

**FOR LEASE**

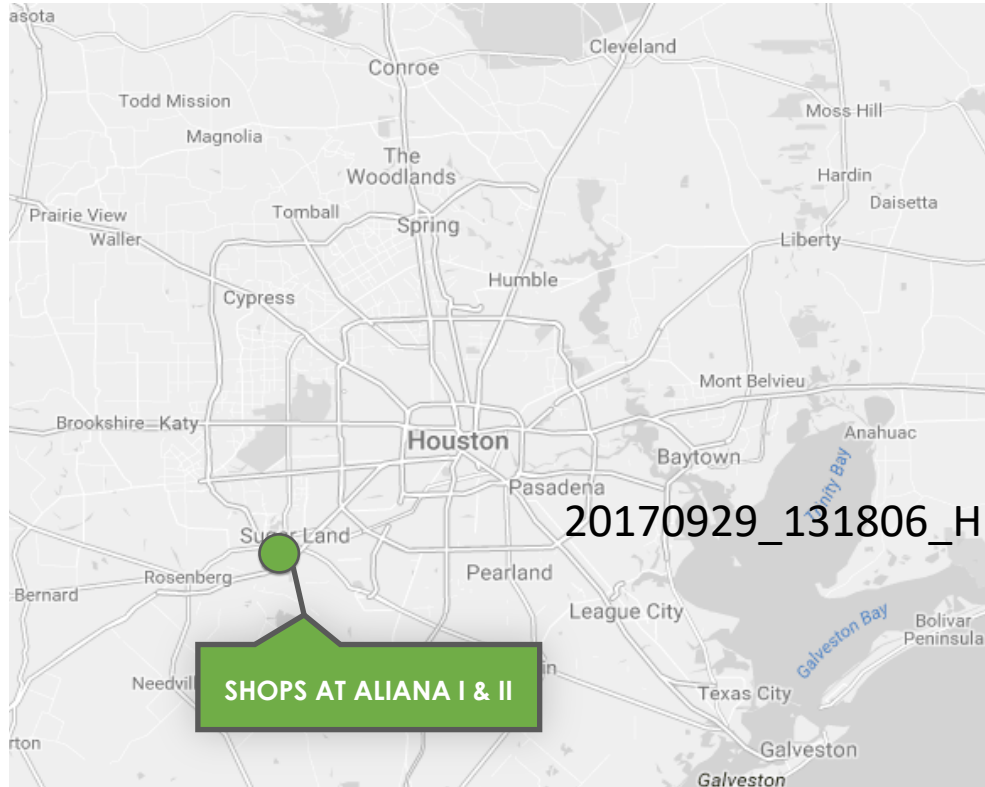


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**THE SHOPS AT ALIANA**

10450 & 10510 FM 1464, RICHMOND, TX 77407

# SUMMARY



## HIGHLIGHTS

- ✓ EXCELLENT VISIBILITY & DAYTIME TRAFFIC
- ✓ MULTIPLE POINTS OF INGRESS /EGRESS
- ✓ CROSS ACCESS TO HARD CORNER OF SIGNALIZED INTERSECTION
- ✓ IMMEDIATELY ADJACENT TO CVS PHARMACY & THE CLUB AT ALIANA
- ✓ DIVERSE TENANT MIX WITH RECOGNIZABLE & POPULAR NAMES
- ✓ CLOSE PROXIMITY TO THE GRAND PARKWAY

