



Land for Sale

±1.41 acres of commercial reserves

W Airport Blvd & FM 1464

Richmond, TX

Commercial land available in thriving master planned community

- ± 1.41 acres available at the corner of W Airport Blvd and FM 1464
- Rare opportunity in the Aliana Master Planned Community
- Minutes from Grand Parkway
- Excellent visibility and access from FM 1464 and West Airport Road
- 68% population growth from 2010 to 2019, which is expected to continue



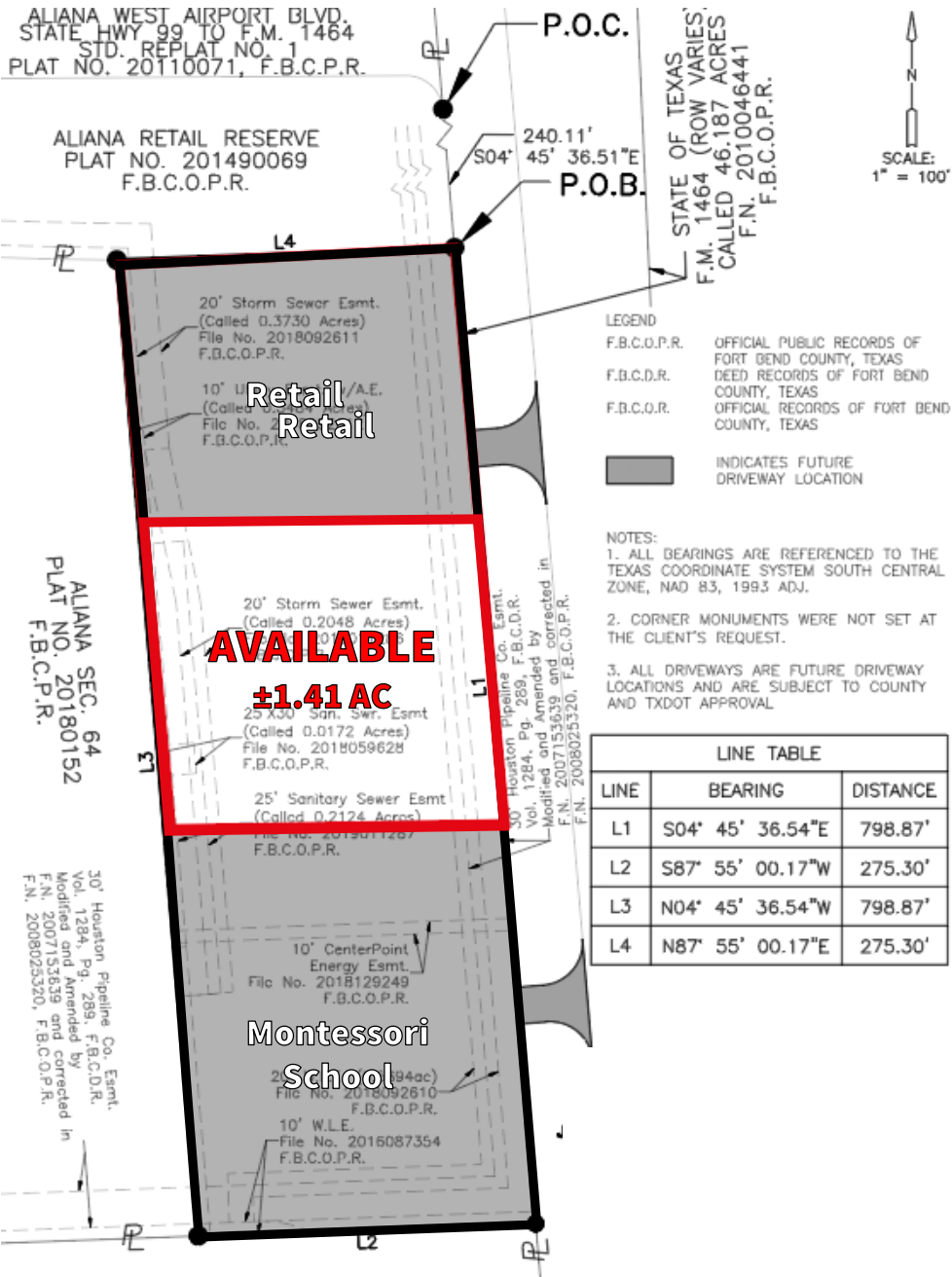
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Site Survey



