



**RETAIL FOR LEASE  
PAD SITES AVAILABLE**

# RICELAND SHOPPES

## RICELAND MASTER PLANNED COMMUNITY

10440 Eagle Dr., Mont Belvieu, Texas 77523

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Joint Venture with  
**RICELAND**  
EST. 1824  
McGrath Real Estate



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.

# RICELAND SHOPPES

## RICELAND MASTER PLANNED COMMUNITY

NEC OF EAGLE DR & WILBURN RANCH DR | MONT BELVIEU, TEXAS 77523

**FOR LEASE**

### AVAILABLE - PHASE I

- ±15,000 SF Retail Center - Pre Leasing Now
- Pad Sites Available - .57 AC - 2.42 AC

### PRICE

\$34.00 - \$38.00 PSF

### NNN

\$10.00 PSF

### PROPERTY HIGHLIGHTS

- Across from Barbers Hill University Campus - Barbers Hill ISD has 9 schools and 6,424 students
- A development within / 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
- 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

19,492 VPD on Eagle Drive (TXDOT 2022)  
81,212 VPD on Interstate 10 (TXDOT 2022)

### AREA RETAILERS



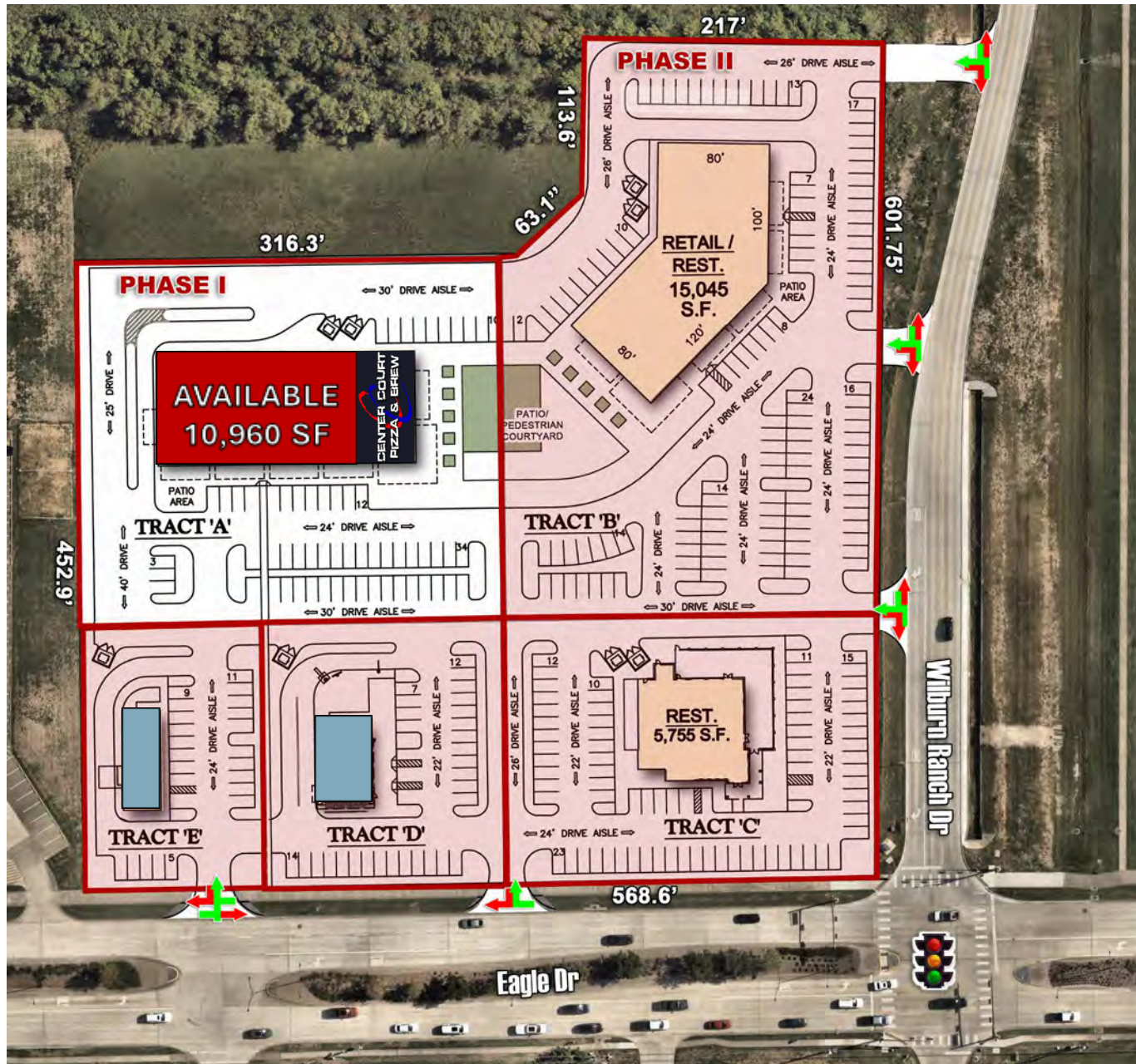
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### DEMOGRAPHICS

