



RICHMOND TOWN PLAZA

17,150 SF Retail Center Opportunity Across From 2 Million SF Brazos Town Center

NEQ of FM 762 and Highway 59/69 | Rosenberg, Texas




Bob Conwell | Austen Baldrige | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
94% ANNUAL GROWTH
 FROM 2010 - 2019
*1 mile radius
“Fastest growing large county in the U.S. 2013-2016”
Census 2017

\$95K
 AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE TRADE AREA




TRAFFIC COUNT

89,457 VPD on US 59/I-69
 20,048 VPD on FM 762 north of US 59/I-69
 16,510 VPD on FM 762 south of US 59/I-69

Source: TXDOT, 2017



MAJOR AREA RETAILERS




271,758
 CURRENT POPULATION WITHIN TRADE AREA



RICHMOND TOWN PLAZA

Ideally situated across from the **2 MILLION SF BRAZOS TOWN CENTER** and adjacent to the **RECENTLY OPENED HEB**, this center offers **GREAT VISIBILITY FROM I-69 AND FM 762**

This 17,150 SF center is the **PERFECT OPPORTUNITY FOR TENANTS** that want to take advantage of this dynamic market as Fort Bend is the fastest growing large county in the U.S.

TXDOT EXPANDING I-69 to accomodate increased traffic

Looking for restaurants, dentists, financial institutions, medical, hair salons, or other similar concepts

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WHAT'S AROUND: Trade Area

Brazos Town Center Phase II

Brazos Town Center Phase I



Summer Creek
495 Lots

89,457 VPD

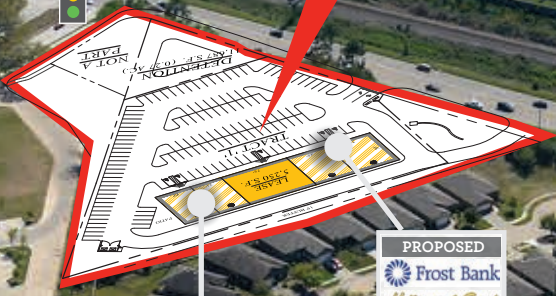


308 Units

200 Units



SITE
17,150 SF
RETAIL CENTER
COMING SOON



FM 762 20,048 VPD

H-E-B

PROPOSED
MOD
NAIL SALON

PROPOSED
Frost Bank
Hollywood Blvd

Del Webb - Sweetgrass
1,500 Homes At Completion
500 Acres

46 Acres
176 Homes





Del Webb - Sweetgrass
1,500 Homes At Completion
500 Acres

SITE
17,150SF
RETAIL CENTER
COMING SOON

139 Homes

308 Units

Brazos Town Center
Phase I

- Marshall's
- OfficeMax
- KOHL'S
- Target
- Firestone
- McAlister's Deli
- verizon
- Best Buy
- Famous Footwear
- ROSS
- CHASE
- Bank of America
- Firestone
- Slaps
- OLD NAVY
- TDECU
- H-E-B
- MOD
- NAIL SALON
- Frost Bank
- Hobby Lobby
- GRINGO'S
- SUBWAY
- HOBBY LOBBY
- chili's
- petco