Estimated Population

1-mile 10,853 **3-miles** 90,027 **5-miles** 282,122



Average Household Income

1-mile \$107,721 **3-miles** \$104,322 **5-miles** \$108,497



Number of Households

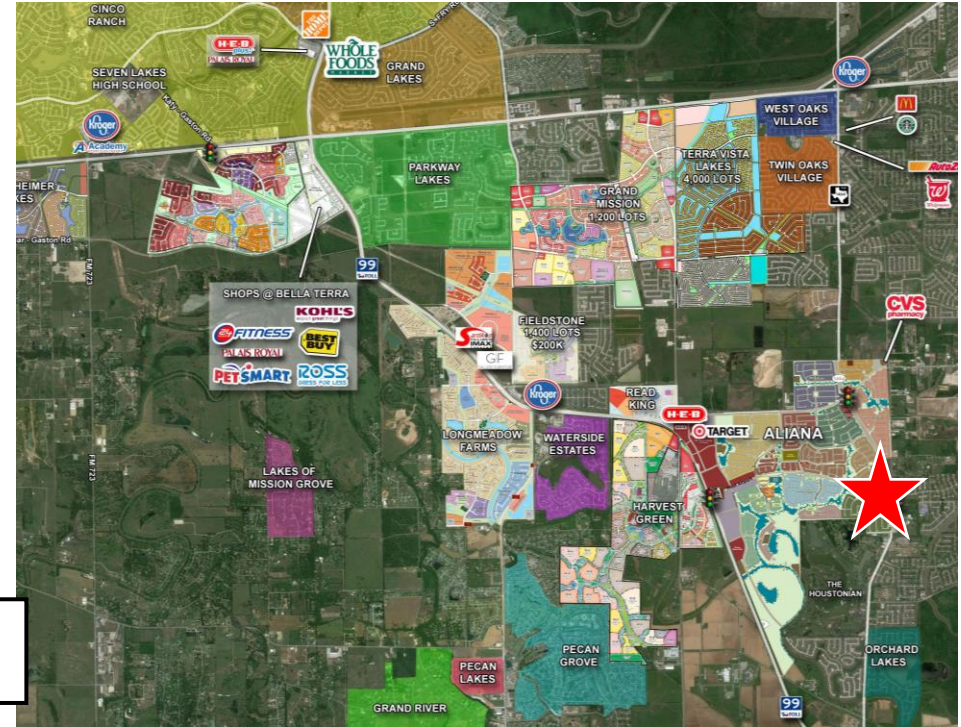
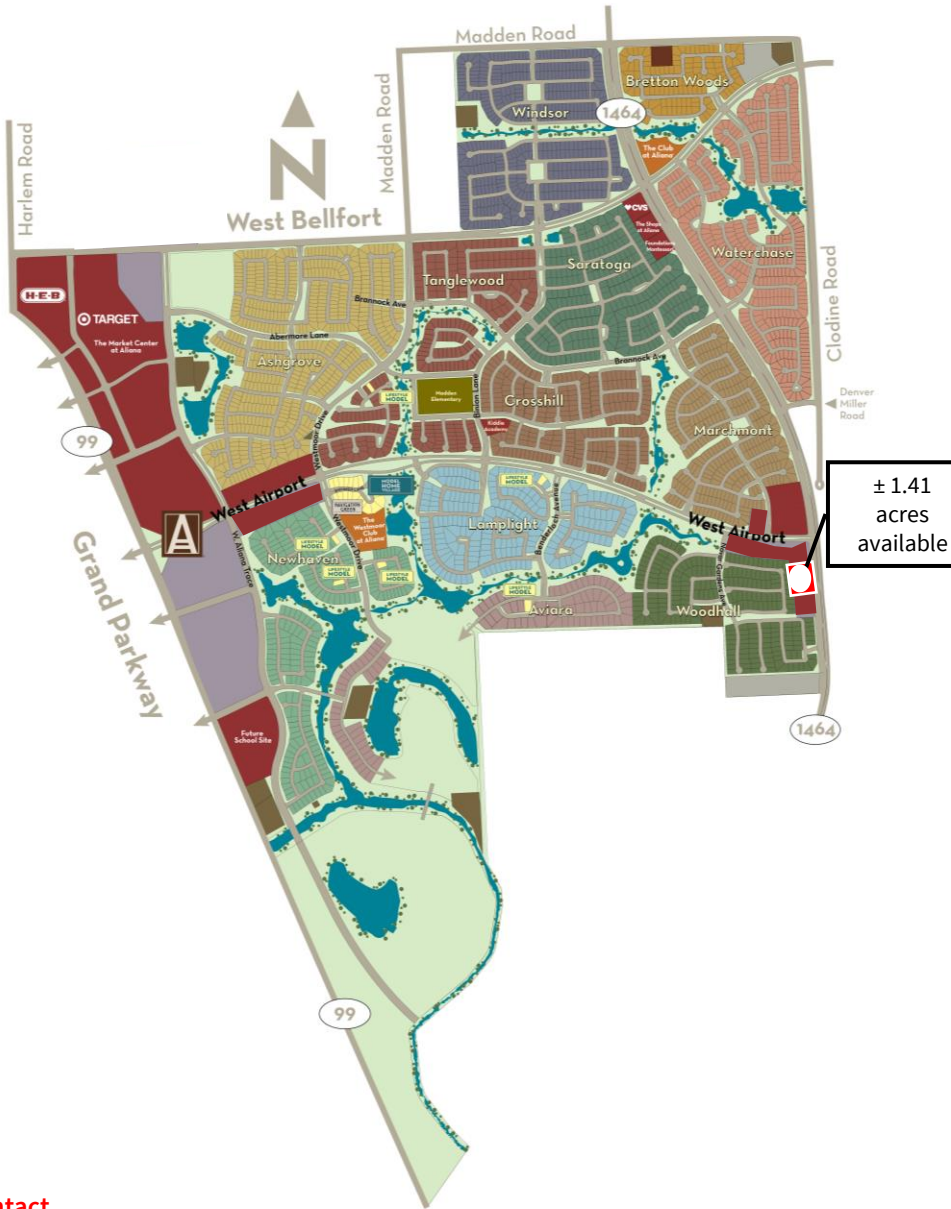
1-mile 3,468 **3-miles** 26,654 **5-miles** 87,018



Median Age

1-mile 34.0 **3-miles** 33.9 **5-miles** 34.9

Aliana



Why Aliana?

Aliana's commercial reserves are a part of the ±2,000 acre master-planned community developed by Airia Development Company with an estimated 4,200 homes at buildout. The Property is located West of Houston along SH 99 at the signalized intersection of West Airport in Houston ETJ, Fort Bend County. The commercial reserves boast excellent access from SH 99 and close proximity to major national retailers.

The brand new 105,000 SF H-E-B Aliana Market is now open!

Located at 10165 W. Grand Parkway S., this 105,000-square-foot store brings brand innovation and world-class shopping to the community, with an emphasis on simple and fresh quality products at affordable prices.

Target has opened a new prototype store at Aliana featuring two distinct shopping areas with their own entrances.

Aliana's housing inventory will continue to be a significant part of Fort Bend County's growth story. Aliana has over 3,200 homes, according to Airia, on the ground with home prices ranging between mid \$200,000 up to over \$1 million.

Contact

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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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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