## DESCRIPTION

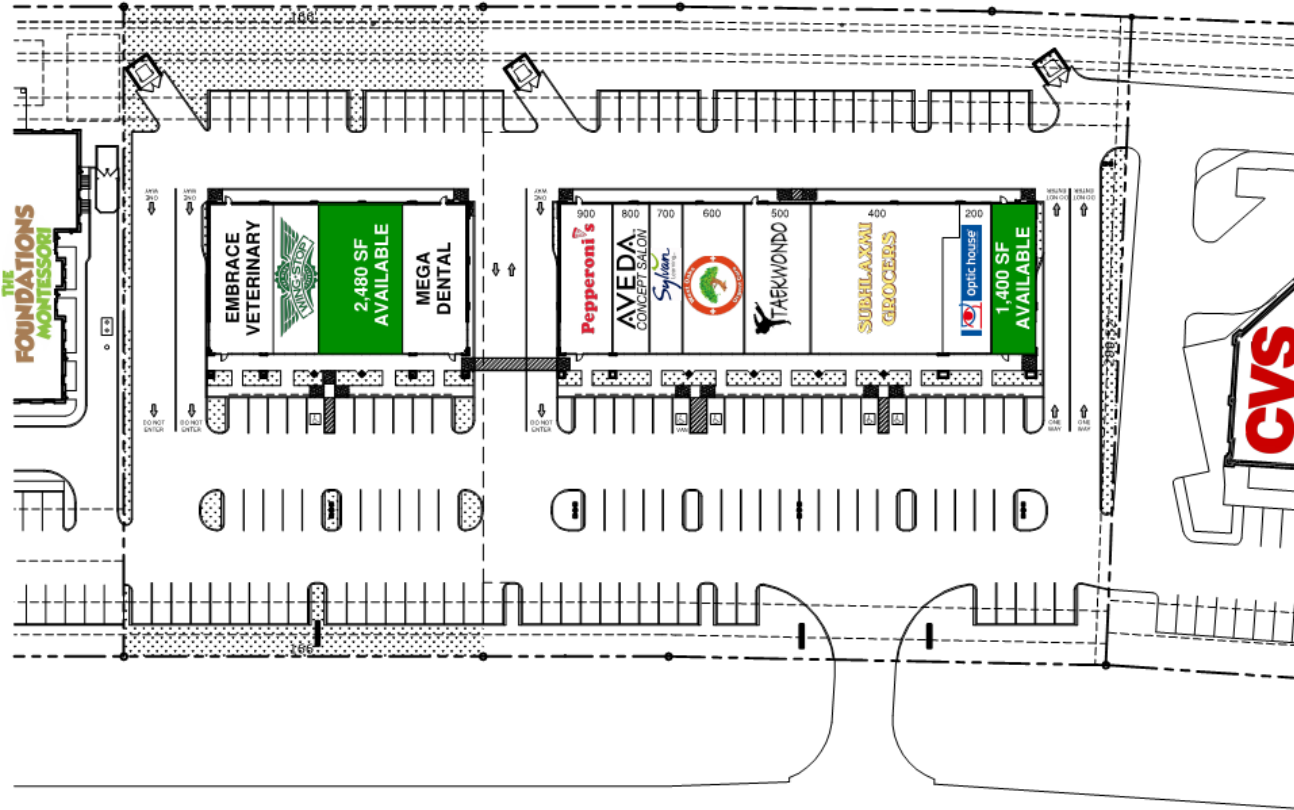
SIZE: 23,800 SF RETAIL CENTER ON 137,961 SF LAND  
BUILT: 2017; 2018  
PARKING: 132 SPACES (5.55 SPACES PER 1,000 SF)  
ADD'T'L: MONUMENT SIGNS; CANOPY WALKWAY ALONG STOREFRONTS  
MGMT: KM REALTY