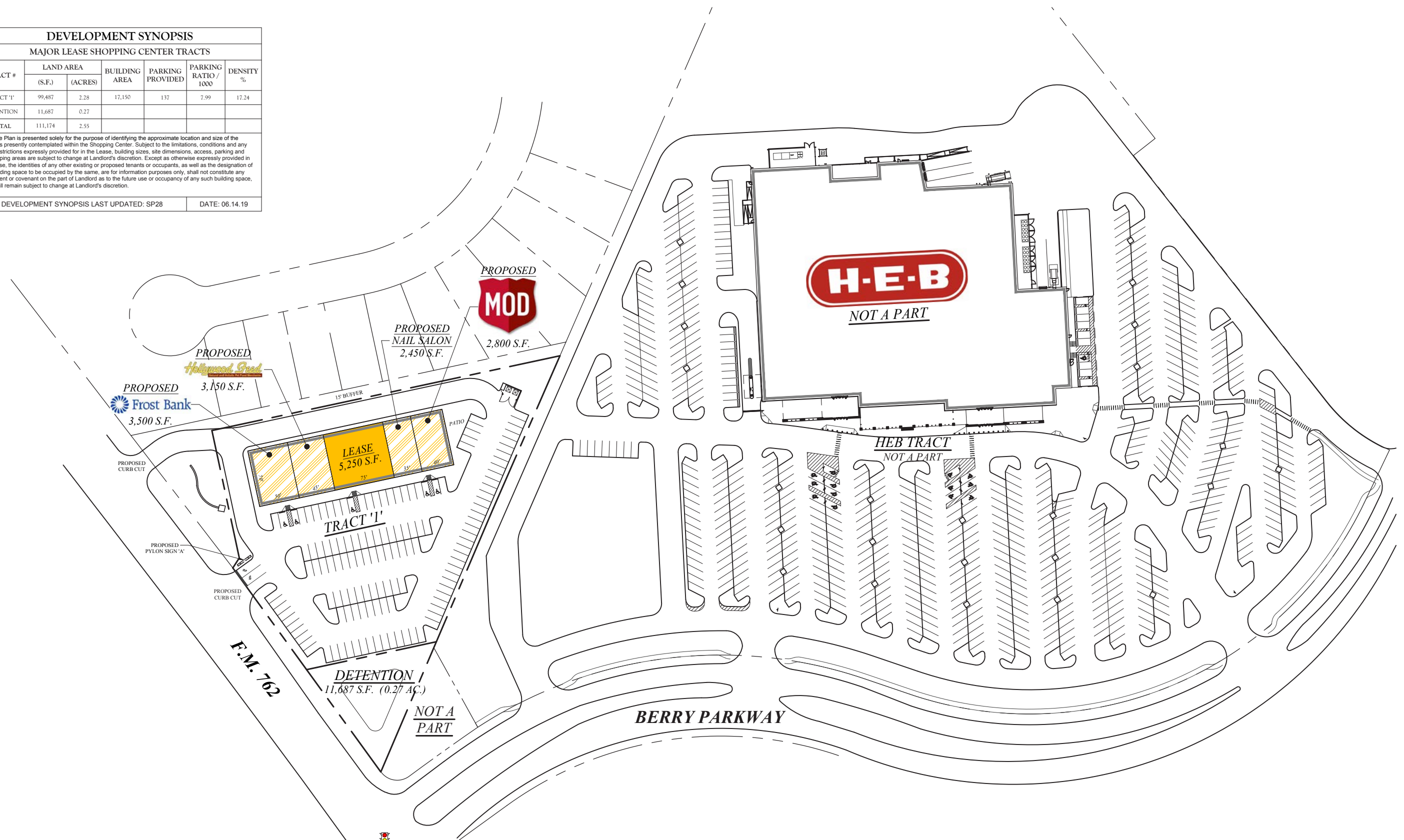
59 69 INTERSTATE
89,457 VPD



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	99,487	2.28	17,150	137	7.99	17.24
DETENTION	11,687	0.27				
TOTAL	111,174	2.55				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP28 DATE: 06.14.19