	2023 POPULATION	2028 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	2,424	3,069	1,935	\$134,698
3 MILE	18,066	21,166	13,221	\$141,528
5 MILE	36,505	41,560	29,972	\$135,82

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DEVELOPMENT SYNOPSIS		
<b>TRACT 'A' - RETAIL/RESTAURANT</b>		
LAND AREA	(±1.83 AC.)	79,912 S.F.
BUILDING AREA		14,800 S.F.
DENSITY (GLA)		18.5 %
TOTAL PARKING PROVIDED		59 SPACES
PARKING RATIO PROVIDED		4 /1000
<b>TRACT 'B' - RETAIL/RESTAURANT</b>		
LAND AREA	(±2.42 AC.)	105,274 S.F.
BUILDING AREA		15,045 S.F.
DENSITY (GLA)		14.3 %
TOTAL PARKING PROVIDED		126 SPACES
PARKING RATIO PROVIDED		8.4 /1000
<b>TRACT 'C' - RESTAURANT</b>		
LAND AREA	(±1.17 AC.)	50,935 S.F.
BUILDING AREA		5,755 S.F.
DENSITY (GLA)		11.3 %
TOTAL PARKING PROVIDED		77 SPACES
PARKING RATIO PROVIDED		13.4 /1000
<b>TRACT 'D' - QSR</b>		
LAND AREA	(±0.76 AC.)	33,055 S.F.
BUILDING AREA		2,300 S.F.
DENSITY (GLA)		7.0 %
TOTAL PARKING PROVIDED		33 SPACES
PARKING RATIO PROVIDED		14.3 /1000
<b>TRACT 'E' - QSR</b>		
LAND AREA	(±0.57 AC.)	24,786 S.F.
BUILDING AREA		2,000 S.F.
DENSITY (GLA)		8.1 %
TOTAL PARKING PROVIDED		24 SPACES
PARKING RATIO PROVIDED		12 /1000
<b>OVERALL</b>		
TOTAL LAND AREA	(±6.75 AC.)	293,962 S.F.
TOTAL BUILDING AREA		39,900 S.F.
DENSITY		13.6 % 7 %
TOTAL PARKING PROVIDED		319 SPACES
PARKING RATIO PROVIDED		8 /1000
<small>THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.</small>		

