



±11,830 SF (will subdivide) For Lease
Riverstone District

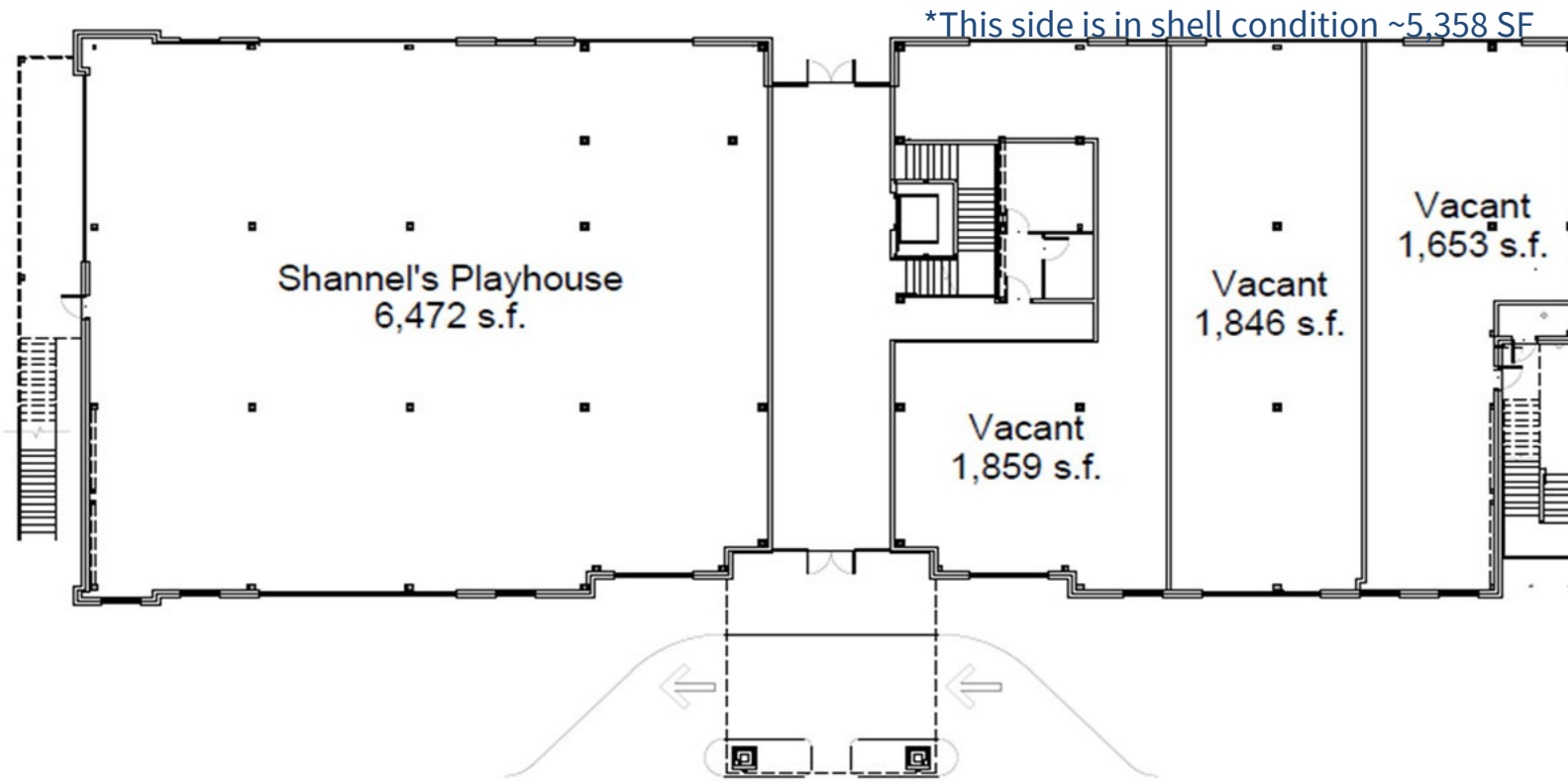
SWQ of University Blvd & LJ Parkway
Riverstone, Sugar Land TX 77479

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Site Plan / Floor Plan



Riverstone, Building A, 1st floor

Property Overview

Riverstone, is a prime living destination, ideally situated in the heart of thriving Fort Bend County, favored destination for families relocating to Houston. Riverstone ranks among the top 99% of zip codes in Texas for its outstanding livability and family-friendly environment.

