



**RETAIL CENTER/PAD SITES
FOR LEASE**

RICELAND SHOPPES

RICELAND MASTER PLANNED COMMUNITY

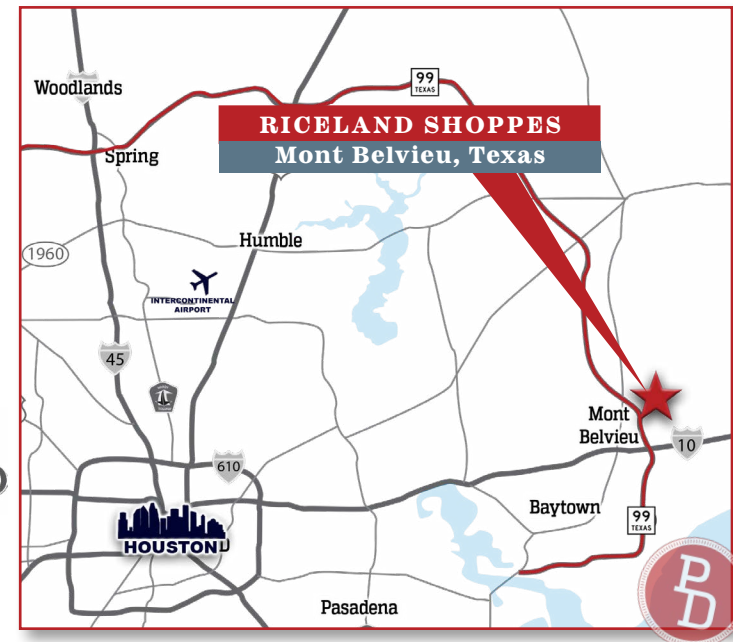
10440 Eagle Dr., Mont Belvieu, Texas 77523

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The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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10440 EAGLE DR., MONT BELVIEU, TEXAS 77523

FOR LEASE

AVAILABLE

- Pad Sites Available: 0.87 AC and 2.16 AC (divisible)
- Retail Center: 6,160 SF Available (divisible)

PRICE Call Broker for Pricing

NNN \$10.00 PSF

PROPERTY HIGHLIGHTS

- Across from Barbers Hill University Campus - Barbers Hill ISD has 9 schools and 6,424 students
- Located at the entrance to Riceland Master Planned Community, a new suburban mixed-use development and master planned community in the heart of Mont Belvieu just minutes from the Grand Parkway
- Average home price in the Riceland community is \$485k with home prices up to \$1M
- Upon completion, Riceland will welcome ±4,500 families to a community rich in amenities including Mont Belvieu's new downtown
- Mont Belvieu is part of one of the fastest growing counties in the state of Texas

TRAFFIC COUNTS

20,348 VPD on Eagle Drive @ I-10 (TXDOT 2024)

93,501 VPD on Interstate 10 (TXDOT 2024)