## NOTABLE CO-TENANTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

# SITE PLAN



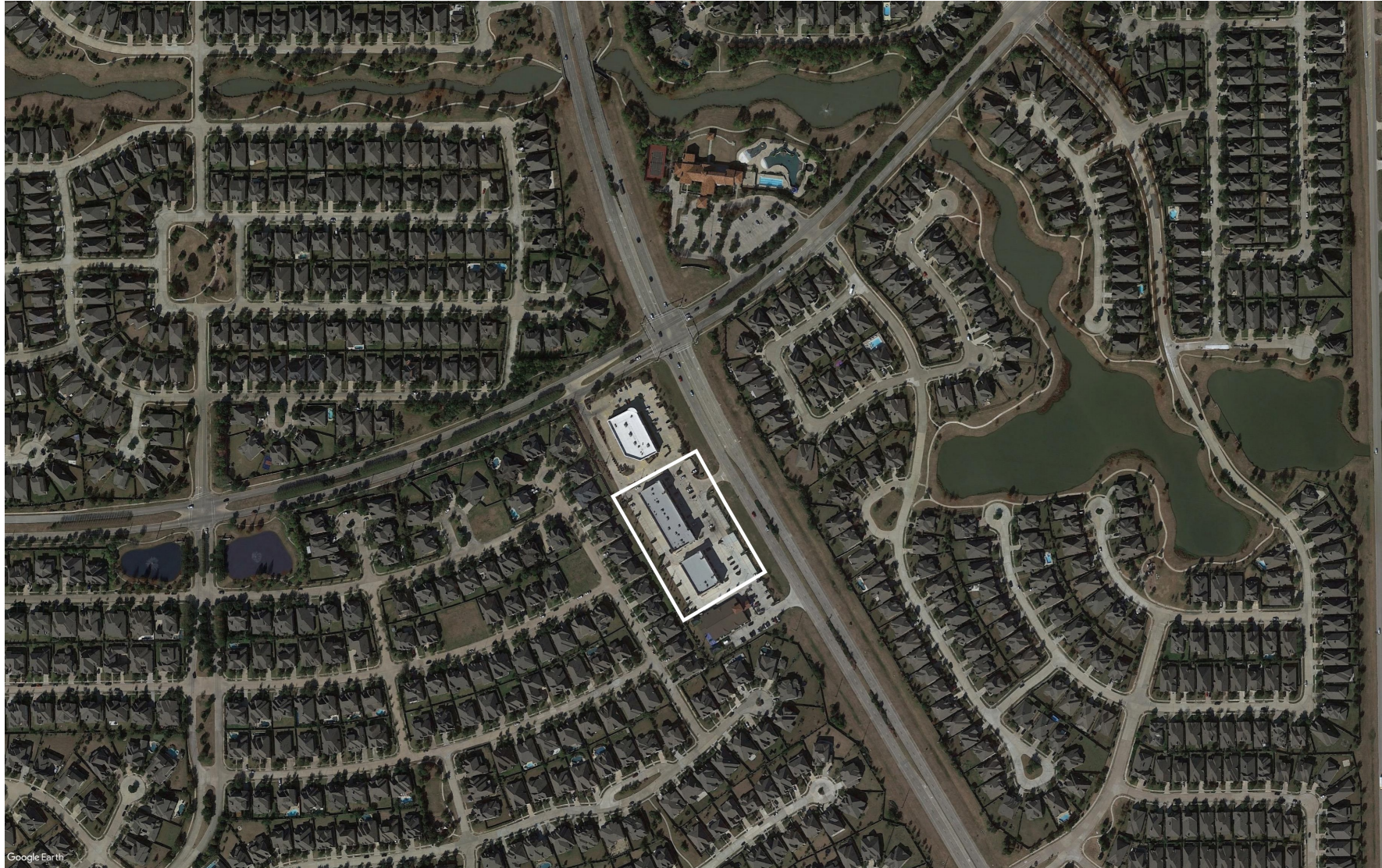
## 10450 TENANT KEY

#	Tenant	SF
<b>100</b>	<b>AVAILABLE</b>	<b>1,400</b>
200	Optic House	1,402
400	Grocery	4,448
500	Tae Kwon Do	2,150
600	Urgent Care	2,000
700	Sylvan Learning	1,050
800	MC Hair Studio	1,200
900	Pepperoni's	1,750