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 03/19

	1 Mile	3 Miles	5 Miles	Trade Area
POSTAL COUNTS				
Current Households	1,973	19,338	37,539	92,375
Current Population	7,329	56,325	113,858	271,758
2010 Census Average Persons per Household	3.72	2.91	3.03	2.94
2010 Census Population	3,772	37,177	81,380	212,605
Population Growth 2010 to 2019	94.42%	55.54%	43.61%	31.90%
CENSUS HOUSEHOLDS				
1 Person Household	14.53%	20.38%	17.85%	17.94%
2 Person Households	26.69%	28.30%	28.17%	29.88%
3+ Person Households	58.78%	51.32%	53.98%	52.19%
Owner-Occupied Housing Units	78.49%	60.93%	69.78%	76.12%
Renter-Occupied Housing Units	21.51%	39.07%	30.22%	23.88%
RACE AND ETHNICITY				
2019 Estimated White	53.75%	55.83%	55.98%	58.87%
2019 Estimated Black or African American	21.65%	19.07%	17.37%	15.67%
2019 Estimated Asian or Pacific Islander	13.08%	10.39%	11.46%	12.63%
2019 Estimated Other Races	11.18%	14.27%	14.76%	12.40%
2019 Estimated Hispanic	31.42%	38.33%	37.76%	31.65%
INCOME				
2019 Estimated Average Household Income	\$95,378	\$86,050	\$86,769	\$101,751
2019 Estimated Median Household Income	\$91,630	\$80,956	\$81,578	\$90,596
2019 Estimated Per Capita Income	\$31,159	\$29,283	\$29,010	\$34,648
EDUCATION (AGE 25+)				
2019 Estimated High School Graduate	21.58%	24.19%	23.39%	23.02%
2019 Estimated Bachelors Degree	23.47%	20.96%	20.43%	22.20%
2019 Estimated Graduate Degree	11.80%	10.33%	11.25%	12.91%
AGE				
2019 Median Age	32.4	34.2	34.8	36.2

Our quest
is your success.

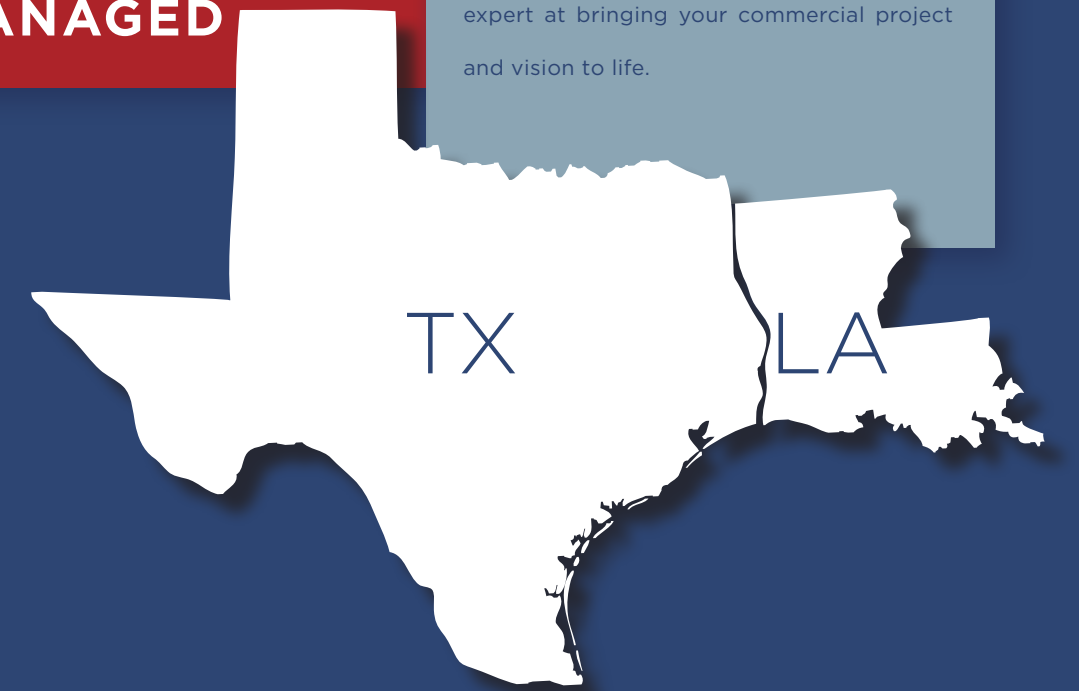
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