AREA RETAILERS



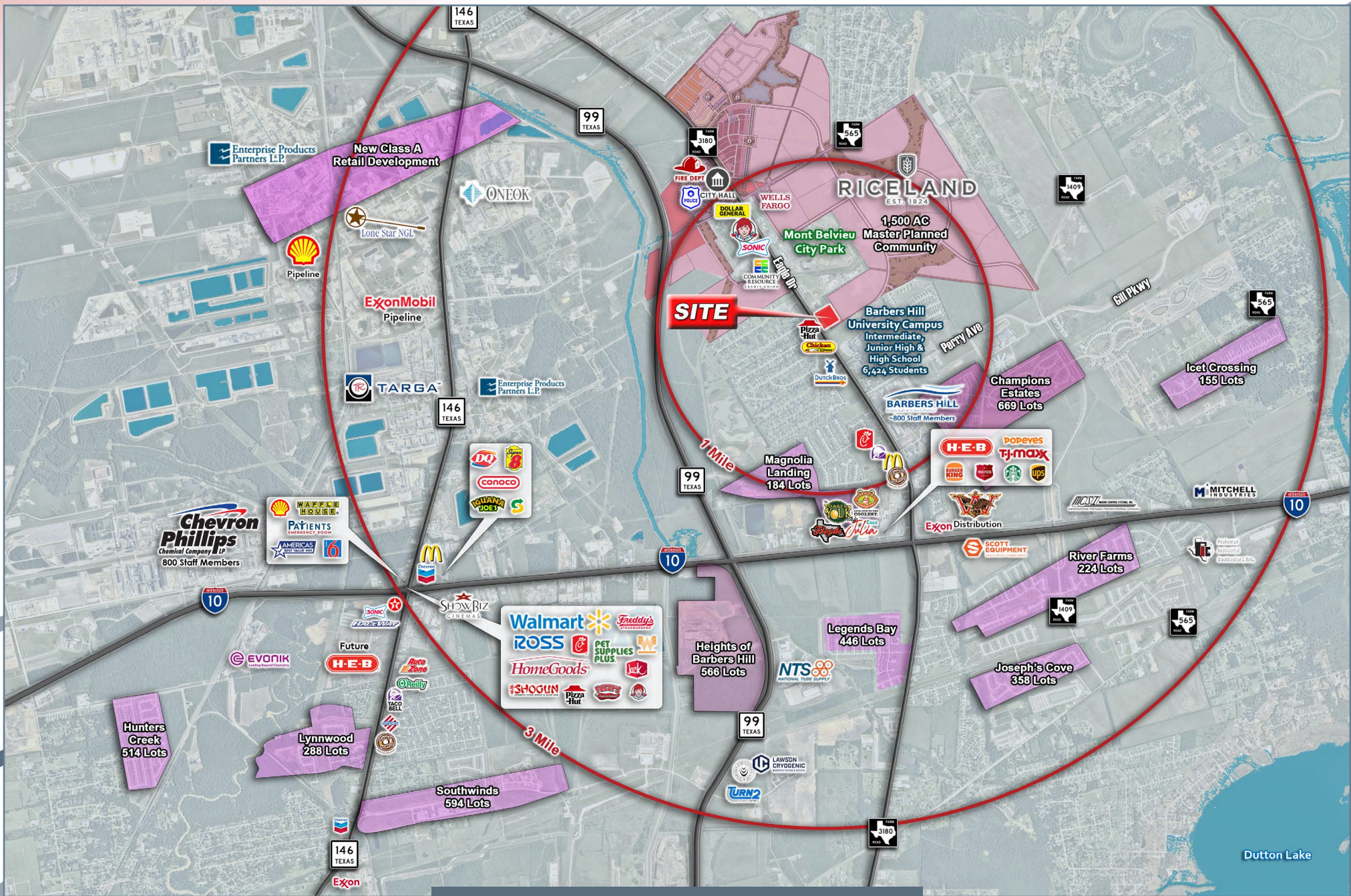
Joint Venture with
RICELAND
EST. 1824



DEMOGRAPHICS

	2025 POPULATION	2030 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	4,518	5,041	4,076	\$139,826
3 MILE	20,454	26,314	15,149	\$139,027
5 MILE	39,958	47,366	32,815	\$133,696

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TRADE AREA



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MARKET AERIAL

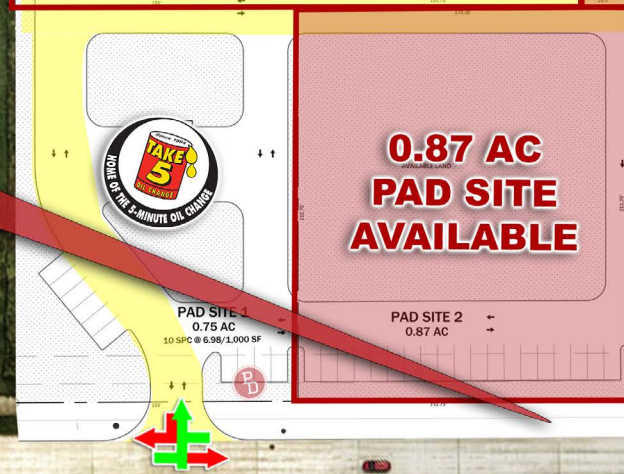
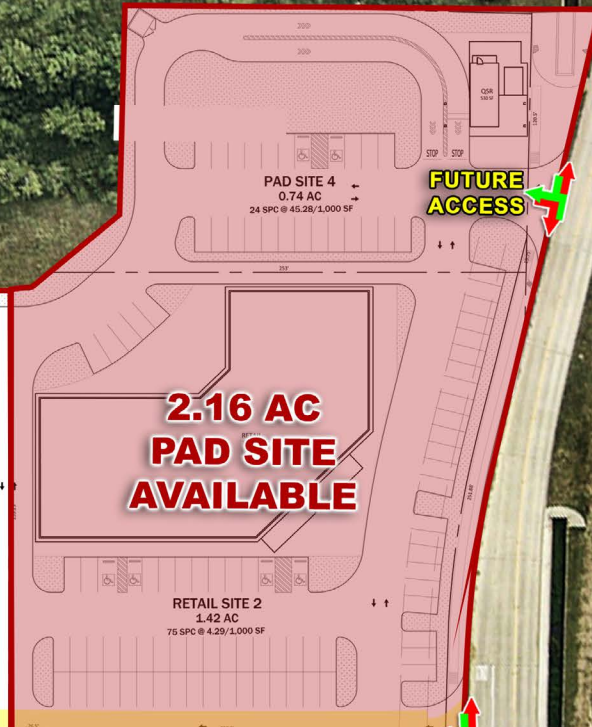
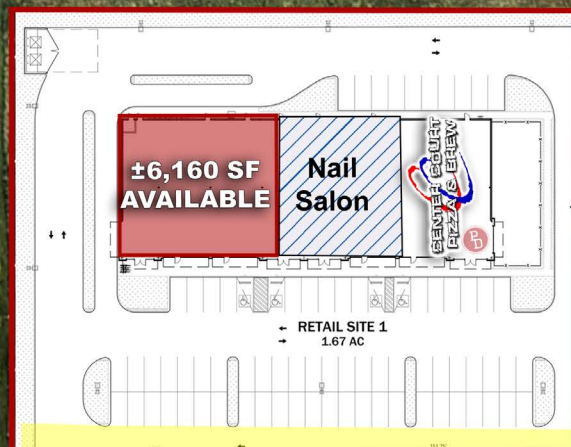


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-  SIGNED
-  LOI / AT LEASE
-  AVAILABLE



Eagle Dr

Wilburn Ranch Dr



SITE PLAN



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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.



2-10-2025



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.

950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners	9012690		281-995-2200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jeffrey Stephen Hayes</u>	<u>491387</u>	<u>Jeff@palodurocp.com</u>	<u>281-995-2200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Stephen Pheigaru</u>	<u>610516</u>	<u>Stephen@palodurocp.com</u>	<u>281-995-2200</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ashley Strickland</u>	<u>614649</u>	<u>Ashley@palodurocp.com</u>	<u>281-995-2200</u>
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

IABS 1-1