## 10510 TENANT KEY

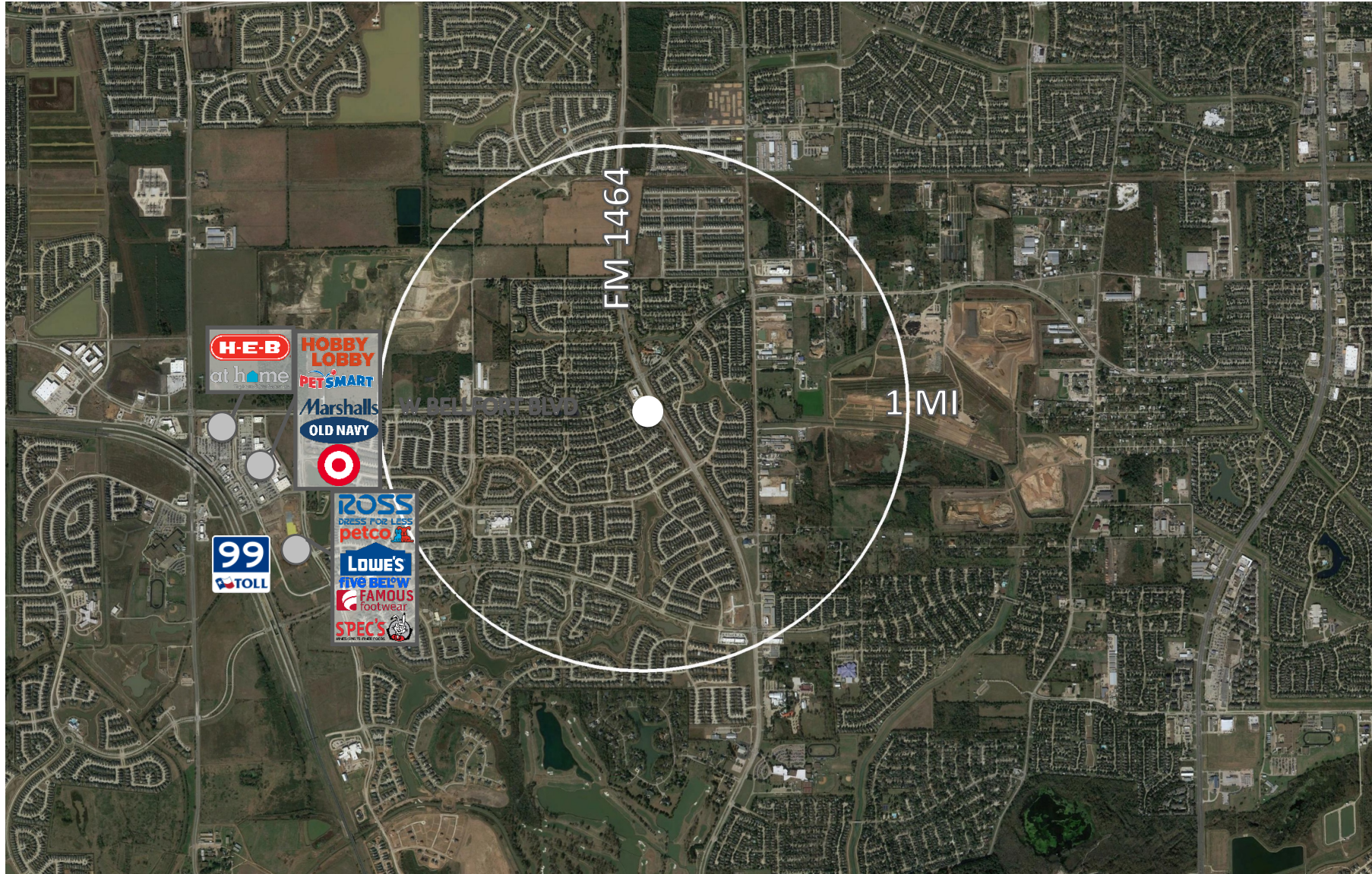
#	Tenant	SF
100	Mega Dental	2,135
<b>200</b>	<b>AVAILABLE</b>	<b>1,050</b>
<b>300</b>	<b>AVAILABLE</b>	<b>1,430</b>
400	WingStop	1,785
500	Embrace Veterinary	2,000

# SATELLITE IMAGERY



Google Earth

# SATELLITE IMAGERY



# DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2022 Population	9,491	107,601	284,322
2027 Population	11,584	127,506	328,171
Est. 5yr Growth	4.4%	3.7%	3.1%
Average Age	35.5	36.1	36.8

## 2019 Population by Race

White	4,015	46,979	134,246
Black	2,805	28,788	66,818
Am. Indian & Alaskan	61	723	2,004
Asian	2,358	28,255	74,049
Hawaiian & Pacific Island	6	94	242
Hispanic Origin	2,712	33,293	83,420

## Households

2022 Total Households	2,997	32,003	88,420
HH Growth 2022-2027	4.4%	3.7%	3.1%
Median Household Inc	\$105,056	\$88,040	\$82,840
Avg Household Inc	\$121,686	\$104,074	\$104,673
Avg Household Size	3.2	3.3	3.2
Avg Household Vehicles	2.00	2.00	2.00

## Housing

Median Home Value	\$270,999	\$231,893	\$240,193
Median Year Built	2010	2003	2001

## Employment

Daytime Employment	746	12,758	40,570
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
    - o that the owner will accept a price less than the written asking price;
    - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - o 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.

**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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



EXCLUSIVE LEASING BROKER

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