# SITE PLAN



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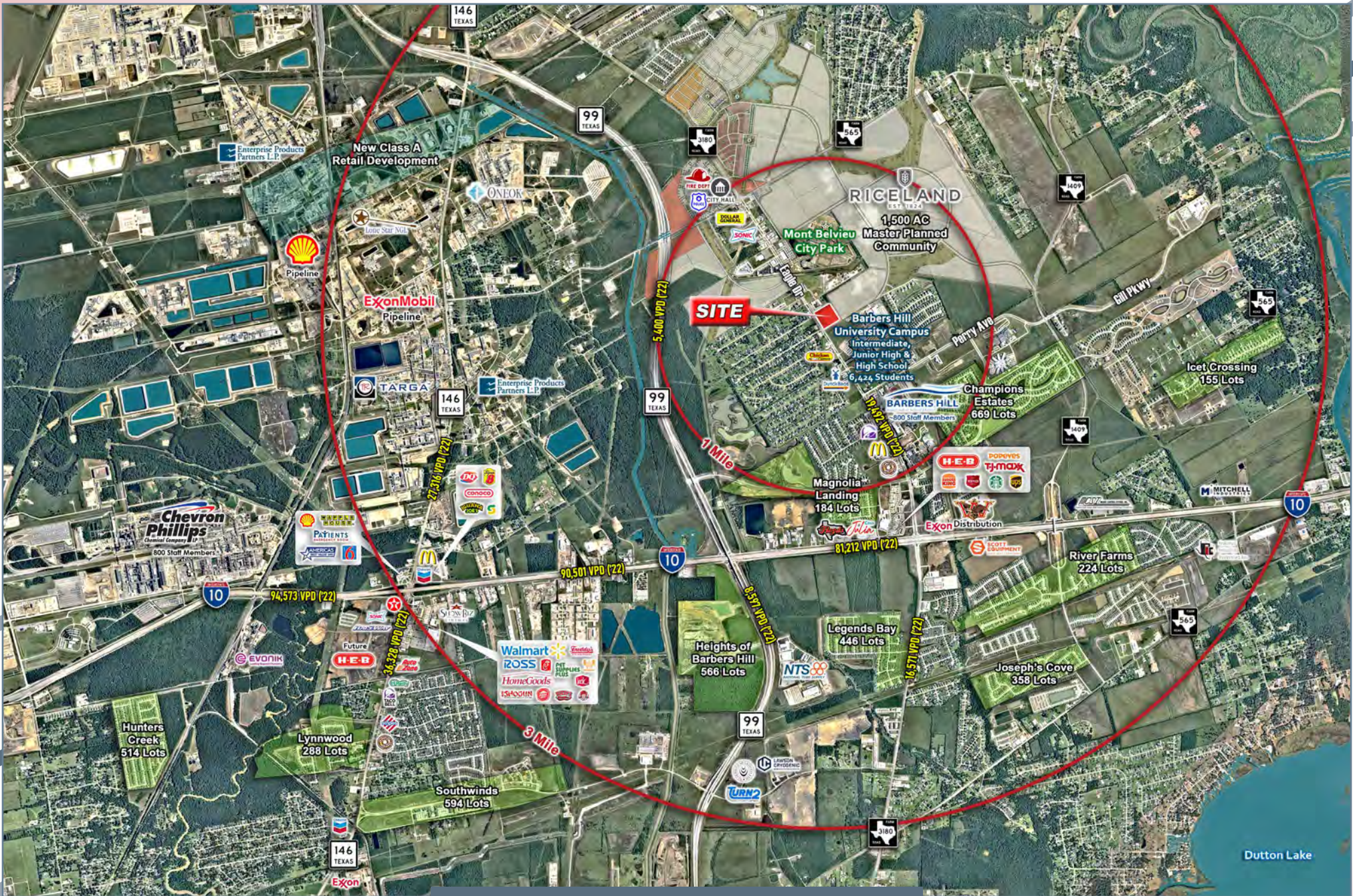
# MARKET AERIAL



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# TRADE AREA



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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.

<b>950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners</b>	<b>9012690</b>		<b>281-995-2200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jeffrey Stephen Hayes</b>	<b>491387</b>	<b>Jeff@palodurocp.com</b>	<b>281-995-2200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen Pheigaru</b>	<b>610516</b>	<b>Stephen@palodurocp.com</b>	<b>281-995-2200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jesse Hernandez</b>	<b>660459</b>	<b>Jesse@palodurocp.com</b>	<b>281-995-2200</b>
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)

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