructure

Development Infrastructure

Utility infrastructure has been extended to serve the Harvest Green commercial development, allowing future pad users to connect to public services through standard service agreements with the district.

Utility Availability

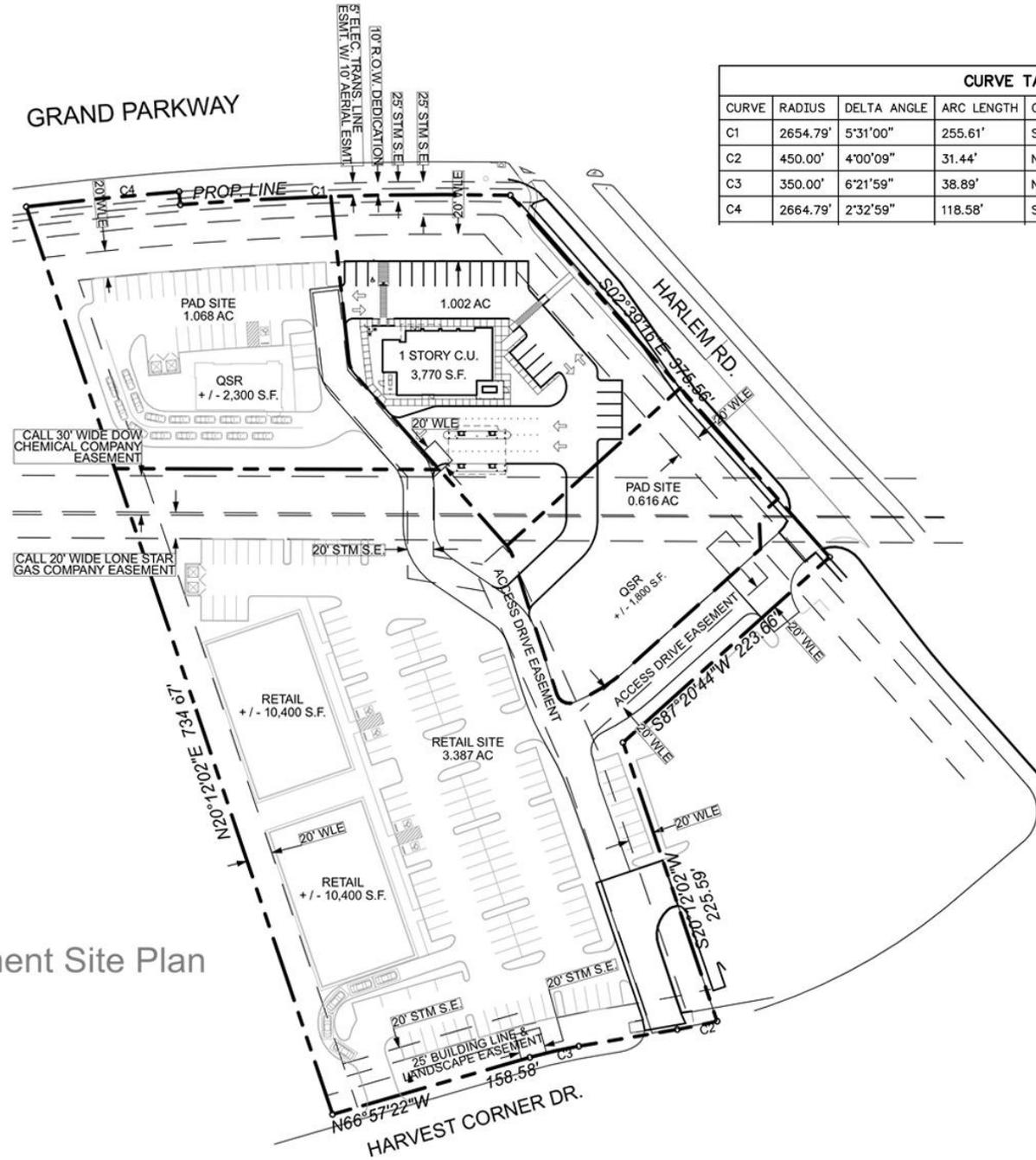
- Public water service
- Public sanitary sewer service
- Storm drainage system
- Electric service (regional provider)
- Natural gas service (regional provider)
- Telecommunications and fiber service.

SITE PLAN

SWC - Grand Parkway & Harlem Rd.

Overall Development Site Plan

FOR SALE



CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2654.79'	5°31'00"	255.61'	S52°35'49"E	255.51'	127.90'
C2	450.00'	4°00'09"	31.44'	N62°35'26"W	31.43'	15.72'
C3	350.00'	6°21'59"	38.89'	N63°46'22"W	38.87'	19.47'
C4	2664.79'	2°32'59"	118.58'	S56°37'52"E	118.57'	59.30'

Overall Development Site Plan