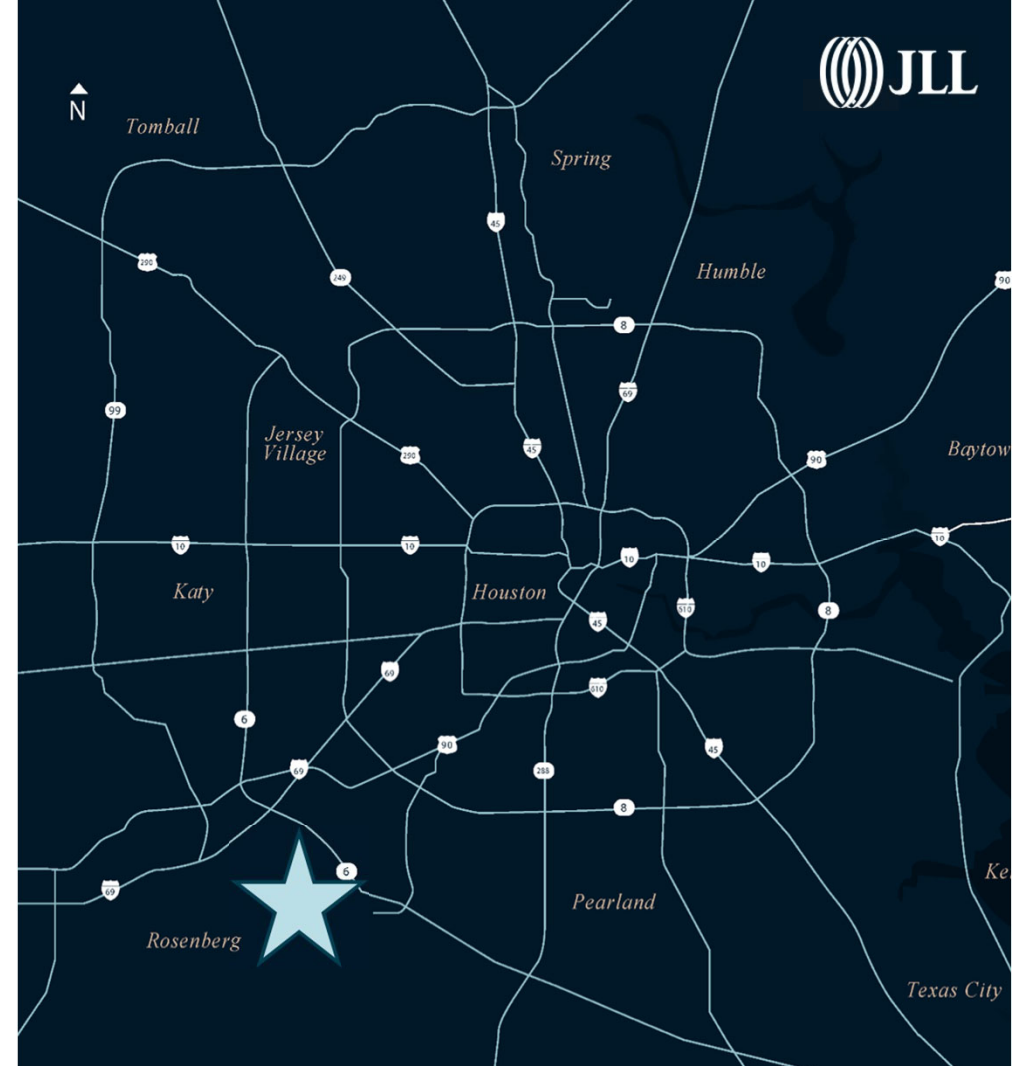
Servicing the Sienna, First Colony and Riverstone master planned communities, customers of Marcel District will enjoy this new suburban and creative lifestyle center intertwining community retailers and amenities. A delightful canopy of trees enveloping shops and restaurants, providing visitors with a cool retreat from the sun as they stroll, interact, and make exciting discoveries.

Purposeful signage and well-designed wayfinding elements enhance the open-air experience. The district also features a dedicated space for special events and entertainment, adding to its vibrant charm.

Availabilities:

- 6,472 SF 2nd generation retail
- 5,358 SF shell condition; will subdivide as needed

Call Broker for Pricing + \$8.90 psf/yr NNN's
 2nd generation space: TI minimal
 Shell spaces: TI \$40psf



Estimated population

1-miles	2-miles	3-miles
9,292	70,163	178,328



Number of households

1-miles	2-miles	3-miles
2,932	22,757	60,544



Average household income

1-miles	2-miles	3-miles
\$189,984	\$180,613	\$148,102



Median age

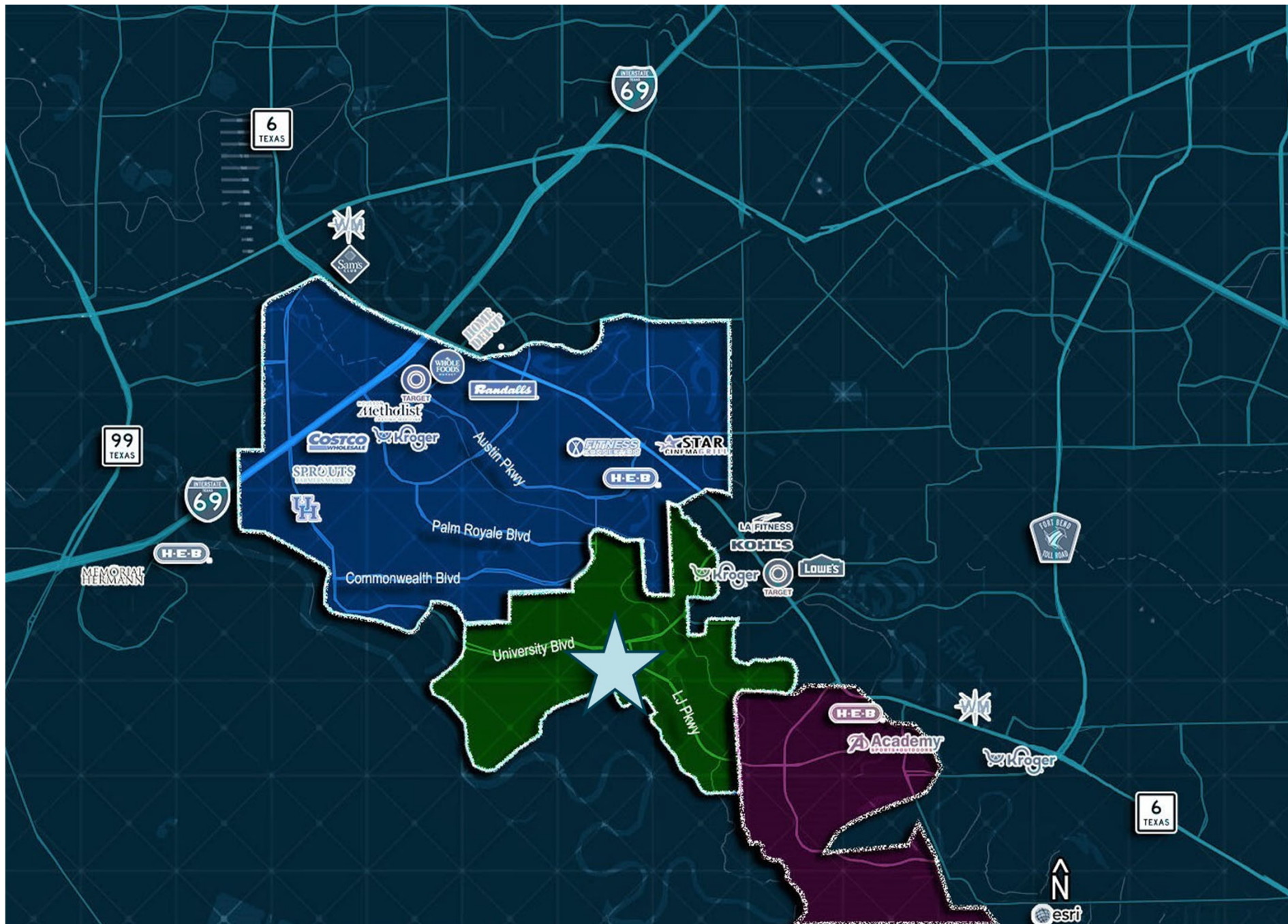
1-miles	2-miles	3-miles
40.6	41.6	39.7



Area traffic counts

18,272 VPD	57,753 VPD
University Blvd at Site	Hwy 6 at University Blvd

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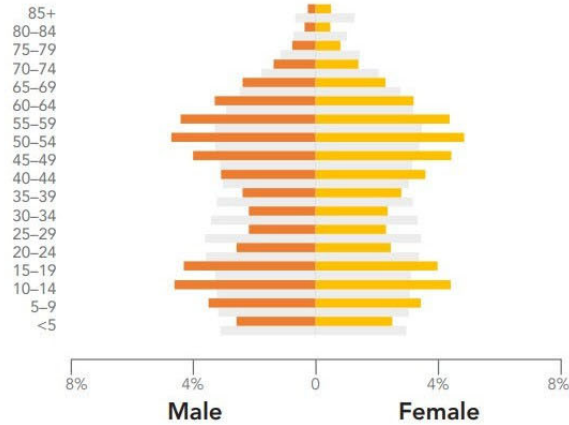
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Demographic Tapestry Report

AGE BY SEX (Esri data)

Median Age: 40.8 US: 38.2

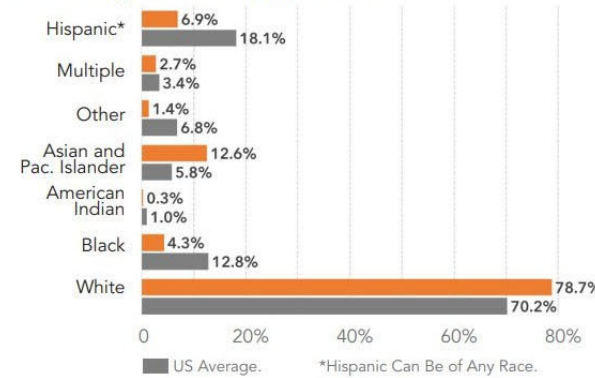
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 44.5 US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

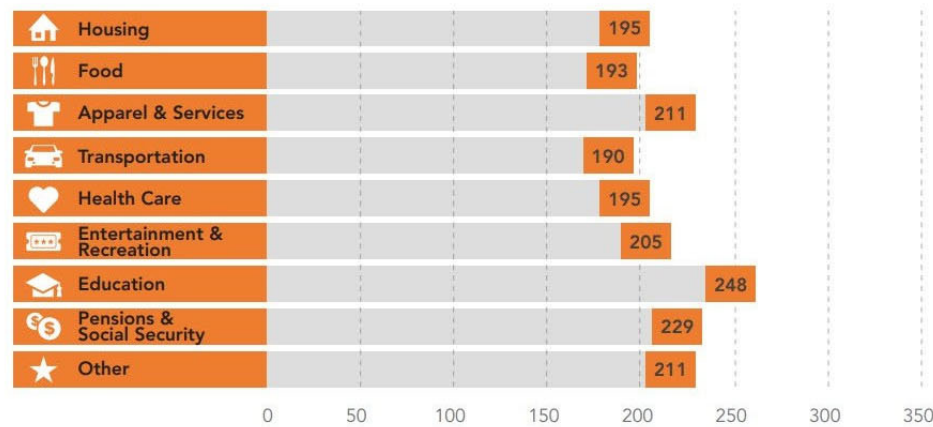


Median Net Worth



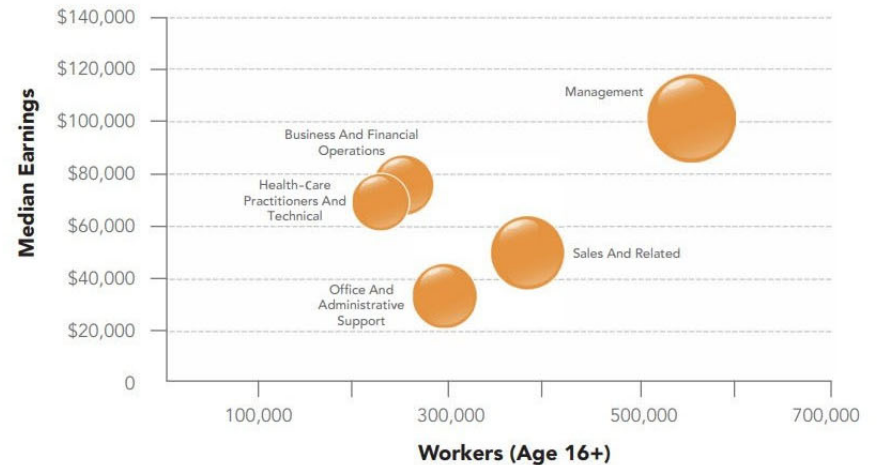
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Fort Bend at a Glance

Geography

1 of 9

Counties

in the Houston MSA

875.0

Square miles

larger than the city of New York and Los Angeles combined

Population & Demos



858.5

Thousands

residents in the Fort Bend County



1.1

Million

Estimated 2030 population (ESRI)

Fort Bend County



FBISD

Innovation Hub

27th

In the nation for Innovation Index/Capacity (StatsAmerica)



Three networked and fully integrated innovation hubs spread

Microsoft Showcase

FBISD is selected for a technology incubator program

Economy



\$27.9 Billion GDP [2020]



\$129,049

Average Household Income



\$33,600

GDP per Capita [2020]

Local Businesses



16,710

Total Establishments

Diverse Blend of Companies



FLUOR



FedEx



CHAMPIONX



Employment

401,460 Jobs in the Fort Bend County

4.5% increase year—over-year from August 2022

17,100

New jobs created Year-Over-Year (August 2022)

+54.9%

Housing Units Growth from 2010 to 2022 Q3

Airports & Ports



Sugar Land Airport & Houston Southwest Airport

With George Bush Intercontinental Airport and Hobby Airport nearby

Houston Ship Channel Ranks #1 in Nation

1st

In Domestic & Foreign Waterborne Tonnage

Thank you



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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